



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, October 28, 2014

7:00 PM

City - County Building, ROOM 201  
210 Martin Luther King Jr. Blvd., Madison

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#### A. Call to Order

#### B. Public comment for any item not listed on the agenda

#### C. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

##### 10755

**PETITION: REZONE 10755**

APPLICANT: JCL RENTALS LLC

LOCATION: 297 RODNEY ROAD, SECTION 2, TOWN OF CHRISTIANA

CHANGE FROM: C-2 Commercial District TO C-2 Commercial District

REASON: amend deed restrictions allow outside storage and mini-warehouses

**Attachments:**

[10755 Staff.pdf](#)

[10755 map.pdf](#)

[9346 Deed Restriction.pdf](#)

[10755 Letter of Opposition.pdf](#)

[10755 App.pdf](#)

##### 10756

**PETITION: REZONE 10756**

APPLICANT: PATRICK W COFFEY

LOCATION: 4452 RIDGE ROAD, SECTION 12, TOWN OF COTTAGE GROVE

CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District

REASON: separating existing residence from farmland

**Attachments:**

[10756 Staff.pdf](#)

[10756 Density Study.pdf](#)

[10756 map.pdf](#)

[10756 town action.pdf](#)

[10756 App.pdf](#)

[10757](#)

**PETITION: REZONE 10757**

APPLICANT: LINDA R GARDNER  
LOCATION: 5293 COUNTY HIGHWAY KP, SECTION 28, TOWN OF BERRY  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District and RH-3 Rural Homes District  
REASON: creating one residential lot

**Attachments:**

[10757 Staff.pdf](#)

[10757 Town.pdf](#)

[10757 Map.pdf](#)

[10757 App.pdf](#)

[10758](#)

**PETITION: REZONE 10758**

APPLICANT: GREGORY J MAIER  
LOCATION: 7604 RILES ROAD, SECTION 20, TOWN OF SPRINGFIELD  
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District  
REASON: separating existing residence from farmland

**Attachments:**

[10758-2288 staff.pdf](#)

[10758-2288 town.pdf](#)

[10758 CUP 2288 Map.pdf](#)

[10758 Density Study.pdf](#)

[10758 App.pdf](#)

[CUP 2288](#)

**PETITION: CUP 2288**

APPLICANT: GREGORY J MAIER  
LOCATION: 7604 RILES ROAD, SECTION 20, TOWN OF SPRINGFIELD  
CUP DESCRIPTION: UNLIMITED LIVESTOCK ON 3-16 ACRES

**Attachments:**

[10758 CUP 2288 Map.pdf](#)

[CUP 2288 App.pdf](#)

[10759](#)

**PETITION: REZONE 10759**

APPLICANT: LARRY GERARD HAAS  
LOCATION: THE NORTHEAST OF THE AAVANG ROAD/ WEST BLUE MOUNDS ROAD INTERSECTION., SECTION 20, TOWN OF BLUE MOUNDS  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: zoning compliance for existing lot

**Attachments:**

[10759 staff.pdf](#)

[10759 town.pdf](#)

[10759 Density Study.pdf](#)

[10759 Map.pdf](#)

[10759 App.pdf](#)

[10760](#)            **PETITION: REZONE 10760**  
APPLICANT: JEFFREY J PONGRATZ  
LOCATION: 7671 RILES ROAD, SECTION 19, TOWN OF SPRINGFIELD  
CHANGE FROM: A-2 Agriculture District TO A-4 Agriculture District and RH-3 Rural Homes  
District, RH-2 Rural Homes District TO RH-3 Rural Homes District,  
REASON: shifting of property lines between adjacent land owners

**Attachments:**        [10760 staff.pdf](#)  
[10760 Map.pdf](#)  
[10760 App.pdf](#)

[10761](#)            **PETITION: REZONE 10761**  
APPLICANT: DOUGLAS K HINCHLEY  
LOCATION: 769 WASHINGTON ROAD, SECTION 24, TOWN OF DUNKIRK  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District  
REASON: separating existing residence from farmland

**Attachments:**        [10761 staff.pdf](#)  
[10761 CSM \(revised\).pdf](#)  
[10761 town.pdf](#)  
[10761 density study.pdf](#)  
[10761 Map.pdf](#)  
[10761 App.pdf](#)

[10762](#)            **PETITION: REZONE 10762**  
APPLICANT: YOUNGS ENTERPRISE SERVICES LLC  
LOCATION: 10539 COUNTY HIGHWAY Y, SECTION 28, TOWN OF MAZOMANIE  
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District  
REASON: creating one residential lot

**Attachments:**        [10762 staff.pdf](#)  
[10762 town.pdf](#)  
[10762 App.pdf](#)  
[10762 Map.pdf](#)

[10763](#)

**PETITION: REZONE 10763**

APPLICANT: RONALD J JOSEPHSON  
LOCATION: 9835 COUNTY HIGHWAY A, SECTION 23, TOWN OF PERRY  
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District , A-2 (8) Agriculture District, and A-4 Agriculture District  
REASON: creating three agricultural lots and one lot for an existing residence

**Attachments:**

- [10763 staff.pdf](#)
- [PE 10763 \(Fred W Grame farm sec 23\) 2014.pdf](#)
- [PE 10763 \(Fred W Grame farm sec 23\) DR 2014.pdf](#)
- [10763 Map.pdf](#)
- [10763 App.pdf](#)

[10764](#)

**PETITION: REZONE 10764**

APPLICANT: JAMES THOMAS BARBER  
LOCATION: PROPERTY SOUTH OF 1987 US HIGHWAY 51, SECTION 26, TOWN OF DUNN  
CHANGE FROM: A-1EX Agriculture District TO B-1 Local Business District, R-4 Residence District TO B-1 Local Business District  
REASON: zoning compliance for existing lot

**Attachments:**

- [10764 staff.pdf](#)
- [10764 Map.pdf](#)
- [Dunn Limited Service Area Plan Policies.pdf](#)
- [10764 App.pdf](#)

[10765](#)

**PETITION: REZONE 10765**

APPLICANT: DANE COUNTY  
LOCATION: 4708 KENNEDY ROAD AND PROPERTY EAST OF 4708 KENNEDY ROAD, SECTION 3, TOWN OF COTTAGE GROVE  
CHANGE FROM: A-1EX Agriculture District TO A-3 Agriculture District  
REASON: county-initiated blanket rezone petition for consistency with farmland preservation plan as required by s. 91.38 wis. stats.

**Attachments:**

- [10765 staff.pdf](#)
- [10765 town.pdf](#)
- [10765 App.pdf](#)

[10766](#)            **PETITION: REZONE 10766**  
APPLICANT: TOWN OF WESTPORT  
LOCATION: VARIOUS SECTIONS, TOWN OF WESTPORT  
CHANGE FROM: A-1EX Agriculture District TO Various Zoning Districts  
REASON: county-initiated blanket rezone petition for consistency with farmland preservation plan as required by s. 91.38 wis. stats.

**Attachments:**        [10766 staff.pdf](#)  
[10766 town.pdf](#)  
[10766 Westport.pdf](#)

[10767](#)            **PETITION: REZONE 10767**  
APPLICANT: DANE COUNTY  
LOCATION: 3487 COUNTY HIGHWAY T, SECTION 2, TOWN OF BLOOMING GROVE  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District  
REASON: county-initiated blanket rezone petition for consistency with farmland preservation plan as required by s. 91.38 wis. stats.

**Attachments:**        [10767 staff.pdf](#)  
[10767 town.pdf](#)  
[10767 App.pdf](#)  
[10767 Revised App.pdf](#)

[CUP 2289](#)            **PETITION: CUP 2289**  
APPLICANT: PAUL A CARDIS  
LOCATION: EAST OF 5877 WHIPPOORWILL ROAD, SECTION 12, TOWN OF BERRY  
CUP DESCRIPTION: installation of a wind tower

**Attachments:**        [2289 staff.pdf](#)  
[CUP 2289 Town.pdf](#)  
[CUP 2289 Map.pdf](#)  
[2289 App.pdf](#)

[CUP 2290](#)            **PETITION: CUP 2290**  
APPLICANT: RICHARD M STORY  
LOCATION: 5291 FELLAND ROAD, SECTION 23, TOWN OF BURKE  
CUP DESCRIPTION: residential use in C-1 Commercial Zoning District

**Attachments:**        [2290 staff.pdf](#)  
[CUP 2290 Map.pdf](#)  
[CUP 2290 Letter from city planning staff.pdf](#)  
[CUP 2290 plans.pdf](#)  
[2290 App.pdf](#)

[CUP 2291](#)

**PETITION: CUP 2291**

APPLICANT: WISCONSIN ELECTRIC POWER / ENBRIDGE ENERGY  
LOCATION: 5635 CHERRY LANE, SECTION 14, TOWN OF MEDINA  
CUP DESCRIPTION: pumping station for an existing petroleum pipeline

**Attachments:**

- [2291 staff.pdf](#)
- [CUP 2291 Town.pdf](#)
- [CUP 2291 Map.pdf](#)
- [CUP 2291 Map 2.pdf](#)
- [CUP 2291 Corp Counsel opinion on Pipeline Safety Act.pdf](#)
- [2291 letter from Enbridge re bonding requirement.pdf](#)
- [CUP 2291 Enbridge Presentation.pdf](#)
- [CUP 2291 Sound Study.pdf](#)
- [2291 App.pdf](#)

[CUP 2294](#)

**PETITION: CUP 2294**

APPLICANT: TOWN OF MIDDLETON  
LOCATION: 3957 PIONEER ROAD, SECTION 20, TOWN OF MIDDLETON  
CUP DESCRIPTION: expansion of existing governmental uses

**Attachments:**

- [2294 staff.pdf](#)
- [CUP 2294 Map.pdf](#)
- [CUP 2294 Town.pdf](#)
- [2294 App.pdf](#)

[2014 OA-054](#)

AMENDING CHAPTER 7 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING PROCEDURE FOR CONDITIONAL USE PERMIT APPEALS

**Sponsors:**

MILES, BOLLIG, KOLAR, MATANO and SALOV

**Attachments:**

- [2014 OA-054.pdf](#)

**Legislative History**

|          |                     |  |
|----------|---------------------|--|
| 10/3/14  | County Board        | referred to the Zoning & Land Regulation Committee |
| 10/3/14  | County Board        | referred to the Executive Committee                |
| 10/16/14 | Executive Committee | recommended for approval as amended                |

## D. Zoning Map Amendments and Conditional Use Permits from previous meetings

### [10748](#)

**PETITION: REZONE 10748**

APPLICANT: ROBERT E ALEXANDER

LOCATION: 9295 MOEN ROAD, SECTION 19, TOWN OF CROSS PLAINS

CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District

REASON: creation of one residential lot

**Attachments:**

[10748 Staff.pdf](#)

[10748 town.pdf](#)

[10748 Map.pdf](#)

[10748 density.pdf](#)

[10748 App.pdf](#)

**Legislative History**

|         |                                       |  |
|---------|---------------------------------------|--|
| 9/23/14 | Zoning & Land Regulation<br>Committee | tabled   |
| 9/23/14 | Zoning & Land Regulation<br>Committee | removed from the table                                 |
| 9/23/14 | Zoning & Land Regulation<br>Committee | postponed to the Zoning & Land Regulation<br>Committee |

## E. Plats and Certified Survey Maps

**2014 LD-042 Windsor Blue Preliminary Plat - Waiver request from Chapter 75.19(6)(b) Lots 12 and 13 to be have less than 66-feet and Outlots 1 and 2 with no public road frontage.**

**Attachments:**

waiver\_content.pdf

preliminary\_plat.pdf

**2014 LD-040 Preliminary Plat - Windsor Blue,  
Town of Windsor, Section 30  
(16 lots, 10.77 acres)**

**Attachments:** Windsor Blue Plat Review 092314.pdf  
conditional approval letter to ZLR.pdf  
aerial.pdf  
09-037 WINDSOR BLUE PRELIMINARY PLAT 12-18-13.pdf

**F. Resolutions**

[2014  
RES-330](#)

**2015 DANE COUNTY OPERATING BUDGET APPROPRIATIONS RESOLUTION**

**Sponsors:** PERTL, ERICKSON, GILLIS, O'LOUGHLIN and STUBBS

**Attachments:** [2014 RES-330.pdf](#)  
[AMNDS for EXEC 10-16-14.pdf](#)  
[AMNDS EANR 10-21-14.pdf](#)  
[Amnds HHN 10-21-14.pdf](#)  
[Amnds EANR 10-28-14.pdf](#)  
[Amnds PP&J 10-28-14.pdf](#)

**Legislative History**

10/3/14 County Board referred to the Personnel & Finance  
Committee

[2014  
RES-331](#)

**2015 DANE COUNTY CAPITAL BUDGET APPROPRIATIONS RESOLUTION**

**Sponsors:** PERTL, ERICKSON, GILLIS, O'LOUGHLIN and STUBBS

**Attachments:** [2014 RES-331.pdf](#)  
[AMNDS EANR 10-21-14.pdf](#)  
[Amnds HHN 10-21-14.pdf](#)  
[Amnds EANR 10-28-14.pdf](#)  
[Amnds PP&J 10-28-14.pdf](#)  
[Amnds PWT 10-28-14.pdf](#)

**Legislative History**

10/3/14 County Board referred to the Personnel & Finance  
Committee



## G. Ordinance Amendment

[2014 OA-054](#) AMENDING CHAPTER 7 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING PROCEDURE FOR CONDITIONAL USE PERMIT APPEALS

**Sponsors:** MILES, BOLLIG, KOLAR, MATANO and SALOV

**Attachments:** [2014 OA-054.pdf](#)

**Legislative History**

|          |                     |  |
|----------|---------------------|--|
| 10/3/14  | County Board        | referred to the Zoning & Land Regulation Committee |
| 10/3/14  | County Board        | referred to the Executive Committee                |
| 10/16/14 | Executive Committee | recommended for approval as amended                |

## H. Reports to Committee

## I. Other Business Authorized by Law

## J. Adjourn

*NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*

Contact Roger Lane, Dane Zoning Division, 608-266-9078

Wisconsin Relay TTY 7-1-1