



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, November 24, 2020

6:30 PM

Remote meeting

Remote meeting

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 30 minutes 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.

A. Call to Order

Staff present: Allan, Everson, Violante

Chair Bollig called the meeting to order at 6:33pm.

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

[2020](#)
[RPT-565](#)

November 24, 2020 ZLR Registrants

Attachments: [November 24 ZLR Registrations](#)

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

A motion was made by Doolan, seconded by Kiefer, to approve the minutes of the November 10th ZLR meeting. The motion carried on a voice vote.

[2020
MIN-331](#)

Minutes of the November 10, 2020 Zoning and Land Regulation Committee meeting

Attachments: [11-10-20 ZLR meeting minutes](#)

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

[11610](#)

PETITION: REZONE 11610
APPLICANT: SUDDETH LIVING TR, ROBERT F
LOCATION: 6535 GRANDVIEW ROAD, SECTION 24, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District
REASON: creating a residential lot for an existing residence

Attachments: [11610 Staff Report](#)

[11610 Town](#)

[11610 Map.pdf](#)

[11610 APP.pdf](#)

Registered in support: Greg Suddeth, Tom Mathies

Opposed: None

A motion was made by Kiefer, seconded by Smith, to recommend approval of the zoning petition. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11611

PETITION: REZONE 11611
APPLICANT: CONNIE E WEBER
LOCATION: 1024 TIPPERARY ROAD, SECTION 16, TOWN OF OREGON
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District and FP-1
Farmland Preservation District
REASON: reducing lot size for an existing house

Attachments: [11611 Staff Report](#)

[11611 Town](#)

[11611 APP.pdf](#)

[11611 Map.pdf](#)

Registered in support: Connie Weber

Opposed: None

A motion was made by Doolan, seconded by Kiefer, to recommend approval of the zoning petition. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11612

PETITION: REZONE 11612
APPLICANT: ARINGTON TREE FARM LLC
LOCATION: 1167 TILLUNG DR, SECTION 8, TOWN OF CHRISTIANA
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District, RR-2
Rural Residential District TO RR-4 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11612 Staff Report](#)

[11612 Town](#)

[11612 Map.pdf](#)

[11612 APP.pdf](#)

Registered in support: Cindy Cutrano

Opposed: None

A motion was made by Kiefer, seconded by Smith, to recommend approval of the zoning petition. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11613](#)

PETITION: REZONE 11613
APPLICANT: RODNEY M BALLWEG
LOCATION: 5497 CUBA VALLEY ROAD, SECTION 34, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and
FP-1 Farmland Preservation District
REASON: separating existing residence from farmland

Attachments: [11613 Staff Report](#)

[11613 Town](#)

[11613 Map.pdf](#)

[11613 APP.pdf](#)

Registered in support: Tammy Reefe

Opposed: None

A motion was made by Doolan, seconded by Peters, to recommend approval of the zoning petition. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11614

PETITION: REZONE 11614
APPLICANT: MARY ANNE WILHELM
LOCATION: NORTH OF 102 SEGEBRECHT ROAD, SECTION 9, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11614 Staff Report](#)

- [11614 Town](#)
- [11614 Density](#)
- [11614 Map.pdf](#)
- [11614 APP.pdf](#)

Registered in support: Sharene Smith (Dane County L&WR Dept), Rita Wilhelm, Charles Breneman, Carl Breneman

Opposed: None

A motion was made by Doolan, seconded by Smith, to recommend approval of the zoning petition with the following conditions. The motion carried, 5-0.

The owner shall record a deed restriction on the RR-4 property as follows:

1. Use of the agricultural accessory buildings on the property existing as of the date of recording of this deed restriction shall be limited as follows:

- a. buildings may be used only for agricultural storage or storage of the property owner's personal items.**
- b. storage of equipment, vehicles, or recreation vehicles owned by other persons other than the landowner is prohibited.**
- c. use of the buildings for commercial purposes is prohibited.**

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11615

PETITION: REZONE 11615
APPLICANT: LARRY G SKAAR
LOCATION: NORTH OF 3475 N STAR ROAD, SECTION 28, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [11615 Staff Report](#)

- [11615 APP.pdf](#)
- [11615 Map.pdf](#)

Allan informed the committee that petition 11615 has been withdrawn by the applicant. No action taken taken by the committee.

[CUP 2507](#)

PETITION: CUP 2507
APPLICANT: DANIEL D SOMERS
LOCATION: 8752 W MINERAL POINT ROAD, SECTION 21, TOWN OF CROSS PLAINS
CUP DESCRIPTION: allow for the construction of a taller accessory building (16 feet mean elevation)

Attachments: [CUP 2507 Staff Report](#)

[CUP 2507 APP.pdf](#)

[CUP 2507 Map.pdf](#)

Registered in support: Daniel Somers, Nick Urumoglu

Opposed: None

A motion was made by Kiefer, seconded by Doolan, to postpone the CUP due to no town action. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[CUP 2508](#)

PETITION: CUP 2508
APPLICANT: JUSTIN A PAUTZ
LOCATION: 4360 RUTLAND DUNN TOWNLINE ROAD, SECTION 32, TOWN OF DUNN
CUP DESCRIPTION: allow for the construction of a taller accessory building (16 feet mean elevation)

Attachments: [CUP 2508 Staff Report](#)

[CUP 2508 Map.pdf](#)

[CUP 2508 APP.pdf](#)

Registered in support: Justin Pautz

Opposed: None

A motion was made by Kiefer, seconded by Smith, to postpone the CUP due to no town action. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

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

[11594](#)

PETITION: REZONE 11594
APPLICANT: TOWN OF DEERFIELD FOR VARIOUS PROPERTY OWNERS
LOCATION: TOWN OF DEERFIELD various sections
CHANGE FROM: FP-1 Farmland Preservation District TO FP-35 Farmland Preservation District
REASON: blanket rezone to correct errors associated with the adoption of the revised Dane County Zoning Ordinance

Attachments: [11594 Staff Update](#)

[11594 Town](#)

[11594 Map](#)

[11594 APP](#)

A motion was made by Kiefer, seconded by Smith, to recommend approval of the zoning petition. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

The November 24, 2020 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_8ApFPm0SR6i_JkK4TeAXfg

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: 856 8500 6206

J. Reports to Committee

K. Other Business Authorized by Law

Supervisor Kiefer informed the committee that he has a meeting conflict on December 8th and may not attend unless his presence is required to achieve a quorum.

L. Adjourn

A motion was made by Kiefer, seconded by Doolan, to adjourn the meeting at 6:58pm. The motion carried by a voice vote.

Questions? Contact Majid Allan, Planning and Development Department, 267-2536,
lane.roger@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.