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, January 14, 2025 **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 January 14, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

Staff present: Violante, Lane, Holloway, Everson

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 by the public.

2024 RPT-446 January 14, 2025 ZLR Registrants

Attachments: January 14 ZLR registrations

C. Consideration of Minutes

2024 MIN-358 December 17, 2024 ZLR Committee Meeting Minutes

Attachments: 12-17-2024 ZLR Public Hearing Minutes

A motion was made by POSTLER, seconded by KRONING, that the December 17, 2024 meeting minutes be approved. The motion carried by the following vote: 5-0.

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

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

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-2 Rural Residential District (RR-4 Rural Residential District removed)
REASON: change zoning to create up to 4 residential lots on property (one for existing residence)

Attachments: 12101 Ord Amend
12101 Staff Update
12101 Town Action
12101 Navigability Determination
12101 APP rev
12101 VERONA MAP rev

In support: Andrew Wright

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

1. Access to Lot 2 shall be provided via a shared access easement/agreement with Lot 1.

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 Ord Amend
12111 Staff Update
12111 Town Action
12111 APP
12111 BURKE MAP

In support: Ben August

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.

1. The applicants shall have 180 days to record the CSM, to allow additional time for the City of Madison's extraterritorial review of the land division.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

2024 LD-020 Preliminary Plat - Kennedy Hills First Addition
Town of Cottage Grove
Staff recommends conditional approval.

Attachments: conditions
21757002_Kennedy Hills 2_Prelim Plat_12_19_2024
12048 Ord Amend
12048 Staff Update

A motion was made by BOLLIG, seconded by KRONING, that the preliminary plat be approved with conditions. The motion carried by the following vote: 5-0.

1. Rezone Petition #12048 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (County Board approved the Petition on July 18, 2024)
• Recording of an approved plat.
• Up to 50 residential lots may be platted on the SFR-08 zoned land.
• The TDR-S (Sending Area) overlay zoning district shall be applied to tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC).
• The TDR-R (Receiving Area) overlay zoning district shall be applied to the portion of the proposed SFR-08 property corresponding to tax parcel 0711-101-8502-0.
• A deed notice shall be recorded on the receiving area property indicating that the SFR-08 zoned property was created by a transfer of development rights.
• Two separate agricultural conservation easements prohibiting nonfarm development on a minimum of 35 acres shall be recorded on each of the following two identified sending properties:
a. Tax parcel 0711-364-9000-6 (Duane and Linda Skaar)
b. Tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC)
2. All public land dedications are to be clearly designated "dedicated to the public."
3. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Town of Cottage Grove.
4. Dead-end streets shall not be permitted without suitable turn-around. Appropriate arrangements shall be made for those parts of temporary turn-arounds outside of street right-of-way to revert to the abutting property owners at such time as streets shall be extended.
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
• Quercus Drive approved by Dane County Surveyor on December 17, 2024.
• Scenic Oak Drive and Wooded Ridge Trail are continuations of established streets.
6. 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
7. Comments from the Public Health department are to be recognized:
• No concern from the Public Health department on this preliminary plat. No soil tests yet recorded for septic system placement.
8. As per Ch. 14.45 and 14.46 of the DCCO, an erosion control plan and a stormwater permit shall be approved by the Dane County Land and Water Resource department prior to any land disturbing activities associated with this

plat.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

2024 DISC-019 Discussion regarding the challenges in determining single-family residences, accessory dwelling units, and duplexes
(possible ordinance amendment change)

Attachments: Memo on Single family issue
Policy on defining Single Family Residences
Types of dwellings
Example MEIER-PAULSON ADDITION
Example MILLER CONSTRUCTION ADDITION
Example REESE ADDITION
Proposed Ordinance Amendment - deed restriction for structures
Deed Restriction

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG, seconded by POSTLER, that the meeting be adjourned at 7:19 PM. The motion carried unanimously.