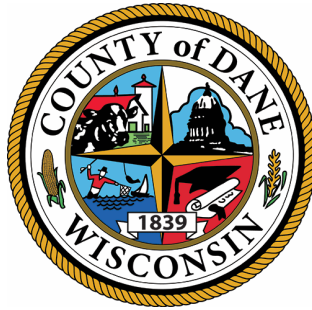


# Dane County



## Minutes

Tuesday, September 24, 2024

6:30 PM

See below for additional instructions on how to attend the meeting and provide public testimony.  
"BUDGET" Hybrid Meeting: Attend in person at the City County Building in Room 354; or Attend virtually via Zoom.

### 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?*

*This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.*

## A. Call to Order

Chair DOOLAN called the September 24, 2024 Zoning and Land Regulation Committee meeting to order at 6:30 PM. BOLLIG excused.

Staff present: Violante, Lane, Everson

**Present** 4 - MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

**Excused** 1 - JERRY BOLLIG

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

No comments made by the public.

[2024](#)  
[RPT-280](#)

September 24th ZLR registrants

## C. Consideration of Minutes

[2024](#)  
[MIN-202](#)

August 27, 2024 ZLR Committee Meeting Minutes

A motion was made by KRONING, that the August 27, 2024 meeting minutes be approved. The motion carried by the following vote: 4-0.

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

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

[12085](#)

PETITION: REZONE 12085  
APPLICANT: LEROY AND TERRI WIPPERFURTH  
LOCATION: EAST OF 7364 COUNTY HWY V, SECTION 21, TOWN OF DANE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

*In support: Leroy and Terri Wipperfurth*

A motion was made by POSTLER, seconded by KRONING, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12086](#)

PETITION: REZONE 12086  
APPLICANT: TIMOTHY J AND AMY KALSCHEUR  
LOCATION: NORTH OF 3381 WITTE RD, SECTION 31, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

*In support: Amy Kalscheur*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12087](#)

PETITION: REZONE 12087  
APPLICANT: ROBERT REYNOLDS  
LOCATION: 38 COUNTY HIGHWAY N, SECTION 33, TOWN OF ALBION  
CHANGE FROM: RM-8 Rural Mixed-Use District TO FP-35 Farmland Preservation District and RR-2 Rural Residential District, RM-16 Rural Mixed-Use District TO FP-35 Farmland Preservation District  
REASON: reduce the size of a residential lot

*In support: Robert Reynolds*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12088](#)

PETITION: REZONE 12088  
APPLICANT: STEPHEN H MCGILVREY & KIM ERFURTH  
LOCATION: 472 COUNTY ROAD N, SECTION 28, TOWN OF DUNKIRK  
CHANGE FROM: SFR-1 Single Family Residential District TO RR-1 Rural Residential District  
REASON: zoning to allow for an expanded accessory storage buildings

*In support: Steve McGilvrey; Neith support or oppose: Susan Pundt*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12089](#)

PETITION: REZONE 12089  
APPLICANT: WENDY OLSON AND ERIC D HALVERSON  
LOCATION: 3671 HALVERSON ROAD, SECTION 35, TOWN OF DUNN  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

*In support: Tom Matson*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12090](#)

PETITION: REZONE 12090  
APPLICANT: HENRY E & ALICE A SCHUSTER REV TR  
LOCATION: 6770 COUNTY HIGHWAY TT, SECTION 27, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: separating existing residence from farmland

*In support: Tammi Schoenmann*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12091](#)

PETITION: REZONE 12091  
APPLICANT: VAN HOLTENS INC (ATTN: STEVE BYRNES)  
LOCATION: EAST OF 211 CANAL RD, SECTION 12, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District and FP-1 Farmland Preservation District  
REASON: zoning for a new pickle fermentation business site and creating on agricultural lot

*In support: Matthew Miller, Gregg Geier, Steve Byrnes*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to the town action pending. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12092](#)

PETITION: REZONE 12092  
APPLICANT: TOWN OF COTTAGE GROVE  
LOCATION: MULTIPLE SECTIONS, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District TO Various Zoning Districts  
REASON: town-initiated blanket rezone of properties for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.

*In support: Kris Hampton*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12093](#)

PETITION: REZONE 12093  
APPLICANT: TOWN OF DANE  
LOCATION: 7934 STATE HWY 113 AND SOUTH, SECTION 2, TOWN OF DANE  
CHANGE FROM: TFR-08 Two Family Residential District TO GC General Commercial District, FP-1 Farmland Preservation District TO GC General Commercial District, RM-16 Rural Mixed-Use District TO FP-1 Farmland Preservation District  
REASON: town-initiated blanket rezone of properties for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12094](#)

PETITION: REZONE 12094  
APPLICANT: TOWN OF DUNKIRK  
LOCATION: MULTIPLE SECTION, TOWN OF DUNKIRK  
CHANGE FROM: FP-1 Farmland Preservation District TO Various Zoning Districts  
REASON: town-initiated blanket rezone of properties for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.

*In opposition: Kevin Hanson*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to more information requested. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12095](#)

PETITION: REZONE 12095  
APPLICANT: TOWN OF DUNN  
LOCATION: SECTION 2, TOWN OF DUNN  
CHANGE FROM: FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District  
REASON: town-initiated blanket rezone of properties for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to the town action is pending. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12096](#)

PETITION: REZONE 12096  
APPLICANT: TOWN OF PLEASANT SPRINGS  
LOCATION: SECTION 03 & 31, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-1 Farmland Preservation District TO AT-35 Agriculture Transition District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District  
REASON: town-initiated blanket rezone of properties for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12097](#)

PETITION: REZONE 12097  
APPLICANT: TOWN OF MAZOMANIE  
LOCATION: SOUTH OF 10794 HUDSON RD, SECTION 17, TOWN OF MAZOMANIE  
CHANGE FROM: FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District  
REASON: town-initiated blanket rezone of properties for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes

**A motion was made by KRONING, seconded by DOOLAN, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12098](#)

PETITION: REZONE 12098  
APPLICANT: MARY ANN B CONNORS REV TR  
LOCATION: SOUTH OF 4114 OBSERVATORY RD, SECTION 16, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating two residential lots

*In support: Patrick Connors*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning  
Petition be recommended for approval. The motion carried by the following vote:  
4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[02633](#)

PETITION: CUP 02633  
APPLICANT: WAYNE AND KATHY JO SCHMIEDLIN  
LOCATION: 5376 NORSE COURT, SECTION 24, TOWN OF BURKE  
CUP DESCRIPTION: residential accessory building over 12 feet in average height (16 feet proposed)

*In support: Travis Leeser*

**A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 4-0.**

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
2. 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.
3. 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.
4. 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.
5. 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.
6. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
7. Off-street parking must be provided, consistent with s. 10.102(8).
8. 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.
9. 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.
10. 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.
11. 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.



**Conditions specific to CUP # 2633:**

12. This conditional use is strictly for Wayne Schmiedlin located at 5376 Norse Ct in the Town of Burke.
13. This conditional use is strictly for one detached accessory building on parcel 0810-241-7209-7.
14. The building may exceed the height of 12 feet but cannot exceed a height of 16 feet.
15. Driveway access must enter off Broken Bow Rd.
16. Driveway improvements must be permitted by the Town and must be with stormwater runoff in mind. Neighbor properties must not be negatively impacted.
17. All hazardous materials or liquids must be stored properly.
18. A location survey is required by Dane County Zoning to verify setbacks.
19. A Zoning Permit is required by Dane County Zoning.
20. A certified survey map shall be record in order to consolidate the existing lots into one lot for building purposes.

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[02634](#)

PETITION: CUP 02634  
APPLICANT: JAMES G CARRICK JR  
LOCATION: 103 CHIPPEWA DRIVE, SECTION 25, TOWN OF ALBION  
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

*In support: James Carrick*

**A motion was made by KRONING, seconded by POSTLER, that the Conditional Use Permit be postponed due to the town action is pending. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[02635](#)

PETITION: CUP 02635  
APPLICANT: ANTHONY LINCOLN  
LOCATION: 5200 REINER ROAD, SECTION 25, TOWN OF BURKE  
CUP DESCRIPTION: residential accessory building over 12 feet in average height (16 feet proposed)

*In support: Anthony Lincoln*

**A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 4-0.**

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
2. 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.
3. 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.
4. 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.
5. 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.
6. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
7. Off-street parking must be provided, consistent with s. 10.102(8).
8. 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.
9. 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.
10. 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.
11. 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.

**Conditions specific to CUP # 2635:**

12. This conditional use is strictly for Anthony Lincoln located at 5200 Reiner Rd in the Town of Burke.

13. This conditional use is strictly for one detached accessory building on parcel 0810-252-9150-0.

14. The building may exceed the height of 12 feet but cannot exceed a height of 16 feet.

15. Driveway access must be on existing driveway off Reiner Rd.

16. Neighbor properties must not be negatively impacted.

17. All hazardous materials or liquids must be stored properly.

18. A location survey may be required by Dane County Zoning to verify setbacks.

19. A Zoning Permit is required by Dane County Zoning.

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[02636](#)

PETITION: CUP 02636  
APPLICANT: TJ AND MICHAEL KARDAS  
LOCATION: 82 OAK STREET, SECTION 25, TOWN OF ALBION  
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

*In support: TJ Kardas, Mike Kardas*

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 4-0.

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
2. 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.
3. 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.
4. 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.
5. 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.
6. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
7. Off-street parking must be provided, consistent with s. 10.102(8).
8. 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.
9. 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.
10. 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.
11. 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.

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[02637](#)

PETITION: CUP 02637  
APPLICANT: MARTIN AND PAMELA MCNULTY  
LOCATION: 349 LAKE SHORE DRIVE, SECTION 25, TOWN OF ALBION  
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

*In support: Pam McNulty*

**A motion was made by KRONING, seconded by POSTLER, that the Conditional Use Permit be postponed due to the town action is pending. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

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

[11996](#)

PETITION: REZONE 11996  
APPLICANT: ROEHRIG BROTHERS LLC (SVEN ROEHRIG)  
LOCATION: EAST OF 9306 CTH G, SECTION 32, TOWN OF PRIMROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO ~~FP-1 Farmland Preservation District~~  
RR-4 Rural Residential District  
REASON: zoning to ~~enable sale of agricultural parcel~~ create residential lot

*In support: Sven Roehrig*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval changing the zoning to the RR-4 Rural Residential District. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[12067](#)

PETITION: REZONE 12067  
APPLICANT: ROY AND LANA ALDERMAN  
LOCATION: 689 COUNTY HIGHWAY U, SECTION 22, TOWN OF PRIMROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: combining two residential lots and creating one new residential lot

*In support: Lana Alderman*

**A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 4-0.**

1. The house address of 689 County Highway U shall be updated to an address on Alderman Road.
2. A driveway easement agreement shall be recorded across Lot 1 of CSM 12855 for the benefit of proposed Lot 4. The easement shall be shown on the CSM.
3. The development of Lot 4 shall comply with the site layout as approved by the Town of Primrose.
4. Lots 2 & 3 of CSM 12580 shall be combined as one through a CSM to create a single 11.64-acre lot in order to comply with density requirements.

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[02632](#)

PETITION: CUP 02632  
APPLICANT: ALEJANDRO AND ERIN ARANGO-ESCALANTE  
LOCATION: 2110 DAVIS HILL DRIVE, SECTION 25, TOWN OF VERONA  
CUP DESCRIPTION: nonprofit Head Start daycare center for up to 8 children

*In support: Todd Jindra*

**A motion was made by KRONING, seconded by POSTLER, that the Conditional Use Permit be postponed due to the town action is pending. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

## F. Plats and Certified Survey Maps

[2024 LD-014](#) Final Plat - Riverside Vista  
Town of Verona  
Staff recommends conditional approval.

A motion was made by KRONING, seconded by POSTLER, that the Final Plat approved with conditions. The motion carried by the following vote: 4-0.

1. Rezone Petition #12015 is to become effective and all conditions established are to be timely satisfied. (County Board approved the Petition on April 4, 2024)

• Recording of a Plat

2. 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.

3. All public land dedications are to be clearly designated Dedicated to the Public.

4. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Town of Verona.

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

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

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

8. 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:

• COONS CONSTRUCTION OF VERONA LLC

9. The required approval certificates are to be executed.

• Town of Verona

• Dane County Treasurer

• Dane County Zoning and Land Regulation Committee

10. Change the ZLR Chairperson to Michele Doolan.

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

[2024 LD-015](#) Final Plat - Swalheim Business Park  
Town of Cottage Grove  
Staff recommends conditional approval.

A motion was made by KRONING, seconded by POSTLER, that the Final Plat be approved with conditions. The motion carried by the following vote: 4-0.

1. Rezone Petition #11960 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (County Board approved the Petition on August 17, 2023)

- Recording of an approved plat
- The rezone will not become effective until a final plat and developer's agreement are approved and fully executed by the Town of Cottage Grove.
- A deed restriction shall be recorded on the lot stating the following:
  - a. Land uses on the property shall be limited exclusively to the following permitted uses: i. Agricultural uses (livestock not permitted) ii. Agricultural accessory uses (livestock not permitted) iii. Contractor, landscaping or building trade operations iv. Governmental, institutional, religious, or nonprofit community uses v. Indoor sales vi. Indoor storage and repair vii. Light industrial viii. Office uses ix. Personal or professional service x. A transportation, utility, communication, or other use that is: 1. Required under state or federal law to be located in a specific place, or; 2. Is authorized to be located in a specific place under a state or federal law that specifically preempts the requirement of a conditional use permit. xi. Undeveloped natural resource and open space areas xii. Utility services associated with, and accessory to, a permitted or conditional use xiii. Veterinary clinics b. Land uses on the property shall be limited exclusively to the following conditional uses: i. Communication towers ii. Outdoor Storage iii. Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above iv. Vehicle repair or maintenance service c. Residential and associated accessory uses are prohibited.

2. All public land dedications are to be clearly designated Dedicated to the Public.

3. 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

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

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

- Stormwater Management Permit SM2022-0366 issued March 21, 2023

6. 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:

- SWALHEIM 2011 REV TR, DUANE P & CANDACE J

7. The required approval certificates are to be executed.

- Town of Cottage Grove
- Dane County Treasurer
- Dane County Zoning and Land Regulation Committee

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT



**Excused:** 1 - BOLLIG

[2024 LD-016](#) Final Plat - Mount Vernon Hills  
Town of Springdale  
Consideration of the July 9, 2024 conditional approval and execution of the plat pursuant to established committee policy.  
Staff recommends the chairperson to sign and date the final plat and proceed with recording.

**A motion was made by KRONING, seconded by POSTLER, that the Final Plat be signed and dated by the committee chair. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - DOOLAN,KRONING,POSTLERandRITT

**Excused:** 1 - BOLLIG

## G. Resolutions

## H. Ordinance Amendment

## I. Items Requiring Committee Action

[2024  
ACT-106](#) Discussion and possible action regarding program evaluation proposals

**No recommendations were made by the ZLR Committee.**

## J. Budget Discussions and Amendments

### Summary of Planning & Development and Register of Deeds Budget

*Register of Deeds Kristi Chlebowski provided a summary of the Register of Deeds budget.*

*Planning and Development Director Todd Violante provided a summary of the Planning and Development Department budget.*

[2024  
ACT-175](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE PROPOSED 2025 OPERATING BUDGET

[2024  
ACT-176](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE PROPOSED 2025 CAPITAL BUDGET

## K. Reports to Committee

**L. Other Business Authorized by Law**

**M. Adjourn**

A motion was made by KRONING, seconded by POSTLER, to adjourn the September 24, 2024 Zoning and Land Regulation Committee meeting at 9:00pm. The motion carried unanimously.