

# Dane County



## Minutes

Tuesday, August 13, 2019

6:30 PM

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

### 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

Vice-Chair Knoll called the August 13, 2019 Zoning and Land Regulation Committee meeting to order at 6:30pm in Room 354.

Staff present: Everson, Lane, and Violante.

**Present** 3 - JASON KNOLL, HEIDI WEGLEITNER, and KRISTEN AUDET

**Excused** 2 - JERRY BOLLIG, and STEVEN PETERS

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

No comments were made by the public.

[2019](#)  
[RPT-201](#)

Registrants at the August 13th ZLR Committee meeting

## C. Consideration of Minutes

[2019](#)  
[RPT-177](#)

Minutes of the July 9, 2019 ZLR Committee meeting

A motion was made by AUDET, seconded by WEGLEITNER, to approve the minutes of the July 9, 2019 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

[2019](#)  
[RPT-178](#)

Minutes of the July 23, 2019 ZLR Committee meeting

A motion was made by AUDET, seconded by WEGLEITNER, to approve the minutes of the July 23, 2019 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

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

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

[11379](#)

PETITION: REZONE 11379  
APPLICANT: WATTS FAMILY TR  
LOCATION: 7701 W. MINERAL POINT ROAD, SECTION 30, TOWN OF MIDDLETON  
CHANGE FROM: RE-1 Recreational District TO B-1 Local Business District, RE-1 Recreational District TO R-1 Residence District, B-1 Local Business District TO RE-1 Recreational District, B-1 Local Business District TO R-1 Residence District  
REASON: residential subdivision plat

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

- 1. The Wisconsin Department of Natural Resources approves the requested Urban Service Area Amendment for the property.**
- 2. The town/city agreement for the extension of sanitary sewer service is approved.**
- 3. A subdivision plat conforming to all applicable provisions of Chapter 236 of Wisconsin Statutes and Chapter 75, Dane County Code of Ordinances, will be prepared for approval and recorded with the Dane County Register of Deeds within 1 year of approval of the rezoning petition.**
- 4. A developer's agreement between the developer and town shall be approved and executed prior to recording of the final plat.**

**Ayes:** 3 - KNOLL,WEGLEITNERandAUDET

**Excused:** 2 - BOLLIGandPETERS

[11436](#)

PETITION: REZONE 11436  
APPLICANT: JUSTAMERE FARMS INC  
LOCATION: NORTHEAST OF 325 COUNTY HIGHWAY N, SECTION 27, TOWN OF DUNKIRK  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

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

- 1. The certified survey map shall be reviewed by the Town Board prior to recording.**

**Ayes:** 3 - KNOLL,WEGLEITNERandAUDET

**Excused:** 2 - BOLLIGandPETERS

[11437](#)

PETITION: REZONE 11437  
APPLICANT: ERIC GROVER  
LOCATION: EAST OF 1157 SUNRISE ROAD, SECTION 9, TOWN OF RUTLAND  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District  
REASON: creating two residential lots

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

- 1. A deed restriction shall be recorded on the sending property (tax parcels 0510-021-8000-8 and 0510-021-9500-1) prohibiting division of the property and indicating that the available density units have been exhausted.**
- 2. A deed restriction shall be recorded on the RM-16 and RR-4 property prohibiting further division.**
- 3. A notice document shall be recorded on the RR-4 receiving property (tax parcel 0510-093-8600-0) indicating that a density unit was transferred to the property.**

**Ayes:** 3 - KNOLL,WEGLEITNERandAUDET

**Excused:** 2 - BOLLIGandPETERS

[CUP 02452](#)

PETITION: CUP 02452  
APPLICANT: WISCONSIN POWER AND LIGHT COMPANY  
LOCATION: SOUTH OF 2519 COUNTY HIGHWAY W, SECTION 18, TOWN OF CHRISTIANA  
CUP DESCRIPTION: WP&L electric transmission substation

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

- 1. The applicant/landowner shall comply with all the conditions set forth in Dane County Code of Ordinances Section 10.101(7)2.a. Standard Conditions.**
- 2. The applicant/landowner shall obtain a highway access permit from the Dane County Highway Department.**
- 3. The applicant/landowner shall be permitted to construct (1) one 100' monopole tower in order to provide a communications link for the unstaffed station.**

**Ayes:** 3 - KNOLL,WEGLEITNERandAUDET

**Excused:** 2 - BOLLIGandPETERS

## F. Plats and Certified Survey Maps

[2019 LD-012](#)

Final Plat - Shady Grove  
Village of Cottage Grove  
Staff recommends a certification of non-objection.

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

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

**J. Reports to Committee**

[2019](#) Report of approved Certified Survey Maps  
[RPT-185](#)

**K. Other Business Authorized by Law**

**L. Adjourn**

A motion was made by AUDET, seconded by WEGLEITNER, to adjourn the August 13, 2019 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)*