

Dane County



Minutes

Tuesday, July 27, 2021

6:30 PM

ZOOM Webinar Meeting ID: 861 7002 5452

Remote Meeting

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?

The July 27, 2021 Zoning and Land Regulation Committee meeting is being held virtually. The public can access the meeting with the Zoom application or by telephone.

To join the meeting in Zoom, click the following link (after you fill out the form, the meeting link and access information will be emailed to you):

https://us02web.zoom.us/webinar/register/WN_qr1izh6KRWOXI2YNTqaD7A

This link will be active until the end of the meeting.

To join the meeting by phone, dial 1-888-788-0099.
When prompted, enter the following Webinar ID: 861 7002 5452

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to plandev@countyofdane.com

PROCESS TO PROVIDE PUBLIC COMMENT: ANY MEMBERS OF THE PUBLIC WISHING TO REGISTER TO SPEAK ON/SUPPORT/OPPOSE AN AGENDA ITEM MUST REGISTER USING THE LINK ABOVE (even if you plan to attend using your phone).

Registrations to provide public comment will be accepted until 1 hour prior to the beginning of the meeting.

If you join the meeting with Zoom, when the item you have registered for is before the board/committee, you will be promoted to a panelist. Once a panelist, you can turn on your webcam and you will be able to unmute yourself.

If you join the meeting with your phone, when the item you have registered for is before the board/committee, you will be unmuted and hear, "the host would like you to unmute your microphone, you can press *6 to unmute." Please press *6.

Interpreters must be requested in advance; please see the bottom of the agenda for more information.

Los intérpretes deben solicitarse con anticipación; consulte el final de la agenda para obtener más información.

Yuav tsuam tau thov txog cov neeg txhais lus hau ntej; thov saib hauv qab kawg ntawm qhov txheej txheem rau cov ntaub ntawv ntxiv.

A. Call to Order

Chair Bollig called the meeting of the July 27, 2021 Zoning and Land Regulation Committee meeting to order at 6:30pm. Supervisor Tim Kiefer is excused.
Staff present: Everson, Standing and Violante

Present 4 - JERRY BOLLIG, STEVEN PETERS, MICHELE DOOLAN, and SARAH SMITH

Excused 1 - TIM KIEFER

[2021
RPT-304](#)

July 27, 2021 ZLR Committee Meeting Registrants

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

There were no public comments for items not listed on the agenda.

C. Consideration of Minutes

[2021](#)
[MIN-167](#)

Minutes of the July 13, 2021 Zoning and Land Regulation Committee meeting

A motion was made by PETERS, seconded by DOOLAN, that the July 13, 2021 Minutes be approved. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

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

[11711](#)

PETITION: REZONE 11711
APPLICANT: PATRICK J LEMAHIEU / ELOISE ANDERSON
LOCATION: 5347 MISSOURI ROAD, SECTION 22, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

In favor: Patrick LeMahieu

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

[11712](#)

PETITION: REZONE 11712
APPLICANT: BUSSIAN LIVING TR
LOCATION: NORTH OF 7750 KRAUS ROAD, SECTION 5, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

A motion was made by PETERS, seconded by DOOLAN, that the Zoning Petition be recommended for approval with the following condition. The motion carried, 4-0.

1. The owner shall record a deed restriction on the balance of the FP-35 zoned land prohibiting further development in accordance with town plan policies (tax parcels 0912-052-9500-2; 0912-052-9550-3; 0912-052-9500-2; 0912-052-9000-8).

[11713](#)

PETITION: REZONE 11713
APPLICANT: TODD JOURDAN & NANCY SPELSBERG
LOCATION: 3795 OAK PARK ROAD, SECTION 20, TOWN OF
DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural
Residential District, SFR-08 Single Family Residential District TO RR-8
Rural Residential District
REASON: separating existing residence from farmland

In favor: Nancy Spelsberg, Todd Jourdan

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11714](#)

PETITION: REZONE 11714
APPLICANT: JACOB & LINDA REPPEN
LOCATION: 444 ALBION ROAD, SECTION 27, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural
Residential District
REASON: creating one residential lot

In favor: Jacob and Linda Reppen

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11715](#)

PETITION: REZONE 11715
APPLICANT: SYED, GHOSIA, AND IMRAN NIZAMUDDIN
LOCATION: 9039 COUNTY HIGHWAY S, SECTION 5, TOWN OF
SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural
Residential District
REASON: creating four residential lots

In favor: Syed Nizamuddin

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

- 1. Within 90 days of the effective date of this petition, the landowner must record shared driveway access easements and maintenance agreements that conform to all requirements of s. 75.19(8)(f), Dane County Code.**
- 2. The recorded CSM must show all recorded easement boundaries.**
- 3. The owner shall record a deed restriction on the four proposed lots prohibiting further division.**

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11716](#)

PETITION: REZONE 11716
APPLICANT: F E MANAGEMENT LLC
LOCATION: 1151 BERLIN, SECTION 5, TOWN OF MEDINA
CHANGE FROM: RR-4 Rural Residential District TO GC General
Commercial District
REASON: change zoning to allow the existing barn to be used for event
venues

In favor: Edward Armbricht, Darlene Rattalick, Dobie Gutweiler, Lisa Handrow, Kris Hebel, John Retallick, CJ Knutson, Steve and Michelle Nampel, Sue Peck, Lisa Sands

In opposition: Ryan and Colleen Burke, Kim Kohler, Justin and Amanda Pries

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11717](#)

PETITION: REZONE 11717
APPLICANT: R MARSHALL & ARLENE COLBURN
LOCATION: NORTH OF 4335 SCHNEIDER DRIVE, SECTION 20, TOWN OF DUNN
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

In favor: Catherine Sewall, Scott Reinert

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11718](#)

PETITION: REZONE 11718
APPLICANT: NORBERT HAAG C/O VIRGIL HAAG
LOCATION: 656 PERRY CENTER ROAD, SECTION 23, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expand existing residential lot

In favor: Virgil Haag

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11719](#)

PETITION: REZONE 11719
APPLICANT: ARLIN O TEIGEN
LOCATION: 1069 TAYLOR LANE, SECTION 8, TOWN OF DUNKIRK
CHANGE FROM: RR-1 Rural Residential District TO RR-4 Rural Residential District, AT-35 Agriculture Transition District TO RR-4 Rural Residential District
REASON: expanding an existing residential lot

In favor: Charles Nahn

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11720](#)

PETITION: REZONE 11720
APPLICANT: JOHN F BECKER
LOCATION: SOUTH OF 4313 BUCKLEY ROAD, SECTION 8, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-8 Rural Residential District
REASON: creating one residential lot

In favor: John Becker

A motion was made by DOOLAN, seconded by PETERS, that the Zoning Petition be postponed to allow for the applicant to work with planning staff further on the issues needing more detail. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11721](#)

PETITION: REZONE 11721
APPLICANT: MELVIN F & KENDA SHOTLIFF
LOCATION: LAKE KEGENSA ROAD, SECTION 27, TOWN OF RUTLAND
CHANGE FROM: RR-4 Rural Residential District TO FP-1 Farmland Preservation District, FP-1 Farmland Preservation District TO RR-4 Rural Residential District
REASON: rezone existing residential lot back to farmland preservation , create new residential lot

In favor: Mel Shotliff

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11722](#)

PETITION: REZONE 11722
APPLICANT: RADL LIVING TR, JEFF & EDIE
LOCATION: 6776 COUNTY HIGHWAY KP, SECTION 27, TOWN OF ROXBURY
CHANGE FROM: RR-4 Rural Residential District TO FP-B Farmland Preservation Business District
REASON: allow for a farm business on the property

In favor: Chris Aultman

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11723](#)

PETITION: REZONE 11723
APPLICANT: CODY AND CARLI EILENFELDT
LOCATION: EAST OF 983 NULAND ROAD, SECTION 33, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

In favor: Cody Eilenfeldt

A motion was made by PETERS, seconded by DOOLAN, that the Zoning Petition be recommended for approval subject with the following conditions. The motion carried, 4-0.

1. The TDR-R Receiving area overlay zoning district shall be assigned to the RR-4 lot. A notice document shall be recorded on the RR-4 zoned property indicating that the lot was created as a result of a transfer of development rights.
2. The TDR-S Sending area overlay zoning district shall be applied to the ~160 acre Skaar farm in section 31 (tax parcels: 0712-314-8500-1, 0712-313-9500-0, 0712-313-8000-7, and 0712-312-9500-1).
3. The owner of the sending property shall record a deed restriction on a minimum of 35 acres of the property prohibiting non-farm development in accordance with town plan policies (tax parcel #0712-312-9500-1).

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11724](#)

PETITION: REZONE 11724
APPLICANT: LAVON M HOF LAND C/O PAUL KOJO
LOCATION: 1442 LAKE KEGONSA ROAD, SECTION 2, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

In favor: Paul Kojo

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11725](#)

PETITION: REZONE 11725
APPLICANT: GORDON & ASHLEY BRUNNER
LOCATION: 4419 COUNTY HIGHWAY F, SECTION 7, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot for the existing residence and creating two agricultural lots

In favor: Gordon Brunner

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[11726](#)

PETITION: REZONE 11726
APPLICANT: WILLIAM & MARILYN IBACH
LOCATION: WEST OF 9208 JIM GARFOOT CIRCLE, SECTION 17, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

In favor: Ibach

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

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[02522](#)

PETITION: CUP 02522

APPLICANT: RYAN MALMGREN & STACY RIEU

LOCATION: 2279 DAHLK CIRCLE, SECTION 24, TOWN OF
SPRINGDALE

CUP DESCRIPTION: limited family business - sail manufacturing

In favor: Stacy Rieu

A motion was made by PETERS, seconded by SMITH, that the Conditional Use Permit be approved with the following conditions. The motion carried, 4-0.

1. All operations of the limited family business must take place entirely within the approved 56'x30' residential accessory building, as shown on the site plan.
2. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.
3. The limited family business activity shall be limited to the production and manufacturing of sails.
4. The conditional use permit shall automatically expire on sale of property or sale of the business to an unrelated third party.
5. Customer hours are by appointment only.
6. Outdoor amplified loudspeakers are prohibited.
7. No signs shall be allowed by the road.
8. Sanitary fixtures (sink and toilet) may be permitted to be installed as part of the limited family business.
9. Prior to the installation of any sanitary facilities in the accessory building, the applicant must have the sanitary system on the property inspected by a licensed plumber, to determine its suitability for the increased demand. Any deficiencies must be corrected, at the owner's expense, to bring the system up to current plumbing code requirements. Sanitary fixtures (sink and toilet) shall be removed from the accessory building if the Limited Family Business use is ever abandoned, or if this conditional use permit expires or is terminated.
10. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan, as revised July 12, 2021.
11. New and existing buildings proposed to house a conditional use must be located, constructed and maintained to meet the all zoning and building code requirements for accessory buildings in the RR-4 zoning district.
12. 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.
13. 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.
14. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
15. Off-street parking must be provided, consistent with s. 10.102(8).
16. 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.

17. 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.

18. 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.

19. 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.

20. 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. 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: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[02523](#)

PETITION: CUP 02523

APPLICANT: TYROL PROPERTIES, LLC

LOCATION: 3506 BOHN ROAD, SECTION 28, TOWN OF VERMONT

CUP DESCRIPTION: transient or tourist lodging

In favor: Nathan McGree, Nicole Schram

A motion was made by DOOLAN, seconded by SMITH, that the Conditional Use Permit be approved with the following conditions. The motion carried, 4-0.

1. The conditional use permit shall expire upon the sale of the property.
2. All management staff will be employees of the landowner. No more than three personnel shall be on the premises at one time.
3. Noise levels from amplified sound are limited to no more than 65 decibels (dBA scale), as measured from the property line, at any one time. Outdoor amplified sound is prohibited between the hours of 9 p.m. and 9 a.m.
4. No more than three bedrooms on the premises shall be rented out, to no more than six overnight guests. No more than twelve persons shall be on the premises at any one time.
5. If the landowner provides to the zoning administrator a sanitary system inspection report, completed by a licensed plumber, which shows the sanitary system is capable of adequately handling the additional demand, occupancy limits may be increased. Under such circumstances, occupancy shall be determined by the capacity of the sanitary system. Under any circumstances, no more than four bedrooms shall be rented out, to no more than ten overnight guests, and no more than twenty persons shall be on the premises at any one time.
6. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
7. 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 Uniform Dwelling Code.
8. 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.
9. 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.
10. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
11. At least six off-street parking spaces must be provided, consistent with s. 10.102(8).
12. 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.
13. 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.

14. 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.

15. 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.

16. 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. 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: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[02524](#)

PETITION: CUP 02524

APPLICANT: TYROL PROPERTIES LLC

LOCATION: 3487 BOHN ROAD, SECTION 33, TOWN OF VERMONT

CUP DESCRIPTION: outdoor assembly events - continuation of halloween and christmas events

In favor: Nathan McGree, Nicole Schram

A motion was made by DOOLAN, seconded by SMITH, that the Conditional Use Permit be approved subject to the following conditions. The motion carried, 4-0.

1. The conditional use permit shall expire upon the sale of the property.
2. Outdoor assembly events in the RE zoning district are limited to:
 - a. A "haunted tour" occurring Fridays and Saturdays in October, October 31, and the first Friday and first Saturday of November, and;
 - b. A "Christmas village" occurring the third and fourth Friday and Saturday in November and the first and second Friday and Saturday in December.
3. Hours of operation for the haunted tour use are limited to 6:30 p.m. to midnight.
4. Hours of operation for the Christmas Village are limited to noon to 5:00 p.m.
5. No more than 1,200 guests shall be onsite at any one time for any outdoor assembly event.
6. Guests for the haunted tour shall travel in groups no larger than 6 people, monitored by employees to keep groups spread out, and to keep them moving through the site. Employees will have communication equipment to notify supervisors of emergencies or concerns.
7. Outdoor event-specific amplified speakers or sound equipment are limited to the areas indicated on the preapproved event operations plan. For the haunted tour, outdoor amplified sound is limited to (1) the ticket and waiting area as shown on the approved site plan, and (2) to low-volume "special effect" sounds (e.g. to simulate thunder) within five (5) feet of the tour path. Under no circumstances should noise levels of the amplified sound exceed 77 db(a), as measured at any of the property's boundaries.
8. Outdoor lighting associated with events shall be as indicated on the preapproved event operations plan. Outdoor event-specific lighting for the haunted tour will be limited to building and lift lighting as required for safety, and low-level pathway lighting, shielded to direct light downward, not to exceed 1 lux intensity and amber or yellow (not blue or white) in color. Lighting will be turned off after guests depart.
9. The physical development and operation of the haunted tour, including portable restrooms, designated parking and temporary or permanent signage, must substantially conform to the approved site plan, operational plan and phasing plan. To allow the tour to remain fresh for repeat visitors, the tour route and temporary structures may differ from the site plan as long as they are not located significantly closer to neighboring properties.
10. Event plans:
 - a. At least thirty days prior to the start of any outdoor assembly events in each calendar year, the landowner shall file an event plan, approved by the zoning administrator, addressing, at a minimum the following issues:
 - the number of events proposed each year
 - the maximum expected attendance at each event
 - off-street parking, to meet standards in s. 10.102(8)
 - days and hours of operation

- ingress and egress
 - sanitation
 - trash / recycling collection and disposal
 - proposed signage
 - other public safety issues
- b. Event plans must be filed with the following:
- the zoning administrator
 - town clerk
 - servicing fire department
 - emergency medical service provider
 - Dane County Sheriff's Department and any local law enforcement

agency.

11. New and existing permanent buildings proposed to house the 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.

12. 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.

13. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements, including town liquor licenses. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.

14. 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.

15. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.

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

17. 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.

18. 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.

19. 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.

20. 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: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[02525](#)

PETITION: CUP 02525

APPLICANT: HEARTLAND FARM SANCTUARY, INC

LOCATION: 424 US HIGHWAY 151, SECTION 6, TOWN OF ALBION

CUP DESCRIPTION: agriculture entertainment and farm related
exhibitions (animal sanctuary)

In favor: Jen Korz

A motion was made by PETERS, seconded by SMITH, that the Conditional Use Permit be approved subject to the following conditions. The motion carried, 4-0.

1. Signage to improve traffic flow back to Hwy 51 and to reduce traffic into the no outlet end of Ramsey Rd.
2. Conditions required for agricultural entertainment uses listed under s. 10.103(3) (as applicable for any event anticipated to have over 200 persons in attendance at any one time during a day).
3. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan, and phasing plan.
4. 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.
5. 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.
6. 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.
7. 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.
8. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
9. Off-street parking must be provided, consistent with s. 10.102(8).
10. 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.

11. 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.

12. 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.

13. 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.

14. 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: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

[2021 OA-002](#) AMENDING CHAPTER 10 THE DANE COUNTY CODE OF ORDINANCES, REVISING VARIOUS SIGN REGULATION PROVISIONS

A motion was made by PETERS, seconded by DOOLAN, that the Ordinance Amendment be postponed to allow further time for towns to take action and directing staff to work with the Dane County Towns Association to resolve concerns and issues that have been identified. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,PETERS,DOOLANandSMITH

Excused: 1 - KIEFER

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

Please note that a public hearing has already been held for the agenda items listed below. Additional testimony will not be taken on the items unless requested by the Committee members.

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

[2021 OA-002](#) AMENDING CHAPTER 10 THE DANE COUNTY CODE OF
ORDINANCES, REVISING VARIOUS SIGN REGULATION PROVISIONS

See committee action under section D, above.

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by PETERS, seconded by SMITH, that the meeting be adjourned at 7:34 PM. The motion carried by a voice vote, 4-0.

Questions? Contact Planning and Development Staff, 266-4266, or plandev@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.