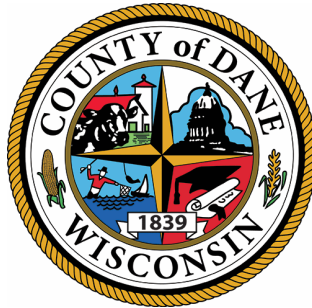


# Dane County



## Minutes

Tuesday, May 23, 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 of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Dan Everson, Hans Hilbert, Rachel Holloway, Roger Lane, Todd Violante

**Present** 3 - MICHELE DOOLAN, TIM KIEFER, and MELISSA RATCLIFF

**Excused** 2 - JERRY BOLLIG, and KATE MCGINNITY

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

No comments made by the public.

[2023](#)  
[RPT-112](#)

May 23, 2023 ZLR Registrants

## C. Consideration of Minutes

[2023](#)  
[MIN-101](#)

May 9, 2023 ZLR Committee Meeting Minutes

A motion was made by RATCLIFF, seconded by KIEFER, that the minutes of the May 9, 2023 ZLR Committee meeting be approved. The motion carried by the following vote: 3-0.

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

**Excused:** 2 - BOLLIG and MCGINNITY

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

[11940](#)

PETITION: REZONE 11940  
APPLICANT: KOREY A KAHL  
LOCATION: 10016 US HIGHWAY 14, SECTION 23, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District  
REASON: shifting of property lines between adjacent land owners

*In Support: Korey Kahl*

*Opposed: None*

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

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

**Excused:** 2 - BOLLIG and MCGINNITY

[11941](#)

PETITION: REZONE 11941  
APPLICANT: GERALD & JOAN SCHULTZ  
LOCATION: 4112 N. BIRCH TRAIL, SECTION 14, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Residential District,  
RR-8 Rural Residential District TO RR-16 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

*In Support: Danny Lochner*  
*Opposed: None*

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

**Ayes:** 3 - DOOLAN,KIEFERandRATCLIFF

**Excused:** 2 - BOLLIGandMCGINNITY

[11942](#)

PETITION: REZONE 11942  
APPLICANT: HENNY AND ARLEN LUND  
LOCATION: 1898 PLEASANT DRIVE, SECTION 25, TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

*In Support: David Riesop, Alan Lund*  
*Opposed: None*

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

**Ayes:** 3 - DOOLAN,KIEFERandRATCLIFF

**Excused:** 2 - BOLLIGandMCGINNITY

[11943](#)

PETITION: REZONE 11943  
APPLICANT: KEITH & LORI RIPP JT REV TRUST  
LOCATION: 7187 COUNTY HWY V, SECTION 21, TOWN OF DANE  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District  
REASON: separating existing residence from farmland

*In Support: Keith Ripp, Taylor Ripp*  
*Opposed: None*

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

**Ayes:** 3 - DOOLAN,KIEFERandRATCLIFF

**Excused:** 2 - BOLLIGandMCGINNITY

[11944](#)

PETITION: REZONE 11944  
APPLICANT: FAUST IRREV TR (SHARON FAUST)  
LOCATION: EAST OF 4551 MEADOWVIEW ROAD, SECTION 6, TOWN OF DUNN  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

*In Support: Sharon Faust, Janice and Jesse Faust*

*Opposed: None*

**A motion was made by RATCLIFF, seconded by KIEFER, 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 tax parcels 0610-061-8030-2 and 0610-061-9530-5 stating the following:**

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

**Ayes:** 3 - DOOLAN,KIEFERandRATCLIFF

**Excused:** 2 - BOLLIGandMCGINNITY

[11945](#)

PETITION: REZONE 11945  
APPLICANT: HOWARD H HANSON JR  
LOCATION: EAST OF 9265 REIBLE ROAD, SECTION 19, TOWN OF ROXBURY  
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: zoning to allow for residential use

*In Support: Howard Hanson*

*Opposed: None*

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

**Ayes:** 3 - DOOLAN,KIEFERandRATCLIFF

**Excused:** 2 - BOLLIGandMCGINNITY

[02594](#)

PETITION: CUP 02594  
APPLICANT: TRIERWEILER CONSTRUCTION & SUPPLY COMPANY  
LOCATION: 4381 MARSH ROAD, SECTION 26, TOWN OF BLOOMING GROVE  
CUP DESCRIPTION: temporary concrete batch plant in the Wingra Quarry

**A motion was made by KIEFER, seconded by RATCLIFF, to suspend the rules to allow additional testimony by members of the public who registered late. The motion carried by the following vote: 3-0.**

**Ayes:** 3 - DOOLAN,KIEFERandRATCLIFF

**Excused:** 2 - BOLLIGandMCGINNITY

**A motion was made by KIEFER, seconded by RATCLIFF, to suspend the rules to allow additional testimony by members of the public who registered late. The motion carried by the following vote: 3-0.**

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

**Excused:** 2 - BOLLIG and MCGINNITY

*In Support: Nick Petit (Trierweiler Construction & Supply Co.), Buck Sweeney (Axley Brynelson), Kevin McMullen (WI Concrete Pavement Assn.), Brian Oppman (Trierweiler)*  
*Opposed: Meredith Hughey, Sarah Baumgartner, Scott and Sue Turner, Joy Ableman, Sabrina Tolley, Julia Hunter, Kara Ripley, Marci-Rae Kukula, Michael Glowacki, Lisa Crane, Chawalee Pochanayon, Amy Ward, Michael Kukula, Tracy Thompson, Mitchell Shellenberger, Jessica Shellenberger, Craig Clauson, Mitchell Shellenberger, Michelle Voeck, Barbara White, Isaac Padrnos, Judy Patten, Matthew Young*

**A motion was made by RATCLIFF, seconded by KIEFER, that this Zoning Petition be postponed due to public opposition. The motion carried by the following roll call vote: 2-1.**

**Ayes:** 2 - DOOLAN and RATCLIFF

**Noes:** 1 - KIEFER

**Excused:** 2 - BOLLIG and MCGINNITY

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

### [02591](#)

PETITION: CUP 02591 - **WITHDRAWN**  
APPLICANT: DAN AND MARLENE LA FLEUR  
LOCATION: 3440 MEADOW ROAD, SECTION 32, TOWN OF MIDDLETON  
CUP DESCRIPTION: small animal boarding facility

*Zoning Administrator Roger Lane informed the Committee that the applicants have withdrawn CUP petition #2591 for animal boarding, and have submitted a new application requesting fewer animals.*

## **F. Plats and Certified Survey Maps**

## **G. Resolutions**

### [2023](#) [RES-065](#)

ACCEPTING WISCONSIN PUBLIC SERVICE COMMISSION BROADBAND EQUITY, ACCESS, AND DEPLOYMENT PLANNING GRANT FUNDS

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

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

**Excused:** 2 - BOLLIG and MCGINNITY

## H. Ordinance Amendment

[2023 OA-009](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES,  
REGARDING SALVAGE OPERATIONS

*In Support: None*

*Opposed: None*

*Neither in Support nor Opposed: Renee Lauber, DCTA Executive Director*

**A motion was made by DOOLAN, seconded by KIEFER, to introduce Substitution 1 (Sub. 1) to the ordinance amendment. The motion carried by the following vote: 3-0.**

**A motion was made by DOOLAN, seconded by KIEFER, that the Ordinance be postponed to the Zoning & Land Regulation Committee's 6/27/2023 meeting to allow time for Town input. The motion carried by the following vote: 3-0.**

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

**Excused:** 2 - BOLLIG and MCGINNITY

## I. Items Requiring Committee Action

## J. Reports to Committee

## K. Other Business Authorized by Law

## L. Adjourn

**A motion was made by RATCLIFF, seconded by KIEFER, to adjourn the meeting at 8:27 P.M. The motion carried unanimously.**