



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, March 14, 2017

6:30 PM

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

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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: Harry Joseph Finkelmeyer - absent. Garrett Stolen - excused.

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and DENNIS O'LOUGHLIN

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

No comments made by the public.

C. Consideration of Minutes

[2016
MIN-581](#)

Minutes of the February 14, 2017 Zoning and Land Regulation Committee meeting

Attachments: [02-14-17 ZLR work meeting minutes](#)

A motion was made by O'LOUGHLIN, seconded by MATANO, to approve the minutes of the February 14, 2017 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote. 5-0.

[2016
MIN-582](#)

Minutes of the February 28, 2017 Zoning and Land Regulation Committee meeting

Attachments: [02-28-17 ZLR public hearing minutes](#)

A motion was made by O'LOUGHLIN, seconded by MATANO, to approve the minutes of the February 28, 2017 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote. 5-0.

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

[11083](#)

PETITION: REZONE 11083
APPLICANT: BEGHIN LIVING TR, DONALD L & MARIAN M
LOCATION: WEST OF 8853 COLBY ROAD, SECTION 4, TOWN OF
PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: update zoning to allow for a single-family dwelling

- Attachments:** [11083 Staff Update](#)
[11083 Town](#)
[11083 Density Study](#)
[11083 Map](#)
[11083 Ord Amend](#)
[11083 Emma Mound Group](#)

A motion was made by BOLLIG, seconded by MATANO, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 5-0.

1. A deed restriction shall be recorded on parcel 0507-042-8500-5 to prohibit residential development. The housing density rights have been exhausted on the original farm.
2. A deed notice shall be recorded on the property which identifies the development of the property must comply with Wis. Stat. § 157.70 (2r) – (5) due to the burial mounds on the property.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[11084](#)

PETITION: REZONE 11084
APPLICANT: ELSING REV TR, MARK
LOCATION: 2409 KOSHKONONG ROAD, SECTION 16, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-2 Agriculture District TO A-2 (2) Agriculture District and RH-4 Rural Homes District
REASON: creating two residential lots

Attachments: [11084 Staff Update](#)

[11084 Town](#)

[11084 Density \(sending property\)](#)

[11084 Density \(receiving property\)](#)

[11084 TDR Map](#)

[11084 Ord Amend](#)

0611-8001-4A motion was made by BOLLIG, seconded by MATANO, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 5-0.

- 1. A deed restriction shall be recorded on the sending farm prohibiting residential development on a minimum of 35 acres.**
- 2. A deed notice document shall be recorded on the sending farm indicating that one of the available two housing density rights has been transferred to the receiving property.**
- 3. A deed restriction shall be recorded on the A-4 parcel to prohibit further development.**
- 4. The deed restriction on parcel # 0611-161-8001-4 prohibiting development on the A-2 parcel shall be removed.**

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[11085](#)

PETITION: REZONE 11085
APPLICANT: MIGHTY OAK FARM LLC
LOCATION: 6614 LEE ROAD, SECTION 12, TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District and RH-2 Rural Homes District
REASON: compliance for 2 existing lots and the creation of a new
residential lot

Attachments: [11085 Staff Update](#)
[11085 Town](#)
[11085 Density](#)
[11085 Parcel Status Determination](#)
[11085 parcel status history](#)
[Ulvestad Letter](#)
[11085 Ord Amend](#)

*Supervisor Miles identified that the density study did not reflect that one housing density
right remains on the property.*

**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: 5-0.**

**1. A deed notice shall be placed on the remaining A-1 Exclusive zoned lands to
reflect that one housing density right remains on the original farm.**

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

**A motion was made by MILES, seconded by MATANO, to include the Ulvestad
email to the official record. The motion carried by a voice vote.**

E. Plats and Certified Survey Maps

[2016 LD-055](#) Final Plat - Uprown Crossing
City of Fitchburg
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27632 Uptown Crossing](#)

**A motion was made by MILES, seconded by MATANO, that the final plat be
certified with no objections. The motion carried by a voice vote. 5-0.**

F. Resolutions

[2016
RES-572](#) AMENDING THE 2017 OPERATING BUDGET TO ENHANCE
CITIZENSHIP ASSISTANCE SERVICES

Sponsors: BAYRD

Attachments: [2016 RES-572](#)
[2016 RES-572 Fiscal Note](#)
[2016 RES- 572: MEMO FROM ZONING ADMINISTRATOR](#)

Chair Kolar expressed that the Committee supports the need for the Immigrant Affairs Specialist position to provide a much needed service, however, if funding will be coming from the Planning and Development budget, the impact of staffing levels must be thoroughly studied.

A motion was made by MILES, seconded by BOLLIG, to postpone action on Resolution 572 until the April 25, 2017 meeting. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

G. Ordinance Amendment

H. Items Requiring Committee Action

I. Reports to Committee

[CUP 02362](#) STATUS OF CUP 2362
APPLICANT: MADISON CRUSHING AND EXCAVATION
LOCATION: 5185 REINER ROAD, SECTION 26, TOWN OF BURKE
CUP DESCRIPTION: allow the continuation of an existing mineral extraction operation

Attachments: [Status of #2362](#)
[CUP 2362 Staff](#)
[CUP2362 MnExt_01242017PH](#)
[CUP 2362 Narrative](#)
[CUP 2362 Operations Plan](#)
[CUP 2362 Map](#)
[CUP 2362 distance map](#)
[CUP 2362 App](#)

Zoning Administrator Lane informed the Committee that CUP #2362 was denied by the Town of Burke. No further action is necessary by the Committee.

J. Other Business Authorized by Law

K. Adjourn

A motion was made by MILES, seconded by MATANO, to adjourn the Zoning and Land Regulation Committee at 7:03pm. The motion carried unanimously.

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