



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, October 27, 2020

6:30 PM GoTo Virtual meeting: By Phone: 1-877-309-2073 Access

Code: 305-661-813

By Computer:

<https://global.gotomeeting.com/join/305661813>

"BUDGET"

"BUDGET" Remote Meeting: Call 1-877-309-2073 Access Code: 305-661-813

By Computer: <https://global.gotomeeting.com/join/305661813>

The October 27, 2020 Zoning and Land Regulation Committee meeting is being held remotely in accordance with public health requirements to protect our community from the COVID-19 pandemic. The public can access the meeting in the following manner:

By Phone: 1-877-309-2073 Access Code: 305-661-813

By Computer: <https://global.gotomeeting.com/join/305661813>

If you would like to speak on an agenda item, you must **PRE-REGISTER** in **ADVANCE** by calling 1-608-266-9078. Registrants must provide their full name, 10-digit phone number, and the agenda item they wish to speak about. Anyone wishing to speak is strongly encouraged to pre-register as soon as possible.

Registrations will be accepted until 30 minutes prior to the meeting. During the meeting, Staff will place you on mute until the petition item is before the committee. Registrants will have 5 minutes to express their concerns.

If you have any questions regarding an agenda item, please contact Zoning Administrator Roger Lane by phone at 1-608-266-9078, or by email at lane.rogger@countyofdane.com

A. Call to Order

Chair Bollig called the October 27, 2020 meeting of the Zoning and Land Regulation Committee to order at 6:30pm.

Staff present: Allan, Andros, Everson, Kodl, Parry, Standing, and Violante.

YGM 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

No comments made by the public.

[2020
RPT-440](#)

October 27th ZLR meeting registrants

Attachments: [Oct 27th ZLR meeting registrants.pdf](#)

C. Consideration of Minutes

[2020
MIN-233](#)

Minutes of the October 13, 2020 Zoning and Land Regulation Committee meeting

Attachments: [10-13-20 ZLR meeting minutes.pdf](#)

A motion was made by PETERS, seconded by DOOLAN, to approve the minutes of the October 13, 2020 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

[11591](#)

PETITION: REZONE 11591
APPLICANT: KENDALL C KAHL
LOCATION: 9933 CARTER ROAD, SECTION 14, TOWN OF MAZOMANIE
CHANGE FROM: RM-8 Rural Mixed-Use District TO RR-4 Rural Residential and LC Limited Commercial District
REASON: dividing an existing lot into two lots to use the existing building for commercial purposes

Attachments: [11591 Staff Report.pdf](#)
[11591 Town.pdf](#)
[11591 Map](#)
[11591 APP](#)

In favor: Kendall Kahl

In opposition: Jon and Meredith Beckman. Concerns were raised regarding the existing covenants on the property; the possibility of outdoor storage and a caretaker's residence; lighting; noise; and traffic.

A motion was made by KIEFER, seconded by SMITH, to postpone action due to public opposition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11592

PETITION: REZONE 11592
APPLICANT: MADISON VERONA SELF STORAGE LLC
LOCATION: SOUTHEAST OF 4234 MAPLE GROVE ROAD, SECTION 13, TOWN OF VERONA
CHANGE FROM: Wetland status to Non-Wetland Status
REASON: declassification of wetland pockets on a commercial development site

Attachments: [11592 Ord Amend.pdf](#)
[11592 Staff Report.pdf](#)
[11592 Town.pdf](#)
[11592 Map](#)
[11592 Wetland Exemption Review Letter - Nonfederal-URBAN - 2018_6080932.pdf](#)
[11592_Federal_Wetland_Jurisdiction_Determination_8135.pdf](#)
[11592 Delineation Report 7969.pdf](#)
[11592 APP](#)

Registered in support: Camron Lindau
Opposed: None

A motion was made by PETERS, seconded by DOOLAN, to recommend approval of the ordinance amendment to declassify the wetland pockets on the property. The motion carried by the following vote: 5-0

1. All necessary permits shall be obtained for the filling and development of the wetland area.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11593

PETITION: REZONE 11593
APPLICANT: CHRISTOPHER R ROHDE-SZUDY
LOCATION: NORTH OF 6474 COOKE ROAD, SECTION 36, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11593 Ord Amend.pdf](#)
[11593 Staff Report.pdf](#)
[11593 Town.pdf](#)
[11593 Density.pdf](#)
[11593 Map](#)
[11593 APP](#)

Registered in support: C.R. Rhode Szudy
Opposed: None

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

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11594](#)

PETITION: REZONE 11594
APPLICANT: TOWN OF DEERFIELD FOR VARIOUS PROPERTY OWNERS
LOCATION: TOWN OF DEERFIELD various sections
CHANGE FROM: FP-1 Farmland Preservation District TO FP-35 Farmland Preservation District
REASON: blanket rezone to correct errors associated with the adoption of the revised Dane County Zoning Ordinance

Attachments: [11594 Staff Report.pdf](#)

[11594 Map](#)

[11594 APP](#)

Registered in support: None
Opposed: None

A motion was made by PETERS, seconded by DOOLAN, to postpone due to no Town action. The motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11595](#)

PETITION: REZONE 11595
APPLICANT: FLYNN CREEK FARMS LLC
LOCATION: 1142 FRITZ ROAD, SECTION 7, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District and RR-4 Rural Residential District
REASON: creating two residential lots and separating the existing residence from the farmland

Attachments: [11595 Ord Amend.pdf](#)

[11595 Staff Report.pdf](#)

[11595 Town.pdf](#)

[11595 Density.pdf](#)

[11595 Deed 2013.pdf](#)

[11595 APP](#)

[11595 Map](#)

Registered in support: Richard Dohm and Ed Short
Opposed: None

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

1. A deed restriction shall be recorded on parcels 0508-074-9000-8, 0508-074-9530-7, 0508-083-9000-7 and 0508-181-8000-0 to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land. The housing density rights for the original farm have been exhausted.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11596](#)

PETITION: REZONE 11596
APPLICANT: DIANA M NELSON
LOCATION: 4927 FELLAND ROAD, SECTION 35, TOWN OF BURKE
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District
REASON: division of an existing residential lot to create two smaller lots

Attachments: [11596 Staff Report.pdf](#)
[11596 Map](#)
[11596 APP](#)
[11596 LD-017 Variance Report.pdf](#)

A motion was made by KIEFER, seconded by DOOLAN, to take up land division request 2020 LD-017 prior to acting on Petition 11596. The motion carried by a voice vote.

Registered in support: Diana Nelson and Chris Stolinas
Opposed: None

A motion was made by KIEFER, seconded by SMITH, to postpone due to no Town action. The motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11597](#)

PETITION: REZONE 11597
APPLICANT: PHILLIP J VAN KAMPEN
LOCATION: 5418 HONEYSUCKLE LANE, SECTION 3, TOWN OF OREGON
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: adding additional lands onto an existing residential lot

Attachments: [11597 Ord Amend.pdf](#)
[11597 Staff Report.pdf](#)
[11597 Town.pdf](#)
[11597 Map](#)
[11597 APP](#)

Registered in support: Phillip Van Kampen
Opposed: None

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

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11598

PETITION: REZONE 11598
APPLICANT: BRANDON T COOLEY
LOCATION: 3094 WAUCHEETA TRAIL, SECTION 5, TOWN OF DUNN
CHANGE FROM: SFR-2 Single Family Residential District TO SFR-08 Single Family Residential District
REASON: dividing an existing residential lot to create a second lot

Attachments: [11598 Ord Amend.pdf](#)
[11598 Staff Report.pdf](#)
[11598 Town.pdf](#)
[11598 Map](#)
[11598 APP](#)

Registered in support: Clayton Christenson
Opposed: None

A motion was made by PETERS, seconded by DOOLAN, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0
1. The CSM shall show slopes over 20% grade and identify that buildings are prohibited in these areas.
2. A deed restriction shall be recorded on proposed Lot 2 (larger lot) to prohibit further land divisions.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11599

PETITION: REZONE 11599
APPLICANT: KOOS FAMILY TR
LOCATION: 10541 COUNTY HIGHWAY Y, SECTION 28, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot and one 43-acre agricultural lot

Attachments: [11599 Ord Amend.pdf](#)
[11599 Staff Report.pdf](#)
[11599 Town.pdf](#)
[11599 Density.pdf](#)
[11599 Map](#)
[11599 APP](#)

Registered in support: Ralph Koos
Opposed: None

A motion was made by DOOLAN, seconded by SMITH, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0
1. A deed restriction shall be recorded on parcels 0906-284-9000-0, 0906-284-8500-7, 0906-283-9500-6, 0906-283-8000-3, 0906-282-9791-6, and 0906-281-9200-1to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land. The housing density rights for the original farm have been exhausted.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11600

PETITION: REZONE 11600
APPLICANT: JEFFERY D BELL
LOCATION: WEST OF 4464 OLD INDIAN TRAIL, SECTION 4, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

- Attachments:** [11600 Ord Amend.pdf](#)
[11600 Staff Report.pdf](#)
[11600 Town.pdf](#)
[11600 Density.pdf](#)
[11600 Map](#)
[11600 APP](#)

Registered in support: Jeffery Bell
Opposed: None

A motion was made by DOOLAN, seconded by KIEFER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0
1. The location of the house within the building envelope should be nearest corner post 1.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11601

PETITION: REZONE 11601
APPLICANT: RHODA SCHUSTER
LOCATION: 87 NORTH UNION ROAD, SECTION 34, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

- Attachments:** [11601 Ord Amend.pdf](#)
[11601 Staff Report.pdf](#)
[11601 Town.pdf](#)
[11601 Density.pdf](#)
[11601 Map](#)
[11601 APP](#)

Registered in support: Owen Fankhauser, Rhoda Schuster, and Ron Combs
Opposed: None

A motion was made by PETERS, seconded by KIEFER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0
1. A deed restriction shall be recorded on parcels 0510-343-9001-0 and 0510-343-8501-3 to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land. The housing density rights for the original farm have been exhausted.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11602](#)

PETITION: REZONE 11602
APPLICANT: RICHARD A EBERLE
LOCATION: 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN OF DANE
CHANGE FROM: RM-16 Rural Mixed-Use District TO NR-C Natural Resource Conservation District and RR-8 Rural Residential District, RR-2 Rural Residential District TO RR-4 Rural Residential District
REASON: creating a lot for an existing residence; reconfiguring an existing residential lot; assigning conservancy district to pond

Attachments: [11602 Staff Report.pdf](#)
[11602 Map](#)
[11602 Previous Deed Restriction.pdf](#)
[11602 APP](#)

In favor: Richard Eberly
Opposed: Donna and Craig Kopp. Concerns were raised regarding egress from the property.

A motion was made by KIEFER, seconded by DOOLAN, to postpone due to no town action. The motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11603](#)

PETITION: REZONE 11603
APPLICANT: TERRY LUND
LOCATION: 3274 UNION DANE ROAD, SECTION 34, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-2 Rural Residential District, and FP-1 Farmland Preservation District
REASON: separating the existing residence from the farmland and creating two residential lots

Attachments: [11603 Ord Amend.pdf](#)
[11603 Staff Report.pdf](#)
[11603 Town.pdf](#)
[11603 Density.pdf](#)
[11603 Map](#)
[11603 APP](#)

Registered in support: Terry Lund and Ron Combs
Opposed: None

A motion was made by PETERS, seconded by SMITH, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0
1. A deed restriction shall be recorded on the proposed FP-1 parcel prohibiting non-farm development in accordance with town plan density policies (proposed lot 4 of the Certified Survey Map).

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11605

PETITION: REZONE 11605
APPLICANT: GARY BRUNNER
LOCATION: 4597 COUNTY HIGHWAY P, SECTION 3, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
and RM-8 Rural Mixed-Use District, RR-4 Rural Residential District TO RR-8 Rural Residential
District
REASON: separating the existing farmstead from the farmland and creating a residential lot

Attachments: [11605 Ord Amend.pdf](#)
[11605 Staff Report.pdf](#)
[11605 town.pdf](#)
[11605 density.pdf](#)
[11605 Town acceptance of detachment.pdf](#)
[11605 Map](#)
[11605 APP](#)

Registered in support: Gary Brunner and James Hartung
Opposed: None

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

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

11606

PETITION: REZONE 11606
APPLICANT: DAVID L MOYER
LOCATION: NW CORNER OF THE COUNTY HIGHWAY FF AND STANFIELD ROAD
INTERSECTION, SECTION 6, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11606 Ord Amend.pdf](#)
[11606 Staff Report.pdf](#)
[11606 Town.pdf](#)
[11606 density.pdf](#)
[11606 Map](#)
[11606 APP](#)

Registered in support: David and Julie Moyer
Opposed: None

A motion was made by DOOLAN, seconded by SMITH, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0
1. A deed restriction shall be recorded on parcel 0706-064-8050-2 to prohibit further residential development on the remaining FP-35 Farmland Preservation zoned land.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11607](#)

PETITION: REZONE 11607
APPLICANT: VINEY ACRES LLC
LOCATION: WEST OF 2100 NORA ROAD, SECTION 27, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11607 Ord Amend.pdf](#)

[11607 Staff Report](#)

[11607 Town.pdf](#)

[11607 Density.pdf](#)

[11607 Map](#)

[11607 APP](#)

Registered in support: Don Viney

Opposed: None

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

1. A deed restriction shall be recorded on parcels 0711-274-8001-0 and 0711-271-9500-3 to prohibit non-farm development and further land divisions on the remaining FP-35 Farmland Preservation zoned land.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11608](#)

PETITION: REZONE 11608
APPLICANT: JASON M CHANDLER
LOCATION: 1645 LAKE KEGONSA ROAD, SECTION 35, TOWN OF DUNN
CHANGE FROM: RR-16 Rural Residential District TO RR-8 Rural Residential District, RR-1 Rural Residential District TO RR-8 Rural Residential District
REASON: adding additional lands onto an existing residential lot

Attachments: [11608 Ord Amend.pdf](#)

[11608 Staff Report.pdf](#)

[11608 Town.pdf](#)

[11608 Map](#)

[11608 App.pdf](#)

Registered in support: Jason Chandler

Opposed: None

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

1. The CSM shall show slopes over 20% grade and identify that buildings are prohibited in these areas.

2. A deed restriction shall be recorded on both properties to prohibit further land divisions.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11609](#)

PETITION: REZONE 11609
APPLICANT: VOGEL FAMILY REV LIVING TR
LOCATION: SOUTH OF 5718 COUNTY HIGHWAY TT, SECTION 18, TOWN OF MEDINA
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District
REASON: consolidating lots to create a buildable residential lot

Attachments: [11609 Ord Amend.pdf](#)
[11609 Staff Report.pdf](#)
[11609 Town.pdf](#)
[11609 Map](#)
[11609 APP](#)

Registered in support: Brad and Britt Topp
Opposed: None

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

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[CUP 02506](#)

PETITION: CUP 02506
APPLICANT: LISA M NELSON
LOCATION: 172 STATE HIGHWAY 138, SECTION 31, TOWN OF DUNKIRK
CUP DESCRIPTION: 10.103(12) limited family business - hair salon

Attachments: [CUP 2506 Staff Report](#)

[CUP 2506 Town](#)

[CUP 2506 CUP Standards, Operations, and Site Plan](#)

[CUP 2506 Map](#)

[CUP 2506 APP](#)

In favor: Lisa Nelson

Opposed: None

A motion was made by KIEFER, seconded by DOOLAN, that the Conditional Use Permit be approved with 18 conditions. The motion carried by the following vote: 5-0

1. This conditional use permit is for a Limited Family Business – Hair Salon.
2. Hours of operation shall be limited to 8:30am-8:30pm.
3. The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
4. The business shall be located within an approximate 400-600 square foot area of the planned 2,400 square foot accessory building, as depicted on the site plan.
5. Sanitary fixtures to serve the limited family business use may be installed, but must be removed upon expiration of the conditional use permit or abandonment of the limited family business.
6. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

The following are standard conditions that apply to all Conditional Use Permit applications

7. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
8. 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.
9. 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.
10. 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.
11. 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.
12. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.

13. Off-street parking must be provided, consistent with s. 10.102(8).
14. 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 born by the landowner. Costs born by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
15. 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.
16. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
17. 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.
18. 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. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[2020 OA-012](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE Town of CROSS PLAINS Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: BOLLIG

Attachments: [2020 OA-12 Ordinance Text.pdf](#)
[2020 OA-12 staff memo Cross Plains .pdf](#)
[2020 OA-12 Voluntary Conservation Area map.pdf](#)
[2020 OA-12 Town of Cross Plains Resolution to Amend Land use Plan.pdf](#)

In favor: Town Chair Greg Hyer
Opposed: None

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

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[2020 OA-016](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE
COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE
PLAN

Sponsors: RATCLIFF, DOOLAN and BOLLIG

Attachments: [OA 2020-016 Staff Report](#)

[OA 2020-016](#)

[Cottage Grove Comp Plan Community notice 9_2020](#)

[Cottage Grove Plan Amendment document](#)

[OA 2020-016 Letter of opposition](#)

In favor: Town Chair Kris Hampton and Don Viney

Opposed: None

A motion was made by KIEFER, seconded by SMITH, that the Ordinance be postponed to allow time to contact the County Supervisor of the district in order for her to comment on the proposed changes to the comprehensive plan. The motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

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

[11589](#)

PETITION: REZONE 11589

APPLICANT: THOMAS W SHANNON

LOCATION: 5525 PORTAGE ROAD, SECTION 21, TOWN OF BURKE

CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District

REASON: separating existing residences onto individual properties

Attachments: [11589 Ord Amend.pdf](#)

[11589 Staff Update.pdf](#)

[11589 Town.pdf](#)

[11589 Map](#)

[11589 APP](#)

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

1. A septic system easement shall be recorded on the property to account for the existing septic system being on the proposed adjacent lot.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

F. Budget Discussion and Amendments

[2020
ACT-143](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE
PROPOSED 2021 OPERATING BUDGET

Attachments: [ZLR Operating Amnds 10-27-20](#)

*Motion by Peters, seconded by Doolan to recommend approval of Budget change
ZLR-O-01. Motion carried, 5-0.*

The Committee members expressed their appreciation to Zoning Inspector Sarah Johnson for agreeing to take on additional duties and responsibilities regarding the processing of rezoning petitions in the absence of clerical staff in the Planning and Development Department.

[2020
ACT-144](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE
PROPOSED 2021 CAPITAL BUDGET

G. Plats and Certified Survey Maps

[2020 LD-016](#) Chapter 75 Land Division variance request - Hamilton
Town of Springdale

Attachments: [Report](#)
[Dane County Variance application](#)
[Hamilton_CSM 20w324 \(9-22-2020\)](#)

A motion was made by KIEFER, seconded by SMITH, that the Land Division waiver be approved to allow the lot to be created with no frontage along a public road. The motion carried by a voice vote, 5-0.

Finding of fact: The lot was created originally with no frontage and the lot is served by an existing access easement.

[2020 LD-017](#) Chapter 75 Land Division variance request - Diana Nelson (11596)
Town of Burke

Attachments: [Report](#)
[Nelson CSM](#)
[20200831130521](#)

A motion was made by PETERS, seconded by DOOLAN, that the Land Division waiver be approved to allow the proposed lot 2 to be created with no frontage along a public road. The motion carried by a voice vote, 5-0.

Finding of fact: An existing access easement will serve the proposed lot through the City of Madison lot.

[2020 LD-018](#) Pioneer Pointe - Final Plat
Town of Middleton
Consideration of the November 12, 2019 conditional approval and execution of the plat document pursuant to established committee policy.
Staff recommends the chairperson to sign and date the final plat and proceed with recording.

Attachments: [conditional approval](#)

[19-28](#)

[180551 Pioneer Pointe Final Plat 2019-10-17](#)

[11379 Staff Update](#)

[map](#)

A motion was made by PETERS, seconded by DOOLAN, that the final plat be signed. The motion carried by a voice vote, 5-0. Daniel Everson signed the plat on behalf of the chair.

H. Resolutions

I. Ordinance Amendment

[2020 OA-012](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
INCORPORATING THE Town of CROSS PLAINS Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: BOLLIG

Attachments: [2020 OA-12 Ordinance Text.pdf](#)

[2020 OA-12 staff memo Cross Plains .pdf](#)

[2020 OA-12 Voluntary Conservation Area map.pdf](#)

[2020 OA-12 Town of Cross Plains Resolution to Amend Land use Plan.pdf](#)

See motion above.

[2020 OA-016](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE
COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE
PLAN

Sponsors: RATCLIFF, DOOLAN and BOLLIG

Attachments: [OA 2020-016 Staff Report](#)

[OA 2020-016](#)

[Cottage Grove Comp Plan Community notice 9_2020](#)

[Cottage Grove Plan Amendment document](#)

[OA 2020-016 Letter of opposition](#)

See motion above.

J. Items Requiring Committee Action

K. Reports to Committee

L. Other Business Authorized by Law

M. Adjourn

A motion was made by KIEFER, seconded by SMITH, to adjourn the October 27, 2020 meeting of the Zoning and Land Regulation Committee at 8:30pm. The motion carried unanimously.

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