

## Comprehensive Revision of Chapter 10

### Proposed Language for Nonconforming Uses, Including Mineral Extraction REVISED DRAFT 5/11/2017 – AS REVIEWED AND APPROVED BY CORPORATION COUNSEL

#### 10.04 Definitions

**(1)** Abandoned or discontinued use.

- (a)** Except as described in (b) below, when the nonconforming use of a property has ceased for twelve months or longer, a use shall be considered abandoned and discontinued.
- (b)** Mineral extraction uses shall be considered abandoned or discontinued if the use ceases for twelve months or longer, unless the landowner or operator complies with all of the following:
  - 1. Within twelve months of the effective date of this ordinance has submitted and received approval of a reclamation plan under Chapter 74, Dane County Code;
  - 2. By January 31 of each year after submitting a reclamation plan, submits an annual report for the previous year, that meets all the requirements of s.74.251, Dane County Code.
  - 3. Within twelve months of the effective date of this ordinance record a deed notice document, that: indicates the presence of a nonconforming mineral extraction site; describes the boundaries of the nonconforming mineral extraction site, and; is signed by the landowner and the zoning administrator
  - 4. By January 31 of each year, provide to the zoning administrator bills of sale documenting sales of mineral materials within the previous calendar year.

**(21)** Building envelope.

The three dimensional space within which a building is constructed.

**(86)** Mineral extraction.

- (a)** Quarrying, excavation or removal of sand, gravel, limestone, earth, soil or other mineral resources.
- (b)** Mineral extraction does not include:
  - 1. Site preparation for residential or commercial plats,
  - 2. Construction or landscaping projects,
  - 3. Soil conservation practices
  - 4. Stream, lake or shoreline protection projects
  - 5. Agricultural land leveling projects conducted in accordance with ATCP 50, Wisconsin Administrative Code, provided materials are not removed from the site.
  - 6. Composting, storage or processing of materials that meet the definition of an agriculture-related use.

7. Solid waste disposal operations.

**(91)** Nonconforming use.

A use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform with the use restrictions in the current ordinance.

**10.102. General Provisions Applicable to All Uses in All Zoning Districts**

**(5) Nonconforming Uses and Structures**

**(a) Certificate of Compliance for Nonconforming Uses and Structures**

1. Any person having a legal or equitable interest in a property which is nonconforming as to use or building location may make written application to the zoning administrator for a certificate of compliance.
2. The applicant shall present adequate evidence showing that said use was a permitted use at the time it originated or that the building has been erected prior to the adoption of this ordinance and was made nonconforming by the adoption of this ordinance or by a subsequent amendment.
3. After determining that the use of the building or land is in fact nonconforming the zoning administrator shall issue a certificate of compliance stating the use in question or the location of buildings and the zoning of the property are legally nonconforming.

**(b) Nonconforming Uses.**

1. Continuation of a Legal, Nonconforming Use.  
The lawful principal use of a building or premises existing at the time of adoption of this ordinance may be continued as a nonconforming use.
2. Notification of Nonconformity.  
Within 30 days of the effective date of this ordinance in any town, the zoning administrator will send a notice via certified mail, return receipt requested, to all legally established, nonconforming mineral extraction operations which existed prior to 1969, and were registered with and approved by the Dane County Zoning Administrator at the time. The notice shall inform the landowner that registered nonconforming mineral extraction sites are subject to the provisions of this section.
1. Abandonment or Discontinuation of a Nonconforming Use.
  - a. Any nonconforming use that is discontinued or abandoned shall be considered terminated and shall lose its nonconforming status. Any future use or reestablishment of a previously nonconforming use on the premises must conform to the provisions of this ordinance, except as specifically exempted below.
  - b. The relocation or expansion of any nonconforming use beyond areas where such use was originally established shall conform to all standards and requirements of this ordinance.

- 2. Expansion of building or structure housing a nonconforming use.**
    - a.** Except as specifically exempted below, no building or premises used as a nonconforming use shall be added to or structurally altered so as to increase the facilities for such nonconforming use.
    - b.** Exceptions. Alteration, restoration or repair of any legal structure occupied by a nonconforming use at the effective date of this ordinance is permitted; provided that the value of the structure is not increased by more than 50%, compared with the assessed value of the structure at the time it became nonconforming.
- (c) Nonconforming structures.**
- 1. Continued use of nonconforming structures.**
    - a.** Except as exempted below, any nonconforming structure may be continued in use.
    - b.** Exceptions. Nothing herein contained shall require any change in the plans, construction or intended use of a structure or premises for which plans have been prepared heretofore, and the construction of which shall have been diligently pursued within three (3) months after the effective date of this ordinance.
  - 2. Demolition or destruction of nonconforming structures.**
    - a.** Except as exempted in d. below, a structure is considered to be demolished and nonexistent if more than 50% of the pre-existing structure is removed or must be replaced to maintain structural integrity.
    - b.** A structure subject to sub. a shall comply with the provisions of this ordinance.
    - c.** Any variance that may have been issued for said building or structure shall be null and void and any zoning permits shall be rescinded pending verification of compliance.
    - d.** Exceptions. Nothing contained in this section shall prevent the restoration of a nonconforming structure damaged or destroyed by wind, vandalism, fire, flood, ice, snow, mold, or infestation, if the structure is restored to the size, location, and use that it had immediately before the damage or destruction occurred. Such restoration shall occur within 2 years of the damage or destruction.
      - i.** A structure to which sub. d. applies may be larger than the size it was immediately before the damage or destruction if necessary to comply with applicable state or federal requirements, but no larger than necessary to comply with said requirements.
  - 3. Repair, maintenance and renovation of nonconforming structures.**
    - a.** A nonconforming principal structure may be maintained and repaired within its existing building envelope.
    - b.** Maintenance and repair also includes such activities as interior remodeling, exterior remodeling, and the replacement or enhancement of plumbing or electrical systems, insulation, windows, doors, siding, or roof within the existing building envelope.

**4. Additions or alterations to nonconforming structures.**

Any future additions to, or any other alterations that expand the building envelope of, a nonconforming structure shall conform to the provisions of this ordinance.