

# **Dane County**

## **Meeting Agenda - Final**

## **Zoning & Land Regulation Committee**

Consider:

Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?

Tuesday, April 9, 2019

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. Consideration of Minutes

2018 MIN-545 Minutes of the March 12, 2019 Zoning and Land Regulation Committee

meeting

Attachments: 3-12-19 ZLR Work meeting minutes

2018 MIN-546 Minutes of the March 26, 2019 Zoning and Land Regulation Committee

meeting

Attachments: 3-26-19 Public Hearing minutes

- D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments
- E. Zoning Map Amendments and Conditional Use Permits from previous meetings

11379 PETITION: REZONE 11379

APPLICANT: WATTS FAMILY TR

LOCATION: 7701 W. MINERAL POINT ROAD, SECTION 30, TOWN

OF MIDDLETON

CHANGE FROM: RE-1 Recreational District TO B-1 Local Business District, RE-1 Recreational District TO R-1 Residence District, B-1 Local Business District TO RE-1 Recreational District, B-1 Local

Business District TO R-1 Residence District

REASON: residential subdivision plat

Attachments: 11379 Staff Update

11379 Town 11379 Narrative 11379 Map 11379 APP

#### **Legislative History**

2/12/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by Peters, seconded by Wegleitner, to postpone action on the zoning petition pending consideration and action on a town comprehensive plan amendment. The motion carried by the following vote: 4-0. Passed

11381 PETITION: REZONE 11381

APPLICANT: CHRIS HENDRICKSON

LOCATION: 7595 W MINERAL POINT ROAD, SECTION 29, TOWN

OF MIDDLETON

CHANGE FROM: B-1 Local Business District and A-1 Agriculture

District TO C-1 Commercial District

REASON: expansion of existing land use (retail greenhouse)

Attachments: 11381 Staff Update

11381 Town

11381 Operations & Site Plan

11381 Letter of Concern

11381 Map 11381 App

Legislative History

2/12/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by Wegleitner, seconded by Peters, to postpone action on the zoning petition pending receipt of a town action report and consideration and action on a pending town comprehensive plan amendment. The motion carried by the following vote: 4-0. Passed

11395 PETITION: REZONE 11395

APPLICANT: FELIPE G SOLACHE

LOCATION: 1017 RIDGEWOOD WAY, SECTION 35, TOWN OF

**MADISON** 

CHANGE FROM: R-3 Residence District TO R-4 Residence District

REASON: converting single family residence to 3 apartments

Attachments: 11395 Staff Update

11395 Town Action

11395 City letter of opposition

11395 Map 11395 APP

Legislative History

3/26/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by PETERS, seconded by KNOLL, to postpone action due

to public opposition. The motion carried by the following vote: 3-0.

The Committee will allow time for the applicant to discuss amending the petition to allow for a two-family unit with the Town. Passed

11396 PETITION: REZONE 11396

APPLICANT: DAVID D WOOD

LOCATION: 3200 LARSEN ROAD, SECTION 31, TOWN OF

**BLOOMING GROVE** 

CHANGE FROM: RR-2 Rural Residential District, TFR-08 Two Family

Residential District, and RM-16 Rural Mixed Use District TO GC

**General Commercial District** 

REASON: allow commercial uses for wedding/reception facility

Attachments: 11396 Staff Update (CUP 2453)

11396 Town 11396 Map

11396 & CUP 2453 App

11396 & CUP 02453 App REVISED

Letters of opposition

Legislative History

3/26/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KNOLL, seconded by PETERS, to postpone action due to public opposition. The motion carried by the following vote: 3-0. Passed

CUP 02453 PETITION: CUP 2453

APPLICANT: DAVID D WOOD

LOCATION: 3200 LARSEN ROAD, SECTION 31, TOWN OF

**BLOOMING GROVE** 

**CUP DESCRIPTION: OUTDOOR ENTERTAINMENT & RESIDENTIAL** 

**USES** 

Attachments: CUP 2453 Staff Update (11396)

CUP 2453 Town
CUP 2453 Map

11396 & CUP 2453 App

Legislative History

3/26/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KNOLL, seconded by PETERS, to postpone action due to public opposition. The motion carried by the following vote: 3-0. Passed

11397 PETITION: REZONE 11397

APPLICANT: KIPPLEY REV LIVING TR, RALPH W & ETHEL T LOCATION: 9054 COUNTY HIGHWAY Y, SECTION 17, TOWN OF

**ROXBURY** 

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

District

REASON: separating existing residence from farmland

Attachments: 11397 Staff Update

11397 Town 11397 Density 11397 Map 11397 APP

Legislative History

3/26/19 Zoning & Land Regulation suspended from the rules

Committee

A motion was made by PETERS, seconded by KNOLL, to suspend the committee rules to accept the town action report after the deadline. The motion carried by a voice vote. Passed

3/26/19 Zoning & Land Regulation postponed to the Zoning & Land Committee Regulation Committee

A motion was made by KNOLL, seconded by PETERS, to postpone action to allow time for staff to review the housing density for the farm. The motion carried by the following vote: 3-0. Passed

CUP 02449 PETITION: CUP 02449

APPLICANT: OAK PARK QUARRY LLC

LOCATION: 1/4 1/4 NORTH AND SOUTH OF 3522 OAK PARK ROAD,

SECTION 29, TOWN OF DEERFIELD CUP DESCRIPTION: mineral extraction

Attachments: CUP 2449 Staff Supplement memo

CUP 2449 Staff Update

CUP 2449 Town

Church proposed conditions April 1

Church letter March 26

**CUP 02449 MAP** 

**CUP 02449 DEERFIELD APP** 

**CUP 02449 Application Supplement** 

CUP 2449 St. Paul's Letter of opposition 020619

CUP 2449 Exhibits for St. Paul's Letter of opposition 020619

CUP 2449 QUARRY SUPPORT LETTERS Part1

CUP 2449 QUARRY SUPPORT LETTERS Part2

CUP 2449 QUARRY SUPPORT LETTERS Part3

CUP 2449 Opposition - Dana Kelly letter 011419

CUP 2449 Opposition - Schuster complaints 011619

CUP 2449 Support - PE Gubbe Comments of Public Hearing 160329

CUP 2449 Support - PE Gubbe Ltr to UW Dept Mech Engineering 16041

CUP 2449 Support - Aggregate Producers of Wisconsin Letter 190114

CUP 2449 Support - St Paul Itr W Kosh Pics B&W

CUP 2449 Support - Conrad Schmitt ZLR handout

CUP 2449 Opposition - Engelstad Rebuttal to Gubbe

CUP 2449 Opposition - Documents submitted at 2-12-19 public hearing

CUP 2449 Support - Documents submitted at 2-12-19 ZLR public hearing

CUP 2449 Support - Courter Resource Group letter

CUP 2449 Support - WMC letter

CUP 2449 Support - Jeff & Heidi Krumenauer letters

February 12, 2019 ZLR Public Hearing Audio Recording

**Huston Letter** 

#### Legislative History

2/12/19 Zoning & Land Regulation received and filed

Committee

A motion was made by Peters, seconded by Knoll, to accept into the official record for this Conditional Use Permit all documentary items provided by the applicant / supporters and opposition prior to and during the 2-12-19 ZLR Committee Public Hearing. The motion carried by the following vote: 4-0. Passed

2/12/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KNOLL, seconded by PETERS, that this Conditional Use Permit be postponed due to public opposition and no town action. The motion carried by the following vote: 4-0. Passed

### F. Plats and Certified Survey Maps

2018 LD-048 Final Plat - Redtail Ackers Subdivision

City of Middleton

Staff recommends a certification of non-objection.

Attachments: map

27999 20190320 recordable

#### G. Resolutions

2018 RES-627 ESTABLISHING THE DANE COUNTY 2020 CENSUS COMPLETE

**COUNT COMMITTEE** 

Attachments: 2018 RES-627

Legislative History

3/22/19 County Board referred to the Zoning & Land

Regulation Committee

This Resolution was referred to the Zoning & Land Regulation Committee

3/22/19 County Board referred to the Executive

Committee

This Resolution was referred to the Executive Committee

#### H. Ordinance Amendment

## I. Items Requiring Committee Action

## J. Reports to Committee

2018 RPT-606 Report of approved Certified Survey Maps

Attachments: Apr 2019

2018 RPT-605 Status of the decision made by the Zoning and Land Regulation

Committee regarding the revocation of CUP #2175

Attachments: Memo to ZLR

## 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 hnub ua hauj lwm ua ntej yuav tuaj sib tham.