



# 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?*

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Tuesday, September 10, 2019

6:30 PM

City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

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City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

#### A. Call to Order

Chair Bollig called the meeting of the ZLR Committee to order at 6:30pm in room 354 of the City-County building.

Staff present: Allan, Everson, and Violante

**Present** 4 - JERRY BOLLIG, JASON KNOLL, HEIDI WEGLEITNER, and KRISTEN AUDET

**Excused** 1 - STEVEN PETERS

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

No comments made by the public.

[2019](#) September 10, 2019 ZLR Registrants  
[RPT-257](#)

**Attachments:** [9-10-19 ZLR Registrants](#)

#### C. Consideration of Minutes

[2019](#) Minutes of the August 13, 2019 Zoning and Land Regulation Committee  
[MIN-194](#) meeting

**Attachments:** [8-13-19 ZLR Work meeting minutes](#)

A motion was made by Knoll, seconded by Audet, to approve the minutes of the August 13, 2019 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

[2019](#)  
[MIN-195](#) Minutes of the August 27, 2019 Zoning and Land Regulation Committee meeting

**Attachments:** [8-27-19 ZLR Public Hearing minutes](#)

A motion was made by Knoll, seconded by Audet, to approve the minutes of the August 13, 2019 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**

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

[11406](#) PETITION: REZONE 11406  
APPLICANT: STEVEN N COWAN  
LOCATION: NORTH OF 4567 COUNTY HIGHWAY JJ, SECTION 2,  
TOWN OF VERMONT  
CHANGE FROM: A-2 Agriculture District TO A-2 (4) Agriculture District,  
A-2 Agriculture District TO A-2 (8) Agriculture District, A-1EX Agriculture  
District TO A-2 (4) Agriculture District  
REASON: creating two residential lots

**Attachments:** [11406 Ord Amd](#)  
[11406 Staff Update](#)  
[11406 Town](#)  
[11406 Revised CSM](#)  
[11406 Density](#)  
[11406 Map](#)  
[11406 Previous Restrictions](#)  
[11406 APP](#)

A motion was made by Knoll, seconded by Audet, to recommend approval of the zoning petition with the following conditions. The motion carried by the following vote: 4-0.

1. The northerly 4.9-acre lot shall be assigned the zoning district classification of RR-4 Rural Residential. The Certified Survey Map shall depict a 30' x 100' building envelope located outside of the sensitive environmental features.
2. The southerly 10.79-acre lot shall be assigned the zoning district classification of FP-1 Farmland Preservation. The property shall be deed restricted to prohibit residential development or the construction / placement of any structures.

**Ayes:** 4 - BOLLIG,KNOLL,WEGLEITNERandAUDET

**Excused:** 1 - PETERS

[11427](#)

PETITION: REZONE 11427  
APPLICANT: JEFFERY S MOERKE  
LOCATION: EAST OF 4509 STATE HIGHWAY 73, SECTION 4, TOWN OF DEERFIELD  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District AND RR-8 Rural Residential District, FP-35 TO FP-1 Farmland Preservation, RR-4 Rural Residential District TO RR-8 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

- Attachments:** [11427 Ord Amd](#)  
[11427 Staff Update](#)  
[11427 Second revision to Plat](#)  
[11427 Town Action](#)  
[11427 Density](#)  
[11427 Revised Lot Layout](#)  
[11427 Pages from Town Plan](#)  
[11427 Map](#)  
[11427 APP](#)  
[11427 APP Revised](#)

A motion was made by Knoll, seconded by Audet, to recommend approval of the zoning petition with the following conditions. The motion carried by the following vote: 4-0.

1. The development restriction / “environmental setback line” currently shown on lots 3 and 4 of CSM #14796 shall be depicted on the subdivision plat to acknowledge the wetland complex on the east side of the properties.
2. Amend the requested zoning district classification to RR-8 and assign FP-1 zoning to proposed lot 5.
3. Amend the zoning district boundaries as shown in the concept map submitted by the applicant’s surveyor and dated 7/8/19, including the addition of 5.2 acres to proposed lot 2.
4. A subdivision plat shall be recorded with the Register of Deeds within 1 year of rezoning approval.

**Ayes:** 4 - BOLLIG,KNOLL,WEGLEITNERandAUDET

**Excused:** 1 - PETERS

[11447](#) PETITION: REZONE 11447  
APPLICANT: PROPERTY OWNERS OF TOWN OF BURKE  
LOCATION: TOWN OF BURKE, SECTION 3, 7, 9, 15, TOWN OF BURKE  
CHANGE FROM: Various Zoning Changes  
REASON: blanket rezone to correct zoning district map

**Attachments:** [11447 Ord Amd](#)  
[11447 Staff Update](#)  
[11447 Town](#)  
[11447 APP](#)

A motion was made by Knoll, seconded by Audet, to recommend approval of the zoning petition. The motion carried by the following vote: 4-0.

**Ayes:** 4 - BOLLIG,KNOLL,WEGLEITNERandAUDET

**Excused:** 1 - PETERS

[CUP 02476](#) PETITION: CUP 02476  
APPLICANT: SLATER J DIEDERICH  
LOCATION: 10267 COUNTY HIGHWAY Y, SECTION 27, TOWN OF MAZOMANIE  
CUP DESCRIPTION: single family residence within a commercial zoning district

**Attachments:** [CUP 2476 Staff Update](#)  
[CUP 2476 Town](#)  
[CUP 2476 Operations Plan](#)  
[CUP 2476 Map](#)  
[CUP 2476 APP](#)

A motion was made by Wegleitner, seconded by Knoll, to approve the Conditional Use Permit with the following conditions. The motion carried by the following vote: 4-0.

1. The applicant/landowner shall comply with all of the conditions set forth in Dane County Code of Ordinances Section 10.101(7)2.a. Standard Conditions.
2. The conditional use permit shall allow a single family residence within the LC Limited Commercial Zoning District and allow for the outdoor storage of materials.
3. Any existing or proposed structure used as a residence must meet applicable building code requirements.
4. Outdoor storage shall be prohibited within the floodplain area or areas designated as wetlands.
5. Gasoline and diesel fuel storage shall comply with Wisconsin DNR standards.

**Ayes:** 4 - BOLLIG,KNOLL,WEGLEITNERandAUDET

**Excused:** 1 - PETERS

## F. Plats and Certified Survey Maps

[2019 LD-014](#) Preliminary Plat - Bittersweet (lot line adjustment of CSM #14796)  
Town of Deerfield  
Staff recommends acceptance and schedule for future consideration  
(9/10/2019)

**Attachments:** [acceptance](#)  
[Density report](#)  
[map](#)  
[REVISED Bittersweet ac 5 lot](#)

A motion was made by KNOLL, seconded by AUDET, that the subdivision plat be accepted and schedule for future consideration. The motion carried by a voice vote, 4-0.

[2019 LD-017](#) Preliminary Plat - Pioneer Pointe  
Town of Middleton  
Staff recommends accepting the plat and schedule for future consideration  
(9/24)

**Attachments:** [acceptance](#)  
[180551 PrePlat of Pioneer Pointe Revised](#)  
[11379 Staff Update](#)

A motion was made by AUDET, seconded by KNOLL, that the subdivision plat be accepted and schedule for future consideration. The motion carried by a voice vote, 4-0.

[2019 LD-016](#) Final Plat - Jannah Village  
City of Madison  
Staff recommends a certification of non-objection.

**Attachments:** [map](#)  
[28093 JANNAH VILLAGE plat](#)

A motion was made by KNOLL, seconded by AUDET, that the subdivision plat be certified with no objections. The motion carried by a voice vote, 4-0.

## G. Resolutions

11. [2019  
RES-205](#) REVIEW OF COUNTY DEPARTMENT EQUITY PLANS

**Sponsors:** STUBBS, AUDET, BAYRD, BUCKINGHAM, CHAWLA, DANNER, DeGARMO, DOWNING, DOYLE, EICHER, ERICKSON, KIEFER, KILMER, KNOLL, KRAUSE, MILES, NELSON, NGUYEN-HILFIGER, PETERS, RATCLIFF, RITT, RUSK, SALOV, SCHAUER, SCHWELLENBACH, VELDRAN, WEGLEITNER and YOUNG

**Attachments:** [2019 RES-205](#)

**A motion was made by Audet, seconded by Knoll, to recommend approval of Resolution 205. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - BOLLIG,KNOLL,WEGLEITNERandAUDET

**Excused:** 1 - PETERS

[2019  
RES-235](#) IN SUPPORT OF CHANGING THE NAME OF SQUAW BAY

**Sponsors:** BUCKINGHAM, AUDET, BAYRD, BOLLIG, CHAWLA, DANNER, DOYLE, EICHER, ERICKSON, KILMER, KRAUSE, KUHN, McCARVILLE, MILES, NELSON, PETERS, RATCLIFF, RITT, SCHAUER, STUBBS, WEGLEITNER and YOUNG

**Attachments:** [2019 RES-235](#)

**A motion was made by Wegleitner, seconded by Knoll, to recommend approval of Resolution 235. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - BOLLIG,KNOLL,WEGLEITNERandAUDET

**Excused:** 1 - PETERS

## H. Ordinance Amendment

### I. Items Requiring Committee Action

### J. Reports to Committee

[2019  
RPT-243](#) Report of approved CSM's

**Attachments:** [Sep 2019](#)

Everson provided a brief update on approved CSMs. No action taken by the committee.

### K. Other Business Authorized by Law

### L. Adjourn

**A motion was made by Knoll, seconded by Audet, to adjourn the meeting at 7:15pm. The motion carried by a voice vote.**

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

*NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*