



# Dane County

## Minutes - Final Unless Amended by Committee

### Zoning & Land Regulation Committee

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Tuesday, August 8, 2017

6:30 PM

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

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City - County Building, ROOM 354  
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#### A. Call to Order

Chair Kolar called the meeting of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Everson, Lane, Standing, and Violante

Youth Governance Members present: Ayomi Obuseh and Sam Fischer.

**Present** 4 - JERRY BOLLIG, MARY KOLAR, AL MATANO, and DENNIS O'LOUGHLIN

**Excused** 1 - PATRICK MILES

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

No comments made by the public.

#### C. Consideration of Minutes

[2017  
MIN-206](#)

Minutes of the July 25, 2017 ZLR Committee meeting

**Attachments:** [7-25-17 ZLR public hearing minutes](#)

A motion was made by MATANO, seconded by BOLLIG, that the Minutes of the July 25, 2017 Zoning and Land Regulation Committee meeting be approved. The motion carried by a voice vote.

#### D. Zoning Map Amendments and Conditional Use Permits from previous meetings

[11166](#) PETITION: REZONE 11166  
APPLICANT: SCREAMIN' NORWEGIAN FARMS LLC  
LOCATION: JUST SOUTH OF 3475 SKARSTINDEN ROAD, SECTION  
26, TOWN OF COTTAGE GROVE  
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District  
REASON: creating one residential lot

**Attachments:** [11166 Staff Update](#)  
[11166 Town](#)  
[11166 Density study of sending farm](#)  
[11166 Density on proposed site](#)  
[11166 Map](#)  
[11166 Ord Amend](#)

A motion was made by BOLLIG, seconded by O'LOUGHLIN, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. A deed restriction shall be recorded on the sending farm, parcels 0711-351-9501-0 and 0711-351-8270-7, to prohibit further residential development on the A-1 Exclusive Agriculture zoned land. The housing density rights have been exhausted on the original farm due to the transfer of development rights under Petition 11166.

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Excused:** 1 - MILES

[11168](#) PETITION: REZONE 11168  
APPLICANT: HAACK TR  
LOCATION: 1582 LIBERTY STREET, SECTION 3, TOWN OF  
PRIMROSE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: 4 residential lots

**Attachments:** [11168 Staff Update](#)  
[11168 Town](#)  
[11168 Density](#)  
[11168 Map](#)  
[11168 Ord Amend](#)

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

1. A deed restriction shall be recorded on parcels 0507-044-8000-8, 0507-033-8500-6, 0507-032-9500-5, 0507-032-9000-0, 0507-032-8502-5, 0507-032-8150-0 to prohibit further residential development on the A-1 Exclusive Agriculture zoned land. The housing density rights have been exhausted on the original farm.

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Excused:** 1 - MILES

## E. Plats and Certified Survey Maps

[2017 LD-016](#) Preliminary Plat - Wellington Trace  
Town of Bristol

**Attachments:** [conditions](#)

[Hart Subdivision Bristol 31 06 13 2017](#)

[map](#)

[Bird St. Wetland Investigation Results Letter \(1\)](#)

[Bird St. Wetland Investigation Results Letter](#)

[20170516092311](#)

[2016-12-22 Paul Hardy Soils Summary](#)

[10869prelimsoilsmap](#)

[20170518 091735 resized](#)

[2017-02-08 Concept 5 11x17](#)

A motion was made by BOLLIG, seconded by MATANO, that the preliminary plat be approved with conditions. The motion carried by a voice vote. 4-0

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
3. All public land dedications are to be clearly designated "dedicated to the public."
4. Proposed street names Wellington Trace and Kade Court are to be reviewed with respect to Ch. 76 of the DCCO.
5. Utility easements are to be provided.
6. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Bristol.
7. The required approval certificates are to be satisfied.
  - Town of Bristol
  - Dane County
8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
10. All basement foundations shall be at least three feet above the highest ground water elevation. (This requirement has been amended to be consistent with the town's condition)

[2017 LD-024](#) Preliminary Plat - Cherry Wood Ridge  
Town of Middleton  
Staff recommends conditional approval.

**Attachments:** [conditions](#)

[CherryWoodRidgePrelim](#)

[map](#)

[Prelim Plat of Cherry Wood Ridge](#)

A motion was made by O'LOUGHLIN, seconded by MATANO, that the preliminary plat be approved with conditions. The motion carried by a voice vote. 4-0

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. The public park land appropriation requirement is to be satisfied.
  - All outlots are proposed as dedicated to the public either for stormwater management and recreational purposes.
3. All streets shall be noted as dedicated to the public.
4. Proposed street names are to be reviewed with respect to Ch. 76 of the DCCO.
5. Utility easements are to be provided.
6. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.
7. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
8. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
  - A stormwater permit is required and new development standards must be met.
9. The required approval certificates are to be satisfied.
  - Town of Middleton
  - Dane County

[2017 LD-023](#) Final Plat - Seventh Addition to Smith's Crossing  
City of Sun Prairie  
Staff recommends a certification of non-objection.

**Attachments:** [Untitled](#)

[27701\\_20170728\\_SEVENTH ADDITION TO SMITHS CROSSING](#)

A motion was made by MATANO, seconded by BOLLIG, that the final plat be certified with no objections. The motion carried by a voice vote. 4-0.

## F. Other Business Authorized by Law

[2017](#)  
[DISC-005](#)

Comprehensive revision to the Dane County Zoning Ordinance

- Attachments:** [Town letter](#)  
[Zoning District comparison](#)  
[Timeline](#)  
[Link to Website](#)

Senior Planner Standing informed the Committee of the progress made with the revision to the Dane County Zoning Ordinance. Copies of the draft ordinance has been sent to all towns for comments. There will be a public workshop for Town Officials on August 28th to explain the contents of the new ordinance. The Committee would like to have the new ordinance approved by the County Board prior to the adoption of the next budget.

### G. Adjourn

A motion was made by O'LOUGHLIN, seconded by BOLLIG, to adjourn the meeting of the Zoning and Land Regulation Committee. Time: 7:10pm. The motion carried unanimously.

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266, [lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)*