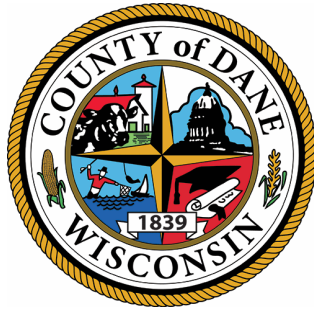


Dane County



Minutes

Tuesday, July 13, 2021

6:30 PM

Virtual meeting

Virtual 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 13, 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_TqpS_frGSgiWDYiTE8eh4w

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: 821 3734 9420

Present 5 - JERRY BOLLIG, STEVEN PETERS, MICHELE DOOLAN, TIM KIEFER, and SARAH SMITH

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

PROCESS TO PROVIDE PUBLIC COMMENT: ANY MEMBERS OF THE PUBLIC WISHING TO REGISTER TO SPEAK ON/SUPPORT/OPOSE 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 13, 2021 Zoning and Land Regulation Committee meeting to order at 6:30pm.

Staff present: Everson, Allan and Violante

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-145](#)

Minutes of the June 22, 2021 Zoning and Land Regulation Committee meeting

A motion was made by PETERS, seconded by DOOLAN, that the June 22, 2021 minutes be approved. The motion carried by a voice vote.

D. 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.

[11690](#)

PETITION: REZONE 11690
APPLICANT: WICOMPANYII LLC
LOCATION: 4645 STATE HWY 138, SECTION 7, TOWN OF RUTLAND
CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District
REASON: amend deed restrictions to allow outdoor storage area for recreational vehicles

In favor: Agent Ron Trachtenberg, Tara Pearson, Steve Suter

A motion was made by PETERS, seconded by KIEFER, that the petition be recommended for approval with the following condition. The motion carried, 5-0.

1. Owners shall record an amendment of restrictions document that retains all existing provisions from the currently recorded deed restriction (document #5410559) and revises the section addressing outdoor storage to read as follows:

"Outdoor storage uses shall be limited exclusively to boats and recreational vehicles and located at the southerly end of the property as depicted on the site plan submitted with zoning petition #11690. Ancillary outdoor storage of materials and/or construction equipment / vehicles associated with a permitted commercial use on the property may also be allowed subject to site plan review and approval by the Town Board and County Zoning Committee. Any and all areas used for outdoor storage shall be screened from view with a minimum of six-foot barrier with 90% opacity. All screening shall be maintained in good condition with any repairs made promptly, as needed."

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11699](#)

PETITION: REZONE 11699

APPLICANT: NATHAN J WAGNER

LOCATION: 8067 US HIGHWAY 14, SECTION 12, TOWN OF CROSS
PLAINS

CHANGE FROM: FP-35 Farmland Preservation District TO SFR-2 Single
Family Residential District, FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District, SFR-1 Single Family Residential District
TO SFR-2 Single Family Residential District

REASON: increasing the size of a residential lot and creating an
agricultural lot

In favor: Nathan and Heather Wagner

**A motion was made by DOOLAN, seconded by SMITH, that the petition be
recommended for approval with one condition. The motion carried, 5-0.**

**1. An access easement shall be shown on the CSM across lot 1 for the benefit of
lot 2.**

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[02518](#)

PETITION: CUP 02518

APPLICANT: WICOMPANYII LLC

LOCATION: 4645 STATE HWY 138, SECTION 7, TOWN OF RUTLAND

CUP DESCRIPTION: allow for the construction of a personal storage facility (mini-warehouses) in accordance with current deed restrictions on property

In favor: Agent Ron Trachtenberg, Tara Pearson, Steve Suter

A motion was made by PETERS, seconded by SMITH, that the Conditional Use Permit be approved with the following conditions. The motion carried 5-0.

- 1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan, phasing plan, and recorded deed restrictions.**
- 2. 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.**
- 3. 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.**
- 4. 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.**
- 5. 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.**
- 6. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.**
- 7. Off-street parking must be provided, consistent with s. 10.102(8).**
- 8. 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.**
- 9. 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.

10. 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.

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. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

E. Plats and Certified Survey Maps

[2021 LD-002](#) Wagner proposed 2-lot Certified Survey Map (Land Division Waiver)
Town of Cross Plains
Staff recommends approval of lot 2 being created with no frontage along a public road along with showing an access easement on the Certified Survey Map for the benefit of Lot 2.

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

[2021 LD-003](#) Nichols proposed 2-lot Certified Survey Map (Land Division waiver)
Town of Medina
Staff recommends approval of both proposed FP-1 lots not having frontage along a public road.

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

F. Resolutions

G. Ordinance Amendment

H. Items Requiring Committee Action

I. Reports to Committee

[2021 RPT-243](#) Report of approved Certified Survey maps

J. Other Business Authorized by Law

K. Adjourn

A motion was made by KIEFER, seconded by PETERS, that the meeting be adjourned at 6:48 PM. The motion carried by a voice vote, 5-0.

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.