

Dane County



Minutes

Tuesday, May 9, 2017

6:30 PM

**City - County Building, ROOM 354
210 Martin Luther King Jr. Blvd., Madison
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Zoning & Land Regulation Committee

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 present: Garrett Stolen.

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.

[2017
RPT-098](#)

Registrants at the May 9, 2017 ZLR Committee meeting

C. Consideration of Minutes

[2017
MIN-038](#)

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

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that the minutes of the March 28, 2017 Zoning and Land Regulation Committee be approved. The motion carried by a voice vote.

[2017
MIN-039](#)

Minutes of the April 25, 2017 Zoning and Land Regulation Committee meeting

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that the minutes of the April 25, 2017 Zoning and Land Regulation Committee be approved. The motion carried by a voice vote.

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

[11071](#)

PETITION: REZONE 11071

APPLICANT: VETESNIK ENTERPRISES LLC

LOCATION: 4246 DAENTL ROAD, SECTION 5, TOWN OF BURKE

CHANGE FROM: A-2 (2) Agriculture District TO C-2 Commercial District

REASON: compliance for outdoor sales display

A motion was made by O'LOUGHLIN, seconded by MILES, that this Zoning Petition be postponed to the March 23rd Zoning and Land Regulation Committee meeting. The motion carried by the following vote: 5-0.

Supervisor Matano requested that a maximum number of objects be identified for the outdoor display areas.

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

[11087](#)

PETITION: REZONE 11087
APPLICANT: MICHAEL G LARSON
LOCATION: 3745 COUNTY HIGHWAY P, SECTION 27, TOWN OF CROSS PLAINS
CHANGE FROM: B-1 Local Business District TO A-2 (1) Agriculture District
REASON: change zoning to allow for a large accessory structure

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

1. The Zoning District Classification for the property shall be amended to R-1 Residence.

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

[11105](#)

PETITION: REZONE 11105
APPLICANT: WENDY PACETTI
LOCATION: 1841 RANGE TRAIL, SECTION 34, TOWN OF VERONA
CHANGE FROM: RH-3 Rural Homes District TO RH-1 Rural Homes District
REASON: creating four residential lots, one for existing home

Verona Town Plan Commission Chair Douglas Maxwell explained that the Town of Verona and the Joint City/Town Plan Committee had approved the proposal and found that it meets the policies found in the Town Comprehensive Plan.

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: 4-1 (Nay: Matano)

1.The zoning petition be amended to assign the zoning district classification of RH-1 to the proposed Lot 1 and Lot 3. The zoning district classification of RH-2 shall be assigned to proposed Lot 2.

2.A joint driveway agreement shall be recorded with the Register of Deed which meets the standards of Dane County Code of Ordinances Section 75.19(8). A copy of the agreement shall be submitted to the Town of Verona.

3.The driveway shall be paved prior to the issuance of a zoning permit or building permit for the construction of any additional home on the property.

4.Tree trimming shall be limited on the property to avoid impacts related to oak wilt.

5.A note shall be placed on the certified survey map identifying the potential of wetlands along the west side of the property. Development in this area will be subject to a wetland delineation.

6.A deed restriction shall be recorded on the property to prohibit further residential development.

Ayes: 4 - BOLLIG,KOLAR,MILESandO'LOUGHLIN

Noes: 1 - MATANO

[11108](#)

PETITION: REZONE 11108
APPLICANT: ANDREW E ANDERSON
LOCATION: WEST OF 3825 SHOWER ROAD, SECTION 19, TOWN OF VERMONT
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: creating one residential lot

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

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

[11117](#)

PETITION: REZONE 11117
APPLICANT: TIMOTHY P SWEENEY
LOCATION: 2778 PRAIRIE CIRCLE, SECTION 7, TOWN OF VERONA
CHANGE FROM: A-3 Agriculture District TO RH-1 Rural Homes District, A-3 Agriculture District TO RH-2 Rural Homes District, A-3 Agriculture District TO RH-3 Rural Homes District, A-3 Agriculture District TO RH-4 Rural Homes District
REASON: creation of 4 lots

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: 4-1 (Nay: Matano)

- 1.The land owner shall obtain a waiver from the ZLR Committee for the lack of road frontage for the lot design.**
- 2.A joint driveway agreement shall be prepared which meets the standards of Dane County Code of Ordinances Section 75.19(8) and shall be recorded with the Dane County Register of Deeds.**
- 3.The general area of the wetlands shall be shown on the Certified Survey Map. A note shall be placed on the Certified Survey Map which states, "Wetland boundaries shall be delineated prior to the development of Lot 4. "**
- 4.The landowner shall address the concerns expressed by the Dane County Highway Department regarding the construction of a 200-foot turn land and passing lane on County Highway PD.**

Ayes: 4 - BOLLIG,KOLAR,MILESandO'LOUGHLIN

Noes: 1 - MATANO

E. Plats and Certified Survey Maps

[2016 LD-058](#)

Tim Sweeney Land Division Waiver - Public road frontage requirements
Town of Verona
4-lot Certified Survey Map

A motion was made by BOLLIG, seconded by O'LOUGHLIN, that the Land Division waiver be approved. The motion carried by a 3 - 2 vote. Nay: MATANO and MILES

[2017 LD-001](#) Final Plat - Prairie Place
Village of McFarland
Staff recommends a certification of non-objection.

A motion was made by MATANO, seconded by O'LOUGHLIN, that the final plat be certified with no objections. The motion carried by a voice vote.

F. Resolutions

G. Ordinance Amendment

[2016
OA-083](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF
ORDINANCES, AUTHORIZING ELECTRONIC SIGNS IN THE A-1EX
EXCLUSIVE AGRICULTURE ZONING DISTRICT

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that Ordinance Amendment OA83 be recommended for denial. The motion carried by the following vote: 5-0.

It was the consensus of the committee that the ordinance should not be changed just for a single landowner. The changes to the sign ordinance would be best addressed by the Comprehensive Revision to Chapter 10 Subcommittee.

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

H. Reports to Committee

I. Other Business Authorized by Law

J. Adjourn

A motion was made by O'LOUGHLIN, seconded by BOLLIG, to adjourn the meeting of the Zoning and Land Regulation Committee at 7:30pm. The motion carried unanimously.

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