



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?

This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.

Tuesday, October 22, 2024

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 October 22, 2024 ZLR Committee meeting to order at 6:31 PM in Room 354 of the City-County Building.

Staff present: Violante, Allan, Standing, Holloway, Everson and Frick.

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

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

No comments made by the public.

[2024
RPT-319](#)

October 22, 2024 ZLR Registrants

Attachments: [October 22 ZLR registrations](#)

C. Consideration of Minutes

[2024
MIN-272](#)

Minutes of the October 8, 2024 Zoning and Land Regulation Committee meeting

Attachments: [10-08-2024 ZLR Work Meeting Minutes](#)

A motion was made by KRONING to approve the minutes of the October 8, 2024 meeting. The motion carried by the following vote: 5-0.

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

[12099](#)

PETITION: REZONE 12099
APPLICANT: ADAM AND SARA WIPPERFURTH
LOCATION: 7339 LODI-SPRINGFIELD ROAD, SECTION 17, TOWN OF DANE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-8 Rural Residential District
REASON: zoning compliance for existing land use (residential)

Attachments: [12099 Ord Amend](#)
[12099 Staff Report](#)
[12099 Town Action](#)
[12099 APP](#)
[12099 DANE MAP](#)

In Support: Adam Wipperfurth
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12100](#)

PETITION: REZONE 12100
APPLICANT: KEN A ALDERSON
LOCATION: 2249 STATE HIGHWAY 92, SECTION 19, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District and RR-2 Rural Residential District TO RR-4 Rural Residential District
REASON: shifting of property lines between adjacent land owners to expand a residential lot

Attachments: [12100 Ord Amend](#)
[12100 Staff Report](#)
[12100 Town Action](#)
[12100 APP](#)
[12100 SPRINGDALE MAP](#)

In support: Ken Alderson
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12101](#)

PETITION: REZONE 12101
APPLICANT: SARA & ANDREW WRIGHT
LOCATION: 11780 MID TOWN ROAD, SECTION 6, TOWN OF VERONA
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District and RR-2 Rural Residential District
REASON: change zoning to create up to 4 residential lots on property (one for existing residence)

Attachments: [12101 Staff Report](#)

[12101 APP REV](#)

[12101 MAP REV](#)

In support: Andrew Wright

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to the need for town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12102](#)

PETITION: REZONE 12102
APPLICANT: DOUGLAS A & MARY E PORTER JT REV LIVING TR
LOCATION: 721, 731, 741 COUNTY HIGHWAY A, SECTION 4, TOWN OF ALBION
CHANGE FROM: RR-2 Rural Residential District TO RR-1 Rural Residential District and FP-35 Farmland Preservation District
REASON: shifting of property lines between adjacent land owners (modify two existing residential lots)

Attachments: [12102 Ord Amend](#)

[12102 Staff Report](#)

[12102 Town Action](#)

[12102 APP](#)

[12102 ALBION MAP](#)

In support: Douglas Porter

Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12103](#)

PETITION: REZONE 12103
APPLICANT: TOWN OF VERMONT
LOCATION: MULTIPLE (SEE LIST), SECTION 32, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO FP-35 Farmland Preservation District
REASON: establishing an nr-1 (natural resource identification) overlay zoning district for ridgetop protection areas

Attachments: [12103 Staff Report](#)
[12103 Town Action](#)
[12103 list of affected parcels](#)
[Online NR-I Overlay Zoning Viewer](#)
[12103 map](#)
[12103 APP](#)

In support: Warren Gaskill, Eric Haugen, Tim Pierce
Opposed: Brian West, Dr. Pfister
Neither in support nor opposed: Greer Deneen, William Kuenzi, Ryan Baxter, Craig LaPlante, Andrea Flickinger, Thomas Schmeling, Jennifer Lamba

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12104](#)

PETITION: REZONE 12104
APPLICANT: JOHN L & KAREN S WADDELL REV TR (MICHAEL SCHUSTER)
LOCATION: 7108 STATE HWY 89, SECTION 24, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separate existing residence from the farmland and create a residential lot

Attachments: [12104 Ord Amend](#)
[12104 Staff Report](#)
[12104 Town Action](#)
[12104 Density Study](#)
[12104 APP](#)
[12104 YORK MAP](#)

In support: Michael Schuster, John Waddell, Karen Waddell
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12105](#)

PETITION: REZONE 12105
APPLICANT: TOWN OF BLOOMING GROVE
LOCATION: 4381 MARSH RD, SECTION 26, TOWN OF BLOOMING GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District
REASON: Town-initiated blanket rezone for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes

Attachments: [12105 Ord Amend](#)

[12105 Staff Report](#)

[12105 Town Action](#)

[12105 Map](#)

[12105 BLOOMING GROVE MAP](#)

[12105 APP](#)

In support: none

Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12106](#)

PETITION: REZONE 12106
APPLICANT: TOWN OF VERONA
LOCATION: MULTIPLE PROPERTIES (SEE LIST), SECTION 29, TOWN OF VERONA
CHANGE FROM: FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District
REASON: Town-initiated blanket rezone for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes

Attachments: [12106 Staff Report](#)

[12106 APP](#)

[12106 Map](#)

In support: none

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to the need for town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12107](#)

PETITION: REZONE 12107
APPLICANT: JOSEPH AND KEITH O'CONNELL
LOCATION: ZWETTLER RD WEST OF 4341 COUNTY HWY F, SECTION 7, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12107 Ord Amend](#)

[12107 Staff Report](#)

[12107 Density](#)

[12107 Town Action](#)

[12107 APP](#)

[12107 VERMONT MAP](#)

In support: Tyler Wilkinson, Travis O'Connell

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote:

5-0

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12108](#)

PETITION: REZONE 12108
APPLICANT: DONALD N GOEDEN (C/O MARY JO BELL)
LOCATION: WEST OF 6685 STEVENSON RD, SECTION 26, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District,
FP-1 Farmland Preservation District, and RM-16 Rural Mixed-Use District
REASON: create one new residential lot and two agricultural lots, and adjust property boundary
with two adjoining landowners

Attachments: [12108 Ord Amend](#)

[12108 Staff Report](#)

[12108 Town Action](#)

[12108 Density](#)

[12108 APP](#)

[12108 DANE MAP](#)

In support: Mary Jo Bell, Sydney Bell, Cade Hansen, Quentin Bell

Opposed: none

Neither in support nor opposed: Teresa Hanson

**A motion was made by POSTLER, seconded by KRONING, that the Zoning
Petition be recommended for approval with one condition. The motion carried by
the following vote: 5-0**

**1. A deed restriction shall be recorded on tax parcels 090826295007,
090826280004, and 090826185900 stating the following:**

**a. Further residential/nonfarm development is prohibited on the remaining FP-35
and FP-1 zoned land. The housing density rights for the original Joseph Goeden
farm have been exhausted per the Town Comprehensive Plan density policies.**

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12109](#)

PETITION: REZONE 12109
APPLICANT: SKAAR PIT LLC
LOCATION: 3355 COUNTY HIGHWAY N, SECTION 28, TOWN OF COTTAGE GROVE
CHANGE FROM: HC Heavy Commercial District and RM-16 Rural Mixed-Use District TO MI
Manufacturing and Industrial District
REASON: rezone to match existing land use to current zoning districts

Attachments:

- [12109 Ord Amend](#)
- [12109 Staff Report rev](#)
- [12109 Town Action](#)
- [12109 Proposed land use restrictions MI zoning](#)
- [12109 Deed Restriction 4227822](#)
- [12109 APP](#)
- [12109 COTTAGE GROVE MAP](#)

In support: Dennis Richardson

Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 5-0

A deed restriction shall be recorded on the lot stating the following:

1. Land uses on the property shall be limited exclusively to the following permitted uses:

- a. Undeveloped natural resource and open space areas
- b. Agriculture and accessory uses (livestock not permitted)
- c. Electric generating facilities
- d. Fertilizer manufacture, mixing or blending
- e. Freight and passenger bus terminals
- f. Government, institutional, religious or nonprofit community uses
- g. Drive-in establishments
- h. Personal or professional service
- i. Indoor entertainment and assembly
- j. Indoor storage and repair
- k. Indoor sales
- l. Outdoor sales, display or repair
- m. Heavy industrial uses
- n. Light industrial uses
- o. Contractor, landscaping or building trade operations
- p. Off-site parking lot or garage
- q. Office uses
- r. Outdoor active recreation
- s. Outdoor entertainment
- t. Outdoor storage
- u. Personal storage facilities
- v. Utility services
- w. Vehicle repair or maintenance services
- x. Transportation, utility or communication use required by law
- y. Warehousing and distribution facilities
- z. Wastewater treatment facilities

2. The conditional uses listed in the MI zoning district are not restricted.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12110

PETITION: REZONE 12110
APPLICANT: DUANE L & DOROTHY J SKAAR JT REV LIVING TR
LOCATION: 1384 SCHADEL ROAD, SECTION 31, TOWN OF DEERFIELD
CHANGE FROM: RR-2 Rural Residential District and FP-35 Farmland Preservation District TO
RR-8 Rural Residential District
REASON: creating 3 residential lots

Attachments: [12110 Ord Amend](#)
[12110 Staff Report rev](#)
[12110 Town Action](#)
[12110 Slope and lot width detail](#)
[12110 Density Study](#)
[12110 APP](#)
[12110 DEERFIELD map](#)

In support: Dave Dinkel
Opposed: none

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

1. Property owner shall record a deed restriction prohibiting further nonfarm development on the balance of FP-35 zoned land (tax parcels 071231295001, 071231380007, and 071231395000).
2. A shared driveway easement shall be shown on the CSM, and a shared driveway easement agreement shall be recorded that addresses maintenance and owner responsibilities and meets the standards in DCCO s. 75.19(8).
3. Steep slope topography exceeding 20% grade shall be depicted on the CSM. A note shall be placed on the CSM which states: "No structural development or driveways are permitted on areas with slopes over 20% grade."

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12111](#)

PETITION: REZONE 12111
APPLICANT: BENJAMIN AND JOLEEN AUGUST
LOCATION: 6059 PORTAGE ROAD, SECTION 3, TOWN OF BURKE
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District
REASON: create three new residential lots

Attachments: [12111 Staff Report](#)

[12111 APP](#)

[12111 BURKE MAP](#)

In support: Benjamin and Joleen August

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to the need for town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12112](#)

PETITION: REZONE 12112
APPLICANT: VINEY ACRES LLC
LOCATION: SOUTH OF 2876 SIGGELKOW ROAD, SECTION 31, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expand existing residential lot

Attachments: [12112 Ord Amend](#)

[12112 Staff Report](#)

[12112 Town Action](#)

[12112 APP](#)

[12112 COTTAGE GROVE MAP](#)

In support: Donald Viney

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote:

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02638](#)

PETITION: CUP 02638
APPLICANT: SILVIN F & ROSEMARY C KURT REV TR (C/O DALE KURT)
LOCATION: 4558 RIDGE ROAD, SECTION 1, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: secondary farm residence (C.U.P. renewal)

- Attachments:** [CUP 2638 Staff Report](#)
[CUP 2638 Town Action](#)
[CUP 2638 APP](#)
[CUP 2638 COTTAGE GROVE MAP](#)
[CUP #2638](#)

In support: Dale Kurt
Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0.

Standard Conditions for all Conditional Use Permits from 10.101(7):

- 1. Any conditions required for specific uses listed under s. 10.103 (see below).**
- 2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.**
- 3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.**
- 4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.**
- 5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.**
- 6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.**
- 7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.**
- 8. Off-street parking must be provided, consistent with s. 10.102(8).**
- 9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.**
- 10. The Zoning Administrator or designee may enter the premises of the**

operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Conditions specific to CUP # 2638:

13. Any approved conditional use permit for a farm residence shall expire on the sale of the property to an unrelated third party. Continued use of a farm residence after sale to an unrelated third party shall require approval of a new conditional use permit.

14. The Zoning Committee may revoke any Conditional Use Permit it finds in violation of this section. Continued use of residence with a revoked conditional use permit shall require approval of a rezone petition to a zoning district that allows nonfarm residential use.

15. The Zoning Committee shall require the recording of a notice document with the Register of Deeds on the subject property notifying current and future owners of the provisions of conditions #13 and #14 above.

16. The secondary farm residence is occupied by a farm employee as per the town approval.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02639](#)

PETITION: CUP 02639
APPLICANT: BADFISH ACRES LLC (DEAN TANGEMAN)
LOCATION: 363 DANKS RD, SECTION 25, TOWN OF RUTLAND
CUP DESCRIPTION: caretaker's residence in an existing building

- Attachments:** [CUP 2639 Staff Report](#)
[CUP 2639 Town Action](#)
[CUP 2639 Violation ltr](#)
[CUP 2639 Existing Deed Restriction](#)
[CUP 2639 APP](#)
[CUP 2639 RUTLAND MAP](#)
[CUP #2639](#)

In support: Dean Tangeman
Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0.

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (none).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.

10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02640](#)

PETITION: CUP 02640
APPLICANT: DAN AND MARLENE LAFLEUR
LOCATION: 3440 MEADOW ROAD, SECTION 32, TOWN OF MIDDLETON
CUP DESCRIPTION: small-animal boarding facility for 30 dogs

Attachments: [CUP 2640 Staff Report](#)
[CUP 2640 Town Action](#)
[3440 Meadow Road Zoning Notice](#)
[CUP 2640 DNR Concurrence Letter](#)
[CUP 2640 Town Sound Study](#)
[CUP 2640 Four Paws Sound Study 20240516](#)
[CUP 2640 Four Paws Sound Study 20230815](#)
[CUP 2640 APP](#)
[CUP 2640 MIDDLETON MAP](#)
[CUP 2640 Connelly email](#)
[CUP 2640 Devich email](#)
[CUP 2640 Dorosheff email](#)
[CUP 2640 Dumesic Letter](#)
[CUP 2640 Foellings email](#)
[CUP 2640 Froncek 2 email](#)
[CUP 2640 Froncek email](#)
[CUP 2640 Hanks email](#)
[CUP 2640 Johnson J email](#)
[CUP 2640 Johnson M email](#)
[CUP 2640 Komisarek email](#)
[CUP 2640 Mikalofsky J email](#)
[CUP 2640 Mikalofsky P email](#)
[CUP 2640 Radcliffe Letter](#)
[CUP 2640 Vu email](#)
[CUP 2640 Wiegel email](#)
[CUP 2640 Yunke email](#)
[CUP 2640 Froncek submittals to ZLR](#)

In support: Lena La Fleur, Neva La Fleur, Trond La Fleur, Eric Olsen, Dawn Levenick, Theresa Hanson, Elizabeth Olson, Spencer Thomas, Myra Andreassen, Marlene La Fleur, Tonya La Fleur, Karl La Fleur, Eli Williams, Finn La Fleur, Carrie Sanders, Tina Chase, Katie Frank, Dan La Fleur

Opposed: Sue Coats, Greg Breen, David Radcliffe, Ted Waldbillig, Nancy Froncek, Sue Gill, Tom Brady, Sheri Lowe, Christa Lowe, Julie Mikalofsky, Andy Marquardt, Julie Hanks, Mark Hazelbaker, Jennifer Shelton, Carl Dickson

Supervisor Bollig left the meeting at 8:05pm, returned 8:23 pm.

A motion was made by KRONING, seconded by BOLLIG, that the Conditional Use Permit be postponed due to opposition. RITT requested roll call vote. The motion carried by the following roll call vote: 3-2 (DOOLAN and RITT voting No).

Ayes: 3 - BOLLIG,KRONINGandPOSTLER

Noes: 2 - DOOLANandRITT

Supervisor Bollig left the meeting at 9:52 p.m.

Present 4 - MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

Excused 1 - JERRY BOLLIG

[2024 OA-011](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of CROSS PLAINS Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN and ENGELBERGER

Attachments: [2024_OA_11_Ordinance_Text.pdf](#)

[The Town of Cross Plains Comprehensive Plan October 2024](#)

[2024_OA_11_staff_memo](#)

[Complete plan text and maps](#)

[Community notice](#)

[Newspaper Notice- Cross Plains town plan amendment](#)

[Town_request_for_County_adoption.pdf](#)

[Town adoption ordinance.pdf](#)

In support: James Schmitt, Greg Hyer

Opposed: none

A motion was made by DOOLAN, seconded by KRONING, that the Ordinance Amendment be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

[2024 OA-014](#) AMENDING CHAPTER 82 TO ADOPT AMENDMENTS TO THE TOWN OF PRIMROSE COMPREHENSIVE PLAN AS PART OF THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN, DOWNING and ENGELBERGER

Attachments: [2024 OA-14 ordinance text.pdf](#)

[The Town of Primrose Comprehensive Plan October 2024](#)

[Staff Memo - Town of PrimroseCompPlan2024.pdf](#)

[Complete plan text and maps \(online link\)](#)

[Community Notice - 2024 OA-14](#)

[2024 Newspaper Notice- 2024 OA-14](#)

[2024 OA-14 Public Comment - Haack opposition](#)

In support: Martha Gibson

Opposed: William Haack

A motion was made by KRONING, seconded by POSTLER, that the Ordinance Amendment be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

[2024 OA-015](#) AMENDING CHAPTER 82 TO ADOPT AMENDMENTS TO THE DANE COUNTY FARMLAND PRESERVATION PLAN AS PART OF THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN, POSTLER and ENGELBERGER

Attachments: [2024 OA 15 ordinance text.pdf](#)
[2024 OA-15 staff memo](#)
[Farmland Preservation Plan map amendments 2024](#)
[DATCP Certification of 2024 FPP Amendments](#)
[DATCP Letter of Completeness](#)
[FPP Amendment Cover letter Dane County 2024](#)
[FPPPlanCertApplication TV signed](#)
[Link to Online Farmland Preservation Plan Viewer](#)
[2024 Newspaper Notice- 2024 OA-15](#)
[Community notice 2024 OA-15](#)

In support: none

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Ordinance Amendment be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

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

12091

PETITION: REZONE 12091
APPLICANT: VAN HOLTENS INC (ATTN: STEVE BYRNES)
LOCATION: EAST OF 211 CANAL RD, SECTION 12, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B Farmland Preservation
Business District and FP-1 Farmland Preservation District
REASON: zoning for a new pickle fermentation business site and creating on agricultural lot

Attachments:

- [12091 Ord Amend](#)
- [12091 Staff Update](#)
- [12091 Town Action](#)
- [12091 Density Study](#)
- [12091 Updated Rezone Operation Plan Narrative 09-20-2024](#)
- [12091 LWRD Prelim Review Ltr 2024-10-04](#)
- [12091 Stormwater Management Design memo](#)
- [12091 Site Plan Updated 08-21-2024](#)
- [12091 MAP](#)
- [12091 APP Rev](#)
- [12091 Osborne submittals to ZLR](#)

In support: Matthew Miller

Opposed: Sarah Osborne, Willie Osborne

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 4-0.

- 1. A deed restriction shall be recorded on the lot stating the following:
 - a. Land uses on the property shall be limited exclusively to the following:
 - i. Pickle tankyard (fermentation and storage) operation**
 - b. Site construction shall conform to the site and operation plans as approved as part of Rezone Petition 12091.**
 - c. Lighting shall be installed per the plans presented. Lighting shall be limited to a maximum of 3,000K color temperature. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.**
 - d. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations.****
 - 2. One density unit remains available to the FP-1 zoned lot.**
 - 3. The CSM shall be recorded within 1 year of approval of the rezone petition (extending the Delayed Effective Date at the applicants' request).****

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

F. Plats and Certified Survey Maps

G. Resolutions

[2024
RES-179](#) AWARDING CONTRACT FOR PERPETUATION AND MAINTENANCE OF THE
PUBLIC LAND SURVEY SYSTEM IN MULTIPLE TOWNSHIPS

Sponsors: DOOLAN, KRONING, POSTLER and ENGELBERGER

Attachments: [2024 RES-179](#)
[2024 RES-179 FISCAL NOTE](#)
[RIVER VALLEY Signed Contract](#)

A motion was made by KRONING, seconded by POSTLER, that the Resolution be recommended for approval. The motion carried by the following vote: 4-0

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Excused: 1 - BOLLIG

[2024
RES-180](#) AWARDING CONTRACT FOR PERPETUATION AND MAINTENANCE OF THE
PUBLIC LAND SURVEY SYSTEM IN MULTIPLE TOWNSHIPS

Sponsors: DOOLAN, KRONING, POSTLER and ENGELBERGER

Attachments: [2024 RES-180](#)
[2024 RES-180 FISCAL NOTE](#)
[TALARCZYK Signed Contract](#)

A motion was made by KRONING, seconded by POSTLER, that the Resolution be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Excused: 1 - BOLLIG

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by POSTLER that the meeting be adjourned at 10:36 PM. The motion carried unanimously.

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Excused: 1 - BOLLIG