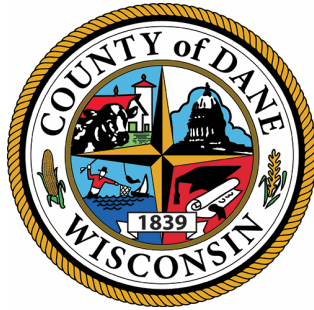


# Dane County



## Minutes

Tuesday, January 28, 2020

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

Chair Bollig called the January 28, 2020 Zoning and Land Regulation Committee meeting to order at 6:30pm.

Staff in attendance: Everson, Lane, and Violante

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

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

No comments made by the public.

[2019  
RPT-557](#)

January 28, 2020 ZLR Committee registrants

## C. Consideration of Minutes

[2019  
MIN-409](#)

Minutes of the January 14, 2020 Zoning and Land Regulation Committee meeting

A motion was made by KNOLL, seconded by AUDET, to approve the minutes of the January 14, 2020 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

[11505](#)

PETITION: REZONE 11505  
APPLICANT: JEFFERY S MOERKE  
LOCATION: ADJACENT TO 4492 HIGHWAY 73, SECTION 4, TOWN OF DEERFIELD  
CHANGE FROM: FP-1 Small Lot Farmland Preservation District TO RR-8 Rural Residential District  
REASON: creating one residential lot

*In favor: Jeff Moerke and Kristin Wild*

*Opposed: None*

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

1. A deed restriction shall be recorded on parcels 071204382000, 071204395007, 071204480307, 071204485010, and 071204490010 to prohibit further residential development on the remaining FP-35 Agriculture zoned lands. The housing density rights for the original farm have been exhausted.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11506](#)

PETITION: REZONE 11506  
APPLICANT: CRAZY ACRES INC  
LOCATION: 811 HILLSIDE ROAD, SECTION 14, TOWN OF ALBION  
CHANGE FROM: RR-2 Rural Residential District AND FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

*In favor: Ron Combs*  
*Opposed: None*

**A motion was made by KNOLL, seconded by AUDET, to postpone action until town action is received. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11508](#)

PETITION: REZONE 11508  
APPLICANT: NORTHERN LIGHT BAPTIST CHURCH INC  
LOCATION: LAND IS JUST SOUTH OF 4528 CONEFLOWER COURT, SECTION 8, TOWN OF MIDDLETON  
CHANGE FROM: NR-C Natural Resource - Conservation District TO SFR-08 Single Family Residential District  
REASON: shifting of property lines between adjacent land owners

*In favor: Scott Wareing*  
*Opposed: None*

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

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11509](#)

PETITION: REZONE 11509  
APPLICANT: MARY JO JOHNSON  
LOCATION: 1552 COUNTY HIGHWAY A, SECTION 18, TOWN OF ALBION  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

*In favor: Mary Jo Johnson requested that the petition be postponed.*  
*Opposed: None*

**A motion was made by AUDET, seconded by PETERS, to postpone the petition at the request of the applicant. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11510](#)

PETITION: REZONE 11510  
APPLICANT: DL DEANS FARMS LLC  
LOCATION: 7632 STATE HIGHWAY 113, SECTION 11, TOWN OF DANE  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: separating existing residence and accessory buildings from farmland

*In favor: Carl Deans*

*Opposed: None*

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

**1. A deed restriction shall be recorded on parcels 0908-112-9000-3 and 0908-112-9500-8 to prohibit further residential development on the remaining FP-35 Agriculture zoned land. The housing density rights for the original farm have been exhausted.**

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11511](#)

PETITION: REZONE 11511  
APPLICANT: ENDRES JT REV TR, GARY D & NANCY R  
LOCATION: 2200 FEET WEST OF PATTON ROAD, SECTION 28, TOWN OF VIENNA  
CHANGE FROM: FP-1 Small Lot Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

*In favor: Tyler Endres*

*Opposed: None*

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

**1. A deed restriction shall be recorded on parcels 090928485010, 090928481916, 090928490013, and 090928495303 to prohibit further residential development on the remaining FP-35 Agriculture zoned land. The housing density rights for the original farm have been exhausted.**

**2. A deed restriction shall be recorded on Lots 2 and 3 to prohibit further land division or development of the properties.**

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11512](#)

PETITION: REZONE 11512  
APPLICANT: C & L INVESTMENT PARTNERSHIP  
LOCATION: 3101 US HIGHWAY 12 & 18, SECTION 30, TOWN OF COTTAGE GROVE  
CHANGE FROM: RM-8 Rural Mixed-Use District AND AT-35 Agriculture Transition TO RM-16 Rural Mixed-Use District  
REASON: shifting of property lines between adjacent land owners

*In favor: Chris Frodel*  
*Opposed: None*

**A motion was made by AUDET, seconded by PETERS, to postpone action until Town action is received. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11513](#)

PETITION: REZONE 11513  
APPLICANT: PATRICIA A ROBERTS  
LOCATION: 4012 COUNTY HIGHWAY JJ, SECTION 22, TOWN OF VERMONT  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

*In favor: Laura Lynch*  
*Opposed: None*

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

**1. An agreement shall be recorded with the Register of Deeds to identify that only one housing density right is associated with the 70 acres of land recently purchased by Lynch.**

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[2019 OA-027](#)

AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES,  
REVISING FLOOD INSURANCE RATE MAPS

*In favor: None*  
*Opposed: None*

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

**Ayes:** 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

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

## **F. Plats and Certified Survey Maps**

[2019 LD-043](#) Paul Scott 2-lot Certified Survey Map  
Town of Burke  
Staff recommends approval.

A motion was made by AUDET, seconded by PETERS, that the Land Division be approved. The motion carried by a voice vote, 5-0.

[2019 LD-042](#) DOA Plat Review - Fifth Addition to Westlawn Estates  
Village of Cottage Grove  
Staff recommends a certification of non-objection.

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

## G. Resolutions

## H. Ordinance Amendment

4. [2019 OA-027](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, REVISING FLOOD INSURANCE RATE MAPS

See motion above.

## I. Items Requiring Committee Action

## J. Reports to Committee

## K. Other Business Authorized by Law

## L. Adjourn

A motion was made by AUDET, seconded by PETERS, to adjourn the January 28, 2020 Zoning and Land Regulation Committee meeting at 7:15pm. The motion carried by unanimously.

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266, [lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)*