

# Dane County



## Minutes

Tuesday, October 25, 2022

6:30 PM

See below for additional instructions on how to attend the meeting and provide public testimony.  
Hybrid Meeting: Attend in person at the City County Building in Room 354; or Attend virtually via Zoom.

### 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?*

## A. Call to Order

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

Staff present: Andros, Everson, Holloway, Lane, Standing, Violante

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, TIM KIEFER, KATE MCGINNITY, and MELISSA RATCLIFF

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

No comments made by the public.

[2022](#)  
[RPT-468](#)

October 25, 2022 ZLR Registrants

## C. Consideration of Minutes

[2022](#)  
[MIN-364](#)

Minutes of the October 19, 2022 Zoning and Land Regulation Committee meeting

A motion was made by BOLLIG, seconded by RATCLIFF, that the minutes of the October 19, 2022 meeting be approved. The motion carried by the following vote: 4-0-1.

Ayes: 4 - BOLLIG,DOOLAN,MCGINNITYandRATCLIFF

Abstain: 1 - KIEFER

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

[11888](#)

PETITION: REZONE 11888  
APPLICANT: OREGON, TOWN OF  
LOCATION: EAST OF 5900 COUNTY HWY A, SECTION 19, TOWN OF OREGON  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District  
REASON: expanding cemetery

*In support: Wayne Ace, Jennifer Hanson*

*Opposed: None*

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

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11890](#)

PETITION: REZONE 11890  
APPLICANT: SCOTT AND SARA STOLTENBERG  
LOCATION: EAST OF 6924 SAM ROAD, SECTION 3, TOWN OF DANE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District  
REASON: creating one residential lot

*In support: Sara Stoltenberg*

*Opposed: None*

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

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11891](#)

PETITION: REZONE 11891  
APPLICANT: TIMOTHY AND ELIZABETH PIERCE  
LOCATION: 3480 COUNTY HIGHWAY JG, SECTION 27, TOWN OF VERMONT  
CHANGE FROM: RR-2 Rural Residential District TO FP-35 Farmland Preservation District,  
FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: Shifting an existing residential spot zone to the north end of the property

*In support: Tim Pierce*

*Opposed: None*

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with condition. The motion carried by the following vote: 5-0.**

**1. The existing home must be demolished within 6 months after the construction of the new home is complete.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11892](#)

PETITION: REZONE 11892  
APPLICANT: SALLY STUCESSY  
LOCATION: FRENCHTOWN ROAD WEST OF 6227 COUNTY HIGHWAY D, SECTION 19,  
TOWN OF OREGON  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District,  
FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland  
Preservation District TO FP-1 Farmland Preservation District  
REASON: create new residential lot with 3-lot csm

*In support: Ed Short, Tommy Stuessy*

*Opposed: None*

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with condition. The motion carried by the following vote: 5-0.**

**1. Owner shall record a deed restriction on the FP-1 parcels (proposed lots 2 and 3) prohibiting residential development.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11893](#)

PETITION: REZONE 11893  
APPLICANT: MIKE LAUFENBERG  
LOCATION: 3128 K&R ROAD, SECTION 5, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO LC Limited Commercial District  
REASON: allow for contractor and building trade businesses

*In support: Michael Laufenberg, Todd Seiler  
Opposed: None*

**A motion was made by BOLLIG, seconded by RATCLIFF, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

**A motion was made by KIEFER, seconded by BOLLIG, that the Zoning Petition be reconsidered in order to take additional testimony on the petition. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

*Ms. Johnson asked a question about fire inspections for the building.*

**A motion was made by RATCLIFF, seconded by BOLLIG, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0.**

1. Hours of operation shall be limited to: Monday-Friday 6 AM to 6 PM, Saturday 6 AM to noon.
2. There shall be a maximum of 3 employees per business.
3. Six parking stalls shall be provided as depicted on the site plan.
4. No signage allowed.
5. No retail sales allowed.
6. Indoor storage of materials shall be associated with contracting business only. No personal storage or rental storage facility is allowed.
7. Lighting shall conform to the Town of Springdale's Dark Sky Ordinance.
8. The business spaces shall not be used as a dwelling or living space.
9. The on-site septic system shall be approved by Dane County Public Health. The system shall be maintained in compliance with applicable regulations.
10. An address shall be assigned to the building.

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11894](#)

PETITION: REZONE 11894  
APPLICANT: SANDRA L JENSEN  
LOCATION: EAST OF EXISTING HOME ON 3180 BURKE RD, SECTION 24, TOWN OF BURKE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District  
REASON: creating two residential lots

*In support: Stacey Jensen*

*Opposed: None*

**A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with condition. The motion carried by the following vote: 5-0.**

**1. The applicant shall obtain approval from the City of Madison.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11895](#)

PETITION: REZONE 11895  
APPLICANT: STEVEN DORSHORST  
LOCATION: NORTH OF 4257 SMITH DR, SECTION 7, TOWN OF DEERFIELD  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District  
REASON: separating existing residence from farmland

*In support: David Dinkel, David Riesop*

*Opposed: None*

**A motion was made by MCGINNITY, seconded by RATCLIFF, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0.**

**1. Owner shall record a deed restriction prohibiting nonfarm development on the balance of FP-35 zoned land from the TDR sending property (tax parcels 0712-072-9500-2, 0712-071-8501-0, and 0712-071-9001-0).**

**2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcels 0712-072-9500-2, 0712-071-8501-0, and 0712-071-9001-0).**

**3. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.**

**4. A deed notice shall be recorded on the proposed residential lot indicating that it was created as part of a Transfer of Development Rights.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

**Bollig was excused at 7:18pm.**

[11896](#)

PETITION: REZONE 11896  
APPLICANT: GROUNDSWELL CONSERVANCY INC (MIKE FOY)  
LOCATION: 10440 LAWS DRIVE, SECTION 21, TOWN OF MAZOMANIE  
CHANGE FROM: FP-1 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: combine lots for residential use

*In support: Mike Foy, Angela West Blank*

*Opposed: None*

**A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 4-0.**

- 1. The Certified Survey Map shall identify a buildable area that is outside of the floodplain and the 75-foot wetland setback.**
- 2. The CSM shall depict a "no build area" on the steep slopes as shown on the presented map. A note shall be added to the Certified Survey Map stating that, "Buildings are prohibited in the "no build area" as part of the condition of approval by Dane County Zoning and Land Regulation Committee under Zoning Petition 11896."**

**Ayes:** 4 - DOOLAN,KIEFER,MCGINNITYandRATCLIFF

**Excused:** 1 - BOLLIG

**Bollig returned to the meeting at 8:25pm.**

[11897](#)

PETITION: REZONE 11897  
APPLICANT: KARL AND CARI DAHL  
LOCATION: EAST OF 3637 EARLWYN ROAD, SECTION 26, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District  
REASON: creating one residential lot

*In support: Karl Dahl*

*Opposed: None*

**A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with condition. The motion carried by the following vote: 5-0.**

- 1. A 120' diameter cul-de-sac (90' pavement width) shall be added to the end of Earlwyn Road.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11898](#)

PETITION: REZONE 11898  
APPLICANT: STEVEN & PAUL WOLFE  
LOCATION: SOUTH OF 7613 STATE HWY 73, SECTION 9, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

*In support: Tyler Wilkinson*

*Opposed: None*

**A motion was made by BOLLIG, seconded by RATCLIFF, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0.**

- 1. Owner shall record a deed notice on the proposed residential lot that indicates it was created by a transfer of development rights.**
- 2. Owner shall record a deed restriction prohibiting nonfarm development on the balance of FP-35 zoned land (parcels 0912-044-9500-2 and 0912-044-9000-7).**
- 3. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.**
- 4. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcels 0912-044-9500-2 and 0912-044-9000-7).**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11899](#)

PETITION: REZONE 11899  
APPLICANT: STEVEN & PAUL WOLFE  
LOCATION: 7663 STATE HIGHWAY 73, SECTION 4, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District  
REASON: separating existing residence from farmland

*In support: Tyler Wilkinson*

*Opposed: None*

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with condition. The motion carried by the following vote: 5-0.**

- 1. Owner shall record a deed restriction on the FP-B parcel restricting the allowable land uses to:
  - a. Agricultural uses,**
  - b. Agricultural accessory uses, and**
  - c. Seasonal storage of recreational equipment and motor vehicles in existing buildings.**
  - d. Single-family residence****

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

11900

PETITION: REZONE 11900  
APPLICANT: UNITED COOPERATIVE  
LOCATION: 841 LONDON ROAD, SECTION 28, TOWN OF DEERFIELD  
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing and Industrial District  
REASON: bring property into compliance with current zoning requirements for an existing land use

*In support: Joe Berghuis*

*Opposed: None*

*Registered neither in support nor opposed: Todd Willis*

**A motion was made by MCGINNITY, seconded by RATCLIFF, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0.**

**1. The property owner shall record a deed restriction on the MI zoned property prohibiting the installation of off-premises advertising signs (billboards) and limiting allowable land uses exclusively to the following:**

- a. Contractor, landscaping or building trade operations
- b. Drive-in establishments
- c. Fertilizer manufacturing plants
- d. Fertilizer mixing or blending plants
- e. Governmental, institutional, religious, or nonprofit community uses
- f. Indoor entertainment and assembly
- g. Indoor storage and repair
- h. Indoor sales
- i. Light industrial uses
- j. Off-site parking lot or garage
- k. Office uses
- l. Outdoor sales, display or repair
- m. Outdoor storage
- n. Personal or professional service
- o. Utility services
- p. Vehicle repair or maintenance services
- q. Veterinary clinics
- r. Warehousing and distribution facilities

**Ayes:** 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

[02574](#)

PETITION: CUP 02574  
APPLICANT: SNIDER FARM LLC (ROGER SNIDER)  
LOCATION: 8326 COMMUNITY ROAD, SECTION 23, TOWN OF PRIMROSE  
CUP DESCRIPTION: limited farm business - electrical contractor

*In support: Tom Sommers*  
*Opposed: None*

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Conditional Use Permit be approved with 20 conditions. The motion carried by the following vote: 5-0.**

1. The Limited Farm Business activity shall be limited to an electrical contractor business.
2. All operations of the Limited Farm Business must take place entirely within the existing accessory barn building, and adjacent driveway on the same tax parcel, as shown on the CUP application site plan.
3. The limited farm business shall be limited to a maximum of 4 non-family employees.
4. The conditional use permit shall automatically expire on sale of the property or sale of the business to an unrelated third party.
5. Hours of operation shall be limited to Monday-Friday 7:00am to 6:00pm, with exceptions during emergencies.
6. No signs shall be allowed in association with the conditional use.
7. No sanitary fixtures (sink or toilet) are permitted to be installed as part of the limited farm business.
8. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
9. New and existing buildings proposed to house a conditional use must be located, constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
10. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
11. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
12. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
13. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
14. Off-street parking must be provided, consistent with s. 10.102(8).
15. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional

to the incremental increase in traffic associated with the proposed conditional use.

16. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

17. The owner must post, in a prominent place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.

18. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

19. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

20. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.

**Ayes:** 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

[02575](#)

PETITION: CUP 02575  
APPLICANT: JACKIE R KALTENBERG  
LOCATION: 1379 HIMSEL RD, SECTION 3, TOWN OF MONTROSE  
CUP DESCRIPTION: single family residential in a commercial zoning district

*In support: Rachel Peters*  
*Opposed: None*

**A motion was made by MCGINNITY, seconded by RATCLIFF, that the Conditional Use Permit be approved with 14 conditions. The motion carried by the following vote: 5-0.**

- 1. The CUP is granted to allow the use of the existing single-family home as a residence, on Lot 1 of CSM 2106.**
- 2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.**
- 3. New and existing buildings proposed to house a conditional use must be located, constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.**
- 4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.**
- 5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.**
- 6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.**
- 7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.**
- 8. Off-street parking must be provided, consistent with s. 10.102(8).**
- 9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.**
- 10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.**
- 11. The owner must post, in a prominent place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.**
- 12. The owner or operator must keep a copy of the conditional use permit,**

including the list of all conditions, on the site, available for inspection to the public during business hours.

13. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

14. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.

**Ayes:** 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

[02576](#)

PETITION: CUP 02576  
APPLICANT: BRIAN AND MONIQUE BILLINGS  
LOCATION: 2396 COUNTY ROAD AB, SECTION 14, TOWN OF DUNN  
CUP DESCRIPTION: transient or tourist lodging

*In support: Brian Billings*  
*Opposed: None*

**A motion was made by RATCLIFF, seconded by MCGINNITY, that the Conditional Use Permit be approved with 19 conditions. The motion carried by the following vote: 5-0.**

1. The rental period shall be between a minimum of 7 days to a maximum of 29 days.
  2. The maximum number of allowable rental days within a 365-day period is 180 days. This 180-day period must run consecutively. The landowner must notify the Town of Dunn Clerk in writing when the first rental within a 365-day period begins.
  3. There shall be no advertising that is inconsistent with Condition #1 and Condition #2. Advertisements must be consistent with Condition #1 and Condition #2 prior to the issuance of a Conditional Use Permit.
  4. Applicant shall not advertise for, nor accept reservations for, more than 4 guests over 12 years old and no more than 4 total guests.
  5. Operator shall designate off-street parking spaces for renters on the property and limit the number of renter vehicles, trailers, and recreational items not to exceed the number of parking spaces the operator provides. Parking space limit shall appear in all advertising for the short-term rental.
  6. Any external lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall spill over neighboring property line.
  7. The CUP will terminate when the property is sold.
- Standard Conditions from s. 10.101(7)(d)2:
8. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
  9. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
  10. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
  11. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
  12. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
  13. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.

14. Off-street parking must be provided, consistent with s. 10.102(8).

15. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.

16. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

17. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.

18. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

19. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[02578](#)

PETITION: CUP 02578

APPLICANT: BRETT LUNDE

LOCATION: 1576 SPRING ROAD, SECTION 3, TOWN OF DUNKIRK

CUP DESCRIPTION: 195' self-support communication tower

*In support: Derek McGrew, Jake Remington*

*Opposed: None*

*Registered neither opposed nor in support: Shelly Johnson*

**A motion was made by RATCLIFF, seconded by MCGINNITY, that the Conditional Use Permit be postponed due to no town action. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

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

[11874](#)

PETITION: REZONE 11874  
APPLICANT: HAHN LIVING TR  
LOCATION: NORTH OF 6480 SCHUMACHER RD., SECTION 28, TOWN OF VIENNA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

*In support: Lonny Hahn, Dan Paulson, Mac Stevenson*

*Opposed: None*

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with condition. The motion carried by the following vote: 5-0.**

**1. The owner shall record a Deed Restriction against further non-farm residential development on the remaining FP-35 zoned land owned by the applicant (0909-282-8000-8, 0909-281-8500-4, and 0909-281-9000-7).**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11879](#)

PETITION: REZONE 11879  
APPLICANT: SCHOEPP INCOME TR  
LOCATION: 4600 GARFOOT ROAD, SECTION 4, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

*In support: Sheryl Hankel*

*Opposed: None*

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

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11882](#)

PETITION: REZONE 11882  
APPLICANT: HOEL-ORVICK FAMILY IRREV TR  
LOCATION: 5978 PORTAGE ROAD, SECTION 10, TOWN OF BURKE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

*In support: Mark Orvick, Dan Paulson*

*Opposed: None*

**A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

## F. Plats and Certified Survey Maps

[2022 LD-011](#) Preliminary Plat - Glacier's Trail  
Town of Middleton  
Acceptance and schedule for future consideration.

**A motion was made by BOLLIG, seconded by MCGINNITY, that the preliminary plat be accepted and scheduled for future consideration. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[2022 LD-012](#) Todd Wolf Certified Survey Map  
Town of Rutland

**A motion was made by MCGINNITY, seconded by RATCLIFF, that the Certified Survey Map be approved with condition. The motion carried by the following vote: 5-0.**

**1. Owner shall record a deed restriction with the register of deeds prohibiting residential development on the property until such time as a development right is transferred to the property in accordance with town of Rutland plan policies. The restriction shall list the town of Rutland and Dane County as parties with enforcement rights.**

**Ayes:** 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

## G. Resolutions

## H. Ordinance Amendment

[2022 OA-023](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

*In support: Town Chair Kris Hampton*

*Opposed: None*

**A motion was made by MCGINNITY, seconded by BOLLIG, that the Ordinance Amendment be recommended for approval. The Committee asked the Town to add the "1/4 mile area" to the future land use map by 2024. The motion carried by the following vote: 4-0-1.**

**Ayes:** 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

**Abstain:** 1 - RATCLIFF

[2022 OA-024](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF MEDINA COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

*In support: None*

*Opposed: None*

**A motion was made by BOLLIG, seconded by RATCLIFF, that the Ordinance Amendment be recommended for approval. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

## I. Items Requiring Committee Action

[2022 DISC-022](#) Review the 2023 Zoning and Land Regulation Committee meeting schedule

**The Committee set the 2023 schedule. They decided to remove the February 14th, April 11th, and December 12th meeting dates and shift the December 26th meeting date to December 19th.**

## J. Reports to Committee

[2022 RPT-094](#) FARMLAND PRESERVATION PLAN UPDATE

**Senior Planner Brian Standing updated the Committee with the progress made on the Farmland Preservation Plan.**

**Kiefer was excused at 9:12pm.**

## K. Other Business Authorized by Law

## L. Adjourn

**A motion was made by BOLLIG, seconded by MCGINNITY, to adjourn the October 25, 2022 Zoning and Land Regulation Committee meeting at 9:15pm. The motion carried unanimously.**

**Questions? Contact Planning and Development Staff, 266-4266, or [plandev@countyofdane.com](mailto:plandev@countyofdane.com).**