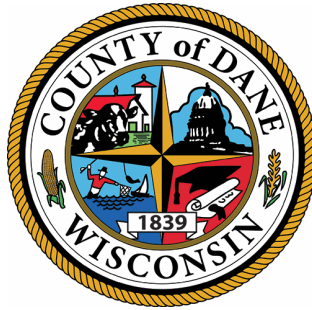


# Dane County



## Minutes

Tuesday, March 26, 2024

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?*

*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 March 26, 2024 Zoning and Land Regulation Committee meeting to order at 6:31 PM

Staff present: Violante, Lane, Allan, Holloway, Everson

Present 3 - JERRY BOLLIG, MICHELE DOOLAN, and MELISSA RATCLIFF

Excused 2 - TIM KIEFER, and KATE MCGINNITY

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

No comments made by the public.

## C. Consideration of Minutes

[2023](#)  
[MIN-560](#)

March 12, 2024 ZLR Committee Meeting Minutes

A motion was made by BOLLIG, seconded by RATCLIFF, that the March 12, 2024 meeting minutes be approved. The motion carried by the following vote: 3-0.

Ayes: 3 - BOLLIG,DOOLANandRATCLIFF

Excused: 2 - KIEFERandMCGINNITY

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

[12017](#)

PETITION: REZONE 12017  
APPLICANT: PLYMOUTH STONE LLC (JOSH KLEIN)  
LOCATION: SOUTH AND EAST OF 1889 N. KOLLATH RD., SECTION 35, TOWN OF SPRINGDALE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District  
REASON: create 3 new residential lots

*In support: Josh Klein*

A motion was made by BOLLIG, seconded by RATCLIFF, 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 Lots 1, 2 and 3 of the certified survey map stating the following:

a. Further land divisions for development are prohibited. The housing density rights for the original Robert Kollath farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 3 - BOLLIG,DOOLANandRATCLIFF

Excused: 2 - KIEFERandMCGINNITY

[12018](#)

PETITION: REZONE 12018  
APPLICANT: JOHN R DONLON  
LOCATION: 3685 RIDGE ROAD, SECTION 23 & 24, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District  
and RR-16 Rural Residential District; RR-2 Rural Residential District TO RR-16 Rural  
Residential District, FP-1 Farmland Preservation District TO RR-16 Rural Residential District  
REASON: consolidate 4 parcels into 2 lots, one agricultural and one residential

*In support: Jack Donton, Travis Leeser*

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

**1. The final CSM shall dedicate the Ridge Road right-of-way to the Town.**

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

**Excused:** 2 - KIEFER and MCGINNITY

[12019](#)

PETITION: REZONE 12019  
APPLICANT: LEXI & LUCAS DOBRZYNSKI  
LOCATION: SOUTH OF 6078 COUNTY HWY TT, SECTION 8, TOWN OF MEDINA  
CHANGE FROM: RR-2 Rural Residential District and FP-35 Farmland Preservation District TO  
RR-4 Rural Residential District  
REASON: increasing the size of an existing residential lot.

*In support: Lexi Dobrzynski*

**A motion was made by BOLLIG, seconded by RATCLIFF, that the Zoning Petition  
be postponed due to the need for access approval. The motion carried by the  
following vote: 3-0.**

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

**Excused:** 2 - KIEFER and MCGINNITY

[12020](#)

PETITION: REZONE 12020  
APPLICANT: KEVIN HAHN  
LOCATION: NORTH OF 3978 OLD STAGE ROAD, SECTION 28, TOWN OF RUTLAND  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: creating one residential lot

*In support: Kevin Hahn*

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

**Owner shall record a deed restriction on the proposed RR-4 parcel fronting Center Road that states the following:**

• **"This property is located adjacent to a quarry operation that was approved to operate under a conditional use permit. There is also a non-conforming quarry operation located at the southeast intersection of Old Stage Road and N. Union Road. The landowner or future landowners are hereby notified that the quarry activity involves blasting, heavy vehicle and equipment use, noise, dust, and operations during the evening or early in the morning that may be of nuisance. Any development of this property should take into account the ongoing nearby quarry operations."**

**Ayes:** 3 - BOLLIG,DOOLANandRATCLIFF

**Excused:** 2 - KIEFERandMCGINNITY

[12021](#)

PETITION: REZONE 12021  
APPLICANT: DAVE AUHTUNG  
LOCATION: 7003 & 7063 DEANSVILLE ROAD, SECTION 20, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District, RR-2 Rural Residential District TO RR-16 Rural Residential District  
REASON: creating two residential lots for existing residences

*In support: Dave Auchtung*

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

**Ayes:** 3 - BOLLIG,DOOLANandRATCLIFF

**Excused:** 2 - KIEFERandMCGINNITY

[12022](#)

PETITION: REZONE 12022  
APPLICANT: RICHARD & JUDITH SCHWENN  
LOCATION: 8155 COUNTY HIGHWAY PD, SECTION 12, TOWN OF SPRINGDALE  
CHANGE FROM: SFR-08 Single Family Residential District TO AT-35 Agriculture Transition District  
REASON: expand the size of a residential lot

*In support: Richard Schwenn, Ed Short*

**A motion was made by BOLLIG, seconded by RATCLIFF, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 3-0. 1. Shared driveway access easement shall be recorded for the benefit of the proposed residential lot and the adjacent farm owned by Steve and Denise Schwenn.**

**Ayes:** 3 - BOLLIG,DOOLANandRATCLIFF

**Excused:** 2 - KIEFERandMCGINNITY

[12023](#)

PETITION: REZONE 12023  
APPLICANT: JEFFREY AND CARMIN SELTZNER  
LOCATION: 7295 STATE HIGHWAY 73, SECTION 16, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: separating existing residence from farmland

*In support: Jeff and Carmin Seltzner*

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

**Ayes:** 3 - BOLLIG,DOOLANandRATCLIFF

**Excused:** 2 - KIEFERandMCGINNITY

[12024](#)

PETITION: REZONE 12024  
APPLICANT: MIDDLETON, TOWN OF  
LOCATION: VARIOUS PLAT/CSM LOTS, SECTIONS 17, 18, 29, 31 AND 32, TOWN OF MIDDLETON  
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District, SFR-08 Single Family Residential District TO AT5 Agriculture Transition District  
REASON: blanket rezone for various parcels based on town zoning policy

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

**Ayes:** 3 - BOLLIG,DOOLANandRATCLIFF

**Excused:** 2 - KIEFERandMCGINNITY

[12025](#)

PETITION: REZONE 12025  
APPLICANT: AARYN & KALI HANDEL  
LOCATION: 10146 MATHEWSON RD, SECTION 3, TOWN OF MAZOMANIE  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District  
REASON: expand size of existing lot

*In support: Handel*

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

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

**Excused:** 2 - KIEFER and MCGINNITY

[12026](#)

PETITION: REZONE 12026  
APPLICANT: MICHAEL AND YVETTE KINDSCHI  
LOCATION: WEST OF 10007 COUNTY HIGHWAY Y, SECTION 23, TOWN OF MAZOMANIE  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District  
REASON: zoning to enable sale of property for future use

*In support: Mike Kindschi*

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

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

**Excused:** 2 - KIEFER and MCGINNITY

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

[11983](#)

PETITION: REZONE 11983  
APPLICANT: TOM WATSON  
LOCATION: 1746 STATE HWY 73, SECTION 34, TOWN OF CHRISTIANA  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District and RR-2 Rural Residential District  
REASON: creating one residential lot

*In support: Dan Higgs, Tom Watson*

**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: 3-0.**

- 1. Applicant shall record a deed restriction prohibiting nonfarm development on the TDR sending property (tax parcel 061234190209, located in the SW 1/4 of the NE 1/4 of section 34, Town of Christiana).**
- 2. The TDR-S (Sending Area) overlay zoning district shall be applied to tax parcel 061234190209.**
- 3. The TDR-R (Receiving Area) overlay zoning district shall be applied to the proposed RR-2 zoning lot (proposed Lot 1 of the Certified Survey Map).**
- 4. Applicant shall record a notice document on the RR-2 zoned receiving area property indicating that the lot was created as part of a transfer of development rights.**

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

**Excused:** 2 - KIEFER and MCGINNITY

[12015](#)

PETITION: REZONE 12015  
APPLICANT: COONS CONSTRUCTION OF VERONA LLC  
LOCATION: EAST OF 7906 RIVERSIDE ROAD, SECTION 30, TOWN OF VERONA  
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District, AT-35 Agriculture Transition District TO NR-C Natural Resource Conservation District  
REASON: create a 17-lot residential subdivision with one outlot.

*In support: Tom Mathies, Mark Geller*

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

- 1. The applicant shall record the final plat with the Dane County Register of Deeds within 2 years of approval.**

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

**Excused:** 2 - KIEFER and MCGINNITY

## F. Plats and Certified Survey Maps

## G. Resolutions

## H. Ordinance Amendment

### I. Items Requiring Committee Action

[2023](#)  
[ACT-332](#)

Discussion and possible action regarding the violation of conditions of Conditional Use Permit #2610, SN Windy Acres LLC (Scott Niebuhr), 3160 County Hwy J, Section 1, Town of Springdale. The conditional use permit was issued for transient or tourist lodging.

**A motion was made by BOLLIG, seconded by RATCLIFF, to direct staff to monitor the shot-term rental websites over the next few months for compliance. The motion carried by the following vote: 3-0.**

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

**Excused:** 2 - KIEFER and MCGINNITY

### J. Reports to Committee

### K. Other Business Authorized by Law

### L. Adjourn

**A motion was made by BOLLIG, seconded by RATCLIFF, that the meeting be adjourned at 7:21 PM. The motion carried by the following vote: 3-0.**

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

**Excused:** 2 - KIEFER and MCGINNITY