



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?

This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.

Tuesday, July 23, 2024

6:30 PM

Hybrid Meeting: Attend in person at the City County Building in Room 354; or Attend virtually via Zoom.

See below for additional instructions on how to attend the meeting and provide public testimony.

A. Call to Order

Chair DOOLAN called the July 23, 2024 Zoning and Land Regulation Committee meeting to order at 6:32 PM in Room 354 of the City-County Building.

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

Present 4 - MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

Excused 1 - JERRY BOLLIG

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

No comments made by the public.

[2024](#)
[RPT-191](#)

July 23, 2024 ZLR Registrants

Attachments: [July 23rd ZLR registrations final](#)

C. Consideration of Minutes

[2024](#)
[MIN-138](#)

July 9, 2024 ZLR Work Meeting Minutes

Attachments: [07-09-2024 ZLR Work Meeting Minutes](#)

A motion was made by KRONING, seconded by POSTLER, to approve the minutes of the July 9, 2024 ZLR meeting. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG, DOOLAN, POSTLER and RITT

Excused: 1 - KRONING

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

12060

PETITION: REZONE 12060

APPLICANT: RIPPLE TR & PHILIP GHILONI

LOCATION: 2854 & 2856 WILLIAMS DR, SECTION 9, TOWN OF PLEASANT SPRINGS

CHANGE FROM: SFR-08 Single Family Residential District and RM-8 Rural Mixed-Use District

TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RM-8 Rural

Mixed-Use District

REASON: shifting of property lines between adjacent land owners

Attachments: [12060 Ord Amend](#)

[12060 Staff Report](#)

[12060 Town Action](#)

[12060 APP](#)

[12060 PLEASANT SPRINGS MAP](#)

In support: Philip Ghiloni

Opposed: none

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

1. This rezone petition #12060 shall become effective only upon the Town Board approval to vacate the Lunde Lane road right-of-way.

2. A shared driveway easement and agreement shall be recorded for the two CSM lots.

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Excused: 1 - BOLLIG

[12061](#)

PETITION: REZONE 12061
APPLICANT: KIP R KALSCHEUR
LOCATION: EAST OF 9180 MINERAL POINT RD AND GARFOOT RD SOUTH OF MOEN RD,
SECTION 20, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District and
RR-1 Rural Residential District with TDR Overlay
REASON: create four new residential lots using transfer of development rights (TDR)

Attachments: [12061 Staff Report](#)
[12061 Town Action](#)
[12061 Density study](#)
[12061 APP](#)
[12061 CROSS PLAINS MAP](#)

In support: Mike Coyle, Geoff Hansen
Opposed: Ralph Blum
Neither support or oppose: Greg Hartig

**A motion was made by KRONING, seconded by POSTLER, that the Zoning
Petition be postponed due to opposition. The motion carried by the following
vote: 4-0.**

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

[12062](#)

PETITION: REZONE 12062
APPLICANT: D&A FARM LLC (DOUG SLABY)
LOCATION: NORTH OF 1246 WASHINGTON ROAD, SECTION 7, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12062 Ord Amend](#)
[12062 Staff Report](#)
[12062 Town Action](#)
[12062 Density Study](#)
[12062 APP](#)
[12062 ALBION MAP](#)

In support: Jonathan Errthum, Doug Slaby
Opposed: none

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

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

[12063](#)

PETITION: REZONE 12063
APPLICANT: STEVEN AND VERA ZYCH
LOCATION: EAST OF 75 COUNTY HIGHWAY N, SECTION 32, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12063 Ord Amend](#)
[12063 Staff Report](#)
[12063 Town Action](#)
[12063 Density Study](#)
[12063 APP](#)
[12063 ALBION MAP](#)

In support: Dan Higgs, Katherine Venske
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Excused: 1 - BOLLIG

[12064](#)

PETITION: REZONE 12064
APPLICANT: MARC ROBERTSON & ANNE BOSCH
LOCATION: 3776 FORSHAUG ROAD, SECTION 23, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-B Farmland Preservation Business District
REASON: creating one residential lot and zoning compliance for an existing business (woolen mill)

Attachments: [12064 Ord Amend](#)
[12064 Staff Report](#)
[12064 Town Action](#)
[12064 density](#)
[12064 APP](#)
[12064 VERMONT MAP](#)

In support: Anne Bosch
Opposed: none

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

1. The applicant records a deed restriction prohibiting further residential development on the balance of current parcel number 0706-233-9000-5 remaining in FP-35 zoning.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

12065

PETITION: REZONE 12065

APPLICANT: FROSTWOOD FARM VI LLC

LOCATION: SOUTH OF 2565 TONTO TRAIL, SECTION 13, TOWN OF VERONA

CHANGE FROM: AT-35 Agriculture Transition District TO MFR-08 Multi-Family Residential District

REASON: change zoning to allow for a 16-lot single family residential condominium plat

Attachments: [12065 Ord Amend](#)

[12065 Staff Report](#)

[12065 Town Action](#)

[12065 Heartland Wetlands Letter](#)

[12065 Navigability Determination](#)

[12065 signed boundary dispute resolution](#)

[12065 VERONA.pdf](#)

[12065 VERONA MAP](#)

In support: Lisa Steinhauer, David Emerich, Tomas Toro;

Neither support or oppose: Timothy Reasa, Matt Moline

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

1. A developer's agreement shall be approved by the Town Board for the development of the property prior to the zoning becoming effective.

2. The Condominium Plat along with the Declaration of Covenants shall be approved by the Town Board prior to recording and the zoning becoming effective.

3. A deed restriction shall be recorded on the property limiting the land use to 16 single-family residences.

Ayes: 4 - BOLLIG,DOOLAN,POSTLERandRITT

Excused: 1 - KRONING

[12066](#)

PETITION: REZONE 12066
APPLICANT: REGENTS OF UNIV OF WISCONSIN
LOCATION: NW OF 4070 OBSERVATORY RD, SECTION 16, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: increase the size of an existing residential lot

Attachments: [12066 Ord Amend](#)
[12066 Staff Report](#)
[12066 Town Action](#)
[12066 APP](#)
[12066 CROSS PLAINS MAP](#)

In support: Andrew Lochner
Opposed: none
Neither support or oppose: Joann Rudie, Jim Tiff

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 4-0.

1. The property shall be deed restricted to specify that no additional development of the property is enabled by approval of Rezone Petition #12066.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

[12067](#)

PETITION: REZONE 12067
APPLICANT: ROY AND LANA ALDERMAN
LOCATION: 689 COUNTY HIGHWAY U, SECTION 22, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: combining two residential lots and creating one new residential lot

Attachments: [12067 Staff Report](#)
[12067 density](#)
[12067 APP](#)
[12067 PRIMROSE MAP](#)

In support: Lana Alderman
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

12068

PETITION: REZONE 12068
APPLICANT: PRAIRIELAND DAIRY LLC
LOCATION: 689 COUNTY HIGHWAY U, SECTION 10, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12068 Ord Amend](#)
[12068 Staff Report](#)
[12068 Town Action](#)
[12068 density](#)
[12068 APP](#)
[12068 MONTROSE MAP](#)

In support: Mark Fahey, Ed Short
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 4-0.

1. Lot must contain at least 2.0 acres exclusive of road right-of-way.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

12069

PETITION: REZONE 12069

APPLICANT: GERALD AND JOANN GEHIN

LOCATION: NORTH END OF ROSEVALE DRIVE, SECTION 22, TOWN OF MONTROSE

CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District

REASON: create three new residential lots

Attachments: [12069 Ord Amend](#)

[12069 Staff Report](#)

[12069 Town Action](#)

[12069 density](#)

[12069 APP](#)

[12069 MONTROSE MAP](#)

In support: Neal Gehin, Ed Short

Opposed: none

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

1. Applicants (Gehins) shall extend Rosedale Drive by 127 feet and construct a 66 foot radius cul-de-sac, to the satisfaction of the Town of Montrose, with all costs of the construction to be borne by the Gehins.

2. A deed restriction shall be recorded on the balance of tax parcels

050822385200, 050822295003, 050822290008, 050822288100, 050822280010 &

050822186103 that remain in FP-35 zoning stating the following:

a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Floyd and Charlotte Viney farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

12070

PETITION: REZONE 12070
APPLICANT: JE ACRES LLC
LOCATION: WEST OF 338 US HIGHWAY 51, SECTION 6, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [12070 Ord Amend](#)
[12070 Staff Report](#)
[12070 Town Action](#)
[12070 Density Study](#)
[12070 Wetland Delineation Map](#)
[12070 Email from DOT for access](#)
[12070 APP](#)
[12070 ALBION MAP](#)

In support: Beth Anne Heneghan
Opposed: none

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

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

[12071](#)

PETITION: REZONE 12071
APPLICANT: JILL HERMANSON
LOCATION: 115 COUNTY HIGHWAY N, SECTION 32, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District TO FP-1 Farmland Preservation District
REASON: separating existing residence from farmland

Attachments: [12071 Ord Amend](#)
[12071 Staff Report](#)
[12071 Town Action](#)
[12071 Density Study](#)
[12071 APP](#)
[12071 ALBION MAP](#)

In support: Dan Higgs
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 4-0.

1. Applicant shall record an access easement to provide continued access to the agricultural lands (proposed FP-1 lot).

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

[12072](#)

PETITION: REZONE 12072
APPLICANT: VALKYRIE FARM LLC (KERRI PHILLIPS)
LOCATION: 1580 & 1586 COUNTY HWY D, SECTION 4, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: create one new residential lot and modify an existing residential lot

Attachments: [12072 Staff Report](#)
[12072 Revised Prelim CSM](#)
[12072 APP](#)
[12072 OREGON MAP](#)

In support: Kerri Phillips
Opposed: Todd Kluever

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to no town action and opposition. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

02624

PETITION: CUP 02624

APPLICANT: MATTHEW AND JADRIAN HOFELDT

LOCATION: SOUTH OF 7550 SUGAR RIDGE, SECTION 29, TOWN OF VERONA

CUP DESCRIPTION: private air strip (updates to existing)

Attachments: [CUP 2624 Staff Report](#)
[CUP 2624 Town Action](#)
[CUP 2624 APP](#)
[CUP 2624 VERONA MAP](#)
[CUP #2624](#)

In support: Matt Hofeldt

Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 4-0.

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (see below).
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 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 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.

12. 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.

Conditions specific to CUP #2624:

13. The uses of the air strip be limited to those as provided in the application.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

02625

PETITION: CUP 02625
APPLICANT: AMANDA K DILLE
LOCATION: 240 KOSHKONONG DR, SECTION 36, TOWN OF ALBION
CUP DESCRIPTION: c.u.p. for transient or short-term lodging (short-term rental)

Attachments: [CUP 2625 Staff Report](#)

[CUP 2625 Town Action](#)

[CUP 2625 APP](#)

[CUP 2625 ALBION MAP](#)

[CUP #2625](#)

In support: Amanda Dille

Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote:
4-0

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103.
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 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 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.

12. 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.

Conditions specific to CUP # 2625:

13. The rental shall be limited to 6 overnight guests as requested in the application.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

02626

PETITION: CUP 02626
APPLICANT: WARM BELLY NOBLE LLC (FRANCIS WISNIEWSKI)
LOCATION: 4305 & 4311 VILAS HOPE RD, SECTION 7, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: agricultural entertainment for events more than 10 calendar days per year

Attachments: [CUP 2626 Staff Report](#)

[CUP 2626 Town Action](#)

[CUP 2626 Sound Study Exhibit 2024-05-31](#)

[CUP 2626 Current approved lighting plan CUP 2592_2023-05-09](#)

[CUP 2626 Warm Belly Site Plan](#)

[CUP 2626 APP](#)

[CUP 2626 COTTAGE GROVE MAP](#)

[CUP #2626](#)

In Support: Francis Wisniewski

Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote:
4-0

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (see below).
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 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 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.

12. 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.

Conditions specific to CUP # 2626:

13. There shall be no parking on either side of Vilas Hope Road. The applicant shall be responsible for the installation of "No Parking" signs and shall coordinate with the Town Highway Superintendent to determine the signage location and details. The applicant shall be responsible for the cost of the signage.

14. A stormwater management plan shall be approved by Dane County Land and Water Resources Department. The management features shall be installed prior to the use of the rear parking lot.

15. The applicant shall be responsible for any driveway improvements required by the Town Highway Superintendent including but not limited to size of the culvert and the design of the driveway where it meets Vilas Hope Road.

16. The applicant shall install "No Parking" signs on the traffic lane on the north side of the buildings.

17. The exterior lighting shall conform to the operations plan, as well as Dane County and Town of Cottage Grove ordinances. All lighting must be dark sky compliant/downward facing. Any additional lighting would require an amendment to the conditional use permit.

18. Applicant shall provide adequate restroom facilities, in accordance with the Department of Health requirements.

19. Public hours of operation shall be limited to Sunday to Saturday 9:00am to 7:00pm year-round, with the option to extend to 9:00pm during fall festivals (once outdoor lighting or the farm store are completed).

20. Amplified music volume shall be limited to 60dbA at 100 feet from the speakers.

21. Landscaping shall be installed per Town requirements, subject to written confirmation from Town Planner Mark Roffers.

22. The CUP area may include the additional leased 5 acres as long as an active lease is in place.

23. Design review will be required by the Town upon application for a building permit for the farm store.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

02627

PETITION: CUP 02627
APPLICANT: VALKYRIE FARM LLC (KERRI PHILLIPS)
LOCATION: 1580 COUNTY HIGHWAY D, SECTION 4, TOWN OF OREGON
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2627 Staff Report](#)
[CUP 2627 Revised Prelim CSM](#)
[CUP 2627 APP](#)
[CUP 2627 OREGON MAP](#)

In support: Kerri Phillips
Opposed: Todd Kluever

A motion was made by KRONING, seconded by POSTLER, that the Conditional Use Permit be postponed due to no town action. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Excused: 1 - BOLLIG

2023 OA-080

AMENDING CHAPTERS 15 AND CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, TO ESTABLISH A DANE COUNTY HERITAGE PRESERVATION COMMISSION

Sponsors: DOOLAN, MILES and ENGELBERGER

Attachments: [2023 OA-080](#)
[2024 Comprehensive Plan Amendment.pdf](#)
[2023 OA-80 staff memo.pdf](#)
[Community notice.pdf](#)
[Pleasant Springs comments 2023 OA-080.pdf](#)
[Town of Oregon Ltr to Dane County Zoning Support 2023-OA-080.pdf](#)

In support: Rick Bernstein
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Ordinance Amendment be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Excused: 1 - BOLLIG

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

F. Plats and Certified Survey Maps

[2024 LD-012](#) Certified Survey Map - Rivera
Town of Oregon
Staff recommends denial.

Attachments: [ZLR Report](#)
[CSM Land division memo](#)
[230858_3LotCSM](#)
[20240620105814](#)
[Shared Driveway Easement Application](#)
[24-13 Rivera](#)

In support: Nicholas Rivera

A motion was made by POSTLER, seconded by KRONING, that the Land Division application be denied. The motion carried by the following vote: 4-0.

The applicant may re-apply at a future time and staff will waive the application fees.

Ayes: 4 - BOLLIG, DOOLAN, POSTLER and RITT

Excused: 1 - KRONING

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 KRONING, seconded by POSTLER, that the July 23, 2024 meeting be adjourned at 8:43 PM. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG, DOOLAN, POSTLER and RITT

Excused: 1 - KRONING