



Dane County

Minutes - Final Unless Amended by Committee

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, November 13, 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: Everson, Lane and Violante

Present 3 - MARY KOLAR, JERRY BOLLIG, and HEIDI WEGLEITNER

Excused 2 - JASON KNOLL, and STEVEN PETERS

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

C. Consideration of Minutes

[2018
MIN-310](#)

Minutes of the October 9, 2018 Zoning and Land Regulation Committee meeting

Attachments: [10-09-2018 ZLR meeting minutes](#)

A motion was made by WEGLEITNER, seconded by BOLLIG, to approve the minutes of the October 9, 2018 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

1) The minutes were amended for CUP #2437 to incorporate the town conditions as part of the approval.

[2018
MIN-309](#)

Minutes of the October 23, 2018 Zoning and Land Regulation Committee meeting

Attachments: [10-23-18 ZLR meeting minutes](#)

A motion was made by WEGLEITNER, seconded by BOLLIG, to approve the minutes of the October 23, 2018 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

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

[11349](#)

PETITION: REZONE 11349
APPLICANT: MATHAIRE FIELD LLC
LOCATION: 7530 STATE HIGHWAY 73, SECTION 10, TOWN OF YORK
CHANGE FROM: A-2 Agriculture District TO RE-1 Recreational District
REASON: allow camping along with the existing skydiving operation

Attachments: [11349 Ord Amend](#)
[11349 CUP 2440 Staff Update](#)
[11349 Town](#)
[11349 Revised Map and Legal Description](#)
[11349 Map](#)
[11349 APP](#)

A motion was made by WEGLEITNER, seconded by BOLLIG, that the ZLR Committee rules be suspended to allow town action to be accepted after deadline. The motion carried by a voice vote.

A motion was made by BOLLIG, seconded by WEGLEITNER, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 3-0.

The petition was amended by reducing the RE-1 Recreational Zoning District boundary to 1.34 acres.

Ayes: 3 - KOLAR,BOLLIGandWEGLEITNER

Excused: 2 - KNOLLandPETERS

[CUP 02440](#) PETITION: CUP 02440
APPLICANT: MATHAIRE FIELD LLC
LOCATION: 7530 STATE HIGHWAY 73, SECTION 10, TOWN OF YORK
CUP DESCRIPTION: campground

Attachments: [11349 CUP 2440 Staff Update](#)
[CUP 2440 APP](#)
[CUP 2440 Revised Map and Legal Description](#)
[CUP 2440 Revised Operations Plan](#)
[CUP 2440 Town](#)
[CUP 2440 Map](#)
[CUP #2440](#)

A motion was made by BOLLIG, seconded by WEGLEITNER, that this Conditional Use Permit be approved with 5 conditions. The motion carried by the following vote: 3-0.

1. Hours of operation of the skydiving operation shall be 7 a.m. to 9 p.m.
2. Camping shall be restricted to 15 campers and/or tents. There may be large events, limited to three per year, that exceed the camping limit.
3. There shall be no additional loudspeakers (currently 3) on site
4. There shall be no additional flood lights (currently one) on site.
5. The proper type and quantity of sanitary facilities shall be provided for campers and visitors. Trash materials shall be collected and disposed of properly.

Ayes: 3 - KOLAR,BOLLIGandWEGLEITNER

Excused: 2 - KNOLLandPETERS

[CUP 02441](#) PETITION: CUP 02441
APPLICANT: TYROL PROPERTIES, LLC
LOCATION: 3487 BOHN ROAD, SECTION 33, TOWN OF VERMONT
CUP DESCRIPTION: expand recreational areas lighted at night

Attachments: [CUP 2441 Staff update](#)
[CUP 2441 Town](#)
[Amended CUP Application- Revised 10-10-18](#)
[Current Deed Restrictions](#)
[tubing map with approx GPS points](#)
[Current-Proposed Lighting Plan](#)
[Example of lighting](#)
[Letter clarifying application](#)
[Letters in opposition](#)
[Tyrol Plat Map](#)
[CUP 1632](#)
[CUP #2441](#)

A motion was made by BOLLIG, seconded by WEGLEITNER, to suspend the ZLR Committee rules to accept town action after the deadline. The motion carried by a voice vote.

A motion was made by WEGLEITNER, seconded by BOLLIG, that this Conditional Use Permit be approved with 6 conditions. The motion carried by the following vote: 3-0.

The approval of CUP #2441, with associated 6 conditions, is to correct a ministerial error of the legal description associated with CUP #1632 that was approved in 2000.

1. This conditional use permit will allow the entire property (attached description) to be lighted at night in accordance with the provisions below.
2. Outside light fixtures shall be located in the areas for the existing outdoor activities, the proposed tubing area, and for safety (parking lots and walkways).
3. All lights shall be installed and/or maintained in a manner (including directional LED lights, hoods or shields) so as to minimize direct illumination of adjoining premises and the night sky. No amount of relocation, aiming, or shielding will eliminate direct viewing or reflection of some of the lighting. If a specific fixture can be identified as posing a concern to a neighbor, Tyrol will review and make modifications if possible or reasonable from both an operational and economic (cost) perspective.
4. If current lighting is replaced or new lighting installed, the luminaires shall have a maximum Kelvin color temperature of 4000k.
5. Hours of lighting operation shall be limited to when the facility is open for recreational purposes or special events. However, partial lighting may be continued after closing provided every reasonable effort shall be made to limit lighting to only those areas where maintenance, snow making or grooming are taking place.
6. A safety and privacy fence shall be installed along the top of the tubing hill, near the northeast side of the Reinhold property.

Ayes: 3 - KOLAR,BOLLIGandWEGLEITNER

Excused: 2 - KNOLLandPETERS

E. Plats and Certified Survey Maps

[2018 LD-030](#) Final Plat - West Drumlin
Village of Cottage Grove
Staff recommends a certification of non-objection.

Attachments: [27941 Drumlin West](#)
[map](#)

A motion was made by BOLLIG, seconded by WEGLEITNER, that the final plat be certified with no objections. The motion carried by a voice vote, 3-0.

[2018 LD-031](#) Final Plat - Acacia Ridge
City of Madison
Staff recommends a certification of non-objection.

Attachments: [map](#)
[27946 Acacia Ridge](#)
[20181022155718174](#)

A motion was made by BOLLIG, seconded by WEGLEITNER, that the final plat be certified with no objections. The motion carried by a voice vote, 3-0.

[2018 LD-032](#) Midtown Rd Investments LLC proposed 2-lot CSM
Town of Middleton
Applicant is dividing CSM #6404 into two lots, no rezone petition associated.

Attachments: [CSM10209MiddletonSection32](#)
[20181025081250](#)
[Report](#)

A motion was made by BOLLIG, seconded by WEGLEITNER, that the Land Division be approved. The motion carried by a voice vote, 3-0.

F. Resolutions

G. Ordinance Amendment

H. Items Requiring Committee Action

[2018](#)
[ACT-233](#) Residential site plan review within the A-1Ex Exclusive Agriculture Zoning District
John Meier, 4351 County Highway P, Town of Cross Plains, Section 10

Attachments: [Site Review, Meier, Cross Plains, Sec 10](#)

A motion was made by BOLLIG, seconded by WEGLEITNER, to approve the site plan for the relocation of a residence within the A-1Ex Exclusive Agriculture Zoning District. The motion carried by the following vote: 3-0.

Ayes: 3 - KOLAR, BOLLIG and WEGLEITNER

Excused: 2 - KNOLL and PETERS

I. Reports to Committee

[2018](#)
[RPT-301](#) Report of approved Certified Survey Maps

Attachments: [Nov 2018](#)

J. Other Business Authorized by Law

K. Adjourn

A motion was made by WEGLEITNER, seconded by BOLLIG, to adjourn the November 13, 2018 Zoning and Land Regulation Committee meeting at 6:52pm. The motion carried unanimously.

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 hnuv ua hauj lwm ua ntej yuav tuaj sib tham.