



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 28, 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 28, 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](#) January 28, 2020 ZLR Committee registrants
[RPT-557](#)

Attachments: [Jan 28th ZLR meeting registrants](#)

C. Consideration of Minutes

[2019](#) Minutes of the January 14, 2020 Zoning and Land Regulation Committee
[MIN-409](#) meeting

Attachments: [1-14-20 ZLR work meeting minutes](#)

A motion was made by KNOLL, seconded by AUDET, to approve the minutes of the January 14, 2020 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

[11505](#)

PETITION: REZONE 11505
APPLICANT: JEFFERY S MOERKE
LOCATION: ADJACENT TO 4492 HIGHWAY 73, SECTION 4, TOWN OF DEERFIELD
CHANGE FROM: FP-1 Small Lot Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

- Attachments:** [11505 Ord Amend](#)
[11505 Staff Report](#)
[11505 Town](#)
[11505 Density](#)
[11505 Map](#)
[11505 APP](#)

In favor: Jeff Moerke and Kristin Wild
Opposed: None

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

1. A deed restriction shall be recorded on parcels 071204382000, 071204395007, 071204480307, 071204485010, and 071204490010 to prohibit further residential development on the remaining FP-35 Agriculture zoned lands. The housing density rights for the original farm have been exhausted.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11506](#)

PETITION: REZONE 11506
APPLICANT: CRAZY ACRES INC
LOCATION: 811 HILLSIDE ROAD, SECTION 14, TOWN OF ALBION
CHANGE FROM: RR-2 Rural Residential District AND FP-35 General Farmland Preservation District TO RR-4 Rural Residential District
REASON: shifting of property lines between adjacent land owners

- Attachments:** [11506 Staff Report](#)
[11506 Density](#)
[11506 Map](#)
[11506 APP](#)

In favor: Ron Combs
Opposed: None

A motion was made by KNOLL, seconded by AUDET, to postpone action until town action is received. The motion carried by the following vote: 5-0.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11508](#)

PETITION: REZONE 11508
APPLICANT: NORTHERN LIGHT BAPTIST CHURCH INC
LOCATION: LAND IS JUST SOUTH OF 4528 CONEFLOWER COURT, SECTION 8, TOWN OF MIDDLETON
CHANGE FROM: NR-C Natural Resource - Conservation District TO SFR-08 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11508 Ord Amend](#)
[11508 Staff Report](#)
[11508 Map](#)
[11508 Town](#)
[11508 APP](#)

In favor: Scott Wareing
Opposed: None

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

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11509](#)

PETITION: REZONE 11509
APPLICANT: MARY JO JOHNSON
LOCATION: 1552 COUNTY HIGHWAY A, SECTION 18, TOWN OF ALBION
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11509 Staff Report](#)
[11509 Density](#)
[11509 Map](#)
[11509 APP](#)

In favor: Mary Jo Johnson requested that the petition be postponed.
Opposed: None

A motion was made by AUDET, seconded by PETERS, to postpone the petition at the request of the applicant. The motion carried by the following vote: 5-0.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11510](#)

PETITION: REZONE 11510
APPLICANT: DL DEANS FARMS LLC
LOCATION: 7632 STATE HIGHWAY 113, SECTION 11, TOWN OF DANE
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential
District
REASON: separating existing residence and accessory buildings from farmland

Attachments: [11510 Ord Amend](#)
[11510 Staff Report](#)
[11510 Town](#)
[11510 Density](#)
[11510 Map](#)
[11510 APP](#)

In favor: Carl Deans
Opposed: None

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

1. A deed restriction shall be recorded on parcels 0908-112-9000-3 and 0908-112-9500-8 to prohibit further residential development on the remaining FP-35 Agriculture zoned land. The housing density rights for the original farm have been exhausted.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11511](#)

PETITION: REZONE 11511
APPLICANT: ENDRES JT REV TR, GARY D & NANCY R
LOCATION: 2200 FEET WEST OF PATTON ROAD, SECTION 28, TOWN OF VIENNA
CHANGE FROM: FP-1 Small Lot Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11511 Ord Amend](#)
[11511 Staff Report](#)
[11511 Town](#)
[11511 Density](#)
[11511 Map](#)
[11511 APP](#)

In favor: Tyler Endres
Opposed: None

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

- 1. A deed restriction shall be recorded on parcels 090928485010, 090928481916, 090928490013, and 090928495303 to prohibit further residential development on the remaining FP-35 Agriculture zoned land. The housing density rights for the original farm have been exhausted.**
- 2. A deed restriction shall be recorded on Lots 2 and 3 to prohibit further land division or development of the properties.**

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11512](#)

PETITION: REZONE 11512
APPLICANT: C & L INVESTMENT PARTNERSHIP
LOCATION: 3101 US HIGHWAY 12 & 18, SECTION 30, TOWN OF COTTAGE GROVE
CHANGE FROM: RM-8 Rural Mixed-Use District AND AT-35 Agriculture Transition TO RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [11512 Staff Report](#)
[11512 suggested amendment](#)
[11512 Map](#)
[11512 APP](#)

In favor: Chris Frodel
Opposed: None

A motion was made by AUDET, seconded by PETERS, to postpone action until Town action is received. The motion carried by the following vote: 5-0.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[11513](#)

PETITION: REZONE 11513
APPLICANT: PATRICIA A ROBERTS
LOCATION: 4012 COUNTY HIGHWAY JJ, SECTION 22, TOWN OF VERMONT
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

- Attachments:** [11513 Ord Amend](#)
[11513 Staff Report](#)
[11513 Town](#)
[11513 Density](#)
[11513 Map](#)
[11513 APP](#)

In favor: Laura Lynch
Opposed: None

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

1. An agreement shall be recorded with the Register of Deeds to identify that only one housing density right is associated with the 70 acres of land recently purchased by Lynch.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

[2019 OA-027](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, REVISING FLOOD INSURANCE RATE MAPS

Sponsors: BOLLIG, AUDET, KNOLL, PETERS and WEGLEITNER

- Attachments:** [2019 OA-027](#)
[2019 OA-027 Fiscal Note](#)
[OA-027 Map](#)
[LOMR 18-05-3131P](#)
[LOMR 18-05-3131P approval letter](#)

In favor: None
Opposed: None

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

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

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

F. Plats and Certified Survey Maps

[2019 LD-043](#) Paul Scott 2-lot Certified Survey Map
Town of Burke
Staff recommends approval.

Attachments: [Report](#)

[Burke EE Storage Scott CSM review 01_07_2020](#)
[20200107072334](#)

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

[2019 LD-042](#) DOA Plat Review - Fifth Addition to Westlawn Estates
Village of Cottage Grove
Staff recommends a certification of non-objection.

Attachments: [map](#)

[28155_20200116_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

H. Ordinance Amendment

4. [2019 OA-027](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, REVISING FLOOD INSURANCE RATE MAPS

Sponsors: BOLLIG, AUDET, KNOLL, PETERS and WEGLEITNER

Attachments: [2019 OA-027](#)

[2019 OA-027 Fiscal Note](#)
[OA-027 Map](#)
[LOMR 18-05-3131P](#)
[LOMR 18-05-3131P approval letter](#)

See motion above.

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by AUDET, seconded by PETERS, to adjourn the January 28, 2020 Zoning and Land Regulation Committee meeting at 7:15pm. The motion carried by unanimously.

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