

Dane County



Minutes

Tuesday, September 5, 2017

6:30 PM

City - County Building, ROOM 354

210 Martin Luther King Jr. Blvd., Madison
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Zoning & Land Regulation Committee

A. Call to Order

Chair Kolar called the meeting of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Everson, Lane, and Violante

Youth Governance Members present: Ayomi Obuseh and Sam Fischer.

Present 4 - JERRY BOLLIG, MARY KOLAR, AL MATANO, and DENNIS O'LOUGHLIN

Absent 1 - PATRICK MILES

[2017](#)
[RPT-319](#)

Registrants at the Sept. 5th meeting

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

No comments made by the public.

C. Consideration of Minutes

[2017](#)
[MIN-230](#)

Minutes of the August 8th Zoning and Land Regulation Committee meeting

A motion was made by O'LOUGHLIN, seconded by MATANO, that the minutes of the August 8, 2017 Zoning and Land Regulation Committee meeting be approved. The motion carried by a voice vote.

[2017](#)
[MIN-229](#)

Minutes of the August 22nd Zoning and Land Regulation Committee meeting

A motion was made by O'LOUGHLIN, seconded by MATANO, that the minutes of the August 22, 2017 Zoning and Land Regulation Committee meeting be approved. The motion carried by a voice vote.

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

11150

PETITION: REZONE 11150
APPLICANT: SUSAN K BARBER
LOCATION: 1987 BARBER DRIVE, SECTION 26, TOWN OF DUNN
CHANGE FROM: RE-1 Recreational District TO PUD Planned Unit, B-1 Local Business District
TO PUD Planned Unit, R-3 Residence District TO PUD Planned Unit
REASON: indoor warehousing and single family dwelling along with wetland restoration

A motion was made by BOLLIG, seconded by O'LOUGHLIN, that the General Development Plan be recommended for approval as amended. The motion carried by the following vote: 4-0.

- 1) **The approval of the General Development Plan is contingent upon approximately 6503 square feet of wetland being reclassified (removed) from the official wetland maps.**
- 2) **The applicant shall obtain a variance from the Town of Dunn 100-foot wetland setback policy.**
- 3) **A Certified Survey Maps shall be recorded with the Register of Deeds to consolidate lands on both sides of Barber Drive.**
- 4) **The applicant shall be responsible for the removal of asphalt within the Barber Dr. right-of-way and vegetate the area as shown on the approved plan.**
- 5) **The "possible future parking area" located north of the commercial building shall be prohibited and notations shall be removed from all maps.**
- 6) **A Specific Implementation Plan shall be submitted no later than one (1) year after the date of adoption of the General Development Plan by the County Board.**

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Absent: 1 - MILES

11169

PETITION: REZONE 11169
APPLICANT: JAMES T HUTCHINS
LOCATION: NORTH OF LALLY ROAD, SECTION 28, TOWN OF DUNN
CHANGE FROM: A-1EX Agriculture District TO ~~R-3A Residence District~~ to RH-1 Rural Homes Zoning District
REASON: creating residential lot for duplex single-family residence
NOTE: Petition amended to RH-1

A motion was made by BOLLIG, seconded by O'LOUGHLIN, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 3-1 (Matano-nay)

1. **The petition shall be amended to allow a 2-acre single-family residential lot to be created having the zoning district classification of RH-1 Rural Homes.**

Ayes: 3 - BOLLIG,KOLARandO'LOUGHLIN

Noes: 1 - MATANO

Absent: 1 - MILES

[11176](#)

PETITION: REZONE 11176
APPLICANT: NATHANIEL Q ALTFEATHER
LOCATION: 4293 MAHONEY ROAD, SECTION 17, TOWN OF DUNN
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
REASON: shifting of property lines between adjacent land owners

A motion was made that this Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Absent: 1 - MILES

E. Plats and Certified Survey Maps

[2017 LD-028](#)

Final Plat - Oregon Parks Neighborhood Addition
Village of Oregon
Staff recommends a certification of non-objection.

A motion was made by BOLLIG, seconded by MATANO, that the plat be certified with no objections. The motion carried by a voice vote. 4-0.

[2017 LD-027](#)

Final Plat - Heritage Gardens at Erickson Farms Replat 2
Village of Deforest
Staff recommends a certification of non-objection.

A motion was made by O'LOUGHLIN, seconded by MATANO, that the plat be certified with no objections. The motion carried by a voice vote. 4-0.

[2017 LD-029](#) Final Plat - Cherrywood Ridge
Town of Middleton
Staff recommends conditional approval.

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that the Land Division be approved with the following conditions. The motion carried by a voice vote. 4-0.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. The public park land appropriation requirement is to be satisfied.
 - All outlots are proposed as dedicated to the public either for stormwater management and recreational purposes.
3. All streets shall be noted as dedicated to the public.
4. Outlot 2 does not meet the minimum required frontage along a public road.
 - A note shall be added to the plat prohibiting any type of development.
5. Outlot 4 does not meet the minimum required lot size requirements.
 - A note shall be added to the plat prohibiting any type of development.
6. Dead-end streets shall not be permitted without suitable turn-around.
7. Utility easements are to be provided.
8. All public dedications shall be clearly noted on the final plat.
9. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.
10. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
 - Approvals must be attained from the Dane County Land & Water Resources office prior to any land disturbance activities.
11. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
 - A stormwater permit is required and new development standards must be met.
12. Comments from the Public Health department regarding the existing on-site septic system on proposed lot 23 and 22 are to be satisfied:
 - Abandon or relocate existing system.
13. A Dane County approval certificate shall be added and properly reference the chair of the Zoning & Land Regulation Committee as Mary Kolar.
14. The required approval certificates are to be satisfied.
 - Town of Middleton
 - Dane County

F. Resolutions

[2017
RES-180](#)

AWARD OF CONTRACT FOR LAND RECORDS SOFTWARE

A motion was made by BOLLIG, seconded by MATANO, that this Resolution be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG, KOLAR, MATANO and O'LOUGHLIN

Absent: 1 - MILES

G. Ordinance Amendment

H. Items Requiring Committee Action

I. Reports to Committee

J. Other Business Authorized by Law

K. Adjourn

A motion was made by O'LOUGHLIN, seconded by BOLLIG, to adjourn the September 5, 2017 Zoning and Land Regulation Committee meeting at 6:59pm. The motion carried unanimously.

Questions? Contact Roger Lane, Planning and Development Department, 266-4266, lane.roger@countyofdane.com