



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, February 11, 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 meeting to order at 6:30pm in room 354 of the city-county building.

Staff present: Allan, Everson, 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

There were no comments by the public.

[2019](#)
[RPT-599](#)

February 11, 2020 ZLR Registrants

Attachments: [February 11, 2020 ZLR meeting registrants](#)

C. Consideration of Minutes

[2019](#)
[MIN-441](#)

Minutes of the January 28, 2020 Zoning and Land Regulation Committee meeting

Attachments: [1-28-20 ZLR public hearing minutes](#)

A motion was made by Audet, seconded by Peters, to approve the minutes of the January 28, 2020 ZLR Committee public hearing. 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

11433

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 submitted emails 02112020](#)
[11433 Sachs Atty Letter to City of Madison](#)
[11433 City Staff Email Response to Sachs Atty](#)
[11433 Burke Comp Plan Map Excerpt](#)
[11433 Applicant Update 10-03-19](#)
[11433 Revised CSM](#)
[11433 Town Engineer Memo and Recommendations](#)
[11433 Town Engineer 08-19-19 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](#)

A motion was made by Wegleitner, seconded Knoll, to postpone action on the zoning petition. The motion carried, 5-0.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

A motion was made by Audet, seconded by Knoll, to accept into the record for petition #11433 two emails dated March 12, 2018 submitted by the applicant. The motion carried, 5-0.

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 Ord Amend](#)
[11506 Staff Update](#)
[11506 Town](#)
[11506 Density](#)
[11506 Map](#)
[11506 APP](#)

A motion was made by Peters, seconded by Knoll, to recommend approval of the zoning petition. The motion carried, 5-0.

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 Ord Amend](#)
[11512 Staff Update](#)
[11512 Town](#)
[11512 suggested amendment](#)
[11512 Map](#)
[11512 APP](#)

A motion was made by Knoll, seconded by Audet, to recommend approval of the zoning petition with the following amendment. The motion carried, 5-0.

1. Amend the zoning district designation to UTR (Utility, Transportation, and Right of Way).

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

F. Plats and Certified Survey Maps

[2019 LD-048](#) Land Division Waiver - Harvey Temkin
Town of Verona
Waiver request from Ch. 75.19(6)(b) - Public road frontage requirements.

Attachments: [Report](#)
[Planning Report](#)
[Temkin Map](#)
[Waiver Request](#)

A motion was made by KNOLL, seconded by PETERS, that the Land Division Waiver application be postponed to allow for more information to be submitted by the applicant. The motion carried by a voice vote, 5-0.

[2019 LD-047](#) Certified Survey Map - Harvey Temkin
Town of Verona

Attachments: [Report](#)
[Planning Report](#)
[Temkin Map](#)
[CSM Application](#)

A motion was made by PETERS, seconded by KNOLL, that the Land Division be postponed to the February 25, 2020 ZLR meeting. The motion carried by a voice vote, 5-0.

[2019 LD-046](#) Final Plat - Twin Rock
Town of Verona
Staff recommends conditional approval.

Attachments: [conditional](#)
[19-22](#)
[TWIN ROCK PLAT \(1-20-20\)](#)

A motion was made by PETERS, seconded by KNOLL, that the final plat be approved subject to the following conditions: The motion carried by a voice vote, 5-0.

1. Rezone Petition #11416 is to become effective and all conditions are to be timely satisfied.
(County Board approved Zoning Petition #11416 on August 15, 2019)
 - Recording of an approved 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 31 lots (27 residential lots, all equal to or greater than 1.5 acres, and 4 conservation outlots).
 - The road layout for the subdivision shall conform to the concept plan dated April 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.
 - 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.
 - Landscaping plans for the berm along Spring Road shall be submitted as part of the covenant document.
 - A financial agreement shall prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.
 - A subdivision plat shall be recorded with the Register or Deeds.
 - The developer shall enter into a contract with the Dane County Highway Department for the necessary improvements for the intersection of County Highway G and Spring Rose Road (Type B2 intersection with a right turn lane, curb and gutter and tapers). The contract shall be in place prior to the zoning becoming effective. The improvements shall be installed within 2 years of the recording of the subdivision plat.

2. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.

County records indicate the following owners:

- TWIN ROCK LLC

3. The required approval certificates are to be executed.

- Town of Verona
- Dane County

4. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).

- A note shall be placed on the final plat stating that Application 2019 LD-033 was approved on December 17, 2019 to allow no lands to be dedicated to the public for parkland purposes.

5. All public land dedications are to be clearly designated "dedicated to the public."

6. Comments from the Dane County Highway department are to be satisfied:

- Upgrade intersection of CTH G and Spring Rose Road to a B2 intersection (WisDOT SDD 9A1-13a). Include 200 ft. right turn lane with curb and gutter.

7. 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

8. 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.

9. 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.

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

11. Comments from the Dane County Surveyor are to be satisfied:

- Road names and alignments are acceptable.

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

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

[2019 LD-044](#) DOA Plat - Scenic Valley
Village of Cross Plains
Staff recommends certification of non-objection.

Attachments: [28163 print](#)

A motion was made by AUDET, seconded by PETERS, that the Land Division be postponed to February 25, 2020 in committee. The motion carried by a voice vote, 5-0.

[2019 LD-045](#) DOA Plat - Park 151 West
City of Sun Prairie
Staff recommends certification with no objections.

Attachments: [report](#)
[park 151 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, 5-0.

G. Resolutions

[2019
RES-495](#) CONTRACT FOR LAND RECORDS BACK INDEXING

Sponsors: BOLLIG, AUDET, ERICKSON, KILMER, KNOLL, McCARVILLE, NELSON, PETERS, RITT, VELDRAN and WEGLEITNER

Attachments: [2019 RES-495](#)
[2019 RES-495 Fiscal Note](#)

A motion was made by Audet, seconded by Wegleitner, to recommend approval of 2019 Resolution 495. The motion carried, 5-0.

Ayes: 5 - AUDET,BOLLIG,KNOLL,PETERSandWEGLEITNER

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2019
RPT-574](#) Certified Survey Map approvals

Attachments: [Feb 2020](#)

Everson provided a brief review of recently approved Certified Survey Map approvals. 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 7:37pm. The motion carried by a voice vote.

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.