

# Dane County



## Minutes

Tuesday, February 8, 2022

6:30 PM

ZOOM Webinar ID: 956 3749 9125

Virtual meeting

## 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?*

## A. Call to Order

Chair BOLLIG called the February 8, 2022 ZLR meeting to order at 6:30 PM  
Staff present: Everson, Lane, Piaget, Standing, Tumula, Violante, and  
Waldvogel.

**Present** 4 - JERRY BOLLIG, MICHELE DOOLAN, TIM KIEFER, and SARAH SMITH

**Absent** 1 - STEVEN PETERS

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

No comments were made by the public.

[2021](#)  
[RPT-857](#)

February 8, 2022 Zoning and Land Regulation meeting registrants

## C. Consideration of Minutes

[2021](#)  
[MIN-581](#)

Minutes of the January 11, 2022 Zoning and Land Regulation Committee  
meeting

**A motion was made by KIEFER, seconded by SMITH, that the Minutes be  
approved. The motion carried by the following vote: 3-0-1**

**Ayes:** 3 - BOLLIG,KIEFERandSMITH

**Absent:** 1 - PETERS

**Abstain:** 1 - DOOLAN

[2021](#)  
[MIN-582](#)

Minutes of the January 25, 2022 Zoning and Land Regulation Committee  
meeting

**A motion was made by SMITH, seconded by DOOLAN, that the Minutes be  
approved. The motion carried by the following vote: 3-0-1**

**Ayes:** 3 - BOLLIG,DOOLANandSMITH

**Absent:** 1 - PETERS

**Abstain:** 1 - KIEFER

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

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

[11775](#)

PETITION: REZONE 11775  
APPLICANT: SMITHA CHINTAMANENI / LYNCH ESTATE  
LOCATION: 5926 COUNTY HWY CV, SECTION 8, TOWN OF BURKE  
CHANGE FROM: GC General Commercial District, RR-8 Rural Residential District TO HC Heavy Commercial District  
REASON: consolidate zoning to allow for commercial development

*In support: Khris Barber*

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

**1. The owner shall record a deed restriction on the property limiting land uses exclusively to the following:**

- Indoor sales
- Indoor storage and repair
- Light industrial
- Office uses

**Excerpt from Hanson Neighborhood Plan**

- Outdoor sales, display or repair
- Outdoor storage
- Personal or professional service
- Warehousing and distribution facilities

**2. The owner shall record a deed restriction on the property prohibiting the installation of any new off premises signs (billboards) on the portion of the property fronting CTH CV. There is one existing billboard.**

**3. Signage anywhere on the parcel must comply with City of Madison sign regulations and Dane County sign regulations. In the event that the City's sign regulations conflict with Dane County regulations, the more restrictive regulations shall apply.**

**4. Prior to development on the property, the stormwater management plan shall be submitted by the City of Madison for conformance with the City's requirements (Chapter 37).**

**5. A 40' setback shall be observed on the western boundary of the property to serve as a buffer and natural screening for the existing adjoining residential area.**

**6. All outstanding monies owed the Town and incurred in the review of the petition shall be paid in full. This condition must be met or waived by April 29, 2022.**

**Ayes:** 4 - BOLLIG,DOOLAN,KIEFERandSMITH

**Absent:** 1 - PETERS

[11779](#)

PETITION: REZONE 11779  
APPLICANT: WARREN AND MARY ANN OLSEN  
LOCATION: 6466 SUNSET DRIVE, SECTION 36, TOWN OF VERONA  
CHANGE FROM: RR-2 Rural Residential District TO MFR-08 Multi-Family Residential District  
REASON: creating a condominium plat for 4 single-family houses on one lot

*In support: Ronald R Klaas*

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

- 1. A condominium plat shall be recorded with the Register of Deeds. The plat shall be the design as submitted to the Zoning and Land Regulation Committee, dated January 28, 2022.**
- 2. A condominium declaration shall be recorded with the Register of Deeds. The declaration shall be subject to County Staff and Town of Verona approval prior to recording.**
- 3. A deed restriction shall be recorded with the Register of Deeds that:**
  - a. Limits the plat to a maximum of 4 units with no unit area being smaller than 3 acres;**
  - b. Limits the use to no more than one detached, single family residence on each unit;**
  - c. All buildings must be within the setback area identified in the condominium plat;**
  - d. One common area for the shared driveway will be provided as part of the plat.**
- 4. A development agreement shall be approved by the Town of Verona for the improvements necessary for the condominium development.**
- 5. The developer shall provide cross sections for the private drive design at the intersection of Sunset Drive. The design shall be approved by the Town Engineer for safety purposes.**

**Ayes:** 4 - BOLLIG,DOOLAN,KIEFERandSMITH

**Absent:** 1 - PETERS

[11787](#)

PETITION: REZONE 11787  
APPLICANT: DANIEL MARSHALL  
LOCATION: 253 UNION ROAD, SECTION 35, TOWN OF OREGON  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District,  
RR-4 Rural Residential District TO FP-35 Farmland Preservation District  
REASON: shifting of property lines between adjacent land owners

*In support: Larry Glusman*

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

**Ayes:** 4 - BOLLIG,DOOLAN,KIEFERandSMITH

**Absent:** 1 - PETERS

[11788](#)

PETITION: REZONE 11788  
APPLICANT: THOMAS M AND JULIA A WILLAN  
LOCATION: 4407 VILAS HOPE ROAD, SECTION 7, TOWN OF COTTAGE GROVE  
CHANGE FROM: RR-2 Rural Residential District TO FP-B Farmland Preservation Business District  
REASON: change zoning to allow permitted uses in the Farmland Preservation Business FP-B Zoning District (land use unknown)

*In support: Tom Willan*

**A motion was made by SMITH, seconded by DOOLAN, to direct staff to include the following email correspondences and letters to the official record. The motion carried by a voice vote.**

1. Lane email dated January 31st
2. Willan pdf "sent letter to ZLR board regarding January 25th meeting and information for the February 8 board meeting
3. Willan pdf "pdf final letter to ZLR board 0201882022 meeting".
4. Willan email "Re\_ Issue at the January 25th ZLR Committee meeting 1".
5. Willan email "RE\_ Issue at the January 25th ZLR Committee meeting 2".

**A motion was made by SMITH, seconded by DOOLAN, that the Zoning Petition be postponed to allow for an opinion by Corporation Counsel. The motion carried by the following vote: 3-0-1**

**Ayes:** 3 - BOLLIG,DOOLANandSMITH

**Absent:** 1 - PETERS

**Abstain:** 1 - KIEFER

[11792](#)

PETITION: REZONE 11792  
APPLICANT: TODD AND ANNE CARLSON  
LOCATION: WEST OF 1997 SPRING ROSE ROAD, SECTION 25, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District  
REASON: creating a residential zoning boundary for a single-family residence on a 63-acre property

*In support: Todd Carlson*

**A motion was made by DOOLAN, seconded by SMITH, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 4-0.**

**A deed restriction shall be recorded on the property which states, "Further division the property listed under tax parcels 0607-254-8503-0, 0607-254-8052-0, 0607-251-9730-0, and 0607-251-9160-0 shall be prohibited."**

**Ayes:** 4 - BOLLIG,DOOLAN,KIEFERandSMITH

**Absent:** 1 - PETERS

## F. Plats and Certified Survey Maps

[2021 LD-015](#) Final Plat - Dairy Ridge Heights  
Town of Verona  
Staff recommends conditional approval.

A motion was made by SMITH, seconded by DOOLAN, that the Land Division be approved with conditions. The motion carried by the following vote: 4-0.

1. Rezone Petition #11682 is to become effective and all conditions are to be timely satisfied.

(County Board approved Zoning Petition #11682 on May 20, 2021)

- Recording of an approved subdivision plat.
- Lots 4-13 shall have staggered front yard setbacks.
- A trail shall be installed in the outlot.
- Screening shall be approved by the Town Plan Commission.
- A height limit for all single story residences shall be approved by the Town Plan Commission.
- Elevation drawings shall be provided by the applicant.
- A maintenance agreement shall be created as part of the developer's agreement.

2. All public land dedications are to be clearly designated "dedicated to the public."

3. The following note shall be added to the final plat:

- Application LD 2021-008 was approved by the ZLR Committee on October 12, 2021 to allow Outlot 1 to be created with no frontage along a public road.

4. Utility easements are to be provided.

- Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines.

5. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.

6. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance.

**Ayes:** 4 - BOLLIG, DOOLAN, KIEFER and SMITH

**Absent:** 1 - PETERS

[2021 LD-016](#) LJC Properties Certified Survey Map  
Town of Vienna  
Waiver from Ch. 75.19(6)(b)

A motion was made by SMITH, seconded by DOOLAN, that the Land Division waiver be approved to allow the proposed lot to maintain less than 66 feet throughout the lot. The motion carried by the following vote: 4-0.

**Finding of fact:** The proposed lot was created in the early 2000's and no additional lots are allowed as there are no splits available for this proposed lot.

**Ayes:** 4 - BOLLIG, DOOLAN, KIEFER and SMITH

**Absent:** 1 - PETERS

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

**J. Reports to Committee**

[2021](#) Approved Certified Survey Maps  
[RPT-814](#)

[2021](#) FARMLAND PRESERVATION PLAN UPDATE AND RECERTIFICATION  
[DISC-057](#)

Senior Planner Brian Standing provided a summary of the recertification process and updates to the program.

A motion was made by KIEFER, seconded by SMITH, to approve the Steering Committee candidate selection as suggested by County Staff. The motion carried by the following vote: 4-0

**Ayes:** 4 - BOLLIG,DOOLAN,KIEFERandSMITH

**Absent:** 1 - PETERS

**K. Other Business Authorized by Law**

**L. Adjourn**

A motion was made by KIEFER, seconded by DOOLAN, that the February 8, 2022 meeting be adjourned at 8:23 PM. The motion carried by the following vote: 4-0.

**Ayes:** 4 - BOLLIG,DOOLAN,KIEFERandSMITH

**Absent:** 1 - PETERS

Questions? Contact Planning and Development Staff, 266-4266, or [plandev@countyofdane.com](mailto:plandev@countyofdane.com).