



# Dane County

## Minutes - Final Unless Amended by Committee

### Zoning & Land Regulation Committee

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Tuesday, January 9, 2018

6:30 PM

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

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#### 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: Lane, and Violante

Youth Governance Members present: Sam Fischer.

**Present** 4 - MARY KOLAR, AL MATANO, PATRICK MILES, and DENNIS O'LOUGHLIN

**Excused** 1 - JERRY BOLLIG

#### B. Public comment for any item not listed on the agenda

No comments made by the public.

#### C. Consideration of Minutes

[2017](#) Minutes of the November 28, 2017 ZLR Committee meeting

[MIN-428](#)

**Attachments:** [11-28-17 ZLR public hearing minutes](#)

A motion was made by MATANO, seconded by O'LOUGHLIN, to approve the minutes of the November 28, 2017 meeting. The motion carried by a voice vote.

[2017](#) Minutes of the December 11, 2017 ZLR Committee Meeting

[MIN-429](#)

**Attachments:** [12-11-17 ZLR public hearing minutes](#)

A motion was made by MATANO, seconded by O'LOUGHLIN, to approve the minutes of the December 11, 2017 meeting. The motion carried by a voice vote.

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

[11165](#) PETITION: REZONE 11165  
APPLICANT: BULLSI LLC  
LOCATION: 4645 STATE HIGHWAY 138, SECTION 7, TOWN OF  
RUTLAND  
CHANGE FROM: RE-1 Recreational District TO C-2 Commercial District  
REASON: allow commercial uses

**Attachments:** [11165 Ord Amend](#)  
[11165 Staff update](#)  
[11165 Town](#)  
[Preliminary Full Proposal Layout for 138 14](#)  
[Wetland Summary](#)  
[Wisconsin's Best narrative](#)  
[DOT email](#)  
[11165 Village of Oregon comments](#)  
[11165 Map](#)  
[11165 App](#)  
[11165 App revised](#)

*Zoning Administrator Lane updated the Committee on the progress being made on the petition.*

**This Zoning Petition was postponed to the Zoning & Land Regulation Committee due back on 1/23/2018**

[11212](#) PETITION: REZONE 11212  
APPLICANT: STEPHEN P SHANESY  
LOCATION: 4287 GIL'S WAY, SECTION 9, TOWN OF CROSS PLAINS  
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11212 OA](#)  
[11212 Staff Report](#)  
[11212 Town Action Report](#)  
[11212 Map](#)  
[11212 APP](#)

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

**Ayes:** 4 - KOLAR, MATANO, MILES and O'LOUGHLIN

**Excused:** 1 - BOLLIG

[11223](#)

PETITION: REZONE 11223  
APPLICANT: JACOB A. REPPEN  
LOCATION: 432 ALBION ROAD, SECTION 27, TOWN OF ALBION  
CHANGE FROM: A-4 Agriculture District TO RH-4 Rural Homes District,  
A-2 (8) Agriculture District TO RH-4 Rural Homes District  
REASON: separating existing residence from farmland and creating one  
residential lot

**Attachments:** [11223 OA](#)

[11223 Staff Update](#)

[11223 Town Action Report](#)

[11223 Density Study](#)

[11223 Map](#)

[11223 APP](#)

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

**Ayes:** 4 - KOLAR,MATANO,MILESandO'LOUGHLIN

**Excused:** 1 - BOLLIG

[11230](#)

PETITION: REZONE 11230  
APPLICANT: ERIKA A KLAHN  
LOCATION: NORTH OF 4244 STATE HIGHWAY 138, SECTION 5,  
TOWN OF RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating two residential lots

**Attachments:** [11230 OA](#)

[11230 Staff Update](#)

[11230 Town Action Report](#)

[11230 Density Study](#)

[11230 Prelim CSM](#)

[11230 Map](#)

[11230 APP](#)

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

1. A deed restriction shall be recorded on parcels 0510-054-9500-2,  
0510-054-9000-7, and 0510-053-8280-2 to prohibit further residential development  
on the remaining A-1 Exclusive Agriculture zoned land. The housing density  
rights for the original farm have been exhausted.

**Ayes:** 4 - KOLAR,MATANO,MILESandO'LOUGHLIN

Excused: 1 - BOLLIG

**E. Plats and Certified Survey Maps**

**F. Resolutions**

**G. Ordinance Amendment**

**H. Items Requiring Committee Action**

**I. Reports to Committee**

[2017](#) Summary of Proposed Zoning Ordinance  
[RPT-543](#)

Attachments: [Proposed Ordinance Summary](#)  
[Town Meetings](#)

Zoning Administrator Lane presented a summary report on the proposed comprehensive rewrite of the Dane County zoning ordinance.

**J. Other Business Authorized by Law**

**K. Adjourn**

A motion was made by O'LOUGHLIN, seconded by MILES, to adjourn the January 9, 2018 ZLR Committee meeting. The motion carried unanimously.

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