



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, June 8, 2021

6:30 PM

Remote Meeting

ZOOM Webinar Meeting ID: 882 1826 6411

A. Call to Order

Chair Bollig called the meeting of the June 8, 2021 Zoning and Land Regulation Committee meeting to order at 6:30pm.

Staff present: Andros, Everson, Kodl, Lane, Parry, Standing, and Violante

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

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

2021 Comments made by Andrea Sopkovich, Roxann Engelstad, and Mary Gjermo
DISC-019 regarding the proposed Koshkonong Solar facility in the Town of Christiana

Attachments: Public comment Dane County Zoning 6-8-2021.pdf
Engelstad comments to ZLR June 8th.pdf
Gjermo comments to ZLR June 8th .pdf

A motion was made by KIEFER, seconded by DOOLAN, to direct staff to enter the documents received into the official record. The motion carried by a voice vote.

A motion was made by KIEFER, seconded by DOOLAN, to direct staff to add a discussion item on a future agenda in order for the people that are concerned about the proposed Koshonong Solar facility to submit a report to the ZLR Committee for review and discussion. The motion carried by a voice vote.

[2021](#)
[RPT-188](#) June 8th ZLR meeting registrants

Attachments: [June 8th ZLR meeting registrants.pdf](#)

C. Consideration of Minutes

[2021
MIN-095](#)

Minutes of the May 11, 2021 Zoning and Land Regulation Committee meeting

Attachments: [5-11-21 ZLR work meeting minutes.pdf](#)

A motion was made by PETERS, seconded by KIEFER, to approve the minutes of the May 11, 2021 Zoning and Land Regulation Committee meeting. The motion carried by a voice vote.

[2021
MIN-094](#)

Minutes of the May 25, 2021 Zoning and Land Regulation Committee meeting

Attachments: [5-25-21 ZLR Public Hearing minutes.pdf](#)

A motion was made by PETERS, seconded by KIEFER, to approve the minutes of the May 25, 2021 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

[11667](#)

PETITION: REZONE 11667
APPLICANT: DARRELL AND LINDA ELLIFSON
LOCATION: 12 EDGERTON ROAD, SECTION 34, TOWN OF ALBION
CHANGE FROM: RR-4 Rural Residential District TO SFR-08 Single Family Residential District,
RR-4 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential
District TO TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving
Area
REASON: dividing an existing residential lot into two lots -
transfer of development right

Attachments: [11667 Ord Amend.pdf](#)
[11667 Staff Update](#)
[11667 Town](#)
[11667 Density TDR Sending Property](#)
[11667 Map](#)
[11667 Revised CSM \(lot 2 expand to over 1 acre\)](#)
[11667 TDR Sending Agreement](#)
[11667 APP](#)

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

1. Proposed lot 2 shall be increased from .95 acres to over 1 net acre and assigned the RR-1 zoning district.
2. A notice document shall be recorded on the RR-2 zoned property (proposed lot 1 on CSM) indicating that the lot was created as a result of a transfer of development rights.
3. The TDR-S Sending area overlay zoning district shall be applied to the ~160 acre Spike farm in section 9 (tax parcels: 0512-161-8000-5, 0512-094-9560-8, 0512-094-9000-5, 0512-094-8500-2, and 0512-094-8060-5).
4. The owner of the sending property shall record a deed restriction on a minimum of 35 acres of the property prohibiting non-farm development in accordance with town plan policies (tax parcel #0512-094-8500-2).

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11671](#)

PETITION: REZONE 11671
APPLICANT: PETER SACHS
LOCATION: 3285 NELSON ROAD, SECTION 24, TOWN OF BURKE
CHANGE FROM: NR-C Natural Resource Conservation District TO RR-8 Rural Residential District, RR-2 Rural Residential District TO RR-2 Rural Residential District
REASON: dividing an existing lot into 2 residential lots

Attachments: [11671 Ord Amend.pdf](#)

[11671 Staff Update](#)

[11671 Town](#)

[11671 Madison Memo](#)

[11671 APP](#)

[11671 Map](#)

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

1. A storm water management agreement shall be recorded on the property.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

A motion was made by KIEFER, seconded by PETERS, to reconsider the approval of Petition 11671. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

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

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

[11672](#)

PETITION: REZONE 11672
APPLICANT: ROBERT H JOHNSON
LOCATION: 275 US HWY 12&18, SECTION 2, TOWN OF CHRISTIANA
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing and Industrial District
REASON: change zoning to allow for an automotive recycling and salvage business

- Attachments:** [11672 Ord Amend - Denial](#)
[11672 Staff Update](#)
[11672 Town](#)
[11672 Village of Cambridge opposition](#)
[11672 Revised Site Plan](#)
[11672 Application Narrative](#)
[11672 Proposed Screening Plan.pdf](#)
[11672 Map](#)
[11672 APP](#)

A motion was made by KIEFER, seconded by SMITH, that the Zoning Petition be recommended for denial. The motion carried by the following vote: 5-0.
Findings: The proposed MI zoning is inconsistent with adopted comprehensive plan policies which do not allow for the types of intensive commercial uses allowed within the MI district or in areas where soil characteristics are incompatible with the proposed development.

Ayes: 5 - BOLLIG,PETERS,DOOLAN,KIEFERandSMITH

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

[2021 OA-009](#) AMENDING CHAPTER 75 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING JURISDICTION AND AMENDING THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Sponsors: BOLLIG

Attachments: [2021 OA-009](#)

A motion was made by DOOLAN, seconded by PETERS, that the Ordinance be recommended for approval. The motion carried by a voice vote. 5-0

J. Reports to Committee

[2021
RPT-159](#) Report of approved Certified Survey Maps

Attachments: [June 2021](#)

[2021
DISC-016](#) Discussion with the Town of Vermont regarding creating lots without frontage and allowing multiple zoning districts on a property

Attachments: [Town of Vermont_ZLR_060821.pdf](#)

Vermont Town Chair Karen Carlock suggested that two policy changes be made in order to accommodate Vermont's unique geophysical characteristics.

[2021
DISC-017](#) Discussion of the Tourist or Transient Lodging land use (short-term rentals)

Zoning Administrator Lane provided a brief overview of the zoning ordinance regarding tourist and transient lodging.

[2021
RPT-148](#) Discussion of Planning Division Strategic Plan/Work Program

Attachments: [PLAN DIVISION STRATEGIC PLAN FINAL 6.3.21.pdf](#)
[PLAN DIVISION STRATEGIC PLAN FINAL Appendix 6.3.21.pdf](#)

The Planning Division presented the Planning Division Strategic Plan/Work Program to the ZLR Committee.

K. Other Business Authorized by Law

Supervisor Kiefer requested that the ZLR Committee discuss a hybrid meeting format at their next meeting.

L. Adjourn

A motion was made by KIEFER, seconded by DOOLAN, to adjourn the June 8, 2021 Zoning and Land Regulation Committee meeting at 9:00 pm. The motion carried unanimously.

Questions? Contact Planning and Development Staff, 266-4266, or plandev@countyofdane.com