



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

---

Tuesday, December 23, 2014

7:00 PM

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

---

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

#### A. Call to Order

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

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

##### [10776](#)

##### **PETITION: REZONE 10776**

APPLICANT: CONSERVANCY PARK APARTMENTS LLC

LOCATION: 1481 CARVER STREET, SECTION 34, TOWN OF MADISON

CHANGE FROM: R-4 Residence District TO R-4 Residence District

REASON: remove deed restriction on property to allow multi-family development on the corner of Carver/Dodge Street

##### **Attachments:**

[10776 staff.pdf](#)

[10776 Site Plan.pdf](#)

[10776 Madison comments.pdf](#)

[10776 Map.pdf](#)

[10776 town-city cooperative plan policy.pdf](#)

[10776 city of Madison plan map.pdf](#)

[10776 city of Madison plan \(Low density residential\).pdf](#)

[10776 App.pdf](#)

[10777](#)

**PETITION: REZONE 10777**

APPLICANT: SUZANNE B SEVERSON

LOCATION: 4195 SCHNEIDER DRIVE, SECTION 28, TOWN OF DUNN

CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District

REASON: separating existing residence from farmland

**Attachments:**

[10777 Staff.pdf](#)

[10777 Density.pdf](#)

[10777 Town.pdf](#)

[10777 Map.pdf](#)

[10777 App.pdf](#)

[10778](#)

**PETITION: REZONE 10778**

APPLICANT: PORTER REV LIVING TR, ELGIN W & ELLEN I

LOCATION: WEST OF 6947 PORTAGE ROAD, SECTION 22, TOWN OF WINDSOR

CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District

REASON: shifting of property lines between adjacent land owners

**Attachments:**

[10778 Staff.pdf](#)

[10778 Town.pdf](#)

[10778 Map.pdf](#)

[10778 App.pdf](#)

[10779](#)

**PETITION: REZONE 10779**

APPLICANT: SOLEIL DEVELOPMENT CORP

LOCATION: 4996 ENCHANTED VALLEY ROAD, SECTION 31, TOWN OF

SPRINGFIELD

CHANGE FROM: CO-1 Conservancy District TO A-2 (4) Agriculture District

REASON: shifting of property lines between adjacent land owners

**Attachments:**

[10779 staff.pdf](#)

[10779 town action.pdf](#)

[10779 Map.pdf](#)

[10779 App.pdf](#)

[10780](#)

**PETITION: REZONE 10780**

APPLICANT: MARIETHA E JELLE

LOCATION: 10223 LEE VALLEY ROAD, SECTION 34, TOWN OF PERRY

CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District

REASON: separating existing residence from farmland

**Attachments:**

[10780 Staff.pdf](#)

[10780 Density.pdf](#)

[10780 Town.pdf](#)

[10780 Map.pdf](#)

[10780 revised CSM.pdf](#)

[10780 App.pdf](#)

[10781](#)

**PETITION: REZONE 10781**

APPLICANT: GNEWUCH REV TR, JAMES H

LOCATION: WEST OF 4232 OLD STAGE ROAD, SECTION 29, TOWN OF RUTLAND

CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District

REASON: creating one residential lot

**Attachments:**

[10781 Staff.pdf](#)

[10781Density.pdf](#)

[10781 Town.pdf](#)

[10781 Map.pdf](#)

[10781 App.pdf](#)

[10782](#)

**PETITION: REZONE 10782**

APPLICANT: PEPPER RIDGE FARMS LLC

LOCATION: NORTH OF 7409 BITNEY ROAD, SECTION 7, TOWN OF DANE

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

REASON: creating one residential lot

**Attachments:**

[10782 Staff.pdf](#)

[10782 Density.pdf](#)

[10782 Town.pdf](#)

[10782 Map.pdf](#)

[10782 App.pdf](#)

[10783](#)

**PETITION: REZONE 10783**

APPLICANT: RONALD G BOTHUM

LOCATION: 2514 COUNTY HIGHWAY A, SECTION 9, TOWN OF DUNKIRK

CHANGE FROM: R-1 Residence District TO C-2 Commercial District

REASON: expansion of an existing auto repair/ welding business

**Attachments:**

[10783 Staff.pdf](#)

[10783 Town.pdf](#)

[10783 Map.pdf](#)

[10783 App.pdf](#)

[10784](#)

**PETITION: REZONE 10784**

APPLICANT: KIM M NONN

LOCATION: 5299 COUNTY HIGHWAY P, SECTION 25, TOWN OF BERRY

CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District

REASON: shifting of property lines between adjacent land owners

**Attachments:**

[10784 Staff.pdf](#)

[10784 Town.pdf](#)

[10784 Map.pdf](#)

[10784 App.pdf](#)

[10785](#)

**PETITION: REZONE 10785**

APPLICANT: HOWARD LIEN & SONS INC

LOCATION: 2304 CARPENTER SWAIN ROAD, SECTION 23, TOWN OF  
CHRISTIANA

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

REASON: separating existing residence from farmland

**Attachments:**

[10785 Staff.pdf](#)

[10785 Density.pdf](#)

[10785 Map.pdf](#)

[10785 App.pdf](#)

[10786](#)

**PETITION: REZONE 10786**

APPLICANT: TOWN OF CROSS PLAINS

LOCATION: 8067 ROCKY DELL ROAD, SECTION 12, TOWN OF CROSS PLAINS

CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District

REASON: add vacated road to an existing residential lot

**Attachments:**

[10786 Staff.pdf](#)

[10786 Town.pdf](#)

[10786 Map.pdf](#)

[10786 App.pdf](#)

**E. Zoning Map Amendments and Conditional Use Permits from previous meetings**

**F. Plats and Certified Survey Maps**

[2014 LD-050](#)

Final Plat - Westview Heights of Mount Horeb, Village of Mount Horeb  
(13 lots, 19.9 acres)

Staff recommends a certification of non-objection.

**Attachments:**

[aerial.pdf](#)

[27312 Westview Heights of Mt Horeb\\_0001.PDF](#)

[27312 Westview Heights of Mt Horeb\\_0002.PDF](#)

[2014 LD-051](#)

Preliminary Plat - Second Addition to Carriage Ridge, Town of Westport,  
Section 16

(71 lots, 40.6 acres)

Acceptance of application and schedule for future consideration pursuant to  
established committee policy.

**Attachments:**

[aerial.pdf](#)

[content.pdf](#)

[2014 LD-053](#) Preliminary Plat - Bear Tree Farms, Town of Windsor, Sections 28/33  
(375 lots, 227 acres)  
Staff recommends approval with conditions.

**Attachments:** [conditional approval letter to ZLR.pdf](#)  
[aerial.pdf](#)  
[10754 - planning staff report.pdf](#)  
[130451-PPv10 Sh1 \(Dec. 15, 2014\).pdf](#)  
[130451-PPv10 Sh2 \(Dec. 15, 2014\).pdf](#)

[2014 LD-052](#) James and Darla Jansen - 2 lot Certified Survey Map  
4564 Sandpiper Trail, Town of Cottage Grove, section 5  
Applicant is requesting division of an existing platted lot with no associated  
rezone petition.

**Attachments:** [2014\\_aerial.pdf](#)  
[Cottage Grove Jansen CSM Review 120414.pdf](#)  
[content.pdf](#)

## G. Resolutions

## H. Ordinance Amendment

## J. Reports to Committee

## K. Other Business Authorized by Law

## L. 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.*