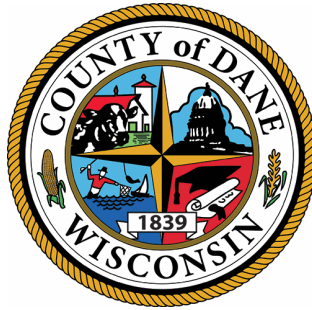


# Dane County



## Minutes

Tuesday, January 26, 2016

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 of the Zoning and Land Regulation Committee to order at 7:04pm in Room 201 of the City-County Building.

Staff present: Allan, Everson, and Lane

Youth Governance Members: None

**Present** 3 - MARY KOLAR, AL MATANO, and PATRICK MILES

**Excused** 2 - JERRY BOLLIG, and BOB SALOV

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

No comments made by the public.

[2015](#)  
[RPT-713](#)

Registrants at the Jan 26th ZLR meeting

## C. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[10926](#)

**PETITION: REZONE 10926**

APPLICANT: BUCKYS PORTABLE TOILETS INC

LOCATION: 1185 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND

CHANGE FROM: C-1 TO C-2

REASON: remove deed restriction to allow a multi-tenant building and outside storage of materials

**A motion was made by MATANO, seconded by KOLAR, that this Zoning Petition be postponed until the Town Action Report is received. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[10927](#)

**PETITION: REZONE 10927**

APPLICANT: GARY A JOHNSON

LOCATION: 1546 KOSHKONONG ROAD, SECTION 18, TOWN OF CHRISTIANA

CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District

REASON: separating existing residence from farmland

*In favor: Gary Johnson*

*Opposed: None*

**A motion was made by KOLAR, seconded by MATANO, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[10928](#)

**PETITION: REZONE 10928**

APPLICANT: GRUNDAHL REV TR, JEFFREY A & MARY L

LOCATION: S OF 10102 BARTON ROAD, SECTION 27, TOWN OF BLUE MOUNDS

CHANGE FROM: A-1EX Agriculture District TO A-4 Small Lot Agriculture District

REASON: creating an agricultural lot as part of an existing residential lot

*In favor: Wade Wyse*

*Opposed: None*

**A motion was made by KOLAR, seconded by MATANO, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[10929](#)

**PETITION: REZONE 10929**

APPLICANT: JOHN A JULSETH

LOCATION: 2507 TOWER DRIVE, SECTION 14, TOWN OF PLEASANT SPRINGS

CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District, RH-1 Rural Homes District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, RH-1 Rural Homes District TO A-1EX Agriculture District

REASON: expansion of an existing residential lot

REASON: expansion of an existing residential lot

*In favor: John Julseth*

*Opposed: None*

**A motion was made by MATANO, seconded by KOLAR, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 3-0.**

**1. A joint driveway agreement shall be recorded with the Register of Deeds for the benefit of Lots 1 and 2.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[10930](#)

**PETITION: REZONE 10930**

APPLICANT: AUDREY W KORITZINSKY

LOCATION: 4110 TIMBER LANE, SECTION 18, TOWN OF MIDDLETON

CHANGE FROM: RH-1 Rural Homes District TO A-1 Agriculture District

REASON: creating two residential lots

*In favor: David Haug*

*Opposed: None*

**A motion was made by KOLAR, seconded by MATANO, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 3-0.**

- 1. The zoning district classification for the entire 3.3-acre parcel shall be amended to A-1 Agriculture Zoning District.**
- 2. The parcel shall be divided into 2 lots; one being 1.8 acres and one being 1.5 acres.**
- 3. A site plan shall be reviewed and approved by the Town Board prior to the development of Lot 2.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[10931](#)

**PETITION: REZONE 10931**

APPLICANT: STEPHEN D CHAMPAGNE

LOCATION: 2059 RINDEN ROAD, SECTION 11, TOWN OF PLEASANT SPRINGS

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

REASON: creating two residential lots

*In favor: Stephen Champagne and Dana Duskocil*

*Opposed: Richard Heffer and Leani Schoor. The neighbors expressed concerns with the past land use violations on the property along with the current land use violation. The landowner constructed a third residence on the property illegally. This illegal building should be removed from the property prior to any land use changes.*

**A motion was made by KOLAR, seconded by MATANO, that this Zoning Petition be postponed until Town comments are received regarding the pending violation. Staff is instructed to contact the Town of Pleasant Springs and obtain a recommendation on the corrective action needed for the illegal residence on the property. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[10932](#)

**PETITION: REZONE 10932**

APPLICANT: ROSEMARY M STATZ

LOCATION: 4975 BRAEMAR ROAD, SECTION 32, TOWN OF BERRY

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

REASON: separating existing residence from farmland

*In favor: Eileen Statz*

*Opposed: None*

**A motion was made by MATANO, seconded by KOLAR, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[10933](#)

**PETITION: REZONE 10933**

APPLICANT: RICKY A BALLWEG

LOCATION: N & W OF 8798 KATZENBUECHEL ROAD, SECTION 33, TOWN OF ROXBURY

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

District TO A-2 (1) Agriculture District

REASON: creating one residential lot

*In favor: Ricky Ballweg*

*Opposed: None*

**A motion was made by MATANO, seconded by KOLAR, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[2015  
OA-030](#)

AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, UPDATING FLOOD INSURANCE RATE MAP PROVISIONS.

*In favor: None*

*Opposed: None*

**A motion was made by KOLAR, seconded by MATANO, to approve Substitute 1 to Ordinance Amendment OA 30. Lines 121 and 122 shall be amended to read, "(e) Dane County Flood Storage District Maps, Panels 1 through 18 and 20 through 21 dated September 17, 2014, and Panel 19 dated June 16, 2016 ..." . The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

**A motion was made by MATANO, seconded by KOLAR, that this Ordinance be recommended for approval with Substitute 1 language. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

[2015  
RES-431](#)

ESTABLISHING A SUBCOMMITTEE FOR THE COMPREHENSIVE REVISION OF CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES

**A motion was made by MATANO, seconded by KOLAR, that this Resolution be recommended for approval. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - KOLAR, MATANO and MILES

**Excused:** 2 - BOLLIG and SALOV

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

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

[2015 LD-051](#)

Preliminary Plat - Happy Valley addition to Bristol Gardens  
Town of Bristol, section 30  
Acceptance of application and schedule for future consideration pursuant to established committee policy. (February 9, 2016)

**A motion was made by KOLAR, seconded by MATANO, to accept the preliminary plat and schedule for consideration on the February 9, 2016 agenda. The motion carried by the following vote: 3-0.**

[2015 LD-050](#)

Grundahl proposed 1-lot CSM  
Town of Blue Mounds, Section 27  
Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow proposed lot to have no frontage on a public street.

**A motion was made by MATANO, seconded by KOLAR, to approve the land division waiver for proposed lot 1 having no public road frontage. The motion carried by the following vote: 3-0.**

**Finding of fact: Proposed lot 1 is zoned A-4, Agricultural with no residential development.**

[2015 LD-052](#)

Dane County Parks proposed 2-lot Certified Survey Map  
Town of Medina, section 12  
Committee to approve or deny proposed land division which is not associated with a rezone application pursuant to established committee policy.

**A motion was made by MATANO, seconded by KOLAR, to approve the land division. The motion carried by the following vote: 3-0.**

[2015 LD-048](#) Final Plat - Tennyson Ridge  
City of Madison  
Staff recommends a certification of non-objection.

A motion was made by KOLAR, seconded by MATANO, to certify the final plat with no objections in regards to the provisions of Ch. 236.12. The motion carried by the following vote: 3-0.

## F. Resolutions

[2015  
RES-431](#) ESTABLISHING A SUBCOMMITTEE FOR THE COMPREHENSIVE  
REVISION OF CHAPTER 10 OF THE DANE COUNTY CODE OF  
ORDINANCES  
  
See motion above.

## G. Ordinance Amendment

[2015  
OA-030](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF  
ORDINANCES, UPDATING FLOOD INSURANCE RATE MAP PROVISIONS.  
  
See motion above.

## H. Reports to Committee

[2015  
RPT-564](#) Status Report in regards to Conditional Use Permit #2103, Oak Park Quarry  
Town of Deerfield, Section 29

Zoning Administrator Lane informed the Committee that Town of Deerfield had provided Mr. Halverson a list of items that were needed to make the license applications complete. Mr. Halverson will be providing the necessary information to the Town this week. The license application was revised to show the area contained within the CUP boundaries. Mr. Halverson is planning to set up meetings with the Town, neighbors, and the church to address their concerns.

## I. Other Business Authorized by Law

## J. Adjourn

A motion was made MATANO, seconded by KOLAR, to adjourn the ZLR Committee meeting at 8:03pm. The motion carried unanimously.

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.*