



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, March 28, 2017

6:30 PM

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

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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

[11098](#)

PETITION: REZONE 11098

APPLICANT: EUGENE H HAHN JR

LOCATION: 6075 PORTAGE ROAD, SECTION 3, TOWN OF BURKE

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

REASON: shifting of property lines between adjacent land owners

Attachments: [11098 Staff](#)
[11098 Town](#)
[11098 Map](#)
[11098 App](#)

[11100](#) PETITION: REZONE 11100
APPLICANT: JASON PERRY
LOCATION: 1928 WILLIAMS DRIVE, SECTION 29, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
REASON: separating existing residence from farmland

Attachments: [11100 Staff](#)
[11100 Town](#)
[11100 Density](#)
[11100 Map](#)
[11100 App](#)

[11102](#) PETITION: REZONE 11102
APPLICANT: KEVIN BALLWEG
LOCATION: 8982 TABLE BLUFF ROAD, SECTION 29, TOWN OF BERRY
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [11102 Staff](#)
[11102 Town](#)
[11102 Map](#)
[11102 App](#)

[11103](#) PETITION: REZONE 11103
APPLICANT: PAUL J TUIITE & TAMMY LATOUR
LOCATION: 6257 MARY IDA DRIVE, SECTION 3, TOWN OF BURKE
CHANGE FROM: R-1 Residence District TO A-1 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [11103 Staff](#)
[Parks Ltr to ZLR on Petition 11103](#)
[11103 Map](#)
[11103 App](#)

[11104](#) PETITION: REZONE 11104
APPLICANT: ROSEMARY MARDEN
LOCATION: 3226 OLD STAGE ROAD, SECTION 36, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: zoning to allow animals

Attachments: [11104 Staff](#)
[11104 Town](#)
[11104 Map](#)
[11104 App](#)

[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

Attachments: [11105 Staff](#)
[Revised CSM 11105](#)
[11105 Map](#)
[11105 App](#)

[11115](#) PETITION: REZONE 11115
APPLICANT: CHRISTOPHER W MILLER
LOCATION: 8096 US HIGHWAY 18 & 151, SECTION 13, TOWN OF SPRINGDALE
CHANGE FROM: R-4 Residence District TO LC-1 Limited Commercial District
REASON: zoning change to allow a landscaping company

Attachments: [11115 CUP 2376 Staff](#)
[11115 CUP 2376 Map](#)
[11115 App](#)

[CUP 2376](#) PETITION: CUP 2376
APPLICANT: CHRISTOPHER W MILLER
LOCATION: 8096 US HIGHWAY 18 & 151, SECTION 13, TOWN
OF SPRINGDALE
CUP DESCRIPTION: Residence for owner of the business

Attachments: [11115 CUP 2376 Staff](#)
[11115 CUP 2376 Map](#)
[CUP 2376 App](#)

[CUP 2371](#) PETITION: CUP 2371
APPLICANT: DIANE V FINK
LOCATION: 2732 STATE HIGHWAY 78, SECTION 14, TOWN
OF BLUE MOUNDS
CUP DESCRIPTION: continue existing mineral extraction
operation

Attachments: [CUP 2371 Staff](#)
[CUP 2371 Full Staff Report](#)
[CUP 2371 Town](#)
[CUP 2371 Village Comments](#)
[CUP 2371 Map](#)
[CUP 2371 App](#)

[CUP 2372](#) PETITION: CUP 2372
APPLICANT: MICHAEL K JELLE
LOCATION: 425 PEERLESS ROAD, SECTION 26, TOWN OF
PRIMROSE
CUP DESCRIPTION: limited family business-agricultural
equipment repair business

Attachments: [CUP 2372 Staff](#)
[CUP 2372 Town](#)
[CUP 2372 Map](#)
[CUP 2372 App](#)

[CUP 2373](#) PETITION: CUP 2373
APPLICANT: EASTMAN HUNTING CLUB INC
LOCATION: 278 LAKE DRIVE, SECTION 35, TOWN OF ALBION
CUP DESCRIPTION: mineral extraction, concrete batch plant, and
asphalt plant operation

Attachments: [CUP 2373 Staff](#)
[CUP 2373 Full Staff Report](#)
[CUP 2373 Map](#)
[CUP 2373 Map 2](#)
[CUP 2373 App](#)

[CUP 2374](#) PETITION: CUP 2374
APPLICANT: G & N LAND HOLDINGS LLC
LOCATION: NORTHWEST CORNER OF PROPERTY AT 1471
US HIGHWAY 51, SECTION 1, TOWN OF RUTLAND
CUP DESCRIPTION: monopole communication tower

Attachments: [CUP 2374 Staff](#)
[CUP 2374 Engineering Review](#)
[CUP 2374 Details](#)
[CUP 2374 Map](#)
[CUP 2374 App](#)

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

Attachments: [2016 OA-083](#)
[SUB to 2016 OA-083 Downing V2](#)
[Staff memo on 2016 OA-83](#)
[Staff memo on Sub 1 to 2016 OA-83 \(signs\)](#)
[2016 OA-083 FISCAL NOTE](#)

Legislative History

2/10/17 County Board referred to the Zoning & Land
Regulation Committee

This Ordinance was referred to the Zoning & Land Regulation Committee

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

[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

Attachments: [11087 Staff Update](#)

[11087 Town](#)

[11087 Map](#)

[11087 App](#)

Legislative History

2/28/17 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by MILES, seconded by BOLLIG, that this Zoning Petition
be postponed due to no town action. The motion carried by the following vote:
4-0. Passed

E. Plats and Certified Survey Maps

[2016 LD-057](#) Preliminary Plat - Spruce Hollow Replat No. 1
Town of Middleton, 12 lots
Staff recommends acceptance and schedule for future
consideration.

Attachments: [acceptance](#)

[Spruce Hollow Replat No.1 Prelim 2017.03.14](#)

[Untitled](#)

[Spruce Hollow Replat review memo](#)

[2016 LD-056](#) Final Plat - Bell West - 1st Addition
Village of Belleville
Staff recommends a certification of non-objection.

Attachments: [27636 Bell West 1st Addn](#)

[Untitled](#)

F. Resolutions

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

Attachments: [2016 RES-572](#)

[2016 RES-572 Fiscal Note](#)

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

[2016 RES-572 SUB \(PROPOSED-CORRIGAN\)](#)

[2016 RES-572 SUB CORRIGAN FISCAL NOTE](#)

Legislative History

2/24/17 County Board referred to the Health & Human
Needs Committee

This Resolution Requiring 2/3rds Vote was referred to the Health & Human
Needs Committee

2/24/17 County Board referred to the Zoning & Land
Regulation Committee

This Resolution Requiring 2/3rds Vote was referred to the Zoning & Land
Regulation Committee

2/24/17 County Board referred to the Executive
Committee

This Resolution Requiring 2/3rds Vote was referred to the Executive
Committee

2/24/17 County Board referred to the Personnel &
Finance Committee

This Resolution Requiring 2/3rds Vote was referred to the Personnel &
Finance Committee

3/14/17 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

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. Passed

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

Attachments: [2016 OA-083](#)
[SUB to 2016 OA-083 Downing V2](#)
[Staff memo on 2016 OA-83](#)
[Staff memo on Sub 1 to 2016 OA-83 \(signs\)](#)
[2016 OA-083 FISCAL NOTE](#)

Legislative History

2/10/17 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

H. Items Requiring Committee Action

[2016 DISC-041](#) Concept Plan consideration for a potential Planned Unit Development (PUD) at 1984-87 Barber Drive, Section 26, Town of Burke

Attachments: [Concept PUD Staff](#)
[Proposed PUD Narrative](#)
[Concept plan](#)
[Concept Elevation and site layout](#)
[wetland delineation](#)
[Neighborhood Map](#)

I. Reports to Committee

[2016 RPT-761](#) Report of approved Certified Survey Maps for February and March

Attachments: [Mar 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.