

# **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, December 17, 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

2019 MIN-352 Minutes of the November 26, 2019 Zoning and Land Regulation Committee

meeting

Attachments: 11-26-19 ZLR Public Hearing minutes

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

**11498** PETITION: REZONE 11498

APPLICANT: BRYCE B BRONSTAD

LOCATION: 1845 COUNTY HIGHWAY B, SECTION 25, TOWN OF PLEASANT SPRINGS CHANGE FROM: A-1EX Agriculture District AND A-2 (8) Agriculture District TO RH-1 Rural

Homes District

REASON: increase size of existing residential lot

Attachments: 11498 Staff Report

11498 Town 11498 Density 11498 Map 11498 APP **11499** PETITION: REZONE 11499

APPLICANT: THADDEUS GARLEWSKI

LOCATION: CORNER OF KOSHKONONG DRIVE AND CHEROKEE DRIVE, SECTION 25,

TOWN OF ALBION

CHANGE FROM: SFR-08 Single Family Residential District TO HAM-R Hamlet Residential

District

REASON: allow reduced setback requirements for new home

Attachments: 11499 Staff Report

11499 Town 11499 Map 11499 APP

11464 PETITION: REZONE 11464

APPLICANT: WINDSOR QUARRY LLC

LOCATION: WEST OF VILAS HOPE ROAD, SECTION 18, TOWN OF COTTAGE GROVE CHANGE FROM: AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW District, SFR-08 Single Family Residential District TO FP-35 General Farmland Preservation District, FP-35 General Farmland Preservation District TO UTR Utility, Transportation and ROW

District AND SFR-08 Single Family Residential District

REASON: create 18 lot residential subdivision and 3 stormwater outlots

Attachments: 11464 Staff Update

11464 Town

11464 Revised Zoning Map

11464 Density

11464 Map revised

11464 APP

#### Legislative History

8/27/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by WEGLEITNER, seconded by AUDET, to postpone to allow time for County Staff to meet with the applicant to resolves their differences. The motion carried by the following vote: 4-0. Passed

**11500** PETITION: REZONE 11500

APPLICANT: WINDSOR QUARRY LLC

LOCATION: 3973 VILAS HOPE ROAD, SECTION 18, TOWN OF COTTAGE GROVE CHANGE FROM: AT-35 Agriculture Transition District TO SFR-08 Single Family Residential

District AND UTR Utility, Transportation and ROW District

REASON: 18 lot residential subdivision

Attachments: 11500 Staff Report

11500 Town 11500 Map 11500 APP

**11501** PETITION: REZONE 11501

APPLICANT: CHARLES M BOWEN

LOCATION: 14 HILLSIDE ROAD, SECTION 36, TOWN OF ALBION

CHANGE FROM: RM-16 Rural Mixed-Use District and, RR-2 Rural Residential District TO RR-4

Rural Residential District and RR-2 Rural Residential District, REASON: shifting of property lines between adjacent land owners

Attachments: 11501 Staff Report

11501 Town 11501 Map 11501 App

**11502** PETITION: REZONE 11502

APPLICANT: DANIEL R LOTHE

LOCATION: 3562 STATE HIGHWAY 19, SECTION 2, TOWN OF BURKE

CHANGE FROM: RR-4 Rural Residential District TO SFR-1 Single Family Residential District

REASON: shifting of property lines between adjacent land owners

Attachments: 11502 Staff Report

11502 Map 11502 APP **11503** PETITION: REZONE 11503

APPLICANT: RICHARD J HOLLER

LOCATION: 2993 COUNTY HIGHWAY P, SECTION 4, TOWN OF SPRINGDALE CHANGE FROM: AT-35 Agriculture District TO RM-8 and RM-16 Rural Mixed Use District REASON: separation of residence and barns from farmland and creating an additional

residential lot

Attachments: 11503 Staff Report

11503 Town

11503 Revised App

11503 Density

<u>11503 Map</u>

11503 APP

11504 PETITION: REZONE 11504

APPLICANT: TREK TRAILS LLC

LOCATION: 97 CANAL ROAD, SECTION 12, TOWN OF MEDINA

CHANGE FROM: FP-35 General Farmland Preservation District TO RE Recreational District

REASON: bike trails and future pavilion

Attachments: 11504 Staff Report

11504 Town

11504 Map

11504 APP

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

11484 PETITION: REZONE 11484

APPLICANT: TOKEN PROPERTIES LLC

LOCATION: 6332 PORTAGE ROAD, SECTION 3, TOWN OF BURKE

CHANGE FROM: HAM-M Hamlet Mixed-Use District AND SFR-08 Single Family Residential

District TO HC Heavy Commercial District

REASON: create a commercial lot for mini storage units

Attachments: 11484 Staff Update

11484 Town

11484 Additional information

Sun Prairie staff report

11484 Map 11484 APP

Legislative History

10/22/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KNOLL, seconded by WEGLEITNER, to postpone until Town action is received. Motion carried by the following vote: 4-0. Passed

**11497** PETITION: REZONE 11497

APPLICANT: JOHNSON FAMILY TR, KENNETH J & ELEANOR D LOCATION: 6665 LEE ROAD, SECTION 11, TOWN OF DANE

CHANGE FROM: FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential,

1 to less than 2 acres) District

REASON: separating existing residence from farmland

Attachments: 11497 Staff Update

11497 Town 11497 Density 11497 Map

11497 DANE APP

Legislative History

11/26/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by WEGLEITNER, seconded by KNOLL, that the Zoning Petition be postponed due to no town action. The motion carried by the following

vote: 4-0. Passed

CUP 02482 PETITION: CUP 02482

APPLICANT: JASON R BREE

LOCATION: 2764 PHEASANT RUN, SECTION 5, TOWN OF COTTAGE GROVE CUP DESCRIPTION: residential accessory building between 12'-16' in height

Attachments: CUP 2482 Staff Update

CUP 2482 Town

CUP 2482 Building Plans
CUP 2482 Neighbor Picture

**CUP 02482 APP** 

CUP 2482 Neighborhood Plan

**CUP 2482 Map** 

Legislative History

11/26/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KNOLL, seconded by WEGLEITNER, that the Conditional Use Permit be postponed due to public opposition. The motion

carried by the following vote: 4-0. Passed

11/26/19 Zoning & Land Regulation direction for staff

Committee

A motion was made by AUDET, seconded by KNOLL, to direct staff to enter the opponent's submitted pictures into the official record. The motion carried by a voice vote. Passed

## F. Plats and Certified Survey Maps

2019 LD-035 Land Division Waiver - Richard Walker

Town of Albion

Applicant is seeking a waiver from the public road frontage requirements as per

Ch. 75.19(6)(b) for the existing homesites.

Attachments: waiver report

SKMBT 36319120312560

2019 LD-033 Preliminary Plat - Twin Rock (Waiver Request)

Town of Verona

Waiver request from Ch. 75..11 (Dedication of lands for public recreation within

residential plats)

Attachments: Corp Counsel regarding Park Fee

TWIN ROCK PRELIMINARY PLAT (8-20-19)

conditional town letter

Legislative History

11/26/19 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by WEGLEITNER, seconded by AUDET, to postpone the waiver request from the requirements of Ch. 75.11 (Parkland Dedication) for the proposed subdivision plat. The motion carried by a voice vote, 4-0. Passed

2019 LD-037 Preliminary Plat - Prairie Circle Extension

Town of Verona

Acceptance and schedule for future consideration.

Attachments: acceptance

20191121130614

<u>19-32</u>

2019 LD-036 Final Plat - Fred - Maple Grove Drive

City of Madison

Staff recommends a certification of non-objection.

Attachments: map

28133 20191125 Print

- G. Resolutions
- **H. Ordinance Amendment**
- I. Items Requiring Committee Action
- J. Reports to Committee

2019 RPT-432 Report - Approved Certified Survey Maps

## K. Other Business Authorized by Law

2019 DISC-016 Initial discussion regarding the University of Minnesota Mapping Prejudice Project

Attachments: Discussion Request

### 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.