

# Dane County



## Minutes

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

**Zoning & Land Regulation Committee**

## A. Call to Order

Chair Miles called the meeting to order at 7:05pm in Room 201.

Staff present: Everson, Lane, and Violante.

Youth Governance Members present: None.

**Present** 4 - JERRY BOLLIG, MARY KOLAR, PATRICK MILES, and BOB SALOV

**Excused** 1 - AL MATANO

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

No comments made by the public.

## 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

**A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.**

**In Favor: Jeff Pfeil**

**Opposed: None**

**1. Approval is contingent upon the conditions found under Town of Westport Resolution 15-10.**

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**PETITION: REZONE 10839 - Petition withdrawn by applicant**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

**No action taken by Committee.**

### [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

**A motion was made by KOLAR, seconded by BOLLIG, to postpone the Zoning Petition until the 6/23/2015 Zoning & Land Regulation Committee meeting. The motion carried by the following vote: 3-1.**

**In Favor: Richard Grosse**

**Opposed: City of Madison Planning Department**

**The Committee would like to be informed when this area of Blooming Grove will be dissolved into the City of Madison.**

**Ayes:** 3 - BOLLIG,KOLARandMILES

**Noes:** 1 - SALOV

[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

**A motion was made by KOLAR, seconded by BOLLIG, to postpone the Zoning Petition until the 7/14/2015 Zoning & Land Regulation Committee meeting. The motion carried by a voice vote.**

**In Favor: Nicholas Derr**

**Opposed: Mark Millard stated that the area has been planned for residential and has been that way since 1985. Gary Dresang expressed concerns that the other residential lots would turn into commercial businesses given the size of the lots.**

[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

**A motion was made by SALOV, seconded by KOLAR, to postpone the Zoning Petition until the Town Action Report is received. The motion carried by a voice vote.**

**In Favor: Bruce Richards**

**Opposition: None**

[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

**A motion was made by BOLLIG, seconded by KOLAR, to postpone the Zoning Petition until the 6/23/2015 Zoning & Land Regulation Committee meeting. The motion carried by a voice vote.**

**County Staff expressed concerns regarding compliance with a farm plan agreement and unpaid taxes.**

**In Favor: Richard Eberle**

**Opposition: None**

[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

**A motion was made by MILES, seconded by KOLAR, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.**

**In Favor: Ed Short**

**Opposition: None**

[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

**A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.**

**In Favor: Ed Short**

**Opposition: None**

- 1. The zoning area shall be amended to include the on-site septic system.**
- 2. A note shall be placed on the Certified Survey Map stating, "Lot 2, as shown on this Certified Survey Map, is part of the Hageman Farm and shall not be sold as a separate parcel until such time as appropriate zoning is assigned to the lot".**

[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

**A motion was made by MILES, seconded by KOLAR, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.**

**In Favor: Mark Reese**

**Opposed: None**

- 1. A deed restriction shall be recorded on parcels 061017496010, 061017490000, 061017485203, and 061017481805 to prohibit further land division on the original farm.**

[CUP 2310](#)

**PETITION: CUP 2310**  
APPLICANT: ROBERT D NEERLAND  
LOCATION: 7993 COUNTY HIGHWAY G, SECTION 25, TOWN OF SPRINGDALE  
CUP DESCRIPTION: pest control business

**A motion was made by SALOV, seconded by BOLLIG, to postpone action on the Conditional Use Permit until the Town Action Report is received. The motion carried by a voice vote.**

**In Favor: Jeff Neerland**

**Opposed: Jeff Smith stated that the proposal will need to be in compliance with the policies found in the Town of Springdale Comprehensive Plan.**

[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

**A motion was made by BOLLIG, seconded by KOLAR, to postpone action on the Conditional Use Permit until the Town Action Report is received. The motion carried by a voice vote.**

**In Favor: Dana Bowar**

**Opposed: None**

[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

**A motion was made by SALOV, seconded by BOLLIG, that the Ordinance be recommended for approval. The motion carried by a voice vote.**

**In Favor: Amanda Arnold, Supervisor Mike Willett, Tim Sweeny, and David DiMaggio.**

**Opposed: None**

**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

**A motion was made by KOLAR, seconded by BOLLIG, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.**

**1. The zoning area shall be amended as presented.**

**2. A deed restriction shall be recorded on parcels 050608291109 and 050607195000 to prohibit residential development on the remaining A-1EX Exclusive Agriculture zoned land.**

[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

**A motion was made by BOLLIG, seconded by KOLAR, to postpone the Zoning Petition to the 6/23/2015 Zoning & Land Regulation Committee meeting. The motion carried by a voice vote.**

**County Staff expressed concerns regarding the open space policies found within the Town of Dane Comprehensive Plan and unpaid taxes.**

[10834](#)

**PETITION: REZONE 10834**

APPLICANT: DUSHACK REV TR, ELINOR G

LOCATION: 4846 COUNTY HIGHWAY N, SECTION 33, TOWN OF SUN PRAIRIE

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

REASON: separating existing residence from farmland

**A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.**

## **E. Plats and Certified Survey Maps**

[2015 LD-011](#)

Land Division Waiver - Gary Karls 1-lot Certified Survey Map  
Town of Perry, Section 5  
Creating a 2-acre parcel with no frontage on a public road.

**A motion was made by KOLAR, seconded by BOLLIG, to approve the Land Division waiver request of proposed lot 1 to have no public road frontage. The motion carried by a voice vote.**

**Finding of fact: The property under the ownership of Gary Karls is divided by two different municipal boundaries (townships).**

[2015 LD-013](#)

Land Division Waiver - D & D Skaar 1-lot Certified Survey Map  
Town of Deerfield, Section 18  
Creating a 11.4 acre parcel with no frontage on a public road.

**A motion was made by SALOV, seconded by BOLLIG, to approve the Land Division waiver request of proposed lot 1 to have no public road frontage. The motion carried by a voice vote.**

**Finding of fact: To preserve the remaining agricultural lands over 35 acres and thus not creating additional lots.**

[2015 LD-012](#)

Huepenbecker proposed 2-lot Certified Survey Map  
Town of Middleton, Section 31

**A motion was made by KOLAR, seconded by BOLLIG, to approve the proposed 2-lot Certified survey Map. The motion carried by a voice vote.**

[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.

**A motion was made by BOLLIG, seconded by KOLAR to approve the final plat.  
The motion carried by a voice vote and Chair MILES signed the plat.**

## 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

See motion above.

## H. Other Business Authorized by Law

## I. Adjourn

**A motion was made by KOLAR, seconded by BOLLIG, to adjourn the meeting at  
8:45pm. The motion carried unanimously.**

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 pab hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*