



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, February 27, 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. Public comment for any item not listed on the agenda

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

[11240](#)

PETITION: REZONE 11240

APPLICANT: SCOTT B FRANK

LOCATION: 1980 RATHERT ROAD, SECTION 11, TOWN OF COTTAGE GROVE

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

REASON: reduce the size of a residential lot

Attachments: [11240 Staff](#)

[11240 Town](#)

[11240 Density](#)

[11240 Map](#)

[11240 APP](#)

[11241](#) PETITION: REZONE 11241
APPLICANT: PLEASANTIME HOLDINGS LLC
LOCATION: 5052 STATE HIGHWAY 73, SECTION 28, TOWN OF MEDINA
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District, R-1 Residence District TO RH-1 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [11241 Staff](#)
[11241 Town](#)
[11241 Density](#)
[11241 Map](#)
[11241 APP](#)

[11242](#) PETITION: REZONE 11242
APPLICANT: SCOTT TRAUTMAN
LOCATION: SOUTH OF SKAALEN ROAD AND WEST OF PLEASANT HILL ROAD, SECTION 34, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District
REASON: creating one residential lot

Attachments: [11242 Staff](#)
[11242 Town](#)
[11242 Density](#)
[11242 Map](#)
[11242 APP](#)
[11242 site plan](#)

[11243](#) PETITION: REZONE 11243
APPLICANT: CARLA JOY RAATZ
LOCATION: 9854 GREENWALD ROAD, SECTION 26, TOWN OF VERMONT
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District
REASON: creating one residential lot

Attachments: [11243 Staff](#)
[11243 Town](#)
[11243 Map](#)
[11243 APP](#)

[11244](#) PETITION: REZONE 11244
APPLICANT: PETE ANDRINGA
LOCATION: RIDGE ROAD, SECTION 23, TOWN OF COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
REASON: creating one residential lot

Attachments: [11244 Staff](#)
[11244 Town](#)
[11244 Density](#)
[11244 CSM](#)
[11244 Map](#)
[11244 APP](#)

[11245](#) PETITION: REZONE 11245
APPLICANT: NORMAN STAMM
LOCATION: 6712 RED STONE LANE, SECTION 35, TOWN OF VERONA
CHANGE FROM: A-2 (2) Agriculture District TO RH-1 Rural Homes District
REASON: creating three residential lots from two.

Attachments: [11245 Staff](#)
[11245 Town](#)
[11245 Map](#)
[11245 APP](#)

[11246](#) PETITION: REZONE 11246
APPLICANT: DENNIS G REISDORF
LOCATION: 1190 SUNRISE ROAD, SECTION 9, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [11246 Staff](#)
[11246 Town](#)
[11246 Map](#)
[11246 APP](#)

[11247](#)

PETITION: REZONE 11247
APPLICANT: JOHN P ZIEGLER
LOCATION: 1256 US HIGHWAY 14, SECTION 7, TOWN OF
RUTLAND
CHANGE FROM: LC-1 Limited Commercial District TO R-1A
Residence District
REASON: creating one residential lot

Attachments: [11247 Staff](#)
[11247 Town](#)
[11247 Density \(sending farm\)](#)
[11247 Map TDR](#)
[11247 Map](#)
[11247 APP](#)

[11248](#)

PETITION: REZONE 11248
APPLICANT: DONALD L PARRELL
LOCATION: 4543 BLUE MOUNDS TRAIL, SECTION 3, TOWN OF
VERMONT
CHANGE FROM: RH-4 Rural Homes District TO RH-3 Rural Homes
District, RH-4 Rural Homes District TO RH-3 Rural Homes District
REASON: creating two residential lots

Attachments: [11248 Staff](#)
[11248 Town](#)
[11248 Density](#)
[Petition 11210](#)
[11248 Previous Density](#)
[11248 Map](#)
[11248 APP](#)

[11249](#)

PETITION: REZONE 11249
APPLICANT: JOSEPH M SCHWARZ & SON LLC
LOCATION: NORTH OF 4473 BLUE MOUNDS TRAIL, SECTION 9,
TOWN OF VERMONT
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [11249 Staff](#)
[11249 Town](#)
[11249 Density](#)
[11249 Map](#)
[11249 APP](#)

[11250](#)

PETITION: REZONE 11250
APPLICANT: CONTROLLED SURFACE FINISHING, INC
LOCATION: 830 US HIGHWAY 51, SECTION 3, TOWN OF DUNKIRK
CHANGE FROM: C-1 Commercial District TO C-2 Commercial District
REASON: changing zoning from C1 to C2 combining the 2 existing
parcels

Attachments: [11250 Staff](#)
[11250 Town](#)
[11250 DOT concerns](#)
[11250 Staff Recommendation Map](#)
[11250 Amended Zoning Map](#)
[11250 Prelim CSM](#)
[11250 Map](#)
[11250 APP](#)

[11251](#) PETITION: REZONE 11251
APPLICANT: JOHN G MORSCHAUSER
LOCATION: SOUTHWEST QUADRANT OF BURVE ROAD AND
SMITH DRIVE, SECTION 7, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture
District, A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [11251 Staff](#)
[11251 Town](#)
[11251 Density](#)
[11251 APP](#)
[11251 Map](#)

[11253](#) PETITION: REZONE 11253
APPLICANT: SCHROEDER LIVING TR, DALE KENNETH
LOCATION: 7108 LAVINA ROAD, SECTION 34, TOWN OF DANE
CHANGE FROM: A-2 (1) Agriculture District TO LC-1 Limited
Commercial District
REASON: zoning to allow for a limited commercial business.

Attachments: [11253 Staff](#)
[11253 Map](#)
[11253 APP](#)

[CUP 02406](#) PETITION: CUP 02406
APPLICANT: TOAD HILL CHILDRENS HOUSE LLC
LOCATION: 4560 RUSTIC DRIVE, SECTION 2, TOWN OF
BLOOMING GROVE
CUP DESCRIPTION: child care center and Montessori school in RH-1

Attachments: [CUP 2406 Staff](#)
[CUP 2406 Town](#)
[CUP 2406 Map](#)
[CUP 02406 APP](#)

[CUP 02407](#) PETITION: CUP 02407
APPLICANT: CAMBRIDGE SCHOOL DISTRICT
LOCATION: 37 OAKLAND ROAD, SECTION 24, TOWN OF
CHRISTIANA
CUP DESCRIPTION: charter school

Attachments: [CUP 2407 Staff](#)
[CUP 2407 Town](#)
[CUP 2407 Site & Concept Plan](#)
[CUP 2407 Map](#)
[CUP 02407 APP](#)

[CUP 02408](#) PETITION: CUP 02408
APPLICANT: JAMES ACE
LOCATION: 1825 GREEN ROAD, SECTION 34, TOWN OF DUNN
CUP DESCRIPTION: parking of trucks used for hauling ag
commodities

Attachments: [CUP 2408 Staff](#)
[CUP 2408 Town](#)
[CUP 2408 Map](#)
[CUP 02408 APP](#)

[CUP 02409](#) PETITION: CUP 02409
APPLICANT: BLOOMING GROVE, TOWN OF
LOCATION: 3325 THURBER AVE, SECTION 5, TOWN OF
BLOOMING GROVE
CUP DESCRIPTION: park facility, artist studio (art production and
education)

Attachments: [CUP 2409 Staff](#)
[CUP 2409 Town](#)
[CUP 2409 Map](#)
[CUP 2409 APP](#)

[CUP 02410](#)

PETITION: CUP 02410
APPLICANT: LAURENCE D THIEMANN
LOCATION: EAST OF 3700 OLD MILITARY ROAD, SECTION 26,
TOWN OF CROSS PLAINS
CUP DESCRIPTION: kennel/dog park

Attachments: [CUP 2410 Staff](#)
[CUP 2410 Town](#)
[CUP 2410 Map](#)
[CUP 2410 AKC guidance](#)
[CUP 2410 APP](#)

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

[11221](#)

PETITION: REZONE 11221
APPLICANT: ANDREW J VEUM
LOCATION: 135 HOOPEN ROAD, SECTION 36, TOWN OF
CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO RH-4 Rural Homes
District, A-1EX Agriculture District TO RH-4 Rural Homes District,
RH-1 Rural Homes District TO RH-4 Rural Homes District
REASON: Expand existing lot

Attachments: [11221 Staff](#)
[11221 Town](#)
[11221 Density](#)
[11221 Map](#)
[11221 APP](#)

Legislative History

12/11/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MILES, seconded by MATANO, that this Zoning Petition
be postpone due to lack of town action. The motion carried by the following
vote: 4-0. Passed

[2017 LD-051](#) Preliminary Plat - Parkside Ridge
Village of Cottage Grove
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27794 Parkside Ridge](#)

F. Resolutions

G. Ordinance Amendment

H. Items Requiring Committee Action

[2017 ACT-615](#) Discussion of written request to revoke Conditional Use Permit #2175
for the operation of a concrete batch plant, Rocky Rights LLC, 2294
US Highway 12/18, Section 34, Town of Cottage Grove

Attachments: [Letter requesting revocation of CUP #2175](#)
[Support revocation Feb 8 supplement](#)
[Letter from landowner in opposition of revocation](#)
[Staff report on CUP #2175.pdf](#)
[Map CUP 2175](#)
[Support revocation Feb 22 supplement](#)

I. Reports to Committee

[2017 RPT-681](#) Report of approved Certified Survey Maps

Attachments: [Feb 2018](#)

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.