



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, August 13, 2019

6:30 PM

City - County Building, ROOM 354
210 Martin Luther King Jr. Blvd., Madison

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A. Call to Order

Vice-Chair Knoll called the August 13, 2019 Zoning and Land Regulation Committee meeting to order at 6:30pm in Room 354.

Staff present: Everson, Lane, and Violante.

Present 3 - JASON KNOLL, HEIDI WEGLEITNER, and KRISTEN AUDET

Excused 2 - JERRY BOLLIG, and STEVEN PETERS

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

No comments were made by the public.

[2019](#)
[RPT-201](#)

Registrants at the August 13th ZLR Committee meeting

Attachments: [Aug 13th ZLR registrants](#)

C. Consideration of Minutes

[2019](#)
[RPT-177](#)

Minutes of the July 9, 2019 ZLR Committee meeting

Attachments: [7-9-19 ZLR Work meeting minutes](#)

A motion was made by AUDET, seconded by WEGLEITNER, to approve the minutes of the July 9, 2019 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

[2019](#)
[RPT-178](#)

Minutes of the July 23, 2019 ZLR Committee meeting

Attachments: [7-23-19 ZLR Public Hearing minutes](#)

A motion was made by AUDET, seconded by WEGLEITNER, to approve the minutes of the July 23, 2019 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

[11379](#)

PETITION: REZONE 11379
APPLICANT: WATTS FAMILY TR
LOCATION: 7701 W. MINERAL POINT ROAD, SECTION 30, TOWN OF MIDDLETON
CHANGE FROM: RE-1 Recreational District TO B-1 Local Business District, RE-1 Recreational District TO R-1 Residence District, B-1 Local Business District TO RE-1 Recreational District, B-1 Local Business District TO R-1 Residence District
REASON: residential subdivision plat

- Attachments:** [11379 Ord Amend](#)
[11379 Staff Update](#)
[11379 Town](#)
[11379 Narrative](#)
[11379 Revised Rezone Exhibit 07-03-2019](#)
[11379 Status Update7-23-19](#)
[11379 Prelim Plat](#)
[11379 Prelim Plat Detailed](#)
[11379 Sewer Service Agreement](#)
[11379 Middleton CUSA USAA Submittal Final](#)
[11379 Map](#)
[11379 APP Revised](#)

A motion was made by WEGLEITNER, seconded by AUDET, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 3-0.

1. The Wisconsin Department of Natural Resources approves the requested Urban Service Area Amendment for the property.
2. The town/city agreement for the extension of sanitary sewer service is approved.
3. A subdivision plat conforming to all applicable provisions of Chapter 236 of Wisconsin Statutes and Chapter 75, Dane County Code of Ordinances, will be prepared for approval and recorded with the Dane County Register of Deeds within 1 year of approval of the rezoning petition.
4. A developer's agreement between the developer and town shall be approved and executed prior to recording of the final plat.

Ayes: 3 - KNOLL,WEGLEITNERandAUDET

Excused: 2 - BOLLIGandPETERS

[11436](#)

PETITION: REZONE 11436
APPLICANT: JUSTAMERE FARMS INC
LOCATION: NORTHEAST OF 325 COUNTY HIGHWAY N, SECTION 27,
TOWN OF DUNKIRK
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4
Rural Residential District
REASON: creating one residential lot

Attachments: [11436 Ord Amend](#)

[11436 Staff Update](#)

[11436 Town](#)

[11436 Density](#)

[11436 Revised Lot Layout](#)

[11436 Map](#)

[11436 APP](#)

A motion was made by WEGLEITNER, seconded by AUDET, that this Zoning
Petition be recommended for approval. The motion carried by the following vote:
3-0.

1. The certified survey map shall be reviewed by the Town Board prior to
recording.

Ayes: 3 - KNOLL,WEGLEITNERandAUDET

Excused: 2 - BOLLIGandPETERS

[11437](#)

PETITION: REZONE 11437
APPLICANT: ERIC GROVER
LOCATION: EAST OF 1157 SUNRISE ROAD, SECTION 9, TOWN OF
RUTLAND
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural
Residential District
REASON: creating two residential lots

Attachments: [11437 Ord Amend](#)
[11437 Staff Update](#)
[11437 Town](#)
[11437 Density \(TDR sending prop\)](#)
[11437 Map](#)
[11437 APP](#)

A motion was made by AUDET, seconded by WEGLEITNER, that this Zoning
Petition be recommended for approval as amended. The motion carried by the
following vote: 3-0.

1. A deed restriction shall be recorded on the sending property (tax parcels
0510-021-8000-8 and 0510-021-9500-1) prohibiting division of the property and
indicating that the available density units have been exhausted.
2. A deed restriction shall be recorded on the RM-16 and RR-4 property
prohibiting further division.
3. A notice document shall be recorded on the RR-4 receiving property (tax
parcel 0510-093-8600-0) indicating that a density unit was transferred to the
property.

Ayes: 3 - KNOLL,WEGLEITNERandAUDET

Excused: 2 - BOLLIGandPETERS

[CUP 02452](#) PETITION: CUP 02452
APPLICANT: WISCONSIN POWER AND LIGHT COMPANY
LOCATION: SOUTH OF 2519 COUNTY HIGHWAY W, SECTION 18,
TOWN OF CHRISTIANA
CUP DESCRIPTION: WP&L electric transmission substation

Attachments: [CUP 2452 Staff Update](#)
[CUP 2452 Town](#)
[CUP 2452 WisDNR Stormwater Permit](#)
[CUP 2452 Map](#)
[CUP 02452 APP](#)
[CUP #2452](#)

A motion was made by WEGLEITNER, seconded by AUDET, that this Conditional Use Permit be approved with 3 conditions. The motion carried by the following vote: 3-0.

1. The applicant/landowner shall comply with all the conditions set forth in Dane County Code of Ordinances Section 10.101(7)2.a. Standard Conditions.
2. The applicant/landowner shall obtain a highway access permit from the Dane County Highway Department.
3. The applicant/landowner shall be permitted to construct (1) one 100' monopole tower in order to provide a communications link for the unstaffed station.

Ayes: 3 - KNOLL,WEGLEITNERandAUDET

Excused: 2 - BOLLIGandPETERS

F. Plats and Certified Survey Maps

[2019 LD-012](#) Final Plat - Shady Grove
Village of Cottage Grove
Staff recommends a certification of non-objection.

Attachments: [map](#)
[27695 SHADY GROVE](#)

A motion was made by AUDET, seconded by WEGLEITNER, that the final plat be certified with no objections. The motion carried by a voice vote, 3-0.

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2019](#) Report of approved Certified Survey Maps
[RPT-185](#)

Attachments: [August 2019a](#)

K. Other Business Authorized by Law

L. Adjourn

A motion was made by AUDET, seconded by WEGLEITNER, to adjourn the August 13, 2019 Zoning and Land Regulation Committee meeting at 6:55pm. The motion carried unanimously.

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266,
lane.roger@countyofdane.com*