



Dane County

Minutes - Final Unless Amended by Committee

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

Present 4 - JERRY BOLLIG, MARY KOLAR, AL MATANO, and DENNIS O'LOUGHLIN

Excused 1 - PATRICK MILES

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

[2016](#) Registrants of the March 28, 2017 ZLR Committee meeting
[RPT-784](#)

Attachments: [March 28th ZLR registrants](#)

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 Ord Amend](#)

In favor: Eugene Hahn

Opposed: None

recommended for approval

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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 Ord Amend](#)

In favor: Jason Perry
Opposed: None
recommended for approval as amended

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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 Ord Amend](#)

In favor: Kevin Ballweg
Opposed: None
recommended for approval

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)

In favor: Jan Zimmermann, Dane County Parks Department
Opposed: None
postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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 Ord Amend](#)

In favor: Rosemary Marden
Opposed: None
recommended for approval

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)
[info presented at Public Hearing](#)

In favor: Wendy Pacetti and Nancy Hylbert
Opposed: Dave Michuda, Cindy Michuda, Don Marty, Joan Ballweg, and Ted Ballweg.
The neighbors expressed concerns regarding development by the wetland area and the
development keeping in character with the size of the neighboring lots along Range
Trail. The neighborhood would prefer that the lot be split into two.
postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES
received and filed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)

In favor: Brett Myers
Opposed: Ed Doeseher and Nick Ricci. The neighbors expressed concerns regarding
night activities and the dangers of ingress/egress to 18/151.
postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)

postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)

In favor: Dave Bing representing Diane Fink.

Opposed: Arron Statz and Stephanie Bertin. The neighborhood to the east expressed concerns regarding safety, screening, and reclamation of the site.

postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)

In favor: Mike Jelle
Opposed: None.
approved with conditions

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)
[Edgerton email](#)
[Murphy Desmond letter](#)
[Wheeler letter](#)
[Hoffman response to concerns](#)

*In favor: James Hoffman, Shawn Hoffman, Attorney Dan O'Callaghan, Thad Andrews,
Albion Town Chair Robert Venske, Town Planning Commission Chair Kim Olson, and
Kathryn Fosdal.*

*Opposed: Brian Bogan, Attorney Jessica Shrestha, Steve Gaffield, Attorney Matt
Fleming. Concerns were expressed regarding the high capacity well, environmental
impact, traffic, the need for additional information, and the need for additional public
hearings.*

postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[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](#)
[Letter of opposition 1](#)
[Letter of opposition 2](#)

In favor: Nathan Ward
Opposed: None
postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

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

Sponsors: DOWNING, de FELICE, FERRELL, HENDRICK, JONES, MILES, RIPP, SALOV,
STUBBS, VELDRAN, WILLETT, WILLIAMS and ZWEIFEL

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](#)
[Information presented at meeting](#)

*In favor: Supervisor Downing expressed the need for the ordinance amendment and
informed the Committee that a substitute has been prepared to address the recent
concerns.*
Opposed: None.
referred

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

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](#)

postponed

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

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](#)

approved with conditions

[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](#)

approved

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](#)
[2016 RES-572 SUB \(PROPOSED-CORRIGAN\)](#)
[2016 RES-572 SUB CORRIGAN FISCAL NOTE](#)
[MARKED CHANGES SUB 1 to 2016 IMMIGRATION
ASSISTANCE REVISED 3-23-17](#)
[SUB 1 to 2016 RES-572 AS AMENDED MARKED VERSION](#)
[SUB 1 to 2016 RES-572 AS AMENDED CLEAN COPY](#)
[LEVIN SUB to 2016 Immigration Assistance revised 3.27.17final](#)

County Board Chair Corrigan explained the proposed language changes to the resolution.

recommended for approval

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

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

Sponsors: DOWNING, de FELICE, FERRELL, HENDRICK, JONES, MILES, RIPP, SALOV,
STUBBS, VELDRAN, WILLETT, WILLIAMS and ZWEIFEL

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](#)
[Information presented at meeting](#)

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 Dunn

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

Robert Brownell presented a concept plan for the redevelopment of the Barber's Bay property. Adam and Brittany Buhalog in attendance.
approved

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

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

adjourned

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