



# Dane County

## Minutes - Final Unless Amended by Committee

### Zoning & Land Regulation Committee

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Tuesday, August 11, 2015

7:00 PM

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

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#### A. Call to Order

Vice-chair Kolar called the meeting to order at 7:00pm in Room 354 of the City-County Building.

Staff present: Andros, Everson, Lane

YGM present: Haroldson

**Present** 4 - JERRY BOLLIG, MARY KOLAR, AL MATANO, and BOB SALOV

**Excused** 1 - PATRICK MILES

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

Peter Anderson stated that he filed a petition with the Zoning and Land Regulation Committee on behalf of 350 Madison to request that the Committee reconsider Conditional Use Permit 2291. He would like to see the Committee add a condition to the CUP requiring a trust fund to be established by Enbridge to ensure money is available for any clean up needed in the event of an oil spill.

Don Ferber requested that the Zoning and Land Regulation Committee reconsider Conditional Use Permit 2291 and to add conditions to the permit to further protect Dane County from accidental spills.

#### C. Consideration of Minutes

[2015](#)  
[MIN-243](#) Minutes of the July 14, 2015 Zoning and Land Regulation Committee meeting

**Attachments:** [07-14-15 ZLR work meeting minutes.pdf](#)

A motion was made by MATANO, seconded by BOLLIG, that the minutes of the July 14, 2015 meeting be approved. The motion carried by a voice vote.

[2015](#)  
[MIN-244](#) Minutes of the July 28, 2015 Zoning and Land Regulation Committee meeting

**Attachments:** [07-28-15 ZLR Public Hearing minutes.pdf](#)

A motion was made by MATANO, seconded by BOLLIG, that the minutes of the July 28, 2015 meeting be approved. The motion carried by a voice vote.

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

[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 Update](#)

[CUP 2310 Town.pdf](#)

[CUP 2310 map.pdf](#)

[CUP 2310 App.pdf](#)

A motion was made by BOLLIG, seconded by MATANO, that this Conditional Use Permit be approved with 18 conditions. The motion carried by the following vote: 4-0.

1. The limited family business shall be limited to the pest control business.
2. The on-site business operation shall be restricted to the existing 52'x78' accessory building, building permit dated 01/15/13. Additions to the existing building and/or construction of another building for business purposes shall not be permitted. The Town shall be notified of any additional building of residential accessory building(s) for residential purposes, not business purposes.
3. The hours of operation shall be Monday through Friday, from 7 a.m. to 6 p.m.
4. All employees except one or one full-time equivalent, shall be a member of the family residing on the property. The number of hours for family members not residing on the property and for non-family members to work on site shall be limited to 40 hours/week.
5. The vehicles used in the business shall be limited to seven vehicles and the number of one-person trips per day for the business is limited to twenty, one-person trips in and out of the CTH G site.
6. No customers shall visit the site. No retail sales shall be conducted on the property. The on-site business shall not be opened to the public.
7. No business activities shall be conducted outside of the accessory building.
8. Outside loudspeakers are prohibited.
9. Outside signs are prohibited.
10. Outdoor lighting, except for required security lighting, shall be operational only during hours of operation. All lighting shall conform to the Town of Springdale Dark Sky Ordinance and shall be shielded to prevent glare into the night sky or direct-beam illumination of neighboring residences. All new lighting fixtures shall use full cut-off fixtures which prevent all upward transmission of light.
11. All chemicals for the pest control business shall be properly disposed of off-site and in accordance with all pertinent county, state, federal, and industry regulations.
12. Servicing of personal and business vehicles shall be permitted on site with the proper disposal of vehicle fluids in accordance with all pertinent county, state, and federal regulations. The servicing of vehicles for hire on site shall be prohibited.
13. The conditional use permit shall automatically expire on sale of the property or business to an unrelated third party.
14. The building permit issued by the Town of Springdale, dated 01/15/13, shall be corrected to accurately reflect the elements of the accessory building as it is used.
15. State, county and local approval of the accessory building shall be in compliance with all applicable codes and ordinances.

16. This CUP shall be reviewed by the Town of Springdale Plan Commission and Town Board and Building Inspector in two years from 06/22/2015, 6/2017, to confirm its compliance with the conditions of the CUP and for consistency with the current goals of the Town of Springdale Land Use Plan.

17. The business owner shall reside on the property.

18. Water service is permitted in the existing accessory building.

## E. Plats and Certified Survey Maps

[2015 LD-019](#) Mark Halverson proposed 1-lot CSM Variance  
Town of Pleasant Springs, Section 24  
Applicant is seeking a variance of 33-feet from Ch.75.19 (6)(b).  
This provision requires that conventional lots shall maintain a minimum frontage of 66-feet to facilitate the possible development of a public right-of-way that could serve additional lots.

**Attachments:** [revised prelim.pdf](#)

[aerial.pdf](#)

A motion was made by BOLLIG, seconded by SALOV, that the Land Division variance be approved. The motion carried by a voice vote. 4-0.

**Finding of fact:** The Town of Pleasant Springs in the future will be vacating the town road and no new lots will be created for development.

[2015 LD-028](#) Final Plat - Fox Hills  
Village of DeForest  
Staff recommends a certification of non-objection.

**Attachments:** [aerial](#)

[27395 Fox Hills\\_0001](#)

[27395 Fox Hills\\_0002](#)

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

[2015 LD-029](#) Final Plat - Savannah Brooks III  
Village of DeForest  
Staff recommends a certification of non-objection.

**Attachments:** [aerial](#)

[27396 Savannah Brooks 3\\_0001](#)

[27396 Savannah Brooks 3\\_0002](#)

[27396 Savannah Brooks 3\\_0003](#)

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

## F. Resolutions

## G. Ordinance Amendment

## H. Reports to Committee

[2015](#)  
[RPT-357](#)

Pending zoning issues in Dane County  
Wanta property, Section 29, Town of Verona  
Dettmann property, Section 15, Town of Cross Plains  
Bentz property, Section 25, Town of Dunn  
Grenlie property, Section 26, Town of Vermont  
Crystal Lake Resort, Section 2, Town of Roxbury  
Oak Park Quarry, Section 29, Town of Deerfield

**Attachments:** [Wanta violation, Town of Verona](#)  
[Dettmann development concerns, Town of Cross Plains](#)  
[Bentz violation, Town of Dunn](#)  
[Grenlie violation, Town of Vermont](#)  
[Crystal Lake Resort concerns, Town of Roxbury](#)  
[Decision of appeal 3668](#)

**Zoning Administrator Lane made the Committee aware of pending zoning issues in Dane County.**

[2015](#)  
[RPT-265](#)

Report of approved Certified Survey Maps

**Attachments:** [June-July.pdf](#)

## I. Other Business Authorized by Law

## J. Adjourn

A motion was made by MATANO, seconded by BOLLIG, to adjourn the meeting at 7:38pm. The motion carried by a voice vote. 4-0.

*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.*