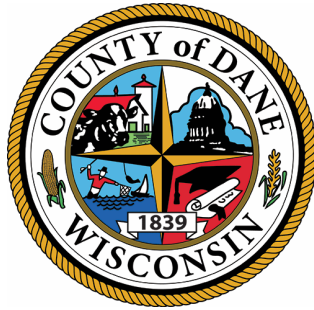


# Dane County



## Minutes

Tuesday, December 19, 2023

6:30 PM

See below for additional instructions on how to attend the meeting and provide public testimony.  
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?*

## A. Call to Order

Chair DOOLAN called the meeting to order at 6:30 PM.

Staff present: Violante, Lane, Holloway, Everson

**Present** 3 - JERRY BOLLIG, MICHELE DOOLAN, and KATE MCGINNITY

**Excused** 2 - TIM KIEFER, and MELISSA RATCLIFF

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

No comments made by the public.

## C. Consideration of Minutes

[2023](#)  
[MIN-409](#)

November 28, 2023 ZLR Meeting Minutes

A motion was made by BOLLIG, seconded by MCGINNITY, to approve the November 28, 2023 meeting minutes. The motion carried by the following vote: 3-0.

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

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

[11990](#)

PETITION: REZONE 11990  
APPLICANT: SANDRA L JENSEN  
LOCATION: 3180 BURKE RD, SECTION 24, TOWN OF BURKE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District  
REASON: creating one residential lot

*In support: Stacey Jensen*

*Opposed: None*

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0.

1. The applicants shall obtain approval of the CSM from the City of Madison.

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

[11991](#)

PETITION: REZONE 11991  
APPLICANT: WILLIAM & SUSAN LAUFENBERG  
LOCATION: EAST OF 4541 COUNTY HIGHWAY J, SECTION 32, TOWN OF CROSS PLAINS  
CHANGE FROM: RR-16 Rural Residential District TO RR-4 Rural Residential District and FP-1  
Farmland Preservation District  
REASON: reduce the size of a residential lot

*In support: William and Susan Laufenberg*  
*Opposed: None*

**A motion was made by DOOLAN, seconded by BOLLIG, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

[11992](#)

PETITION: REZONE 11992  
APPLICANT: JOSEPH MURRAY & MICHELLE GILLES  
LOCATION: 3084 SUNNYSIDE ST., SECTION 18, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: SFR-08 Single Family Residential District TO HAM-R Hamlet Residential  
District  
REASON: zoning compliance for existing house setbacks

*In support: Joe Murray, Tom Walz, Michelle Murray*  
*Opposed: None*

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0.**

- 1. A deed restriction shall be recorded on the lot stating the following:**
  - a. Land uses on the property shall be limited exclusively to one single-family residence.**

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

[11993](#)

PETITION: REZONE 11993  
APPLICANT: LARRY MANTHEY  
LOCATION: 9368 MACK ROAD, SECTION 7, TOWN OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District  
REASON: separating existing residence from farmland

*In support: Chris Adams*

*Opposed: None*

**A motion was made by DOOLAN, seconded by BOLLIG, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0.**

**1. A deed restriction shall be recorded on the lot stating the following:**

**a. Land uses on the property shall be limited exclusively to one single-family residence.**

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

[11994](#)

PETITION: REZONE 11994  
APPLICANT: RICHARDSON JT IRREV LIVING TRUST  
LOCATION: 4309 OAK HILL RD, SECTION 17, TOWN OF RUTLAND  
CHANGE FROM: RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District  
REASON: shifting of property lines between adjacent land owners to expand a residential lot

*In support: Bob Richardson, David Richardson*

*Opposed: None*

**A motion was made by MCGINNITY, seconded by BOLLIG, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 3-0.**

**1. A deed restriction shall be recorded on the RR-8 zoned land (proposed Lot 1 of the Certified Survey Map) stating the following:**

**Further division of the property is prohibited.**

**2. A deed restriction shall be recorded on the balance of FP-1 zoned land (tax parcels 0510-171-8601-0 and 0510-171-9001-0, or proposed Lot 2 of the Certified Survey Map) stating the following:**

**Further residential/nonfarm development is prohibited on the remaining FP-1 zoned land. The housing density rights for the original Richardson farm have been exhausted per the Town Comprehensive Plan density policies.**

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

[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  
REASON: zoning to enable sale of agricultural parcel

*In support: Sven Roehrig*

*Opposed: None*

**A motion was made by MCGINNITY, seconded by BOLLIG, that the Zoning Petition be postponed to allow time for the applicant to address County Highway Department access requirements. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - BOLLIG, DOOLAN and MCGINNITY

**Excused:** 2 - KIEFER and RATCLIFF

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

[11985](#)

PETITION: REZONE 11985  
APPLICANT: JOEL E HOUGAN  
LOCATION: WEST OF 2390 COUNTY HWY BN, SECTION 22, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District  
REASON: create one residential lot and two agricultural lots

*In support: Joel Hougan, Casey Johnson*

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 3-0**

**1. A deed restriction shall be recorded on the balance of FP-1 zoned land (proposed lots 1 and 3 of the Certified Survey Map) stating the following:**

**Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original farm have been exhausted per the Town Comprehensive Plan density policies.**

**Ayes:** 3 - BOLLIG, DOOLAN and MCGINNITY

**Excused:** 2 - KIEFER and RATCLIFF

### F. Plats and Certified Survey Maps

[2023 LD-007](#)

Preliminary Plat - Swalheim Business Park  
Town of Cottage Grove  
Acceptance and schedule for future consideration.

**A motion was made by BOLLIG, seconded by MCGINNITY, that the preliminary plat be accepted and scheduled for future consideration. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

[2023 LD-008](#) McDonal proposed Certified Survey map  
Town of Middleton  
Creating three new lots.

**A motion was made by BOLLIG, seconded by MCGINNITY, that the Land Division be conditionally approved. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

## G. Resolutions

## H. Ordinance Amendment

## I. Items Requiring Committee Action

## J. Reports to Committee

[2023 RPT-427](#) Update to 2024 ZLR Committee meeting schedule

**A motion was made by BOLLIG, seconded by MCGINNITY, to approve the changes to the 2024 ZLR Committee meeting schedule to remove the April meeting. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - BOLLIG,DOOLANandMCGINNITY

**Excused:** 2 - KIEFERandRATCLIFF

[2023 RPT-429](#) Update on proposed ordinance amendment for CUP and rezone application resubmittals

**Staff informed the Committee of the pending ordinance amendment to modify zoning code language regarding petitions for conditional use permits and rezones.**

## K. Other Business Authorized by Law

## L. Adjourn

**A motion was made by BOLLIG, seconded by MCGINNITY, to adjourn the ZLR meeting at 7:09 PM. The motion carried unanimously.**