



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, July 28, 2020

6:30 PM

Remote Meeting: Call 1-866-899-4679 Access Code:

112-519-189

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The July 28th Zoning and Land Regulation Committee meeting is being held remotely in accordance with public health requirements to protect our community from the COVID-19 pandemic. The public can access the meeting in the following manner:

By phone, call: 1-866-899-4679 and use Access Code: 112-519-189 or via computer at: <https://global.gotomeeting.com/join/112519189> Note: You will be asked to identify yourself when connected.

If you would like to speak on an agenda item, you must PRE-REGISTER in ADVANCE by calling 1-608-267-2536. Registrants must provide their full name, 10-digit phone number, and the agenda item they wish to speak about. Anyone wishing to speak is strongly encouraged to pre-register as soon as possible.

Registrations will be accepted until 30 minutes prior to the meeting. During the meeting, Staff will place you on mute until the petition item is before the committee. Registrants will have 5 minutes to express their concerns.

If you have any questions regarding an agenda item, please contact the Senior Planner Majid Allan by phone at 1-608-267-2536, or by email at Allan@countyofdane.com

Call to Order

Supervisor Bollig called the remote meeting of the July 28, 2020 Zoning and Land Regulation Committee to order at 6:33pm.

Staff present: Allan, Everson, and Violante

Present 5 - JERRY BOLLIG, STEVEN PETERS, MICHELE DOOLAN, TIM KIEFER, and SARAH SMITH

[2020](#)
[RPT-160](#)

July 28, 2020 ZLR Meeting Registrants

Attachments: [July 28 2020 ZLR Registrants](#)

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

There were no public comments.

C. Consideration of Minutes

No action taken.

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

11567

PETITION: REZONE 11567

APPLICANT: SKAAR JT REV LIVING TR, DUANE L & DOROTHY J

LOCATION: 2522 EVERGREEN DRIVE, SECTION 17, TOWN OF CHRISTIANA

CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District

REASON: separating existing residence from farmland

Attachments: [11567 Staff Report.pdf](#)

[11567 Density.pdf](#)

[11567 Town.pdf](#)

[11567 Map](#)

[11567 APP](#)

In favor: Linda Skaar

Opposed: None

A motion was made by Kiefer, seconded by Doolan, to recommend approval of this zoning petition with the following condition. The motion carried, 5-0.

1. The location of the existing septic system shall be shown on the final Certified Survey Map.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11568](#)

PETITION: REZONE 11568
APPLICANT: SCOTCH LANE FARM LLC
LOCATION: NORTH AND SOUTH OF 2700 COUNTY HIGHWAY J, SECTION 14, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District
REASON: creating 4 residential lots

Attachments: [11568 Staff Report REVISED](#)

[11568 Town](#)

[11568 DENSITY REVISED](#)

[11568 Map](#)

[11568 APP](#)

In favor: Jess Miller, Mike Henderson, Tom Henderson

Opposed: None

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

1. The landowner records a deed restriction, in a form approved by the zoning administrator, on PIN 0607-114-9735-0 (CSM 14264, Lot 1) prohibiting the RR-1 zoned parcel from being sold separately from the balance of the property remaining in the AT-35 zoning district.

2. The landowner records a deed restriction on the four proposed RR zoned lots prohibiting further division for development.

3. The landowner records a deed restriction on the balance of the property remaining in the AT-35 zoning district, prohibiting further division or residential development.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11569](#)

PETITION: REZONE 11569
APPLICANT: BRIAN HENNING
LOCATION: SOUTH OF 6647 COUNTY HIGHWAY TT, SECTION 28, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating an agricultural lot

Attachments: [11569 Staff Report](#)

[11569 Town](#)

[11569 Density.pdf](#)

[11569 Map](#)

[11569 APP](#)

In favor: Brian Henning

Opposed: None

A motion was made by Doolan, seconded by Smith, to recommend approval of the zoning petition, with the following condition. The motion carried, 5-0.

1. Applicant shall record a deed restriction on the FP-1 zoned property limiting uses exclusively to agriculture and open space and prohibiting nonfarm structural development.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11570](#)

PETITION: REZONE 11570
APPLICANT: JDJ RIPP FARMS LLC
LOCATION: 7812 BENSON ROAD, SECTION 1, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: separating existing residence and buildings from farmland

Attachments: [11570 Staff Report.pdf](#)

[11570 Town.pdf](#)

[11570 Density.pdf](#)

[11570 Map](#)

[11570 APP.pdf](#)

In favor: Diane Ripp

Opposed: None

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

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11571](#)

PETITION: REZONE 11571
APPLICANT: REISOP FARMS LLC
LOCATION: SOUTH OF 5408 LANGER ROAD, SECTION 20, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District,
FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating 3 residential lots with a shared access

Attachments: [11571 Staff Report](#)

[11571 Density.pdf](#)

[11571 Town.pdf](#)

[11571 Map](#)

[11571 APP](#)

[Medina Animal Unit Restrictions](#)

In favor: David Riesop

Opposed: Dan Hellenbrand, Gene Wilcenski

Opponents raised concerns over the proposed residential lots leading to potential flooding problems on adjacent low lying lands, increased traffic on the town road, and negative impacts on adjoining property from placement of the shared driveway servicing the lots.

A motion was made by Kiefer, seconded by Doolan, to postpone action on the petition due to public opposition. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[2020](#)
[RPT-105](#)

Annual review of the following Salvage Recycling Center Licenses pursuant to Dane County Code of Ordinances, Section 10.20(3):

Rowley, John, 1748 Springrose Road, Verona WI 53593
Diehl, Richard, 5466 Norway Grove School Road, Deforest WI 53532
Outhouse, Brian, 665 Dead End Road, Mt Horeb WI 53572
Suter, Steven, 3317 Femrite Drive, Madison WI 53704
Mullarkey, John, 936 Glenway Road, Oregon WI 53575
Cutrano, Michael, 300 United States Highway 12 & 18, Cambridge WI 53523
Every, Thayer, 298 STH 138, Stoughton, WI 53589
Toothman, Dave, 4365 Old Stone Road, Oregon, WI 53575

Attachments: [2020 Salvage Yard Report](#)

In favor: None

Opposed: Tom Mathies (opposed to Rowley license renewal)

A motion was made by SMITH, seconded by DOOLAN, that the the salvage yard licenses be approved with the exception of John Rowley license located in the town of Verona. The motion carried by a voice vote, 5-0.

A motion was made by KIEFER, seconded by PETERS to postpone the renewal of the John Rowley license due to opposition from town board member Tom Mathies. The motion carried by a voice vote, 5-0.

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

[11542](#)

PETITION: REZONE 11542

APPLICANT: LUND REV LIVING TR, ELDON O & DORIS A

LOCATION: WEST OF 1110 COUNTY HIGHWAY B, SECTION 20, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-1 Rural Residential
District

REASON: creating one residential lot

Attachments: [11542 Staff Update](#)

[11542 Town.pdf](#)

[11542 Density.pdf](#)

[11542 Map](#)

[11542 APP](#)

In favor: Agent Ron Combs

Opposed: None

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

1. The applicant shall record a deed restriction on the balance of FP-35 zoned land (parcels 061220495010, 061220488601, 061220480001, and 061220195007) prohibiting further nonfarm development in accordance with town plan policies.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11556](#)

PETITION: REZONE 11556
APPLICANT: ROBERT HEFTY
LOCATION: 7790 RIVERSIDE ROAD, SECTION 30, TOWN OF VERONA
CHANGE FROM: RM-8 Rural Mixed-Use District TO RR-2 Rural Residential District and FP-35
General Farmland Preservation District, RR-2 Rural Residential District TO FP-35 General
Farmland Preservation District
REASON: reconfiguring lots on existing residential development

Attachments: [11556 Staff Update.pdf](#)

[11556 Town.pdf](#)

[11556 Map](#)

[11556 APP](#)

In favor: Bob Hefty

Opposed: None

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

1. The existing mobile home on Lot 2 shall be removed within 30 days of the time of occupancy of the construction of a new home on the property. If a home is not constructed within 2 years or if the lot is subsequently sold, the existing mobile home shall be removed from the property immediately.

2. A deed restriction shall be recorded on the property with the following language, "The existing driveway does not fall within the existing driveway easement. If Lot 2 is sold to an unrelated third party, the driveway shall be reconstructed to fall within the existing driveway easement."

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

F. Plats and Certified Survey Maps

[2020 LD-006](#)

Final Plat - Prairie Circle Extension
Town of Verona
Consideration of the May 12, 2020 conditional approval and execution of the plat document pursuant to established committee policy.
Staff recommends the chairperson to sign and date the final plat and proceed with recording.

Attachments: [conditions](#)

[PRAIRIE CIRCLE PLAT \(6-16-20\)](#)

[Heartland Wetland Report_PrairieCircle_20190508](#)

A motion was made by KIEFER, seconded by DOOLAN, that the final plat be approved. The chair of the committee authorized staff member Dan Everson to sign the plat on behalf of the committee chair. The motion carried by a voice vote, 5-0.

G. Resolutions

[2020
RES-124](#)

AMENDING THE 2020 CAPITAL BUDGET TO FUND OUTREACH AND PUBLIC MAPPING SOFTWARE FOR NONPARTISAN REDISTRICTING PROJECT

Sponsors: BOLLIG, KRAUSE, HATCHER, GRAY, CHAWLA, MCGINNITY and SMITH

Attachments: [2020 RES-124](#)
[2020 RES-124 FISCAL NOTE](#)

A motion was made by Kiefer, seconded by Smith, to recommend approval of Resolution 2020 Res-124. The motion carried, 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2020
RPT-114](#) Report of approved Certified Survey Maps

Attachments: [Jul 2020](#)

Staff provided a list of recently approved Certified Survey Maps. No action required or taken by the Committee.

K. Other Business Authorized by Law

No other business.

L. Adjourn

A motion was made by Doolan, seconded by Peters, to adjourn the meeting at 7:42pm. 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.