



Dane County

Minutes - Final

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, January 10, 2023

6:30 PM

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

Webinar ID: 920 5727 7299

A. Call to Order

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

Staff present: Lane, Holloway, Everson, Allan

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, TIM KIEFER, KATE MCGINNITY, and MELISSA RATCLIFF

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

No comments made by the public.

[2022](#)
[RPT-623](#)

January 10, 2023 ZLR Registrants

Attachments: [Jan 10 ZLR Registrants](#)

C. Consideration of Minutes

[2022](#)
[MIN-488](#)

Minutes of the December 13, 2022 Zoning and Land Regulation Committee meeting

Attachments: [12-13-22 ZLR Public Hearing Minutes.pdf](#)

A motion was made by MCGINNITY, seconded by RATCLIFF, that the minutes be approved. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

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

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

[11913](#)

PETITION: REZONE 11913
APPLICANT: NORSMAN INVESTMENTS LLC
LOCATION: 1161 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND
CHANGE FROM: RR-8 Rural Residential District TO HC Heavy Commercial District
REASON: create a 2.8-acre commercial lot for a material storage business

Attachments: [11913 Ord Amend.pdf](#)

[11913 Staff Update](#)

[11913 Town Action Report](#)

[11913 Example building exhibit](#)

[11913 Map](#)

[11913 App rev](#)

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

1. A certified survey map shall be recorded with the Register of Deeds for the new lots.
2. A deed restriction shall be recorded on the HC-zoned lot stating the following:
 - a. Land uses on the property shall be limited exclusively to the following:
 - i. Personal storage facilities (min-warehouses)
 - ii. Outdoor storage (as designated on site plan)
 - iii. Indoor storage and repair
 - iv. Warehousing
 - v. Caretaker's residence (with approval of a Conditional Use Permit)
 - b. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations. Billboard signs are prohibited.
3. Outdoor lighting be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.
4. Limit operating hours to 6am to 9pm.
5. The parking and circulation plan shall comply with the Zoning Ordinance requirements of section 10.102(8).
6. Any materials classified as "hazardous materials" shall be stored in compliance with the Wisconsin Commercial Building Code and Wisconsin Administrative Code ATCP 93.
7. The installation of off-premise advertising signs (billboards) is prohibited.

Ayes: 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

F. Plats and Certified Survey Maps

[2022 LD-016](#) Preliminary Plat - Glacier's Trail
Town of Middleton
Staff recommends conditional approval

Attachments: [conditional approval](#)
[GlaciersTrailMiddletonSection32](#)
[Glaciers Trail - Preliminary Plat 2022.12.09 V2](#)
[map](#)

A motion was made by RATCLIFF, seconded by MCGINNITY, that the Preliminary Plat be approved subject to staff's recommended conditions. The motion carried by the following vote: 5-0.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. All public land dedications are to be clearly designated "dedicated to the public."
3. 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
4. Comments from the Dane County Surveyor are to be satisfied:
 - Road name stop and start alignments will work. The 3 existing names (LOVELAND PASS, WHITE CEDAR DRIVE, and BLUE CEDAR DRIVE) are already approved names. BIG EASY WAY is acceptable. TRAVELER COURT is not acceptable. It is already used. Please submit another name for this road.
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - County Surveyor has approved the submitted road names for this plat.
6. Comments from the Dane County Public Health department are to be satisfied:
 - No comments
7. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
8. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance.

Ayes: 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2022 RPT-613](#) Report of approved Certified Survey Maps

Attachments: [Jan 2023](#)

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG, seconded by MCGINNITY, to adjourn the meeting at 6:54pm. The motion carried unanimously.