

# **Dane County**



## **Minutes**

**Tuesday, June 13, 2017**

**6:30 PM**

**City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison  
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## **Zoning & Land Regulation Committee**

## A. Call to Order

Chair Kolar called the meeting of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Everson, Lane, Standing, and Violante

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

[2017](#)  
[RPT-184](#)

Registrants at the June 13th ZLR Committee meeting

## C. Consideration of Minutes

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

[11120](#)

PETITION: REZONE 11120

APPLICANT: STEPHEN D FLACH

LOCATION: 8716 RIDGE DRIVE, SECTION 27, TOWN OF PRIMROSE

CHANGE FROM: A-2 (8) Agriculture District TO RH-4 Rural Homes District, A-2 (8) Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-4 Rural Homes District, A-1EX Agriculture District TO A-2 Agriculture District

REASON: shifting of property lines between adjacent land owners

A motion was made by MATANO, seconded by O'LOUGHLIN, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. The petition shall be amended to include the 5 acres of the Hisel land lying north of Ridge Road. The 5 acres shall be included in the RH-4 Rural Homes Zoning District making the total acreage of the lot 23.21 acres.

2. The petition shall be amended to change the zoning of the 26.4 acres land owned by the Flach that is located south of Ridge Road to A-4 Agriculture.

3. The petition is contingent up a land division waiver being granted for the proposed 5-acre lot south of Ridge Road.

4. A access easement shall be recorded to allow access to the 5-acre lot from Ridge Road.

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

11123

PETITION: REZONE 11123

APPLICANT: KYLE O KLAWITTER

LOCATION: NORTH OF 1939 HUBRED LANE, SECTION 23, TOWN OF COTTAGE GROVE

CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO A-2 Agriculture District

REASON: creating two residential lots

**A motion was made by O'LOUGHLIN, seconded by BOLLIG, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.**

- 1. Lots 1 and 2 shall be assigned the zoning district classification of RH-1.**
- 2. A 23-acre parcel described as Lot 3 shall be assigned the zoning district classification of A-4.**
- 3. The remaining A-1Ex Exclusive Agricultural zoned lands shall be deed restricted to prohibit residential development. The housing density rights have been exhausted on the original farm.**
- 4. The final CSM will need to show an access agreement for the 35.1 acres and since the cud-de-sac is offset from the current right-of-way, a vacation/dedication will need to be recorded.**
- 5. A shared driveway easement agreement shall be recorded on Lots 1 and 2 pursuant to Dane County Code of Ordinances Section 75.19(8).**
- 6. The petition shall have a 180-day delayed effective date.**

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Excused:** 1 - MILES

11132

PETITION: REZONE 11132

APPLICANT: TINA M HAYWARD

LOCATION: 364 PAGELOW LANE, SECTION 30, TOWN OF RUTLAND

CHANGE FROM: R-1 Residence District TO A-2 (1) Agriculture District

REASON: zoning to allow for a limited family business

**A motion was made by O'LOUGHLIN, seconded by BOLLIG, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Excused:** 1 - MILES

CUP 2379

PETITION: CUP 2379

APPLICANT: TINA M HAYWARD

LOCATION: 364 PAGELOW LANE, SECTION 30, TOWN OF RUTLAND

CUP DESCRIPTION: REZONE TO A DISTRICT THAT WILL ALLOW FOR A LIMITED FAMILY BUSINESS-CLEANING BUSINESS

**A motion was made by BOLLIG, seconded by O'LOUGHLIN, that this Conditional Use Permit be approved with 8 conditions. The motion carried by the following vote: 4-0.**

- 1. The Conditional Use Permit is for a Limited Family Business - operation of a cleaning service business.**
- 2. Compliance with the provisions of section 10.192 of the County Code - Procedure And Standards Of Operation For Limited Family Business - is required.**
- 3. The operator shall comply with the materials presented as part of the Conditional Use Permit application.**
- 4. Hours of operation shall be limited to 8:00AM to 3:30PM, Monday-Friday.**
- 5. All services shall be conducted offsite.**
- 6. No business signage permitted on the property.**
- 7. Outdoor parking / storage of employee vehicles limited to hours of business operation.**
- 8. The CUP shall expire upon sale of the property to an unrelated 3rd party.**

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Excused:** 1 - MILES

## **F. Plats and Certified Survey Maps**

2017 LD-006

Final Plat - Tennyson Ridge Replat

City of Madison

Staff recommends a certification of non-objection.

**A motion was made by BOLLIG, seconded by MATANO, to certify the plat with no objections. The motion carried by a voice vote.**

2017 LD-010

Final Plat - Astor Drive Addition to Stoner Prairie

City of Fitchburg

Staff recommends a certification of non-objection.

**A motion was made by MATANO, seconded by O'LOUGHLIN, to certify the plat with no objections. The motion carried by a voice vote.**

2017 LD-007

Preliminary Plat - Wellington Trace

Town of Bristol, Section 30

Acceptance and schedule for future consideration.

**A motion was made by BOLLIG, seconded by MATANO, to accept the preliminary plat and schedule it for future consideration. The motion carried by a voice vote.**

[2017 LD-008](#) Preliminary Plat - Welcome Homes  
Town of Middleton  
Acceptance and schedule for future consideration.

**A motion was made by MATANO, seconded by O'LOUGHLIN, to accept the preliminary plat and schedule it for future consideration. The motion carried by a voice vote.**

[2017 LD-009](#) Preliminary Plat - The Community of Bishops Bay  
Town of Westport  
Acceptance and schedule for future consideration.

**A motion was made by BOLLIG, seconded by O'LOUGHLIN, to accept the preliminary plat and schedule it for future consideration. The motion carried by a voice vote.**

## **G. Resolutions**

## **H. Ordinance Amendment**

## **I. Items Requiring Committee Action**

## **J. Reports to Committee**

[2017](#)  
[RPT-155](#) Staff update on towns opting out of county zoning and the comprehensive revision to the Chapter 10 Zoning Ordinance

**Senior Planner Standing updated the Committee on the progress made with the comprehensive revision to the zoning ordinance. The project is on schedule and a draft of the new ordinance should be ready by next month.**

**Planning and Development Director Violante informed the Committee of the Staff's preparation of having the 6 towns exit County Zoning.**

## **K. Other Business Authorized by Law**

## **L. Adjourn**

**A motion was made by DENNIS O'LOUGHLIN, seconded by JERRY BOLLIG, to adjourn the June 13th Zoning and Land Regulation Committee meeting at 7:23pm. The motion carried unanimously.**

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266, [lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)*