



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, April 13, 2021

6:30 PM

Remote Meeting

ZOOM meeting Webinar ID: 885 2414 9973

The April 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_F1CkmtmJTQixlcreVoMmtw

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: 885 2414 9973

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

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

Staff present: Allan, Everson, Lane, Violante

Youth governance member present: Baluck Deang

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

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

There were no comments by the public.

C. Consideration of Minutes

This matter was approved

[2020
MIN-553](#)

Minutes of the March 23, 2021 Zoning and Land Regulation Committee meeting

Attachments: [3-23-21 ZLR public hearing meeting minutes.pdf](#)

A motion was made by PETERS, seconded by SMITH, to approve the minutes of the March 23, 2021 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

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

[11538](#)

PETITION: REZONE 11538
APPLICANT: VINEY ACRES LLC
LOCATION: NORTH OF 2883 SIGGELKOW ROAD, SECTION 31, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District and
FP-1 Small Lot Farmland Preservation District
REASON: creating one residential lot

Attachments: [11538 Ord Amend.pdf](#)
[11538 Staff Update.pdf](#)
[11538 Town.pdf](#)
[11538 Density.pdf](#)
[11538 updated CSM.pdf](#)
[11538 Madison letter of opposition.pdf](#)
[11538 Map.pdf](#)
[11538 APP](#)

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

- 1. The zoning district category shall be amended to RR-2 to meet the reduced size.**
- 2. A deed restriction shall be placed on the 32.39-acre parcel to prohibit residential development. The housing density rights have been exhausted per the Town's density policies found in the Town Comprehensive Plan.**

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11662](#)

PETITION: REZONE 11662
APPLICANT: RUSSELL D HARTMANN
LOCATION: EAST OF 7517 LEE ROAD, SECTION 8, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating a 2.3-acre residential spot zone on a 40-acre property

Attachments: [11662 Ord Amend.pdf](#)
[11662 Staff Update.pdf](#)
[11662 Town.pdf](#)
[11662 Nav Determination.pdf](#)
[11662 Easement Info.pdf](#)
[11662 Density.pdf](#)
[11662 Map](#)
[11662 APP](#)
[Ice Age Map.pdf](#)

In favor: Derek Babler

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

F. Plats and Certified Survey Maps

[2020 LD-024](#) DOA Plat - SECOND ADDITION TO SMITH'S CROSSING MCCOY
ADDITION
City of Sun Prairie
Staff recommends a certification of non-objection.

Attachments: [report](#)
[28403_20210325_Plat](#)

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

[2020 LD-025](#) DOA Plat - FIRST ADDITION TO HERITAGE HILLS
Village of Waunakee
Staff recommends a certification of non-objection.

Attachments: [report](#)
[28402_20210325_Plat](#)

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

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2020 RPT-912](#) Informational overview of a potential solar farm in the Town of Christiana

Attachments: [Solar Farm Map.pdf](#)
[Koshkonong Map](#)
[Koshkonong_WI_INV_ProjectFactSheet_Dev_2-21.pdf](#)
[Koshkonong Solar Engineering Plan + Exhibits.pdf](#)

Dan Lichtfield, Invenergy, provided information regarding a proposed 300MW solar farm located west of the Village of Cambridge.

[2020
RPT-913](#) Zoning Violation Process

Attachments: [Procedure for Violations 2011.pdf](#)

Zoning Administrator Lane provided information on how the Zoning Division processes complaints.

[2020
DISC-065](#) Discuss certification of plats within cities and villages

Attachments: [Certification of plats within incorporated municipalities.pdf](#)

Assistant Zoning Administrator Everson discussed the possibility of the ZLR Committee discontinuing the review of subdivision plats in village and cities. Supervisor Kiefer suggested that an ordinance amendment would be the best approach in order to allow public input.

K. Other Business Authorized by Law

L. Adjourn

A motion was made by Kiefer, seconded by Peters, to adjourn the meeting at 7:48pm. The motion carried by a voice vote.

Questions? Contact Planning and Development Staff, 266-4266, or plandev@countyofdane.com