



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, December 19, 2023

6:30 PM

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

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

A. Call to Order

Chair DOOLAN called the meeting to order at 6:30 PM.

Staff present: Violante, Lane, Holloway, Everson

Present 3 - JERRY BOLLIG, MICHELE DOOLAN, and KATE MCGINNITY

Excused 2 - TIM KIEFER, and MELISSA RATCLIFF

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

No comments made by the public.

[2023](#)
[RPT-453](#)

December 19, 2023 ZLR Registrants

Attachments: [Dec 19 ZLR registrations](#)

C. Consideration of Minutes

[2023](#)
[MIN-409](#)

November 28, 2023 ZLR Meeting Minutes

Attachments: [11-28-23 ZLR Public Hearing Minutes](#)

A motion was made by BOLLIG, seconded by MCGINNITY, to approve the November 28, 2023 meeting minutes. The motion carried by the following vote:
3-0.

Ayes: 3 - BOLLIG, DOOLAN and MCGINNITY

Excused: 2 - KIEFER and RATCLIFF

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

[11990](#)

PETITION: REZONE 11990
APPLICANT: SANDRA L JENSEN
LOCATION: 3180 BURKE RD, SECTION 24, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District
REASON: creating one residential lot

- Attachments:** [11990 Ord Amend](#)
[11990 Staff Report](#)
[11990 Town Action](#)
[11990 BURKE MAP](#)
[11990 APP](#)

In support: Stacey Jensen
Opposed: None

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0.

1. The applicants shall obtain approval of the CSM from the City of Madison.

Ayes: 3 - BOLLIG,DOOLANandMCGINNITY

Excused: 2 - KIEFERandRATCLIFF

[11991](#)

PETITION: REZONE 11991
APPLICANT: WILLIAM & SUSAN LAUFENBERG
LOCATION: EAST OF 4541 COUNTY HIGHWAY J, SECTION 32, TOWN OF CROSS PLAINS
CHANGE FROM: RR-16 Rural Residential District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District
REASON: reduce the size of a residential lot

- Attachments:** [11991 Ord Amend](#)
[11991 Staff Report](#)
[11991 Town Action](#)
[11991 Dev Rights Agreement doc 3977571](#)
[11991 CROSS PLAINS MAP](#)
[11991 APP](#)

In support: William and Susan Laufenberg
Opposed: None

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

Ayes: 3 - BOLLIG,DOOLANandMCGINNITY

Excused: 2 - KIEFERandRATCLIFF

[11992](#)

PETITION: REZONE 11992
APPLICANT: JOSEPH MURRAY & MICHELLE GILLES
LOCATION: 3084 SUNNYSIDE ST., SECTION 18, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District
REASON: zoning compliance for existing house setbacks

Attachments: [11992 Ord Amend](#)
[11992 Staff Report](#)
[11992 Town Action](#)
[11992 PLEASANT SPRINGS MAP](#)
[11992 APP](#)

In support: Joe Murray, Tom Walz, Michelle Murray
Opposed: None

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0.

- 1. A deed restriction shall be recorded on the lot stating the following:**
 - a. Land uses on the property shall be limited exclusively to one single-family residence.**

Ayes: 3 - BOLLIG, DOOLAN and MCGINNITY

Excused: 2 - KIEFER and RATCLIFF

[11993](#)

PETITION: REZONE 11993
APPLICANT: LARRY MANTHEY
LOCATION: 9368 MACK ROAD, SECTION 7, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural
Residential District
REASON: separating existing residence from farmland

- Attachments:** [11993 Ord Amend](#)
[11993 Staff Report](#)
[11993 Town Action](#)
[11993 Density Study](#)
[11993 ROXBURY MAP](#)
[11993 APP](#)

In support: Chris Adams

Opposed: None

A motion was made by DOOLAN, seconded by BOLLIG, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0.

- 1. A deed restriction shall be recorded on the lot stating the following:**
 - a. Land uses on the property shall be limited exclusively to one single-family residence.**

Ayes: 3 - BOLLIG,DOOLANandMCGINNITY

Excused: 2 - KIEFERandRATCLIFF

[11994](#)

PETITION: REZONE 11994
APPLICANT: RICHARDSON JT IRREV LIVING TRUST
LOCATION: 4309 OAK HILL RD, SECTION 17, TOWN OF RUTLAND
CHANGE FROM: RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: shifting of property lines between adjacent land owners to expand a residential lot

- Attachments:** [11994 Ord Amend](#)
[11994 Staff Report](#)
[11994 Town Action](#)
[11994 Density Study](#)
[11994 RUTLAND MAP](#)
[11994 APP](#)

In support: Bob Richardson, David Richardson
Opposed: None

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: 3-0.

1. A deed restriction shall be recorded on the RR-8 zoned land (proposed Lot 1 of the Certified Survey Map) stating the following:

Further division of the property is prohibited.

2. A deed restriction shall be recorded on the balance of FP-1 zoned land (tax parcels 0510-171-8601-0 and 0510-171-9001-0, or proposed Lot 2 of the Certified Survey Map) stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-1 zoned land. The housing density rights for the original Richardson farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 3 - BOLLIG, DOOLAN and MCGINNITY

Excused: 2 - KIEFER and RATCLIFF

[11996](#)

PETITION: REZONE 11996
APPLICANT: ROEHRIG BROTHERS LLC (SVEN ROEHRIG)
LOCATION: EAST OF 9306 CTH G, SECTION 32, TOWN OF
PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District
REASON: zoning to enable sale of agricultural parcel

Attachments: [11996 Staff Report](#)

[11996 Town Action](#)

[11996 doc 3845967](#)

[11996 Density](#)

[11996 PRIMROSE MAP](#)

[11996 APP](#)

In support: Sven Roehrig

Opposed: None

**A motion was made by MCGINNITY, seconded by BOLLIG, that the Zoning
Petition be postponed to allow time for the applicant to address County Highway
Department access requirements. The motion carried by the following vote: 3-0.**

Ayes: 3 - BOLLIG, DOOLAN and MCGINNITY

Excused: 2 - KIEFER and RATCLIFF

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

[11985](#) PETITION: REZONE 11985
APPLICANT: JOEL E HOUGAN
LOCATION: WEST OF 2390 COUNTY HWY BN, SECTION 22, TOWN
OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District and FP-1 Farmland Preservation District
REASON: create one residential lot and two agricultural lots

Attachments: [11985 Ord Amend](#)
[11985 Staff Update](#)
[11985 rendering](#)
[11985 Town Action](#)
[11985 Density Study](#)
[11985 PLEASANT SPRINGS MAP](#)
[11985 APP](#)

In support: Joel Hougan, Casey Johnson

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0

1. A deed restriction shall be recorded on the balance of FP-1 zoned land (proposed lots 1 and 3 of the Certified Survey Map) stating the following:

Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 3 - BOLLIG, DOOLAN and MCGINNITY

Excused: 2 - KIEFER and RATCLIFF

F. Plats and Certified Survey Maps

[2023 LD-007](#) Preliminary Plat - Swalheim Business Park
Town of Cottage Grove
Acceptance and schedule for future consideration.

Attachments: [acceptance](#)
[210194-Preliminary Plat 111523](#)
[Navigability Determination](#)
[11960 CAL Notice](#)

A motion was made by BOLLIG, seconded by MCGINNITY, that the preliminary plat be accepted and scheduled for future consideration. The motion carried by the following vote: 3-0.

Ayes: 3 - BOLLIG, DOOLAN and MCGINNITY

Excused: 2 - KIEFERandRATCLIFF

[2023 LD-008](#) McDonal proposed Certified Survey map
Town of Middleton
Creating three new lots.

Attachments: [report](#)
[CSMMcDonaldMiddletonSection18](#)
[McDonald CSM 2023.10.16](#)
[conditional approval](#)

A motion was made by BOLLIG, seconded by MCGINNITY, that the Land Division be conditionally approved. The motion carried by the following vote: 3-0.

Ayes: 3 - BOLLIG,DOOLANandMCGINNITY

Excused: 2 - KIEFERandRATCLIFF

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2023 RPT-427](#) Update to 2024 ZLR Committee meeting schedule

Attachments: [2024 ZLR Conflict dates](#)
[2024 ZLR Meeting Schedule](#)

A motion was made by BOLLIG, seconded by MCGINNITY, to approve the changes to the 2024 ZLR Committee meeting schedule to remove the April meeting. The motion carried by the following vote: 3-0.

Ayes: 3 - BOLLIG,DOOLANandMCGINNITY

Excused: 2 - KIEFERandRATCLIFF

[2023 RPT-429](#) Update on proposed ordinance amendment for CUP and rezone application resubmittals

Attachments: [2023 OA-068 Memo to Towns](#)

Staff informed the Committee of the pending ordinance amendment to modify zoning code language regarding petitions for conditional use permits and rezones.

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG, seconded by MCGINNITY, to adjourn the ZLR meeting at 7:09 PM. The motion carried unanimously.