



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, May 10, 2022

6:30 PM

Virtual meeting

Zoom Webinar ID: 966 9293 6490

A. Call to Order

Chair BOLLIG called the May 10, 2022 ZLR Committee at 6:30 PM

Staff Present: Allan, Violante, Everson

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, TIM KIEFER, KATE MCGINNITY, and
MELISSA RATCLIFF

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

No comments

[2022](#)
[RPT-063](#) May 10, 2022 ZLR registrants

Attachments: [May 10, 2022 ZLR Registrants](#)

C. Election of Officers

1. Chair

Acting Chair Bollig called for nominations for Chair of the committee.

Bollig nominated Kiefer for Chair.

Bollig called for any other nominations for Chair of the committee two more times. No additional nominations for Chair.

Kiefer elected Chair of the committee.

2. Vice-Chair

Chair Kiefer called for nominations for Vice-Chair of the committee.

Kiefer nominated Bollig for Vice-Chair.

Kiefer called for any other nominations for Vice-Chair of the committee.

McGinnity nominated Doolan for Vice-Chair.

Kiefer called a third time for any other nominations for Vice-Chair of the committee. No other nominations made.

Bollig elected Vice-Chair of the committee, 3-2 by secret ballot.

3. Disposition of Ballots

Motion by Doolan, seconded by Ratcliff, to destroy the ballots. Motion carried by a voice vote.

D. Consideration of Minutes

[2022](#)
[MIN-015](#) Minutes of the April 12, 2022 Zoning and Land Regulation Committee meeting

Attachments: [4-12-22 ZLR Work Meeting Minutes.pdf](#)

A motion was made by BOLLIG, seconded by DOOLAN, that the April 12, 2022 minutes be approved. The motion carried by the following vote: 2-0-3. DOOLAN, MCGINNITY and RATCLIFF abstained.

Ayes: 2 - BOLLIGandKIEFER

Abstain: 3 - DOOLAN,MCGINNITYandRATCLIFF

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

[11813](#)

PETITION: REZONE 11813
APPLICANT: BRYCE & AMBER SIME
LOCATION: 936 STARR SCHOOL ROAD, SECTION 13, TOWN OF RUTLAND
CHANGE FROM: GC General Commercial District TO RR-4 Rural Residential District, GC General Commercial District TO TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area
REASON: rezoning property to be used as a residential lot

- Attachments:** [11813 Ord Amend](#)
[11813 Staff Report](#)
[11813 Town Action Report](#)
[11813 Density Study \(TDR Sending Property\)](#)
[11813 App](#)
[11813 Map](#)

In support: Bruce Sime

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

1. TDR-S overlay zoning shall be applied to the sending property (tax parcels 051011190007 and 051011185004).
2. Owner shall record a deed restriction prohibiting nonfarm development on a minimum of 35 acres of the TDR sending property (tax parcel 051011190007).
3. Owner shall record a notice document on Lot 1, CSM 2565 indicating that the residential zoning was established as the result of a Transfer of Development Rights. The notice shall also indicate that no further land divisions are permitted.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11814](#) PETITION: REZONE 11814
APPLICANT: JASON & KELLI KIRCH
LOCATION: NORTH OF 7161 TAYLOR ROAD, SECTION 19, TOWN OF ROXBURY
CHANGE FROM: RR-8 Rural Residential District TO RR-1 Rural Residential District
REASON: creating three residential lots

Attachments: [11814 Ord Amend](#)
[11814 Staff Report](#)
[11814 Town Action Report](#)
[11814 App](#)
[11814 Map](#)

In Support: Jason Kirch, Dale & Vicki Gullickson, and Kara Gullickson

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

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11815](#) PETITION: REZONE 11815
APPLICANT: BRUCE AND PATRICA BIERMEIER
LOCATION: 1281 BURVE ROAD, SECTION 8, TOWN OF DEERFIELD
CHANGE FROM: RR-2 Rural Residential District TO FP-35 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11815 Ord Amend](#)
[11815 Staff Report](#)
[11815 Town Action Report](#)
[11815 App](#)
[11815 Map](#)

In support: John Morschauser

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

1. The area being zoned to FP-35 will need to be shown as lot 2 on the Certified Survey Map (CSM) encompassing a minimum of 35 acres of the surrounding farmland.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11816](#)

PETITION: REZONE 11816
APPLICANT: MORSCHAUSER FAMILY TR
LOCATION: 4435 OAK PARK ROAD, SECTION 8, TOWN OF
DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11816 Ord Amend](#)
[11816 Staff Report](#)
[11816 Town Action Report](#)
[11816 Density Study](#)
[11816 App](#)
[11816 Map](#)

In support: John Morschauser

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

1. Owner shall record a deed restriction prohibiting nonfarm residential development on the remaining FP-35 zoned land (parcel numbers 071208295700, 071208295010, 071208190006, 071208280016).

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11817](#) PETITION: REZONE 11817
APPLICANT: SHOLTS SURVIVORS TR, JOYCE M
LOCATION: EAST OF 4549 COUNTY HWY A, SECTION 18, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11817 Ord Amend](#)
[11817 Staff Report](#)
[11817 Town Action Report](#)
[11817 Density Study](#)
[11817 App](#)
[11817 Map](#)

In support: Kelsey Bailey, Stanley Lyon

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

1. Owners shall prepare and record a shared driveway easement agreement that addresses, at a minimum, maintenance responsibilities between the two lots sharing the driveway.
2. Owners shall record a deed restricting prohibiting nonfarm development on the balance of FP-35 zoned land (parcels 0510-184-9501-0, 0510-184-9000-0, 0510-184-8002-0, 0510-173-8581-0, and 0510-173-9091-0).

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11818](#) PETITION: REZONE 11818
APPLICANT: KEITH JELLE
LOCATION: 8365 RIDGE ROAD, SECTION 26, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11818 Ord Amend](#)
[11818 Staff Report.pdf](#)
[11818 Town.pdf](#)
[11818 density.pdf](#)
[11818 Map](#)
[11818 App](#)

In support: Filip Sanna, Lexie Harris

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

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11819](#)

PETITION: REZONE 11819
APPLICANT: JOHN T JOHNSON
LOCATION: SOUTH OF 7843 BIG TIMBER TRAIL, SECTION 6, TOWN
OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO RR-2 Rural
Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11819 Ord Amend](#)
[11819 Staff Report.pdf](#)
[11819 Town.pdf](#)
[11819 Map](#)
[11819 App](#)

In support: John Johnson, June Brown

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

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11820](#)

PETITION: REZONE 11820
APPLICANT: JAMESON RENTALS LLC
LOCATION: SOUTHEAST CORNER OF US HWY 51 AND COUNTY HWY
A, SECTION 9, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO HC Heavy
Commercial District
REASON: allow for commercial trailer sales

Attachments: [11820 Ord Amend](#)
[11820 Staff Report](#)
[11820 Town Action Report](#)
[11820 Operations Plan](#)
[11820 Site Plan](#)
[11820 Lighting Plan](#)
[11820 App](#)
[11820 Map](#)

In support: Nicholas Jameson, Aaron Koch

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

1. Owner shall record a deed restriction on the HC-zoned property that states the following:

a. Commercial uses of the property are limited exclusively to the following:

- Indoor sales
- Indoor storage and repair
- Office uses
- Outdoor sales, display or repair
- Utility services
- Trailer repair or maintenance service

b. The installation of off-premises (billboard) signs is prohibited.

c. Development of the site shall conform to the submitted site plan, operations plan, and lighting plan. Lighting shall be limited to a maximum Kelvin temperature of 3500K.

d. Development of the site shall comply with any town of Albion requirements under the town's commercial design review ordinance, as determined by the town. If there are conflicts between the submitted site plan and requirements of the town ordinance, the requirements of the town ordinance shall control.

Site plan excerpt

2. Owner shall obtain required access permit(s) from the Dane County Highway Department prior to development of the property.

3. Owner shall obtain erosion control and stormwater management permits from Dane County Land & Water Resources Department prior to development of the property.

4. A 2-lot Certified Survey Map shall be prepared and recorded to effectuate the land division of the property and creation of a 10.8 acre HC zoned parcel and remnant ~19.8 RM-16 zoned parcel.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11821](#)

PETITION: REZONE 11821

APPLICANT: ROBERT & LOU ANN BONJOUR

LOCATION: 7050 TAYLOR ROAD AND SOUTH OF 7050 TAYLOR ROAD, SECTION 19, TOWN OF ROXBURY

CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District

REASON: separating existing residence from the farmland and creating a new residential lot

Attachments: [11821 Ord Amend](#)

[11821 Staff Report](#)

[11821 Town Action Report](#)

[11821 Density](#)

[11821 App](#)

[11821 Map](#)

In support: Richard Bonjour

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

1. Deed Restrict the balance of the FP-35 lots (090719485004 & 090719490007) against further residential development.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11822](#)

PETITION: REZONE 11822
APPLICANT: JEFFREY R & DAWN AUBY
LOCATION: EAST OF 2614 KOSHKONONG ROAD, SECTION 9, TOWN
OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [11822 Ord Amend](#)
[11822 Staff Report](#)
[11822 Town Action Report](#)
[11822 TDR Sending Property Density](#)
[11822 App](#)
[11822 Map](#)

In support: Jeff Auby

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

- 1. Amend the petition to assign TDR-R overlay zoning to the proposed RR-4 receiving parcel.**
- 2. Amend the petition to assign TDR-S overlay zoning to the sending property (parcels 061116290002, 061116285009, and 061116280406).**
- 3. Owner shall record a deed restriction on the balance of FP-35 zoned land prohibiting nonfarm development in accordance with town plan policies (parcels 061116290002, 061116285009, and 061116280406).**
- 4. A TDR-R Notice shall be recorded on the proposed RR-4 parcel in accordance with the requirements of s. 10.305 of the Dane County Zoning Ordinance.**

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11823](#)

PETITION: REZONE 11823
APPLICANT: MICHAEL LEE SCHMITZ
LOCATION: 8617 MESSERSCHMIDT ROAD, SECTION 27, TOWN OF SPRINGDALE
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District
REASON: creating two residential lots

Attachments: [11823 Staff Report](#)
[11823 Town Action Report](#)
[11823 App](#)
[11823 Map](#)

In support: Chris Conrad, Michael L Schmitz
In opposition: Scott Ahlman, Dale Kunin

A motion was made by BOLLIG, seconded by DOOLAN, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[11824](#)

PETITION: REZONE 11824
APPLICANT: EPIC SYSTEMS CORPORATION C/O JAMES SCHUMACHER
LOCATION: 7391 COUNTY HWY PD AND LANDS WEST OF NORTHERN LIGHTS ROAD, SECTION 9, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO RI Rural Industrial District
REASON: allow for a grading contractor operation

Attachments: [11824 Staff Report.pdf](#)
[11824 Town Action Report.pdf](#)
[11824 App](#)
[11824 Map](#)

In support: Nathan Lockwood, Derek Schnabel

A motion was made by DOOLAN, seconded by MCGINNITY, that the Zoning Petition be postponed to allow for more information to be submitted and researched. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[02558](#)

PETITION: CUP 02558
APPLICANT: JEFFREY RIEGERT
LOCATION: 3363 PETERSON ROAD, SECTION 12, TOWN OF DUNN
CUP DESCRIPTION: limited family business

Attachments: [CUP 2558 Staff Report](#)
[CUP 2558 Town Action Report](#)
[CUP 2558 App](#)
[CUP 2558 Map](#)

In support: Jeffrey Riegert

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

1. Hours of business operation shall be limited to 7:00 am to 4:30 pm, Monday through Friday.
2. Number of employees is limited to one person, who must reside at the property. Any other subcontractors or employees that visit the property shall be limited to infrequent visits of short duration and shall not exceed three people at a time.
3. External lighting shall be restricted to safety lights at the entrance and exits of the building. Lighting must be dark skies compliant and no light shall spill over the neighboring property line.
4. Trash and recycling collection and bins for the business shall be limited to what is provided to the residence by the Town's contracted trash and recycling vendor.
5. All business-related vehicles, equipment, and materials must be stored indoors (within the accessory building depicted on the applicant's site plan). Activities related to the limited family business must be conducted indoors (within the accessory building depicted on the applicant's site plan).
6. Vehicle and equipment storage for the business cannot exceed more than 2 light vehicles such as pickup trucks or vans and 4 medium sized pieces of construction equipment such as a Bobcat or scissors lift.
7. The area for storing construction materials cannot exceed a 100 square foot area.
8. The sanitary for the bathroom in the accessory building must connect to the septic system for the residence. Sanitary fixtures must be removed when the limited family business ceases to operate or the CUP terminates.
9. Human habitation is not allowed in the accessory building.
10. The owner of the property must reside on the property before the CUP can become effective.
11. Noise related to CUP is limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm.
12. Customers or clients are not allowed to come to the property to purchase or pickup items related to the limited family construction business or the woodworking shop.
13. No storage of hazardous, toxic, or explosive materials may occur on site. There may be no industrial or manufacturing uses on the property. Any water discharge to the ground must be composed entirely of storm water.

14. No signage is allowed.
Standard conditions of approval (apply to all conditional uses)
15. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
16. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
17. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
18. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
19. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
20. At least two off-street parking spaces must be provided, consistent with s. 10.102(8).
21. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
22. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
23. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
24. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
25. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
26. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.
27. This conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ayes: 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

[02559](#)

PETITION: CUP 02559
APPLICANT: HEATHER & CHRISTOPHER DYER
LOCATION: 4075 VILAS ROAD, SECTION 16, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: 10.103(12) limited family business - business office

Attachments: [CUP 2559 Staff Report](#)
[CUP 2559 Town Action Report](#)
[CUP 2559 App](#)
[CUP 2559 Map](#)

In support: Joseph Bartol, Christopher & Heather Dyer

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

1. This conditional use permit is for a Limited Family Business (Business Office). Hours of operation are limited to 8:00AM-5:00PM, Monday – Friday.
2. Any conditions required for specific uses listed under s. 10.103.
 - a. The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
 - b. The use shall be limited to the first floor of the accessory building as depicted on the site and operations plans.
 - c. Sanitary fixtures to serve the limited family business use may be installed, but must be removed upon expiration of the conditional use permit or abandonment of the limited family business.
 - d. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.
3. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
4. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
5. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
6. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
7. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
8. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
9. Two off-street parking spaces must be provided, consistent with s. 10.102(8).

10. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.

11. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

12. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.

13. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

14. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[02560](#)

PETITION: CUP 02560

APPLICANT: STEPHAN AND ALEX MESDJIAN

LOCATION: 2903 BIBLE CAMP ROAD, SECTION 9, TOWN OF DUNN

CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2560 Staff Report](#)

[CUP 2560 Town Action Report](#)

[CUP 2560 Short Term Rental House Rules](#)

[CUP 2560 App](#)

[CUP 2560 Map](#)

[CUP 2560 Email in opposition.pdf](#)

[CUP 2560 Email in opposition attachment.pdf](#)

In support: Stephan Mesdjian

In opposition: Jessina Graham

A motion was made by DOOLAN, seconded by BOLLIG, that the Conditional Use Permit be postponed due to opposition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

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

[11804](#)

PETITION: REZONE 11804

APPLICANT: ORR JT REV TR, DENNIS D & SUSAN E

LOCATION: 195 COUNTY HWY JG, SECTION 36, TOWN OF PERRY

CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District

REASON: separating existing residences from the farmland and creating a new residential lot

Attachments: [11804 Ord Amend](#)

[11804 Staff Update.pdf](#)

[11804 Town Action Report.pdf](#)

[11804 Density.pdf](#)

[11804 APP](#)

[11804 Map](#)

In Support: Dennis Orr

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

1. A deed restriction be placed on proposed Lot 2 to identify that the existing accessory building may not be used for living purposes.

• The existing accessory building on the property shall only be used for the purposes of residential and/or agricultural storage. The building shall not be used or remodeled into a space for living purposes or rented out for living purposes.

Ayes: 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

G. Plats and Certified Survey Maps

[2022 LD-001](#) Plat - Dairy Ridge Heights
Town of Verona
Consideration of the February 8, 2022 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: [conditional approval](#)

[DAIRY RIDGE HEIGHTS PLAT \(1-20-2022\) 20W-369](#)

[Report](#)

A motion was made by DOOLAN, seconded by RATCLIFF, that the plat be approved and signed. The motion carried by the following vote: 5-0. Chair KIEFER will meet with staff in person to sign the plat.

Ayes: 5 - BOLLIG,DOOLAN,KIEFER,MCGINNITYandRATCLIFF

[2022 LD-002](#) Final Plat - Olson's Bliven Road Addition
Town of Albion
Staff recommends conditional approval

Attachments: [conditional approval](#)

[Olson plat](#)

[2021 LD-017 Olson Plat Planning Staff Memo](#)

A motion was made by RATCLIFF, seconded by MCGINNITY, that the final plat be approved with conditions. The motion carried by the following vote: 5-0.

1. Rezone Petition #11682 is to become effective and all conditions are to be timely satisfied.

(County Board approved Zoning Petition #11682 on May 20, 2021)

- Recording of an approved subdivision plat.
- Lots 4-13 shall have staggered front yard setbacks.
- A trail shall be installed in the outlot.
- Screening shall be approved by the Town Plan Commission.
- A height limit for all single story residences shall be approved by the Town Plan Commission.
- Elevation drawings shall be provided by the applicant.
- A maintenance agreement shall be created as part of the developer's agreement.

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

3. The following note shall be added to the final plat:

- Application LD 2021-008 was approved by the ZLR Committee on October 12, 2021 to allow Outlot 1 to be created with no frontage along a public road.

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.
- A 30 foot wide access easement is shown between lots 9 and 10 providing access to the outlot for maintenance vehicles.

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

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

Ayes: 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

H. Resolutions

I. Ordinance Amendment

J. Items Requiring Committee Action

K. Reports to Committee

[2022](#)
[RPT-021](#)

Report of approved Certified Survey Maps

Attachments: [Apr 2022](#)

L. Other Business Authorized by Law

M. Adjourn

A motion was made by BOLLIG, seconded by RATCLIFF, that the Zoning and Land Regulation Committee meeting be adjourned at 8:08 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG, DOOLAN, KIEFER, MCGINNITY and RATCLIFF

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.