



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 8, 2024

6:30 PM

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

See below for additional instructions on how to attend the meeting and provide public testimony.

A. Call to Order

Chair DOOLAN called the October 8, 2024 Zoning and Land Regulation meeting to order at 6:30 PM.

Staff present: Violante, Lane, Holloway, Van Belleghem, Allan, DeCena, Parry, and Everson

NOTE: Supervisor Postler arrived at 6:35pm.

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-306](#)

October 8th ZLR Committee meeting registrants

Attachments: [Oct 8th ZLR Registrants](#)

C. Consideration of Minutes

[2024](#)
[MIN-249](#)

Minutes of the September 24, 2024 Zoning and Land Regulation Committee meeting

Attachments: [09-24-2024 ZLR Public Hearing Minutes](#)

A motion was made by KRONING that the September 24, 2024 meeting minutes be approved. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

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

[12094](#)

PETITION: REZONE 12094
APPLICANT: TOWN OF DUNKIRK
LOCATION: MULTIPLE SECTION, TOWN OF DUNKIRK
CHANGE FROM: FP-1 Farmland Preservation District TO Various Zoning Districts
REASON: town-initiated blanket rezone of properties for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.

Attachments: [12094 Ord Amend](#)
[12094 Staff Update](#)
[12094 Town Action](#)
[12094 MAP](#)
[12094 APP](#)

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02637](#)

PETITION: CUP 02637
APPLICANT: MARTIN AND PAMELA MCNULTY
LOCATION: 349 LAKE SHORE DRIVE, SECTION 25, TOWN OF ALBION
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2637 Staff Update](#)

[CUP 2637 Town Action](#)

[CUP 2637 APP](#)

[CUP 2637 ALBION MAP](#)

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.

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
2. 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.
3. 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.
4. 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.
5. 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.
6. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
7. Off-street parking must be provided, consistent with s. 10.102(8).
8. 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.
9. 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.
10. 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.

11. 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 # 2637:

12. The applicant shall comply with all licensing and permitting requirements for short-term rentals.

13. Landowner will apply for, obtain and maintain an appropriate transient or tourist lodging rental license from Madison/Dane County Department of Public Health.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

[2024 LD-017](#) Preliminary Plat - Kennedy Hills First Addition
Town of Cottage Grove
Staff recommends accepting the plat and schedule for future consideration.

Attachments: [acceptance](#)

[Kennedy Hills First Additon Preliminary Plat 09-18-2024](#)

[referral](#)

[12048 Ord Amend](#)

A motion was made by POSTLER, seconded by KRONING, that the preliminary plat be accepted and schedule for future consideration. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

[2024](#) Set 2025 ZLR Committee schedule
[ACT-204](#)

Attachments: [2025 ZLR Calendar](#)

The Committee decided that there will be one meeting in September, September 16th. There will be one meeting in October, fourth Tuesday. There shall be one meeting in December, December 9th. Staff will incorporate standing committee budget meetings into the calendar.

J. Budget Discussions and Amendments

[2024](#)
[ACT-175](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE
PROPOSED 2025 OPERATING BUDGET

Attachments: [ZLR Operating Amnds 10-8-24](#)

*ZLR-O-01 Motion by Postler, seconded by Kroning that the amendment be approved.
The motion carried 5-0.*

*ZLR-O-02 Motion by Postler, seconded by Kroning that the amendment be approved.
The motion carried 5-0.*

[2024](#)
[ACT-176](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE
PROPOSED 2025 CAPITAL BUDGET

K. Reports to Committee

L. Other Business Authorized by Law

M. Adjourn

A motion was made by BOLLIG to adjourn the October 8, 2024 Zoning and Land
Regulation Committee meeting at 7:25pm. The motion carried unanimously.

Questions? Contact Planning and Development Staff, 266-4266, or plandev@countyofdane.com.