



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?

Tuesday, July 26, 2022

6:30 PM

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

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

A. Call to Order

Chair DOOLAN called the July 26, 2022 ZLR meeting to order at 6:33 PM.

Staff present: Everson, Lane, Violante.

Present 4 - JERRY BOLLIG, MICHELE DOOLAN, TIM KIEFER, and KATE MCGINNITY

Excused 1 - MELISSA RATCLIFF

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

No comments

[2022](#) July 26th ZLR Committee meeting registrants
[RPT-237](#)

Attachments: [July 26th ZLR meeting registrants](#)

C. Consideration of Minutes

[2022](#) Minutes of the June 28, 2022 Zoning and Land Regulation Committee meeting
[MIN-169](#)

Attachments: [6-28-22 ZLR Public Hearing Minutes.pdf](#)

A motion was made by KIEFER, seconded by BOLLIG, that the June 28, 2022
Minutes be approved. The motion carried by the following vote:4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[2022](#) Minutes of the July 12, 2022 Zoning and Land Regulation Committee meeting
[MIN-170](#)

Attachments: [7-12-22 ZLR Work Meeting Minutes.pdf](#)

Verona Town Supervisor Tom Mathias expressed concerns regarding the conditions noted under CUP 2567.

A motion was made by BOLLIG, seconded by KIEFER, that the July 12, 2022 Minutes be postponed. The motion carried by the following vote:4-0.

Ayes: 4 - BOLLIG, DOOLAN, KIEFER and MCGINNITY

Excused: 1 - RATCLIFF

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

[11852](#) PETITION: REZONE 11852
APPLICANT: RAYMOND L & DELORES DAHL
LOCATION: 1333 HOLZHUETER ROAD, SECTION 6, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from the farmland and creating one residential lot

Attachments: [11852 Ord Amend.pdf](#)
[11852 Staff Report](#)
[11852 Density Study.pdf](#)
[11852 Town Action Report](#)
[11852 App](#)
[11852 Map](#)

In support: Kathleen Dahl

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

1. Amend the petition to rezone the remaining ~31 acres of the applicant's land lying north of Holtzhueter Road to FP-1 (Small Lot Farmland Preservation). The ~31 acres shall be shown as a lot on the Certified Survey Map.
2. The size of the proposed RR-2 parcel shall be adjusted to meet the maximum 10% building to accommodate the existing buildings.
2. The surveyor shall delineate the approximate extent of the steep slope topography exceeding 20% grade on the CSM for the proposed RR-4 parcel. The steep slope area shall include a note that states, "no build area".

Ayes: 4 - BOLLIG, DOOLAN, KIEFER and MCGINNITY

Excused: 1 - RATCLIFF

[11853](#)

PETITION: REZONE 11853
APPLICANT: KEVIN W HAHN
LOCATION: 439 CENTER ROAD, SECTION 28, TOWN OF RUTLAND
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11853 Ord Amend.pdf](#)
[11853 Staff Report](#)
[11853 Town Action Report](#)
[11853 App](#)
[11853 Map](#)

In support: Kevin Hahn

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

1. Deed restrict the two proposed RR-4 parcels to prohibit further division or nonfarm development.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11854](#)

PETITION: REZONE 11854
APPLICANT: NORBERT REPKA
LOCATION: 2014 MANHATTAN DRIVE, SECTION 28, TOWN OF VERONA
CHANGE FROM: RR-4 Rural Residential District TO MFR-08 Multi-Family Residential District
REASON: creating a condominium plat for 4 single-family residences

Attachments: [11854 Staff Report](#)
[11854 Letter of Opposition](#)
[11854 Pages from land_division_and_development_ordinance](#)
[11854 App](#)
[11854 Map](#)

In support: Norbert Repka

A motion was made by MCGINNITY, seconded by KIEFER, that the Zoning Petition be postponed. The motion carried by the following vote:4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11855](#)

PETITION: REZONE 11855
APPLICANT: G&G BROTHERS PROPERTIES LLC
LOCATION: 495 COUNTY HWY X, SECTION 29, TOWN OF ALBION
CHANGE FROM: RM-8 Rural Mixed-Use District TO FP-B Farmland Preservation Business District, RM-8 Rural Mixed-Use District TO RR-1 Rural Residential District
REASON: creating one residential lot

Attachments: [11855 Staff Report](#)

[11855 App](#)

[11855 Map](#)

No persons in support or in opposition.

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be postponed. The motion carried by the following vote:4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11856](#)

PETITION: REZONE 11856
APPLICANT: JOHAN STOKSTAD
LOCATION: EAST AND WEST OF 1111 MAPLE GROVE ROAD, SECTION 8, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District
REASON: creating one residential lot and one agricultural lot

Attachments: [11856 Staff Report](#)

[11856 Density Study.pdf](#)

[11856 Map](#)

[11856 App](#)

In support: Johan Stockstad

A motion was made by MCGINNITY, seconded by BOLLIG, that the Zoning Petition be postponed. The motion carried by the following vote:4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11857](#)

PETITION: REZONE 11857
APPLICANT: HELLENBRAND LIVING TR
LOCATION: EAST OF 7240 LODI SPRINGFIELD ROAD, SECTION 20, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

- Attachments:** [11857 Ord Amend.pdf](#)
[11857 Staff Report](#)
[11857 Town Action Report](#)
[11857 Density Study](#)
[11857 App](#)
[11857 Map](#)

In support: David Hellenbrand

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

1. a deed restriction to prohibit any further residential development. (Parcels 090817390000, 090817395005, 090820285001, 090820185806, 090820295009, and 090820190809.)

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11858](#)

PETITION: REZONE 11858
APPLICANT: JOHN RUPCICH
LOCATION: WEST OF 6190 COUNTY HWY J, SECTION 20, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: adding additional lands onto an existing residential zoning boundary on a 56-acre property

- Attachments:** [11858 Ord Amend](#)
[11858 Staff Report.pdf](#)
[11858 Town Action Report.pdf](#)
[11858 App](#)
[11858 Map](#)

In support: John Rupcich

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

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11859](#)

PETITION: REZONE 11859
APPLICANT: RON JENKINS
LOCATION: 5400 W. NETHERWOOD ROAD, SECTION 3, TOWN OF OREGON
CHANGE FROM: AT-35 Agriculture Transition District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-2 Rural Residential District
REASON: separating the existing residence from the farmland and shifting lot lines between two existing residential lots

Attachments: [11859 Ord Amend](#)
[11859 Staff Report.pdf](#)
[11859 Town Action Report](#)
[11859 App](#)
[11859 Map](#)

In support: Ron Jenkins

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

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11860](#)

PETITION: REZONE 11860
APPLICANT: DANIEL & JACKLYN KALTENBERG
LOCATION: SOUTHEAST OF 6645 PATTON ROAD, SECTION 34, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11860 Ord Amend.pdf](#)
[11860 Staff Report](#)
[11860 Density](#)
[11860 Town Action Report](#)
[11860 App](#)
[11860 Map](#)

In support: Daniel Kaltenberg

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

1. A deed restriction prohibiting any further residential development on the balance of the FP-35 property. (Parcel numbers 090934385009, 090934390002.)

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

11861

PETITION: REZONE 11861
APPLICANT: BRINK FAMILY TR
LOCATION: South of 8289 COUNTY HWY G, SECTION 26, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District
REASON: creating 4 residential lots

Attachments: [11861 Ord Amend.pdf](#)

[11861 Staff Report.pdf](#)

[11861 Town Action.pdf](#)

[11861 density.pdf](#)

[11861 App Revised](#)

[11861 Map](#)

In support: Eric Grover

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

1. a deed restriction prohibiting further division be recorded on the following parcels:

• 0607-261-9200-9, 0607-264-8500-5, and 0607-264-9001-0

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11862](#)

PETITION: REZONE 11862
APPLICANT: CODY HELMER
LOCATION: 791 LAKE KEGONSA ROAD, SECTION 22, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: creating a residential lot and separating the existing residence from the farmland

Attachments: [11862 Ord Amend.pdf](#)
[11862 Staff Report](#)
[11862 Town Action Report](#)
[11862 Density Study](#)
[11862 App](#)
[11862 Map](#)

In support: Eric Grover and Brian Adamski

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval. The motion carried by the following vote:3-1

1. The petition shall be amended to zone proposed Lot 2 to the RR-8 (Rural Residential) zoning district.
2. The Certified Survey Map shall delineate the 1% annual flood hazard area. No structural development shall be allowed within the flood hazard area.
3. The CSM shall establish a shared driveway easement across Lot 1 (RR-2) for the benefit of Lot 2 (RR-8).
4. The owner shall record a deed restriction on the balance of FP-35 zoned land prohibiting nonfarm development in accordance with town plan policies, as the density units have been exhausted (tax parcels 051022180010 and 051022185001).

Ayes: 3 - BOLLIG, DOOLAN and MCGINNITY

Noes: 1 - KIEFER

Excused: 1 - RATCLIFF

[11863](#)

PETITION: REZONE 11863
APPLICANT: JEFF & CHARITY SWINEHART
LOCATION: NORTH OF 1397 SUNRISE ROAD, SECTION 5, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District,
FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating one residential lot

Attachments: [11863 Ord Amend](#)
[11863 Staff Report](#)
[11863 Town Action Report](#)
[11863 Density Study](#)
[11863 App](#)
[11863 Map](#)

In support: Eric Grover and Jeff Swinehart

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

1. Owner shall record a deed restriction on the proposed FP-1 parcel prohibiting nonfarm development or land division, as the density units have been exhausted (proposed lot 2 of the Certified Survey Map).

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11864](#)

PETITION: REZONE 11864
APPLICANT: NICHOLAUS THOMPSON
LOCATION: NORTHWEST OF 8350 KRUCHTEN ROAD, SECTION 11, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11864 Ord Amend](#)
[11864 Staff Report UPDATE](#)
[11864 Town Action Report](#)
[11864 Density](#)
[11864 App](#)
[11864 Map](#)

In support: Nicholas Thompson

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

1. A deed restriction against any further residential development on the remaining FP-35 property. (parcel # 090711285002)

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11865](#)

PETITION: REZONE 11865
APPLICANT: KEITH & TRISHA REOPELLE
LOCATION: 579 FISCH ROAD, SECTION 27, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expanding existing residential zoning boundary

Attachments: [11865 Ord Amend.pdf](#)
[11865 Staff Report](#)
[11865 Town Action Report](#)
[11865 App](#)
[11865 Map](#)

In support: Keith Reopelle

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

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11866](#)

PETITION: REZONE 11866
APPLICANT: WILLIAM K GARFOOT
LOCATION: WEST OF 2161 SPRINGDALE CENTER ROAD, SECTION 28, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District
REASON: creating one residential lot

Attachments: [11866 Ord Amend](#)

[11866 Staff Report](#)

[11866 Town Action](#)

[11866 density](#)

[11866 Map](#)

[11866 App](#)

In support: William Garfoot

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

- 1. A deed restriction shall be record on the lot to prohibit further division of the lot.**
- 2. The proposed home site that was presented with the application material does not reflect the Town approved building envelope for the property. As part of any zoning permit application, the landowner shall provide copies of any necessary site plan approvals from the Town for any structure to be constructed on the property.**

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[11867](#)

PETITION: REZONE 11867
APPLICANT: ZACHARY BRUMM
LOCATION: 4301 ACKER ROAD, SECTION 8, TOWN OF BURKE
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing and Industrial District
REASON: allow the operation of a type 1 salvage yard

Attachments: [11867 Staff Report](#)

[11867 App](#)

[11867 Map](#)

In support: Zachary Brumm, Robert Proctor

In opposition: Charles and Linda Meinholz, Laurel Clary, and Haley Bradford

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be postponed. The motion carried by the following vote:4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[02570](#)

PETITION: CUP 02570
APPLICANT: ZACHARY BRUMM
LOCATION: 4301 ACKER ROAD, SECTION 8, TOWN OF BURKE
CUP DESCRIPTION: salvage yard

Attachments: [CUP 2570 Staff Report](#)
[CUP 2570 Operations Plan](#)
[CUP 2570 App](#)
[CUP 2570 Map](#)

In support: Zachary Brumm, Robert Proctor

In opposition: Charles and Linda Meinholz, Laurel Clary, and Haley Bradford

A motion was made by BOLLIG, seconded by MCGINNITY, that the Conditional Use Permit be postponed. The motion carried by the following vote:4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

[02569](#)

PETITION: CUP 02569
APPLICANT: WISCONSIN POWER & LIGHT CO
LOCATION: 4017 TIMBER LANE, SECTION 13, TOWN OF CROSS PLAINS
CUP DESCRIPTION: electrical distribution substation

Attachments: [CUP #2569](#)

[CUP 2569 Staff Report](#)

[CUP 2569 Town Action Report](#)

[CUP 2569 Site Plan](#)

[CUP 2569 Operations Plan](#)

[CUP 2569 App](#)

[CUP 2569 Map](#)

In support: Jerome Lund

A motion was made by BOLLIG, seconded by MCGINNITY, that the Conditional Use Permit be approved with 13 conditions. The motion carried by the following vote:4-0.

1. Any conditions required for specific uses listed under s. 10.103. (Note: no such conditions for utility services use.)
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 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.

12. 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.

13. 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, DOOLAN, KIEFER and MCGINNITY

Excused: 1 - RATCLIFF

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

02562

PETITION: CUP 02562
APPLICANT: TYROL PROPERTIES LLC
LOCATION: 3502 COUNTY HWY JG, SECTION 34, TOWN OF VERMONT
CUP DESCRIPTION: transient and tourist lodging

Attachments: [CUP 2562 Staff Update](#)
[CUP 2562 Town Action Report](#)
[CUP 2562 Map](#)
[CUP 2562 App](#)
[CUP #2562](#)

A motion was made by BOLLIG, seconded by MCGINNITY, that the Conditional Use Permit be approved with conditions. The motion carried by the following vote:4-0.

1. The conditional use permit shall expire upon the sale of the property.
2. Occupancy shall be limited to no more than two adult guests for each bedroom in the residence (8 adults). This limitation is based upon the designed / approved septic system capacity.
3. 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 additional demand, occupancy limits may be increased. Under such circumstances, occupancy shall be determined by the capacity of the sanitary system.
4. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
5. 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.
6. 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.
7. The transient and tourist lodging operation must obtain and continue to maintain a short-term rental license approved by the Dane County Division of Environmental Health. The use must also comply with all other 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.
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 spaces must be provided, consistent with s. 10.102(8) (one per bedroom).
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. 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,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

11796

PETITION: REZONE 11796
APPLICANT: SCOTT & CARLA FISCHER
LOCATION: 5408 LANGER ROAD, SECTION 20, TOWN OF MEDINA
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District
REASON: creating one residential lot

- Attachments:** [11796 Ord Amend](#)
[11796 Staff Update](#)
[11796 Town Action Report](#)
[11796 Density Study \(TDR Sending Propety\)](#)
[11796 Map](#)
[11796 APP](#)

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

1. Amend the petition to apply the TDR-S (Sending Area) overlay zoning district to the sending area property (tax parcels 081207195001 and 081207480010).
2. Amend the petition to apply the TDR-R (Receiving Area) overlay zoning district to the subject property (Lot 1 CSM 7084 / tax parcel 081220385101).
3. Applicant shall record an agricultural conservation easement with the Register of Deeds office that meets the requirements of section 10.304(4)(b) of the county zoning code on tax parcels 081207195001 and 081207480010.
4. Applicant shall record a TDR-R notice document on the RR-4 zoned property indicating that the additional residential lot was established as the result of a Transfer of Development Rights.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

F. Plats and Certified Survey Maps

[2022 LD-005](#) Preliminary Plat - Evan's Crossing
Town of Middleton
Staff recommends acceptance and schedule for future consideration.

Attachments: [acceptance](#)
[map](#)
[2022-06-20_Evan's Crossing-Prelim Plat](#)

A motion was made by BOLLIG, seconded by MCGINNITY, that the preliminary plat be accepted for future consideration. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG, DOOLAN, KIEFER and MCGINNITY

Excused: 1 - RATCLIFF

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2022](#)
[DISC-010](#) Discussion of Planning and Development Department's office hours

Supervisor Kiefer raised the concern that the Planning and Development Department office hours, as advertised, may not be in compliance with Dane County Code of Ordinance Section 6.09. The ordinance reads that all offices of Dane County government shall be open between the hours of 7:45am until 4:30pm. Discussion ensued. Director Violante will be looking into updating the department's information regarding office hours and contact information.

[2021](#)
[DISC-069](#) Discussion regarding the definition and design of single-family residences

Attachments: [Memo on Single-family house design.pdf](#)
[Examples of residences.pdf](#)
[Policy on defining Single Family Residences.pdf](#)
[Types of dwellings.pdf](#)
[Possible Deed Restriction.pdf](#)

A motion was made by KIEFER, seconded by BOLLIG, that the Discussion Item be postponed. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG, seconded by MCGINNITY, to adjourn the July 26, 2022 Zoning and Land Regulation Committee meeting at 9:27pm. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,DOOLAN,KIEFERandMCGINNITY

Excused: 1 - RATCLIFF

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.