



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, July 9, 2019

6:30 PM

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

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A. Call to Order

Chair Bollig called the meeting of the ZLR Committee to order at 6:32pm in room 354 of the city-county building.

Staff present: Allan, Everson, Violante

Present 5 - JERRY BOLLIG, JASON KNOLL, STEVEN PETERS, HEIDI WEGLEITNER, and KRISTEN AUDET

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

No public comments made.

[2019
RPT-142](#)

July 9, 2019 Zoning and Land Regulation Committee Registrants

Attachments: [20190710150827](#)

C. Consideration of Minutes

[2019
MIN-111](#)

Minutes of the June 11, 2019 Zoning and Land Regulation Committee meeting

Attachments: [6-11-19 ZLR Work meeting minutes](#)

A motion was made by Wegleitner, seconded by Audet to approve the minutes for the June 11, 2019 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

[2019
MIN-112](#)

Minutes of the June 25, 2019 Zoning and Land Regulation Committee meeting

Attachments: [6-25-19 ZLR Public Hearing minutes](#)

A motion was made by Wegleitner, seconded by Audet to approve the minutes for the June 25, 2019 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

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

3. [11408](#) PETITION: REZONE 11408
APPLICANT: LARRY F DONAHUE
LOCATION: NORTH OF 6535 BEST ROAD, SECTION 36, TOWN OF
MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential
REASON: creating one residential lot

Attachments: [11408 Staff Update](#)
[11408 Revised CSM](#)
[11408 Town](#)
[11408 Density](#)
[11408 Map](#)
[11408 APP](#)

A motion was made by Wegleitner, seconded by Audet to recommend approval of the zoning petition with the requested amendment to the zoning district boundary . The motion carried 5-0.

Ayes: 5 - BOLLIG,KNOLL,PETERS,WEGLEITNERandAUDET

2. [11416](#) PETITION: REZONE 11416
APPLICANT: ZURBUCHEN LIVING TR, MARILYN S
LOCATION: LANDS EAST OF 2216 SPRING ROSE ROAD, SECTION
30, TOWN OF VERONA
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District,
RH-1 Rural Homes District, and CO-1 Conservancy District
REASON: Creating subdivision with 27 residential lots

Attachments: [11416 Staff Update](#)
[11416 Staff Memo on Neighbor Concerns](#)
[11416 Highway Department concerns](#)
[11416 Staff suggested Referral](#)
[11416 Town](#)
[11416 Map](#)
[11416 APP](#)

A motion was made by Knoll, seconded by Peters to recommend approval of the zoning petition with the following conditions. The motion carried 5-0.

1. The developer shall enter into a developer's agreement with the Town of Verona for the improvements required for the development. The agreement shall be approved by the Town Board.
2. The zoning boundary is limited to the creation of 31 lots (27 residential lots, all equal to or greater than 1.5 acres, and 4 conservation outlots). The road layout for the subdivision shall conform to the concept plan dated April 3, 2019. All storm water detention ponds shall be on outlots. Any revisions or alterations of the plan shall be subject to review by the Town of Verona Plan Commission.
3. A wetland delineation being conducted and the report submitted to the Town and the County prior to the preliminary plat.
4. A preliminary storm water management plan shall be prepared and submitted to the Town prior to the preliminary plat.
5. The roadway engineering plans shall be prepared and approved by the Town. Each cul-de-sac shall have an engineered circle with an appropriate radius and lots shall not include easements for cul-de-sac construction.
6. A declaration of neighborhood covenants shall be prepared and approved by the Town which includes architecture design features for homes and accessory buildings and landscaping requirements for residential lots. Landscaping plans for the berm along Spring Road shall be submitted as part of the covenant document.
7. A financial agreement shall prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.
8. A subdivision plat shall be recorded with the Register or Deeds.
9. The developer shall enter into a contract with the Dane County Highway Department for the necessary improvements for the intersection of County Highway G and Spring Rose Road (Type B2 intersection with a right turn lane, curb and gutter and tapers). The contract shall be in place prior to the zoning becoming effective. The improvements shall be installed within 2 years of the recording of the subdivision plat.

Ayes: 5 - BOLLIG,KNOLL,PETERS,WEGLEITNERandAUDET

[11429](#) PETITION: REZONE 11429
APPLICANT: TOWN OF MEDINA
LOCATION: VARIOUS LOCATIONS, WITH IN, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural
Mixed-Use District
REASON: zoning change initiated by Town for zoning compliance

Attachments: [11429 Staff Report](#)
[11429 Town](#)
[11429 APP](#)

A motion was made by Wegleitner, seconded by Knoll to recommend approval of the zoning petition. The motion carried 5-0.

Ayes: 5 - BOLLIG,KNOLL,PETERS,WEGLEITNERandAUDET

E. Plats and Certified Survey Maps

[2019 LD-010](#) Final Plat - Revere Trails First Addition
Village of Windsor
Staff recommends a certification of non-objection.

Attachments: [map](#)
[28066 REVERE TRAILS FIRST ADDITION](#)

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

F. Resolutions

G. Ordinance Amendment

H. Items Requiring Committee Action

[2019](#)
[ACT-087](#) Site Plan review for the relocation of a farm residence, Hewitt Property,
6390 Lee Road, Section 10, Town of Dane

Attachments: [Site Plan Review Hewitt, Sect 10, Dane](#)

A motion was made by Knoll, seconded by Wegleitner to approve the site plan for relocation of a farm residence at 6390 Lee Road subject to the following conditions. The motion carried on a voice vote.

1. The owner shall either remove the existing dwelling from the property or obtain a change of use permit converting the dwelling to an accessory structure within 180 days of occupancy of the new residence.

I. Reports to Committee

[2019](#)
[RPT-132](#)

Report of approved CSM's

No action taken. Staff will present approved CSMs at a future meeting.

J. Other Business Authorized by Law

K. Adjourn

A motion was made by Knoll, seconded by Wegleitner to adjourn the meeting at 6:52pm. The motion carried by a voice vote.

Questions? Contact Majid Allan, Planning and Development Department, 267-2536, Allan@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.