



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, April 24, 2018

6:30 PM

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

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- A. Call to Order
- B. Election of Officers
- C. Public comment for any item not listed on the agenda
- D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[11265](#)

PETITION: REZONE 11265
APPLICANT: GRANT WILLRETT
LOCATION: 4209 OBSERVATORY ROAD, SECTION 16, TOWN OF CROSS PLAINS
CHANGE FROM: RH-2 Rural Homes District TO RH-2 Rural Homes District, RH-3 Rural Homes District TO RH-2 Rural Homes District
REASON: lot line adjustment, also change zoning from RH-2 and one RH-3 parcel to two RH-2 parcels

Attachments: [11265 Staff](#)
[11265 Town](#)
[11265 Map](#)
[11265 APP](#)

[11266](#) PETITION: REZONE 11266
APPLICANT: RANDY A EHLE
LOCATION: 2432 COUNTY HIGHWAY BN, SECTION 14, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
REASON: separating existing residence from farmland

Attachments: [11266 Staff](#)
[11266 Town](#)
[11266 Density](#)
[11266 Map](#)
[11266 APP](#)

[11268](#) PETITION: REZONE 11268
APPLICANT: JAMES R KOPATZ
LOCATION: 3305 SUGAR VALLEY ROAD, SECTION 32, TOWN OF CROSS PLAINS
CHANGE FROM: R-1 Residence District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, RH-2 Rural Homes District TO RH-1 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [11268 Staff](#)
[11268 Town](#)
[11268 Map](#)
[11268 APP](#)

[11269](#) PETITION: REZONE 11269
APPLICANT: DAVE TOOTHMAN
LOCATION: 4365 OLD STONE ROAD, SECTION 20, TOWN OF RUTLAND
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District
REASON: salvage recycling center coming into compliance.

Attachments: [11269 CUP 2415 Staff](#)
[11269 Town](#)
[11269 Map](#)
[11269 APP](#)

[CUP 02415](#) PETITION: CUP 02415
APPLICANT: DAVE TOOTHMAN
LOCATION: 4365 OLD STONE ROAD, SECTION 20, TOWN OF RUTLAND
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District
CUP DESCRIPTION: SALVAGE RECYCLING CENTER COMING INTO COMPLIANCE.

Attachments: [11269 CUP 2415 Staff](#)
[CUP 2415 Town](#)
[CUP 02415 APP](#)
[CUP 2415 Map](#)

[11270](#) PETITION: REZONE 11270
APPLICANT: RUDISILL LLC
LOCATION: SECTION 36, TOWN OF ALBION
CHANGE FROM: R-3 Residence District TO A-2 Agriculture District, A-1EX Agriculture District TO A-2 Agriculture District, R-3 Residence District TO A-1EX Agriculture District, R-3 Residence District TO A-2 (8) Agriculture District
REASON: creating 2 residential lots, the remainder to be zoned A-1EX

Attachments: [11270 Staff](#)
[11270 Town](#)
[11270 Map](#)
[11270 APP](#)

[11271](#) PETITION: REZONE 11271
APPLICANT: SCOTT F SCHALLER
LOCATION: NORTH OF 7757 SHALLER ROAD, SECTION 6, TOWN OF MONTROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: creating one residential lot

Attachments: [11271 Staff](#)
[11271 Town](#)
[11271 Density](#)
[11271 Map](#)
[11271 APP](#)

[11272](#) PETITION: REZONE 11272
APPLICANT: DARCEY HAGEMANN & MARK SINGEL
LOCATION: 6403 COUNTY HIGHWAY M, SECTION 25, TOWN OF VERONA
CHANGE FROM: A-3 Agriculture District TO A-2 Agriculture District
REASON: creating one residential lot

Attachments: [11272 Staff](#)
[11272 Town](#)
[11272 Map](#)
[11272 APP](#)

[11273](#) PETITION: REZONE 11273
APPLICANT: KEVIN R ZUMKEHR
LOCATION: 1194 COUNTY HIGHWAY A, SECTION 16, TOWN OF ALBION
CHANGE FROM: R-1 Residence District TO RH-1 Rural Homes District, A-1EX Agriculture District TO RH-1 Rural Homes District, R-1A Residence District TO RH-1 Rural Homes District
REASON: compliance for existing structures and land uses

Attachments: [11273 Staff](#)
[11273 Map](#)
[11273 APP](#)

[11274](#) PETITION: REZONE 11274
APPLICANT: HELGELAND FAMILY FARM LLC
LOCATION: 2608 GASTON ROAD. SECTION 4, TOWN OF COTTAGE GROVE
CHANGE FROM: A-2 (8) Agriculture District TO A-2 (4) Agriculture District, A-2 (8) Agriculture District TO A-2 (2) Agriculture District
REASON: creating two residential lots

Attachments: [11274 Staff](#)
[11274 Town](#)
[11274 Density](#)
[11274 Map](#)
[11274 APP](#)

[11275](#)

PETITION: REZONE 11275
APPLICANT: MAXWELL FAMILY LLC
LOCATION: EAST AND SOUTH OF 11691 MID TOWN ROAD,
SECTION 6, TOWN OF VERONA
CHANGE FROM: A-3 Agriculture District TO R-4 Residence District
REASON: develop a 29 unit land condominium project.

Attachments: [11275 Staff](#)
[11275 Town](#)
[Fox Hill review meeting](#)
[Town Review Process](#)
[Fox Hill Condo Plat April 17](#)
[Fox Hill Declaration Docs April 17](#)
[Developer response April 17](#)
[11275 Map](#)
[11275 APP](#)

[11276](#)

PETITION: REZONE 11276
APPLICANT: STEVEN P REINEN
LOCATION: NORTH AND WEST OF 6440 SUNSET DRIVE, SECTION
36, TOWN OF VERONA
CHANGE FROM: RH-1 Rural Homes District TO R-4 Residence District
REASON: Proposed 16-unit condo for single-family residential
development

Attachments: [11276 Staff](#)
[11276 Town](#)
[Deer Haven review meeting](#)
[Town Review Process](#)
[Deer Haven Estates Condo Plat April 17](#)
[Deer Haven Estates Declaration Docs April 17](#)
[Developer response April 17](#)
[Deer Haven Condo Map Prelim](#)
[11276 Ice Age TrailMap](#)
[11276 Map](#)
[11276 APP](#)

[11278](#) PETITION: REZONE 11278
APPLICANT: HASTINGS REV TRAIL, PHILLIP
LOCATION: 1013 COUNTY HIGHWAY BB, SECTION 9, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO LC-1 Limited Commercial District, LC-1 Limited Commercial District TO A-1EX Agriculture District
REASON: reducing the size of an existing lc-1 boundary

Attachments: [11278 Staff](#)
[11278 Town](#)
[11278 Map](#)
[11278 APP](#)

[CUP 02413](#) PETITION: CUP 02413
APPLICANT: MARK S ROSENBAUM
LOCATION: 3159 COUNTY HIGHWAY A, SECTION 18, TOWN OF DUNKIRK
CUP DESCRIPTION: mineral extraction

Attachments: [CUP 2413 Staff](#)
[CUP 2413 Town](#)
[CUP 2413 Map](#)
[Area Map](#)
[CUP 2413 APP](#)

[CUP 02414](#) PETITION: CUP 02414
APPLICANT: MARK S ROSENBAUM
LOCATION: 971 STATE HIGHWAY 138, SECTION 18, TOWN OF DUNKIRK
CUP DESCRIPTION: concrete batch plant

Attachments: [CUP 2414 Staff](#)
[CUP 2414 Town](#)
[CUP 2414 Map](#)
[Area Map](#)
[CUP 02414 APP](#)

[2017 OA-046](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE Town of CROSS PLAINS Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Attachments: [2017 OA 46 Staff memo](#)
[2017-OA 46 Ordinance Amendment](#)
[2017 OA-46. 05a. TCP PLAN AMENDMENT ON SUPER SENDING ARI](#)
[2017 OA-46. 05b. TDR-S super sending areas REVISED 12-5-17](#)

Legislative History

2/16/18 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

[2017 OA-047](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE Town of VERMONT Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Attachments: [2017 OA-47 staff memo Vermont](#)
[2017 OA-047 Ordinance Amendment Text](#)
[2017 OA-047 Comprehensive Plan as amended by town board](#)
[2017 OA-047 ComprehensivePlan2017 signed](#)
[2017 OA-047 ComprehensivePlanResolution101717](#)

Legislative History

3/2/18 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

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

F. Plats and Certified Survey Maps

[2017 LD-060](#) Hellenbrand proposed 1-lot Certified Survey Map
Town of Springdale

Attachments: [hellenbrand](#)
[20180409115030](#)
[SD Linus Hellenbrand \(Linus and Chere Hellenbrand farm secs 13 14\) 2](#)

[2018 LD-001](#) Freitag proposed 4-Lot Certified Survey Map
Town of Springdale, Section 12

Attachments: [Freitag](#)
[20180327171528](#)
[SD Alan Freitag \(Alan Freitag farm sec 12\) 2018](#)
[18-0](#)

[2018 LD-002](#) Final Plat - Fifth Addition to Merri-Hill Addition
Village of Oregon
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27828 5th addn Merri Hill addn](#)
[20180417160644373](#)

[2018 LD-003](#) Final Plat - Rivers Turn Third Addition
Village of DeForest
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27831 Rivers Turn 3rd Addn](#)
[20180418153317550](#)

G. Resolutions

H. Ordinance Amendment

[2017 OA-046](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING THE Town of CROSS PLAINS
Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE
PLAN

Attachments: [2017_OA_46_Staff_memo](#)
[2017-OA 46 Ordinance Amendment](#)
[2017 OA-46. 05a. TCP PLAN AMENDMENT ON SUPER SENDING ARI](#)
[2017 OA-46. 05b. TDR-S super sending areas REVISED 12-5-17](#)

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Regulation Committee
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Legislative History

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This Ordinance was referred to the Zoning & Land Regulation Committee

I. Items Requiring Committee Action

J Reports to Committee

[2018 RPT-004](#) Report of approved Certified Survey Maps

Attachments: [Apr 2018](#)

K. Other Business Authorized by Law

L. 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.