



# Dane County

## Minutes - Final Unless Amended by Committee

### Zoning & Land Regulation Committee

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Tuesday, March 13, 2018

6:30 PM

CCB, Room 354

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City - County Building, ROOM 354

#### 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, and Violante

Youth Governance Members present: Sam Fischer.

**Present** 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and DENNIS O'LOUGHLIN

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

No comments made by the public.

#### C. Consideration of Minutes

[2017  
MIN-547](#)

Minutes of the February 13, 2018 Zoning and Land Regulation Committee meeting

**Attachments:** [02-13-2018 ZLR meeting minutes](#)

A motion was made by MATANO, seconded by MILES, to approve the minutes of the February 13, 2018 Zoning and Land Regulation Committee meeting. The motion carried by the following vote: 5-0.

**Ayes:** 5 - BOLLIG, KOLAR, MATANO, MILES and O'LOUGHLIN

[2017  
MIN-548](#)

Minutes of the February 27, 2018 Zoning and Land Regulation Committee meeting

**Attachments:** [02-27-2018 ZLR meeting minutes](#)

A motion was made by MATANO, seconded by O'LOUGHLIN, to approve the minutes of the February 27, 2018 Zoning and Land Regulation Committee meeting. The motion carried by the following vote: 5-0.

**Ayes:** 5 - BOLLIG, KOLAR, MATANO, MILES and O'LOUGHLIN

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

[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 Ord Amend](#)

[11253 Staff Update](#)

[11253 Town](#)

[11253 Map](#)

[11253 APP](#)

A motion was made by BOLLIG, seconded by O'LOUGHLIN, that this Zoning  
Petition be recommended for approval. The motion carried by the following vote:  
5-0.

1. A deed restriction shall be recorded on the property to identify that a  
conditional use permit is needed in order to construct a single-family residence  
on the property. The current landowner is responsible for any and all repairs  
needed to the asphalt or shoulder of Lavina Road in near proximity to the  
driveway.

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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 Update](#)  
[CUP 2406 Town](#)  
[CUP 2406 Operations Plan](#)  
[CUP 2406 Map](#)  
[CUP 02406 App](#)  
[CUP #2406](#)

A motion was made by MATANO, seconded by MILES, that this Conditional Use Permit be approved with 9 conditions. The motion carried by the following vote: 5-0.

1. The enrollment at the school shall be limited to only 90 children.
2. Hours of operation shall be from 7 am to 6 pm Monday through Friday.
3. Arrival and departure times will be staggered to minimize traffic.
4. The parking on the south side of the building shall be devoted to employee parking.
5. The parking area on the north side of the existing building shall be expanded and configured as described in the site plan and parking plan. The parking area shall have a minimum of 24 feet wide drive aisle and 9' x 18' stalls.
6. Parking shall be prohibited along Rustic Road until such time as a sidewalk is installed along the east side of Rustic Drive.
7. The sanitary system shall be approved by the Department of Health for the operation of the daycare facility prior to any expansion of the facility.
8. Exterior lighting shall be down-lit and shall not cause a nuisance to neighboring property owners.
9. All signs shall comply with the Dane County Code of Ordinances.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

## F. Plats and Certified Survey Maps

[2017 LD-052](#) Final Plat - @ Edge Live/Work  
City of Fitchburg  
Staff recommends a certification of non-objection.

**Attachments:** [Untitled](#)  
[27796 @Edge LiveWork](#)

A motion was made by MILES, seconded by O'LOUGHLIN, that the plat be certified with a condition that the name of the plat be changed to not include symbols. The motion carried by a voice vote, 5-0.

[2017 LD-056](#) Final Plat - Fifth Addition to Nine Springs  
City of Fitchburg  
Staff recommends a certification of non-objection.

**Attachments:** [Untitled](#)

[27801 5th Addn 9 Springs](#)

A motion was made by MILES, seconded by BOLLIG, that the plat be certified with no objections. The motion carried by a voice vote, 5-0.

[2017 LD-055](#) Preliminary Plat - Cardinal Prairie  
Town of Middleton  
Staff recommends conditional approval.

**Attachments:** [conditions](#)

[KODL review](#)

[Official Map 11302017 reduced](#)

[Untitled](#)

[17-0489-Prelim Plat of CARDINAL PRAIRIE 1-17-2018](#)

A motion was made by BOLLIG, seconded by MATANO, that the preliminary plat be approved with conditions. The motion carried by a voice vote, 5-0.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. The public park land appropriation requirement is to be satisfied.
3. All streets shall be noted as dedicated to the public.
4. Outlot 3 lacks the required public road frontage from a cul-de-sac. Minimum is 30 feet.
  - Staff recommends that a note be placed on the plat that states no development may occur on OL 3.
5. Utility easements are to be provided.
6. Proposed street names are to be reviewed with respect to Ch. 76 of the DCCO. Dane County Surveyor Dan Frick will need to approve.
  - One new road name proposed – “Badger Run”
7. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.
8. Comments from the Public Health department are to be satisfied:
  - Recording an easement protecting the existing septic system on proposed lot 8 would be acceptable. The easement shall be shown on the plat as well.
9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established prior to any land disturbing activity.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
11. The required approval certificates are to be satisfied prior to the plat being recorded.
  - Town of Middleton
  - Dane County

[2017 LD-054](#) Land Division Waiver - 2-lot Town of Albion  
Town of Albion

The town is proposing a lot with 25.09' of frontage, less than the required 66' as per Ch. 75.19(6)(b).

Attachments: [SKMBT\\_36318030508380](#)  
[VARIANCE APPL EDGERTON RD](#)  
[map](#)

A motion was made by MATANO, seconded by MILES, that the Land Division waiver be approved to allow proposed lot 2 with 25.09' of public road frontage. The motion carried by a voice vote, 5-0.

Finding of fact: Sensitive environmental features to the east and no further development will occur that may require a future road to be dedicated to serve additional lots.

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

**J. Reports to Committee**

**K. Other Business Authorized by Law**

**L. Adjourn**

A motion was made by MILES, seconded by O'LOUGHLIN, to adjourn the March 13th Zoning and Land Regulation Committee meeting at 6:55pm. The motion carried unanimously.

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