



# 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.*

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Tuesday, May 14, 2024

6:30 PM

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

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

#### A. Call to Order

Supervisor DOOLAN called the May 14, 2024 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

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

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

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

No comments made by the public.

## D. Election of Officers

### ELECTION OF CHAIR

Supervisor Doolan called for nominations for the Chair of the Zoning and Land Regulation Committee.

Supervisor Bollig nominated Supervisor Doolan for the position.

Supervisor Postler nominated Supervisor Doolan for the position.

Vote: Supervisor Doolan elected as Chair of the Zoning and Land Regulation Committee by a unanimous vote. 5-0.

### ELECTION OF VICE-CHAIR

Chair Doolan called for nominations for the Vice-Chair of the Zoning and Land Regulation Committee.

Chair Doolan nominated Supervisor Bollig for the position.

Supervisor Kroning nominated Supervisor Bollig for the position.

Vote: Supervisor Bollig elected as Vice-Chair of the Zoning and Land Regulation Committee by a unanimous vote. 5-0.

### ELECTION OF SECRETARY

Chair Doolan called for nominations for the Secretary of the Zoning and Land Regulation Committee.

Supervisor Kroning nominated Supervisor Postler for the position.

Supervisor Bollig nominated Supervisor Postler for the position.

Vote: Supervisor Postler elected as Secretary of the Zoning and Land Regulation Committee by a unanimous vote. 5-0.

## C. Consideration of Minutes

[2024  
MIN-018](#)

Minutes of the March 26, 2024 Zoning and Land Regulation Committee meeting

**Attachments:** [03-26-2024 ZLR Public Hearing Minutes.pdf](#)

A motion was made by BOLLIG, seconded by DOOLAN, that the Minutes of the March 26, 2024 Zoning and Land Regulation Committee meeting be approved. The motion carried by a voice vote.

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

[12019](#)

PETITION: REZONE 12019  
APPLICANT: LEXI & LUCAS DOBRZYNSKI  
LOCATION: SOUTH OF 6078 COUNTY HWY TT, SECTION 8, TOWN OF MEDINA  
CHANGE FROM: RR-2 Rural Residential District and FP-35 Farmland Preservation District TO  
RR-4 Rural Residential District  
REASON: increasing the size of an existing residential lot.

- Attachments:** [12019 Ord Amend](#)  
[12019 Staff Update](#)  
[12019 Town action](#)  
[12019 MEDINA MAP](#)  
[12019 APP](#)

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

**Ayes:** 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

## F. Plats and Certified Survey Maps

[2024 LD-001](#)

Preliminary Plat - Riverside Vista  
Town of Verona  
Staff recommends acceptance and schedule for future consideration.

- Attachments:** [Acceptance](#)  
[Nav determination](#)  
[PRELIMINARY PLAT RIVERSIDE VISTA NO CONTOURS \(2-15-24\) 23W-328](#)  
[2024-02-05 RiversideVista Preliminary Engineering Drawings](#)

**A motion was made by BOLLIG, seconded by KRONING, that the preliminary plat be accepted and schedule for future consideration. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2024 LD-002](#)

Preliminary Plat - Timber Lane Preserve  
Town of Middleton  
Staff recommends acceptance and schedule for future consideration.

- Attachments:** [Acceptance](#)  
[241205\\_Preliminary Plat Draft \(03-20-24\)](#)  
[TimberLanePreserveMiddletonSection31](#)

**A motion was made by POSTLER, seconded by BOLLIG, that the preliminary plat be accepted and schedule for future consideration. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2024 LD-003](#) Preliminary Plat - Swalheim Business Park  
Town of Cottage Grove  
Staff recommends conditional approval

**Attachments:** [conditions](#)

[210194-Preliminary Plat v4 043024](#)

[210194-Letter of Explanation](#)

[210194-Zoning Map 022724](#)

[11960 CAL Notice](#)

[SM2022-0366 Permit Card 2023-03-21 134743](#)

A motion was made by BOLLIG, seconded by KRONING, that the Land Division be approved with conditions. The motion carried by the following vote: 5-0.

1. Rezone Petition #11960 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (County Board approved the Petition on August 17, 2023)

- Recording of an approved plat
- The rezone will not become effective until a final plat and developer's agreement are approved and fully executed by the Town of Cottage Grove.
- A deed restriction shall be recorded on the lot stating the following:
  - a. Land uses on the property shall be limited exclusively to the following permitted uses: i. Agricultural uses (livestock not permitted) ii. Agricultural accessory uses (livestock not permitted) iii. Contractor, landscaping or building trade operations iv. Governmental, institutional, religious, or nonprofit community uses v. Indoor sales vi. Indoor storage and repair vii. Light industrial viii. Office uses ix. Personal or professional service x. A transportation, utility, communication, or other use that is: 1. Required under state or federal law to be located in a specific place, or; 2. Is authorized to be located in a specific place under a state or federal law that specifically preempts the requirement of a conditional use permit. xi. Undeveloped natural resource and open space areas xii. Utility services associated with, and accessory to, a permitted or conditional use xiii. Veterinary clinics b. Land uses on the property shall be limited exclusively to the following conditional uses: i. Communication towers ii. Outdoor Storage iii. Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above iv. Vehicle repair or maintenance service c. Residential and associated accessory uses are prohibited.

2. All public land dedications are to be clearly designated Dedicated to the Public.

3. Utility easements are to be provided.

- Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines

4. All street names shall be consistent with chapter 76 of the Dane County Ordinances.

- Dane County Surveyor: Pondella Lane is an acceptable road name.

5. Comments from the Public Health department are to be recognized:  
• We are fine with this. Looks like all lots have a POWTS area delineated and we have the soil tests for those sites ~ John Hausbeck

6. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.

7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance.  
• Stormwater Management Permit SM2022-0366 issued March 21, 2023

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

## G. Resolutions

[2024  
RES-002](#)

AUTHORIZING A FUNDING AGREEMENT FOR THE ACQUISITION OF QL1 LIDAR BETWEEN THE STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION, DIVISION OF INTERGOVERNMENTAL RELATIONS, WISCONSIN LAND INFORMATION PROGRAM AND DANE COUNTY

**Sponsors:** COLLINS

**Attachments:** [2024 RES-002](#)  
[2024 RES-002 FISCAL NOTE](#)

A motion was made by BOLLIG, seconded by POSTLER, that the Resolution be recommended for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

## H. Ordinance Amendment

## I. Items Requiring Committee Action

## J. Reports to Committee

[2024  
PRES-003](#) ZLR Committee Orientation

**Attachments:** [2024 ZLR Orientation](#)  
[ZLR Committee Procedures on Public Testimony](#)

Supervisor Bollig excused himself from the meeting at 7:20pm.

Zoning Administrator Lane provided a Zoning Orientation session for new Committee members.

## K. Other Business Authorized by Law

## L. Adjourn

A motion was made by POSTLER, seconded by KRONING, to adjourn the May 14, 2024 Zoning and Land Regulation Committee meeting at 8:15pm. The motion carried unanimously.

Questions? Contact Planning and Development Staff, (608) 266-4266, or [plandev@danecounty.gov](mailto:plandev@danecounty.gov)