



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, September 26, 2017

6:30 PM

City - County Building, ROOM 354
210 Martin Luther King Jr. Blvd., Madison

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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

[11180](#)

PETITION: REZONE 11180
APPLICANT: JDC PROPERTIES LLC
LOCATION: 263 RODNEY RD, SECTION 1, TOWN OF CHRISTIANA
CHANGE FROM: C-2 Commercial District TO C-2 Commercial District
REASON: modification to existing deed restrictions

Attachments: [11180 Staff](#)
[11180 Town](#)
[11180 Map](#)
[11180 APP](#)

[11181](#)

PETITION: REZONE 11181
APPLICANT: SANDRA J HANSON
LOCATION: 1200 WASHINGTON RD, SECTION 7, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District, A-2 (1) Agriculture District TO A-2 (2) Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [11181 Staff](#)
[11181 Town](#)
[11181 Map](#)
[11181 APP](#)

[11182](#) PETITION: REZONE 11182
APPLICANT: DAVID W SMITHBACK
LOCATION: SOUTH OF 2449 CENTER AVENUE, SECTION 21,
TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture
District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: creating one residential lot

Attachments: [11182 Staff](#)
[11182 Town](#)
[11182 Density](#)
[11182 Map](#)
[11182 APP](#)

[11183](#) PETITION: REZONE 11183
APPLICANT: JOHN E CLICK
LOCATION: SOUTH OF 10434 LAWS DR, SECTION 28, TOWN OF
MAZOMANIE
CHANGE FROM: RH-2 Rural Homes District TO A-4 Agriculture
District
REASON: rezoning to an agricultural lot

Attachments: [11183 Staff](#)
[11183 Map](#)
[11183 APP](#)

[11184](#) PETITION: REZONE 11184
APPLICANT: LAUFENBERG REV TR, ANTHONY P & ALYCE J
LOCATION: 5516 BOX ELDER RD, SECTION 23, TOWN OF
MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District
REASON: separating existing farm residence from the farmland

Attachments: [11184 Staff](#)
[11184 Town](#)
[11184 Map](#)
[11184 APP](#)

[11185](#)

PETITION: REZONE 11185
APPLICANT: SCOTT J WILSON
LOCATION: 2861 HENSHUE RD., SECTION 7, TOWN OF DUNN
CHANGE FROM: C-1 Commercial District TO RH-2 Rural Homes District
REASON: bringing parcel into zoning compliance prior to sale

Attachments: [11185 Staff](#)
[11185 Town](#)
[11185 Map](#)
[11185 APP](#)

[11186](#)

PETITION: REZONE 11186
APPLICANT: KENNETH L PARIS
LOCATION: 5009 THORSON ROAD, SECTION 36, TOWN OF BURKE
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District
REASON: change zoning to allow for a limited family business (landscaping business)

Attachments: [11186 Staff](#)
[11186 Town](#)
[11186 CUP 2386 Letter to ZLR](#)
[11186 staff status letter](#)
[11186 Town of Burke Future Land Use Map](#)
[11186 Map](#)
[11186 APP](#)
[Burke Town Minutes](#)

[CUP 02386](#) PETITION: CUP 02386
APPLICANT: KENNETH L PARIS
LOCATION: 5009 THORSON ROAD, SECTION 36, TOWN OF BURKE
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District
REASON: change zoning to allow for a limited family business (landscaping business)

Attachments: [CUP 2386 Staff](#)
[CUP 2386 Town](#)
[11186 CUP 2386 Letter to ZLR](#)
[CUP 2386 staff status letter](#)
[11186 Map](#)
[CUP 2386 APP](#)
[Burke Town Minutes](#)

[11187](#) PETITION: REZONE 11187
APPLICANT: KEVIN BRONKHORST
LOCATION: 1858 MEADOW VIEW LANE & LANDS SE, SECTION 2, TOWN OF COTTAGE GROVE
CHANGE FROM: R-1 Residence District TO R-3 Residence District, A-1EX Agriculture District TO R-3 Residence District
REASON: zoning compliance for structures

Attachments: [11187 Staff](#)
[11187 Town](#)
[11187 Map](#)
[11187 APP](#)

[11188](#) PETITION: REZONE 11188
APPLICANT: REGAS COMPANY LLC
LOCATION: 202-206 REGAS RD, SECTION 4, TOWN OF BLOOMING GROVE
CHANGE FROM: M-1 Industrial District TO C-2 Commercial District
REASON: zoning to allow cup for kennel

Attachments: [11188 CUP 2387 Staff](#)
[11188 Town](#)
[11188 CUP 2387 City of Madison Concerns](#)
[11188 Map](#)
[11188 APP](#)

[CUP 02387](#) PETITION: CUP 02387
APPLICANT: REGAS COMPANY LLC
LOCATION: 202-206 REGAS RD, SECTION 4, TOWN OF
BLOOMING GROVE
CHANGE FROM: M-1 Industrial District TO C-2 Commercial District
REASON: zoning to allow cup for kennel
CUP DESCRIPTION: KENNEL

Attachments: [11188 CUP 2387 Staff](#)
[CUP 2387 Town](#)
[11188 CUP 2387 City of Madison Concerns](#)
[11188 Map](#)
[CUP 02387 APP](#)

[11189](#) PETITION: REZONE 11189
APPLICANT: BANKS TR, BARBARA A E
LOCATION: 1546 STARR SCHOOL RD, SECTION 1, TOWN OF
RUTLAND
CHANGE FROM: C-2 Commercial District TO RH-1 Rural Homes
District, C-2 Commercial District TO A-1EX Agriculture District, M-1
Industrial District TO RH-4 Rural Homes District
REASON: creating two residential lots

Attachments: [11189 Staff](#)
[11189 Town](#)
[11189 Map](#)
[11189 APP](#)

[11190](#) PETITION: REZONE 11190
APPLICANT: RUTH A MURPHY
LOCATION: 1397 RAMSEY RD, SECTION 6, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture
District, A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: separating existing residence from farmland

Attachments: [11190 Staff](#)
[11190 Town](#)
[11190 Density](#)
[11190 Map](#)
[11190 APP](#)

[11191](#) PETITION: REZONE 11191
APPLICANT: EILEEN M STATZ
LOCATION: 4897 CARYA RD, SECTION 32, TOWN OF BERRY
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: creating one residential lot

Attachments: [11191 Staff](#)
[11191 Town](#)
[11191 Density](#)
[11191 Map](#)
[11191 APP](#)
[11191 Deed](#)
[11191 DensityCreitz](#)

[11192](#) PETITION: REZONE 11192
APPLICANT: LEIN ACRES LLC
LOCATION: SECTION 26, TOWN OF CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District, A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: separating existing residence from farmland

Attachments: [11192 Staff](#)
[11192 Town](#)
[11192 Density](#)
[11192 Map](#)
[11192 APP](#)

[11193](#) PETITION: REZONE 11193
APPLICANT: MARILYN S SCHMITZ
LOCATION: 3737 COUNTY HIGHWAY P, SECTION 27, TOWN OF CROSS PLAINS
CHANGE FROM: B-1 Local Business District TO R-1 Residence District, R-1 Residence District TO R-1 Residence District
REASON: shifting of property lines between adjacent land owners

Attachments: [11193 Staff](#)
[11193 Town](#)
[11193 Map](#)
[11193 APP](#)

[11194](#) PETITION: REZONE 11194
APPLICANT: WISCONSIN FUEL LLC
LOCATION: 2763 COUNTY HIGHWAY N, SECTION 9, TOWN OF PLEASANT SPRINGS
CHANGE FROM: C-1 Commercial District TO C-2 Commercial District
REASON: expansion of an existing convenience store

Attachments: [11194 CUP 2389 Staff](#)
[11194 Town](#)
[11194 project drawings](#)
[11194 CUP 2389 Map](#)
[11194 APP](#)

[CUP 02389](#) PETITION: CUP 02389
APPLICANT: WISCONSIN FUEL LLC
LOCATION: 2763 COUNTY HIGHWAY N, SECTION 9, TOWN OF PLEASANT SPRINGS
CHANGE FROM: C-1 Commercial District TO C-2 Commercial District
REASON: expansion of an existing convenience store
CUP DESCRIPTION: DRIVE-IN ESTABLISHMENT

Attachments: [11194 CUP 2389 Staff](#)
[CUP 2389 Town](#)
[11194 CUP 2389 Map](#)
[CUP 02389 project drawings](#)
[CUP 02389 APP](#)

[11195](#) PETITION: REZONE 11195
APPLICANT: ALBION, TOWN OF
LOCATION: EAST OF TOWN HALL, 624 ALBION ROAD, SECTION 22, TOWN OF ALBION
CHANGE FROM: A-2 (2) Agriculture District TO C-2 Commercial District
REASON: accommodate concrete business and storage units

Attachments: [11195 Staff](#)
[11195 Town](#)
[11195 APP](#)
[11195 Map](#)

[CUP 02388](#) PETITION: CUP 02388
APPLICANT: CHRISTINE Z BORCHERS
LOCATION: REINER ROAD JUST SOUTH OF BURKE
INTERSECTION, SECTION 26, TOWN OF BURKE
CUP DESCRIPTION: dumping of clean fill.

Attachments: [CUP 2388 Staff](#)
[CUP 2388 Town](#)
[CUP 2388 Map](#)
[CUP 2388 APP](#)

[CUP 02390](#) PETITION: CUP 02390
APPLICANT: BETTY J STIVARIUS
LOCATION: 460' SOUTHWEST OF 2349 SPRING ROSE RD,
SECTION 24, TOWN OF SPRINGDALE
CUP DESCRIPTION: 135' monopole communication tower

Attachments: [CUP 2390 Staff Summary Rpt](#)
[CUP 2390 staff memo](#)
[CUP 2390 RF Engineering report](#)
[CUP 2390 Map](#)
[CUP 02390 APP Map](#)
[CUP 02390 APP](#)

[CUP 02391](#) PETITION: CUP 02391
APPLICANT: L&G INVESTMENTS LLC Petition Withdrawn by
Applicant
LOCATION: 715' SOUTH OF INTERSECTION OF BRONNER RD &
AIRPORT RD, SECTION 5, TOWN OF MIDDLETON
CUP DESCRIPTION: 150' monopole communication tower

Attachments: [CUP 02391 APP Withdrawn](#)
[CUP 2391 Map](#)

[2017 LD-030](#) Final Plat - Maple Ridge
Village of Mount Horeb
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27717 Maple Ridge](#)

[2017 LD-031](#) Preliminary Plat - Tumbledown Farm
Town of Middleton
Staff recommends acceptance and schedule for future consideration.

Attachments: [acceptance](#)
[map](#)
[1707101 Tumbledown Farm Preliminary Plat 2017.07.28](#)

[2017 LD-032](#) Final Plat - Spruce Valley
Town of Middleton
Consideration of the 3/14/2017 conditional approval and execution of
the plat document pursuant to established Committee policy.

Attachments: [2_28_17_conditional](#)
[3_2017-02-10_SpruceValleySubdivisionPlanSet_C1-1](#)
[map](#)
[Spruce Valley review memo](#)

[2017 LD-033](#) Land Division Variance - Manhart Certified Survey Map
Town of Burke
Additional lands dedicated from centerline as per Dane County
Highway.

Attachments: [20170908071021](#)
[map](#)

[2017 LD-034](#) Final Plat - Wellington Trace
Town of Bristol
Staff recommends a conditional approval.

Attachments: [conditions](#)
[2017-08-29_Final Plat](#)
[Hart Subdivision Bristol 31 06 13 2017](#)
[map](#)
[Wellington Trace Plat Approval Conditions \(00260346xB982A\)](#)

[2017 LD-035](#) Final Plat - The Community of Bishops Bay, The Prairie & The Farm -
Phase 5
Town of Westport
Staff recommends conditional approval

Attachments: [conditions](#)
[2017-8-18 CoBB Farm & Prairie Ph 5 - Final Plat
17-10](#)
[PrairieAndFarmPhase5 review memo](#)
[map](#)
[doc03659620170713072501](#)

[2017 LD-036](#) Final Plat - Nature's Cove
Town of Middleton
Consideration of the 10/27/2015 conditional approval and execution of
the plat document pursuant to established Committee policy.

Attachments: [conditional letter to ZLR](#)
[Natures Cove Final Plat 2015.10.07](#)
[Karls review memo - final](#)
[aerial](#)

F. Resolutions

G. Ordinance Amendment

H. Items Requiring Committee Action

I. Reports to Committee

[2017 RPT-344](#) Approved Certified Survey Maps

Attachments: [Sep 2017](#)

J. Other Business Authorized by Law

K. Adjourn

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266,
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.