



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

---

Tuesday, May 26, 2015

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

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

##### [10838](#)

**PETITION: REZONE 10838**

APPLICANT: JEFF PFEIL

LOCATION: 4959 EASY STREET, SECTION 1, TOWN OF WESTPORT

CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO A-2 (4) Agriculture District, and A-2 Agriculture District TO R-1 Residence District

REASON: creating two residential lots

**Attachments:**

[10838 Staff.pdf](#)

[10838 Town.pdf](#)

[10838 Map.pdf](#)

[10838 App.pdf](#)

##### [10839](#)

**PETITION: REZONE 10839 - Petition withdrawn by applicant**

APPLICANT: JEAN M MITCHELL

LOCATION: NORTH OF 5502 REEVE ROAD, SECTION 20, TOWN OF BLACK EARTH

CHANGE FROM: RH-4 Rural Homes District TO RH-1 Rural Homes District

REASON: creating two residential lots

**Attachments:**

[10839 Staff.pdf](#)

[10839 Density.pdf](#)

[10839 Prior rezone info.pdf](#)

[10839 Parcel status determination and prior deeds.pdf](#)

[10839 Plat of Survey.pdf](#)

[10839 Map.pdf](#)

[10839 Map 2.pdf](#)

[10839 App.pdf](#)

[10840](#)

**PETITION: REZONE 10840**

APPLICANT: RICHARD E GROSSE  
LOCATION: 3936 COUNTY HIGHWAY AB, SECTION 24, TOWN OF BLOOMING GROVE  
CHANGE FROM: A-1EX Agriculture District TO C-1 Commercial District  
REASON: to allow a contractor's office

**Attachments:**

[10840 Staff.pdf](#)  
[10840 Town.pdf](#)  
[10840 Madison Planning Comments.pdf](#)  
[10840 City of Madison plan recommendations.pdf](#)  
[10840 City of Madison peripheral area plan areas.pdf](#)  
[10840 Map.pdf](#)  
[10840 Map 2.pdf](#)  
[10840 App.pdf](#)

[10841](#)

**PETITION: REZONE 10841**

APPLICANT: JOANN M TORKE  
LOCATION: 2701RIMROCK ROAD, SECTION 36, TOWN OF MADISON  
CHANGE FROM: RH-1 Rural Homes District TO B-1 Local Business District  
REASON: to allow offices and contractor storage

**Attachments:**

[10841 Staff.pdf](#)  
[10841 Town.pdf](#)  
[10841 City of Madison plan \(Low Density Residential\).pdf](#)  
[10841 City of Madison plan map \(south\).pdf](#)  
[10841 Map.pdf](#)  
[10841 App.pdf](#)

[10842](#)

**PETITION: REZONE 10842**

APPLICANT: EPIC SYSTEMS CORP  
LOCATION: 2645 COUNTRY VIEW ROAD, SECTION 17, TOWN OF VERONA  
CHANGE FROM: A-3 Agriculture District TO LC-1 Limited Commercial District  
REASON: to allow existing buildings to be used as maintenance shop

**Attachments:**

[10842 Staff.pdf](#)  
[10842 Map.pdf](#)  
[10842 App.pdf](#)

[10843](#)

**PETITION: REZONE 10843**

APPLICANT: RICHARD A EBERLE

LOCATION: NORTHEAST OF 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN OF DANE

CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District

REASON: create lot for agricultural purposes

**Attachments:**

[10843 Staff.pdf](#)

[10843 Town.pdf](#)

[Staff suggested layout.pdf](#)

[Farm Plan 97.pdf](#)

[10843 Map.pdf](#)

[10843 Treasurer.pdf](#)

[10843 App.pdf](#)

[10844](#)

**PETITION: REZONE 10844**

APPLICANT: MEYER REV LIVING TR, DARRELL R & DONNA M

LOCATION: 3725 HALVERSON ROAD, SECTION 34, TOWN OF DUNN

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

REASON: shifting of property lines between adjacent land owners

**Attachments:**

[10844 Staff.pdf](#)

[10844 Town.pdf](#)

[10844 Map.pdf](#)

[10844 App.pdf](#)

[10845](#)

**PETITION: REZONE 10845**

APPLICANT: HAGEMAN REV TR, JESSIMAE

LOCATION: 7698 STATE HIGHWAY 69, SECTION 31, TOWN OF MONTROSE

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

REASON: separating existing residence from farmland

**Attachments:**

[10845 Staff.pdf](#)

[10845 Town 2.pdf](#)

[10845 Density.pdf](#)

[10845 Revised CSM.pdf](#)

[10845 Map.pdf](#)

[10845 App.pdf](#)

[10846](#)

**PETITION: REZONE 10846**

APPLICANT: SIMPSON LE, HATTIE M

LOCATION: WEST OF PARKLAND DRIVE, SECTION 17, TOWN OF DUNN

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

REASON: creating two residential lots

**Attachments:**

[10846 Staff.pdf](#)

[10846 Town.pdf](#)

[10846 Density.pdf](#)

[10846 Map.pdf](#)

[10846 App.pdf](#)

[CUP 2310](#)

**PETITION: CUP 2310**

APPLICANT: ROBERT D NEERLAND

LOCATION: 7993 COUNTY HIGHWAY G, SECTION 25, TOWN OF SPRINGDALE

CUP DESCRIPTION: pest control business

**Attachments:**

[CUP 2310 Staff.pdf](#)

[CUP 2310 map.pdf](#)

[CUP 2310 App.pdf](#)

[CUP 2311](#)

**PETITION: CUP 2311**

APPLICANT: DANA BOWAR

LOCATION: 2400 ERB ROAD, SECTION 23, TOWN OF SPRINGDALE

CUP DESCRIPTION: continuation of existing mineral extraction operation

**Attachments:**

[CUP 2311 Staff.pdf](#)

[CUP 2311 Map.pdf](#)

[CUP 2311 App.pdf](#)

[2014 OA-068](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,  
INCORPORATING THE TOWN OF VERONA COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Sponsors:**

WILLETT and MILES

**Attachments:**

[14-82 Verona.doc](#)

[14-82 Verona.pdf](#)

[Town\\_Verona\\_Plan\\_Amendment.pdf](#)

**Legislative History**

3/31/15      County Board      referred to the Zoning  
& Land Regulation  
Committee

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

### [10829](#)

**PETITION: REZONE 10829**  
APPLICANT: GREG R KUKER  
LOCATION: 10841 SPRING CREEK ROAD, SECTION 7, TOWN OF PERRY  
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District, RH-1 Rural Homes District TO RH-3 Rural Homes District  
REASON: separating existing residence from farmland

**Attachments:**

[10829 Staff update.pdf](#)

[10829 Town.pdf](#)

[10829 Density.pdf](#)

[10829 Map.pdf](#)

[10829 Revised CSM.pdf](#)

[10829 App.pdf](#)

**Legislative History**

4/28/15      Zoning & Land Regulation      postponed to the  
Committee      Committee  
Regulation  
Committee

Passed

### [10832](#)

**PETITION: REZONE 10832**  
APPLICANT: RICHARD A EBERLE  
LOCATION: 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN OF DANE  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District  
REASON: creating one residential lot

**Attachments:**

[10832 Staff update.pdf](#)

[10832 Town.pdf](#)

[10832 Density.pdf](#)

[10832 Town plan map.pdf](#)

[Staff suggested layout.pdf](#)

[10832 Map.pdf](#)

[10832 App.pdf](#)

**Legislative History**



[2015 LD-012](#) Huepenbecker proposed 2-lot Certified Survey Map  
Town of Middleton, Section 31

**Attachments:** [HuepenbeckerCSM sec31.pdf](#)  
[20150506142000.pdf](#)  
[2014\\_aerial.pdf](#)

[2015 LD-014](#) Final Plat - Second Addition to Carriage Ridge  
Town of Westport, Section 16  
Consideration of the 3/25/2015 conditional approval and execution of  
the final plat document pursuant to established committee policy.

**Attachments:** [Final letter to ZLR.pdf](#)  
[2015-02-25 Second Addition to Carriage Ridge Final Plat.pdf](#)  
[SecondCarriageRidgeReviewMemo.pdf](#)  
[aerial.pdf](#)  
[Carriage Ridge North 40 Plat Approval.pdf](#)

## F. Resolutions

## G. Ordinance Amendment

[2014 OA-068](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF  
ORDINANCES,  
INCORPORATING THE TOWN OF VERONA COMPREHENSIVE PLAN  
INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Sponsors:** WILLETT and MILES

**Attachments:** [14-82 Verona.doc](#)  
[14-82 Verona.pdf](#)  
[Town Verona Plan Amendment.pdf](#)

**Legislative History**

3/31/15	County Board	referred to the Zoning & Land Regulation Committee
---------	--------------	--

## H. Other Business Authorized by Law

## I. Adjourn

Questions? Contact Roger Lane, Planning and Development Department, 266-4266, [lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)

*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.*