



# 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?*

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Monday, October 7, 2019

6:30 PM

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

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#### A. Call to Order

*Staff present: Allan, Everson, Violante*

*Others present: Register of Deeds, Kristi Chlebowski*

Chair Bollig called the October 7, 2019 meeting of the Zoning & Land Regulation Committee to order at 6:30pm.

**Present** 4 - KRISTEN AUDET, JERRY BOLLIG, STEVEN PETERS, and HEIDI WEGLEITNER

**Excused** 1 - JASON KNOLL

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

There was no public comment.

October 7, 2019 ZLR Committee Registrants

**Attachments:** [October 7, 2019 ZLR Registrants](#)

#### C. Consideration of Minutes

Minutes of the September 24, 2019 Zoning and Land Regulation Committee meeting

**Attachments:** [9-24-19 ZLR Public Hearing minutes](#)

A motion was made by Audet, seconded by Peters, to approve the minutes of the September 24, 2019 ZLR Committee meeting. The motion carried by a voice vote, 4-0.

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

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

PETITION: REZONE 11433  
APPLICANT: PETER & CHELSEA SACHS  
LOCATION: 3285 NELSON ROAD, SECTION 24, TOWN OF BURKE  
CHANGE FROM: NR-C Natural Resource - Conservation District TO RR-2 Rural Residential District  
REASON: creating four residential lots

**Attachments:** [11433 Staff Update](#)  
[11433 Town](#)  
[11433 Applicant Update](#)  
[11433 Revised CSM](#)  
[11433 Town Engineer Memo and Recommendations](#)  
[11433 Town Engineer Email Request for Information](#)  
[11433 Engineering Study](#)  
[11433 City of Madison letter of objection](#)  
[11433 Shaded Topography Map](#)  
[11433 Depth To Water Table Map](#)  
[11433 Map](#)  
[11433 wetland determination](#)  
[11433 APP](#)

*In favor: Pete Sachs*

*Allan summarized concerns with the proposed rezoning and 4 lot land division expressed by staff, neighborhood residents, and city of Madison at the July 23, 2019 public hearing. These include:*

- *Proposal is inconsistent with town/county comprehensive plan (property designated as "Natural Area")*
- *Property is in a low lying area and development could exacerbate existing drainage problems in the neighborhood*
- *City of Madison opposition based on proposed lot layout being inconsistent with existing pattern of development and will impede future extension of city infrastructure improvements*

*Discussion ensued. Staff recommended that the petition be postponed so that the town could consider amending the comprehensive plan and the drainage / stormwater issues could be more thoroughly investigated.*

**A motion was made by Audet, seconded by Peters, to postpone action on the zoning petition. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - AUDET,BOLLIG,PETERSandWEGLEITNER

**Excused:** 1 - KNOLL

PETITION: REZONE 11470  
APPLICANT: TOWN OF VERONA  
LOCATION: SECTION 8, TOWN OF VERONA  
CHANGE FROM: Various Zoning Changes  
REASON: blanket rezone to correct zoning district map

**Attachments:** [11470 Ord Amend](#)  
[11470 Staff Update](#)  
[11470 Town](#)  
[11470 Map NW](#)  
[11470 Map SE](#)  
[11470 Map SW](#)  
[11470 Map NE](#)  
[11470 APP REVISED](#)

*In favor: Tom Mathies, Town of Verona Board Supervisor*

*Opposed: John and Jennifer Rowley*

*Allan informed the committee that the petition was a blanket rezoning to make zoning map corrections for multiple properties in the town of Verona. Allan noted that the town of Verona is in support of the changes.*

*John and Jennifer Rowley expressed opposition to the proposed rezoning of their property. Allan informed the committee that the Rowley's previous zoning was R-2 Residential and C-1 Commercial on their two adjoining properties at 7241 and 7247 Riverside Road. The properties were incorrectly assigned HC Heavy Commercial zoning. The proposed blanket rezoning would correct the error and assign SFR-08 and GC General Commercial to the Rowley's properties - the two categories that most closely match the previous zoning.*

*Discussion ensued. Staff noted that the Rowley's could submit a separate petition to request HC zoning if they so choose.*

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

**Ayes:** 4 - AUDET,BOLLIG,PETERSandWEGLEITNER

**Excused:** 1 - KNOLL

PETITION: REZONE 11477  
APPLICANT: EUGENE C AND LINDA R HENNING  
LOCATION: 6567 DEANSVILLE ROAD, SECTION 32, TOWN OF YORK  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11477 Ord Amend](#)  
[11477 Staff Update](#)  
[11477 Town](#)  
[11477 DENSITY](#)  
[11477 Map](#)  
[11477 APP](#)

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

**Ayes:** 4 - AUDET,BOLLIG,PETERSandWEGLEITNER

**Excused:** 1 - KNOLL

## **F. Plats and Certified Survey Maps**

Final Plat - Conservancy Bend  
City of Middleton  
Staff recommends certification of non-objection.

**Attachments:** [map](#)  
[28109 20190919 Print](#)

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

Final Plat - Esker  
City of Madison  
Staff recommends certification of non-objection.

**Attachments:** [map](#)  
[28112 20190923\\_print](#)

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

Saalsaa Brothers proposed 2-lot Certified Survey Map  
Town of Springdale

**Attachments:** [Report](#)  
[Salsaa CSM Memo](#)  
[SD Thomas Goff \(Evelyn Zurbuchen farm sec 24 25\) 2018  
20190924154100](#)

A motion was made by PETERS, seconded by AUDET, that the Land Division be approved. The motion carried by a voice vote, 4-0.

## G. Resolutions

9. AMENDING THE 2019 OPERATING BUDGET TO FUND THE DANE COUNTY HOUSING INITIATIVE (DCHI) AND COMPREHENSIVE PLANNING OUTREACH

**Sponsors:** BOLLIG, AUDET, BUCKINGHAM, CLAUSIUS, KILMER, KRAUSE, McCARVILLE, NELSON, PETERS and SCHAUER

**Attachments:** [2019 RES-219](#)  
[2019 RES-219 FISCAL NOTE](#)

A motion was made by Audet, seconded by Peters, to recommend approval of Resolution 219. The motion carried by the following vote: 4-0.

**Ayes:** 4 - AUDET,BOLLIG,PETERSandWEGLEITNER

**Excused:** 1 - KNOLL

## H. Ordinance Amendment

## I. Items Requiring Committee Action

## J. Budget Discussion and Amendments

ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE  
PROPOSED 2020 OPERATING BUDGET

*Violante provided an overview of the Planning & Development Department's 2020 budget.*

*No action taken by the committee.*

ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE  
PROPOSED 2020 CAPITAL BUDGET

*Violante provided an overview of the Planning & Development Department's 2020 budget.*

*No action taken by the committee.*

**K. Reports to Committee**

**L. Other Business Authorized by Law**

**M. Adjourn**

**A motion was made by Audet, seconded by Peters, to adjourn the meeting. The motion carried by a voice vote, 4-0.**

*Questions? Contact Majid Allan, Planning and Development Department, 267-2536, Allan@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.*