



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?

Tuesday, January 14, 2020

6:30 PM

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

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A. Call to Order

Chair Bollig called the January 14, 2020 Zoning and Land Regulation Committee meeting to order at 6:30pm.

Staff in attendance: Everson, Lane, and Violante

Present 5 - KRISTEN AUDET, JERRY BOLLIG, JASON KNOLL, STEVEN PETERS, and HEIDI WEGLEITNER

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

No comments made by the public.

[2019](#)
[RPT-538](#)

January 14th ZLR meeting registrants

Attachments: [Jan 14th ZLR meeting registrants](#)

C. Consideration of Minutes

[2019](#)
[MIN-395](#)

Minutes of the December 17, 2019 Zoning and Land Regulation Committee meeting

Attachments: [12-17-19 ZLR Public Hearing minutes](#)

A motion was made by PETERS, seconded by AUDET, to approve the minutes of the December 17, 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

[11468](#)

PETITION: REZONE 11468
APPLICANT: OUNLA THONGSAVANH
LOCATION: 2154 RINDEN ROAD, SECTION 3, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District
REASON: zoning district change to allow CUP for religious uses

Attachments: [11468 Staff Update](#)

[11468 Density](#)

[11468 Map](#)

[11468 APP](#)

No action taken by the Committee. The property was assigned the zoning district classification of RR-8 Rural Residential as a result of the Town's adoption of the new zoning ordinance on December 4, 2019. The RR-8 Zoning District allows for religious uses through the conditional use process. The zoning change is no longer necessary.

[CUP 02477](#) PETITION: CUP 02477
APPLICANT: OUNLA THONGSAVANH
LOCATION: 2154 RINDEN ROAD, SECTION 3, TOWN OF PLEASANT SPRINGS
CUP DESCRIPTION: religious uses

Attachments: [CUP 2477 Staff Update](#)
[CUP 2477 Town](#)
[CUP 2477 Letter of Opposition](#)
[CUP 2477 Map](#)
[CUP 2477 APP](#)
[CUP 2477 Additional Information](#)
[CUP #02477](#)

A motion was made by PETERS, seconded by WEGLEITNER, that the Conditional Use Permit be approved with 10 conditions. The motion carried by the following vote: 5-0.

1. The applicant/landowner shall adhere to the activities as described on the site plan and operational information that was submitted as part of this conditional use permit. The information is dated December 12, 2019 with Exhibit A and D dated December 17, 2019. Any changes to the activities will require this conditional use permit to be revised and approved by the Town and the County.
2. The use of outdoor loudspeakers is prohibited.
3. The driveway expansion, as shown on the submitted plans, shall be installed within one year of the issuance of the conditional use permit.
4. The applicant shall meet with the Town of Pleasant Springs to review the conditional use permit in one year from the date of approval.
5. This Conditional Use Permit shall terminate upon the sale of the property.
6. The installation of the parking lot shall comply with the plans submitted dated December 17, 2019 and the Dane County zoning regulations.
7. The applicant/landowner shall provide adequate sanitary facilities in accordance with Chapter 46, Dane County Code of Ordinances. The existing onsite wastewater sewage disposal system shall be inspected by a licensed plumber to determine the suitability of the system for the proposed use. Suitable sanitary facilities shall be made available to congregants.
8. All buildings used as part of this conditional use permit shall meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or the Uniform Dwelling Code. Any existing buildings used for a place of assembly shall meet the requirement of the Wisconsin Commercial Building Code.
9. Signs on the property shall comply with the Dane County Sign Regulations.
10. The users of the conditional use permit shall adhere to the standard conditions for all conditional use permits as set forth under Dane County Code of Ordinances Section 10.101(7)(d)2.a.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11499](#)

PETITION: REZONE 11499
APPLICANT: THADDEUS GARLEWSKI
LOCATION: CORNER OF KOSHKONONG DRIVE AND CHEROKEE DRIVE, SECTION 25,
TOWN OF ALBION
CHANGE FROM: SFR-08 Single Family Residential District TO HAM-R Hamlet Residential
District
REASON: allow reduced setback requirements for new home

Attachments: [11499 Ord Amend](#)

[11499 Town](#)

[11499 Staff Update](#)

[11499 Map](#)

[11499 APP](#)

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

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

F. Plats and Certified Survey Maps

[2019 LD-040](#) Land Division Waiver - Prairie Circle Extension Preliminary Plat
Town of Verona
Waiver request from Ch. 75..11 (Dedication of lands for public recreation within
residential plats)

Attachments: [parkland waiver](#)

[20191121130614](#)

[waiver application](#)

**A motion was made by AUDET, seconded by PETERS, that the Land Division
waiver be approved. The motion carried by a voice vote, 5-0.**

[2019 LD-041](#) Preliminary Plat - Prairie Circle Extension
Town of Verona
Staff recommends conditional approval.

Attachments: [conditions](#)

[19-32](#)

[20191121130614](#)

A motion was made by KNOLL, seconded by AUDET, that the preliminary plat be approved with conditions. The motion carried by a voice vote, 5-0.

1. Rezone Petition #11407 is to become effective and all conditions are to be timely satisfied.
(County Board approved Zoning Petition #11407 on June 6, 2019)
 - Recording of an approved plat.
 - The developer shall enter into a contract with the Dane County Highway Department for the necessary improvements needed for the intersection of County Highway PD and Prairie Circle. The improvement shall be installed within 2 years of the recording of the subdivision plat.
 - The developer shall enter into a developer's agreement with the Town of Verona for the improvements required for the development. The agreement shall be approved by the Town Board.
 - The zoning boundary is limited to the creation of 15 lots (14 residential lots, all equal to or greater than 2.0 acres, and one conservation outlot). The road layout for the subdivision shall conform to the concept plan dated March 3, 2019. All storm water detention ponds shall be on outlots. Any revisions or alterations of the plan shall be subject to review by the Town of Verona Plan Commission.
 - The zoning shall be contingent upon:
 - A wetland delineation being conducted and the report submitted to the Town and the County prior to the preliminary plat.
 - A preliminary storm water management plan shall be prepared and submitted to the Town prior to the preliminary plat.
 - The roadway engineering plans shall be prepared and approved by the Town. Each cul-de-sac shall have an engineered circle with an appropriate radius and lots shall not include easements for cul-de sac construction.
 - A declaration of neighborhood covenants shall be prepared and approved by the Town which includes architecture design features for homes and accessory buildings and landscaping requirements for residential lots.
 - A financial agreement shall prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.
2. All public land dedications are to be clearly designated "dedicated to the public."
3. Comments from the Dane County Highway department are to be satisfied:
 - The intersection at Prairie Circle and CTH PD will require improvements including turn lane, passing lane and curb and gutter.
4. 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
5. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and

the Town of Verona.

6. 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.

7. All street names shall be consistent with chapter 76 of the Dane County Ordinances.

- Coutty Surveyor approval is to be obtained.

8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.

9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

[2019 LD-038](#) Final Plat - Vang Homesites
City of Madison
Staff recommends a certification of non-objection.

Attachments: [map](#)
[28150_20191220_Print](#)

A motion was made by WEGLEITNER, seconded by KNOLL, that the plat be certified with no objections. The motion carried by a voice vote, 5-0.

[2019 LD-039](#) Final Plat - Second Addition to Stoner Prairie
City of Fitchburg
Staff recommends a certification of non-objection.

Attachments: [map](#)
[28151_20191220_Print](#)

A motion was made by AUDET, seconded by KNOLL, that the plat be certified with no objections. The motion carried by a voice vote, 5-0.

G. Resolutions

26. [2019 RES-417](#) AMENDING CONTRACT 13741 BETWEEN AYRES ASSOCIATES AND DANE COUNTY

Sponsors: BUCKINGHAM, BAYRD, BOLLIG, CLAUSIUS, DOWNING, JONES, KILMER, KNOLL, KRAUSE, McCARVILLE, MILES, NGUYEN-HILFIGER, RATCLIFF, SALOV and VELDRAN

Attachments: [2019 RES-417](#)
[2019 RES-417 FISCAL NOTE](#)
[2019 RES-417 CONTRACT #13741A](#)

A motion was made by KNOLL, seconded by AUDET, that the Resolution 2019 RES-417 be recommended for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

H. Ordinance Amendment

[2019 OA-020](#) AMENDING CHAPTER 10 THE DANE COUNTY CODE OF ORDINANCES,
REVISING VARIOUS PROVISIONS OF THE DANE COUNTY ZONING CODE

Sponsors: BOLLIG, AUDET and WEGLEITNER

Attachments: [OA 20 Town summary](#)

[2019-OA-20](#)

[2019-OA-20 Staff Memo](#)

[Vermont Letter 10-25-2019](#)

[Town of Dunn comments](#)

A motion was made by AUDET, seconded by KNOLL, that Ordinance Amendment 2019 OA-020 be recommended for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by PETERS, seconded by KNOLL, to adjourn the January 14, 2020 Zoning and Land Regulation Committee meeting at 7:05pm. The motion carried by unanimously.

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