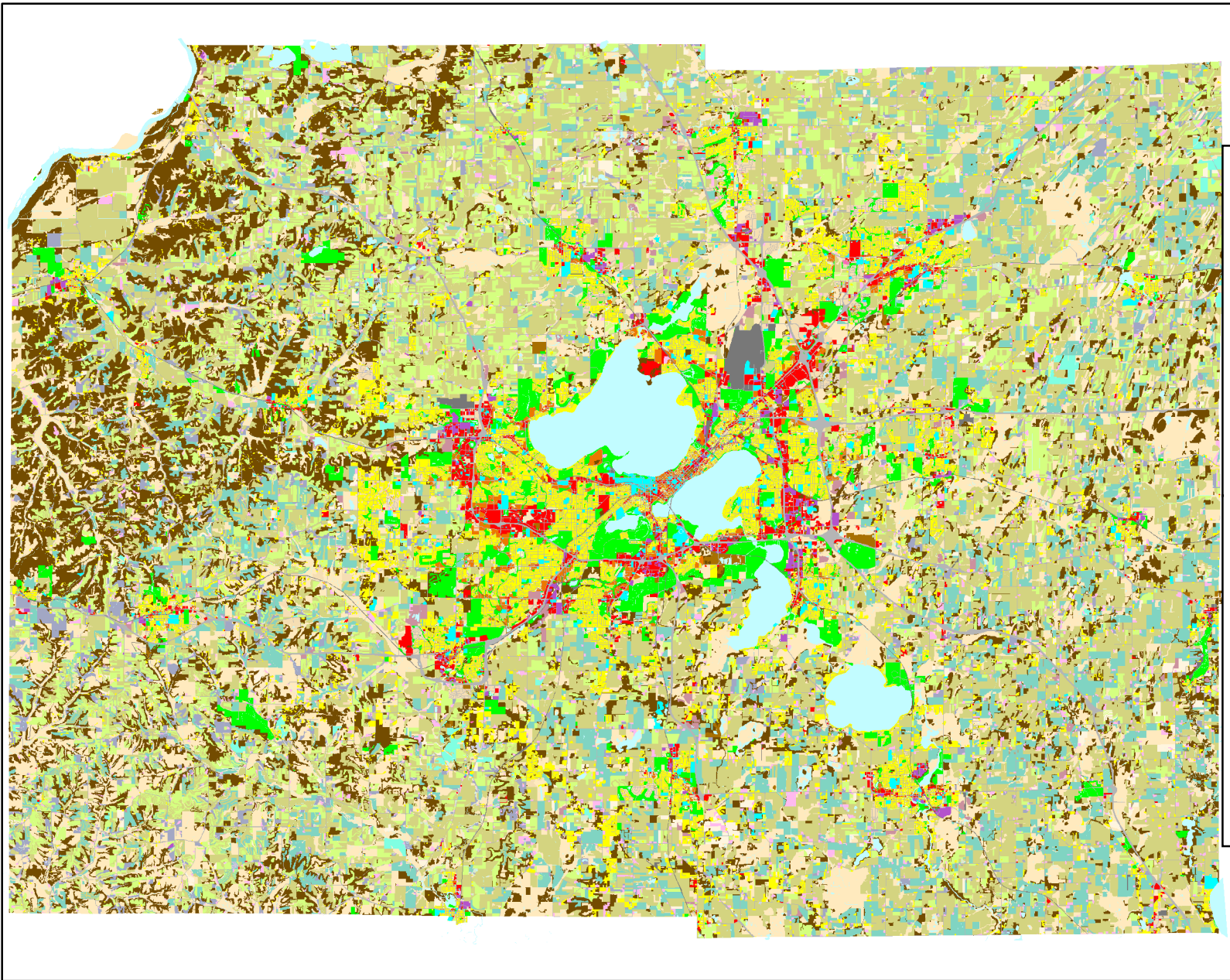




May 5, 2016

**Dane County  
Comprehensive Chapter 10  
Revision Subcommittee**

# Dane County Land Use 2010



**Legend**

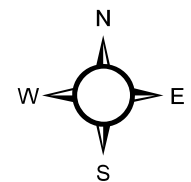
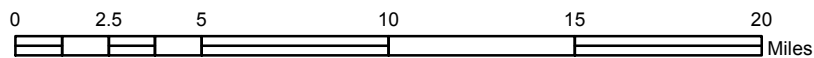
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family
- Under Construction
- Vacant
- Water
- Woodland

**Agricultural Land Use (2010)**

- Non Agricultural Use

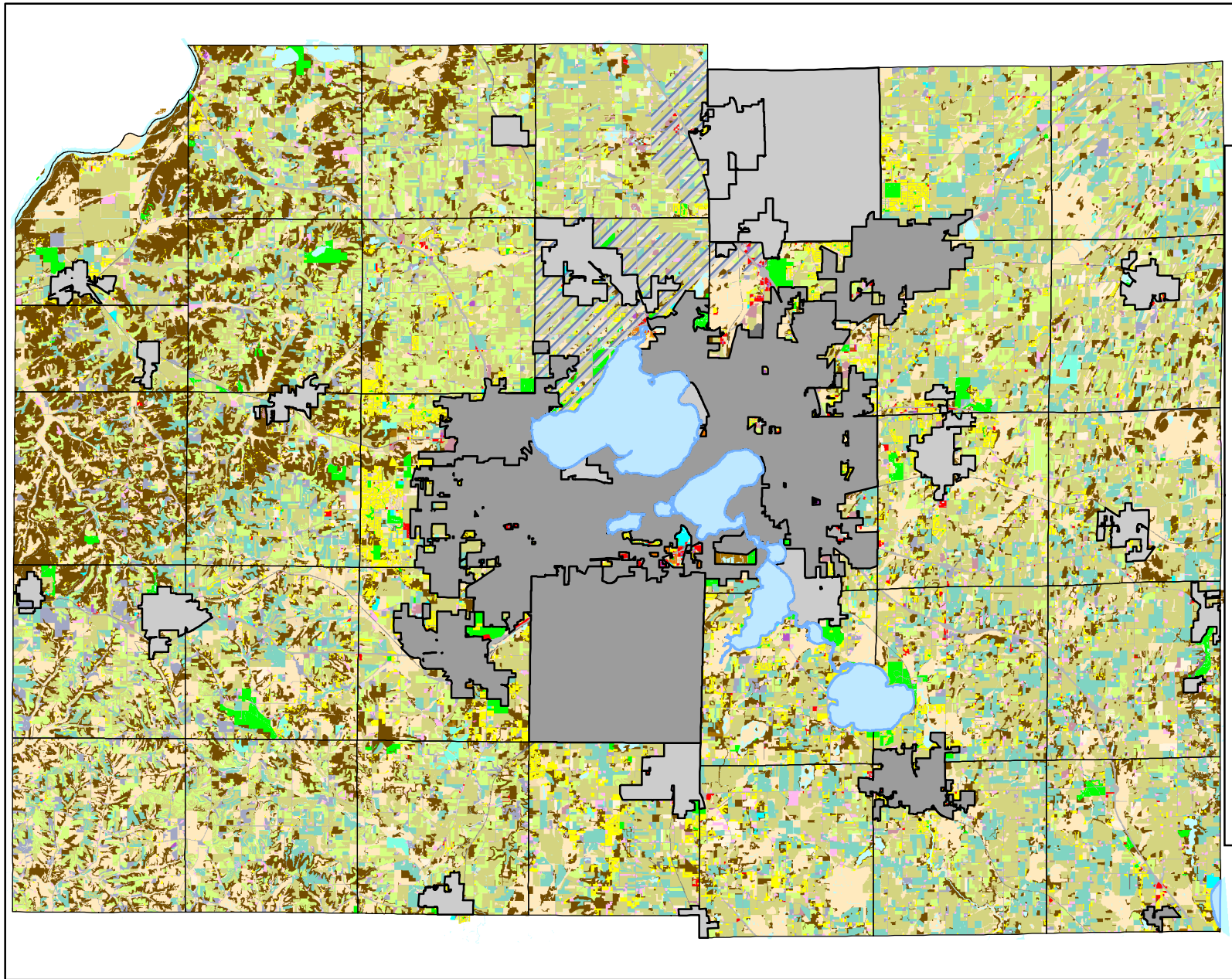
**DESCRIPTION**

- Beef cattle ranching and farming, including feedlots
- Dairy cattle and milk production
- Goat farming
- Hog and pig farming
- Sheep farming
- Pasture (fenced areas for grazing, often near existing farm buildings)
- Corn farming
- Hay/Alfalfa farming
- Hops
- Nursery and tree production
- Soybean farming
- Strawberry farming
- Tobacco farming
- Vegetable garden (plots less than [one / one-half acre])
- Wheat farming
- Other Agriculture



# Dane County Land Use 2010

Dane County Zoning Jurisdiction



**Legend**

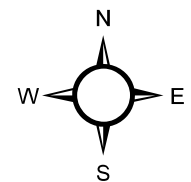
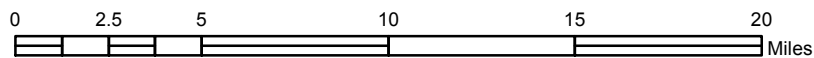
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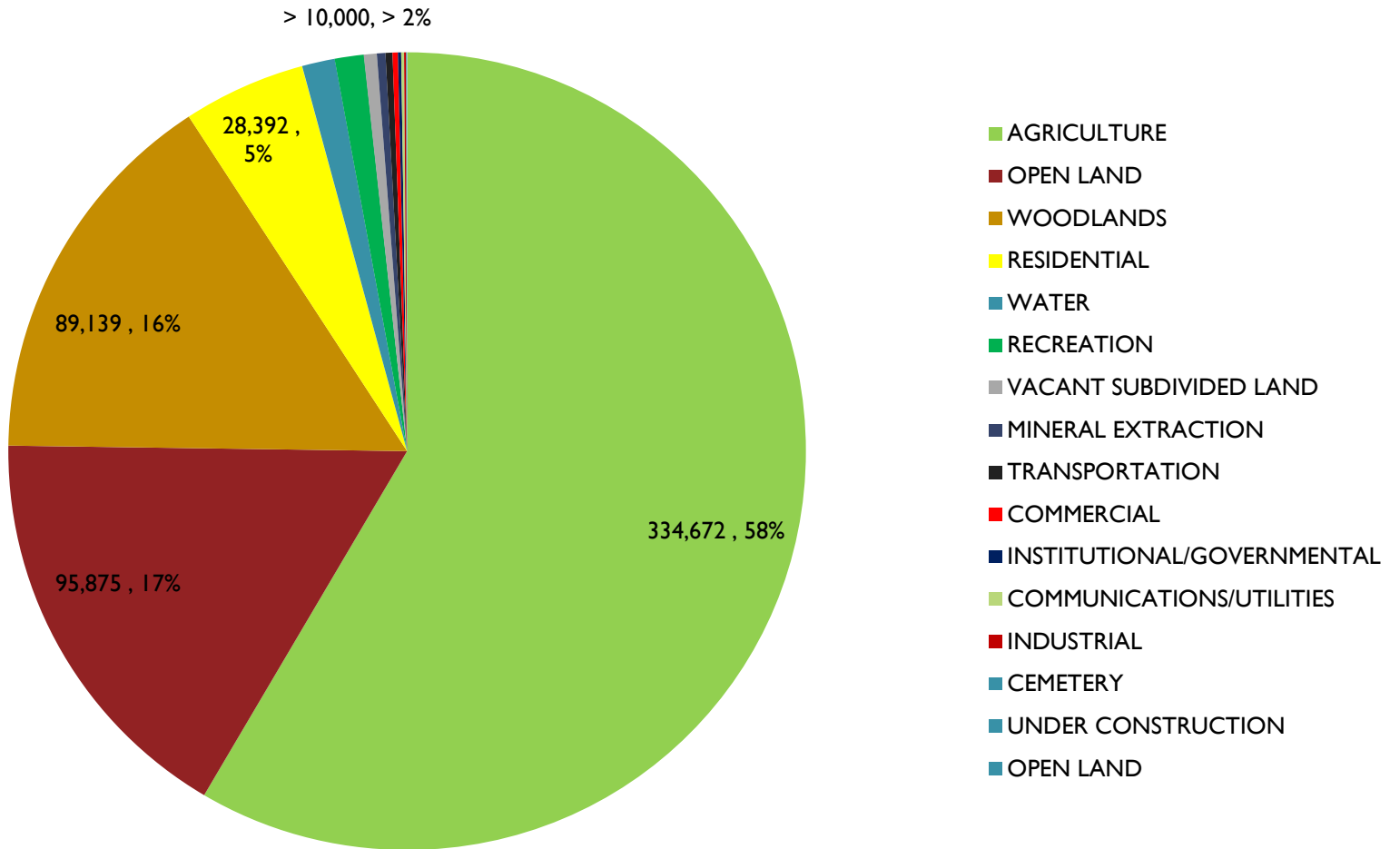
# Unincorporated Dane County Selected Populations (2012)

Cows	134,545
People	80,802
Poultry	71,297
Motor vehicles	49,455
Accessory buildings	37,619
Households	37,236
Principal buildings	28,032
Hogs and pigs	27,872
Horses	4,822

# Unincorporated Dane County Selected Land Use Impacts

Produced per day by all land uses in unincorporated areas		
Vehicle-mile trips generated	3,355,576	vehicle mile trips per day
Groundwater withdrawn	9,520,000	gallons per day
Animal manure produced	15,190,347	pounds per day
Human effluent produced	3,636,090	gallons per day

# DANE COUNTY UNINCORPORATED AREAS: LAND USE BY ACRES 2010



# Dane County Zoning Ordinance

## Chapter 10, Dane County Code

### Major milestones:

- 1938: First Dane County Zoning Ordinance, all towns adopt
- 1950: Major (but not “comprehensive”) revision to zoning ordinance, all towns adopt
- 1969: First mineral extraction regulations, existing sites may register as “nonconforming”
- 1970: Other land use and development ordinance enacted
  - First Dane County Land Division Ordinance
  - First Dane County Shoreland Zoning Ordinance
  - First Dane County Floodplain Zoning Ordinance
- 1978: Exclusive agriculture zoning; 6 towns adopt
- 1981: First Dane County Farmland Preservation Plan
- 1994: First regulations on communications towers
- 1995: 29 towns w/ A-1(ex) zoning
- 1997: Dane County Planning Division established
- 2007: First Dane County Comprehensive Plan
- 2008 – 2014: Chapter 10 Priority Revision Task Force
- 2014: Farmland Preservation Zoning text and map revisions, recertification by DATCP
- 2016: County and State changes:
  - County Board adopts Res. 431, Comprehensive Revision of Dane County Zoning
  - Wisconsin Legislature adopts changes to process for Dane County towns to opt out of county zoning



# DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

## Chapter 10 Task Force Zoning Ordinance Amendments

### Approved Zoning Ordinance Amendments

Available online at: [www.countyofdane.com/plandev/Chapter10.aspx](http://www.countyofdane.com/plandev/Chapter10.aspx)

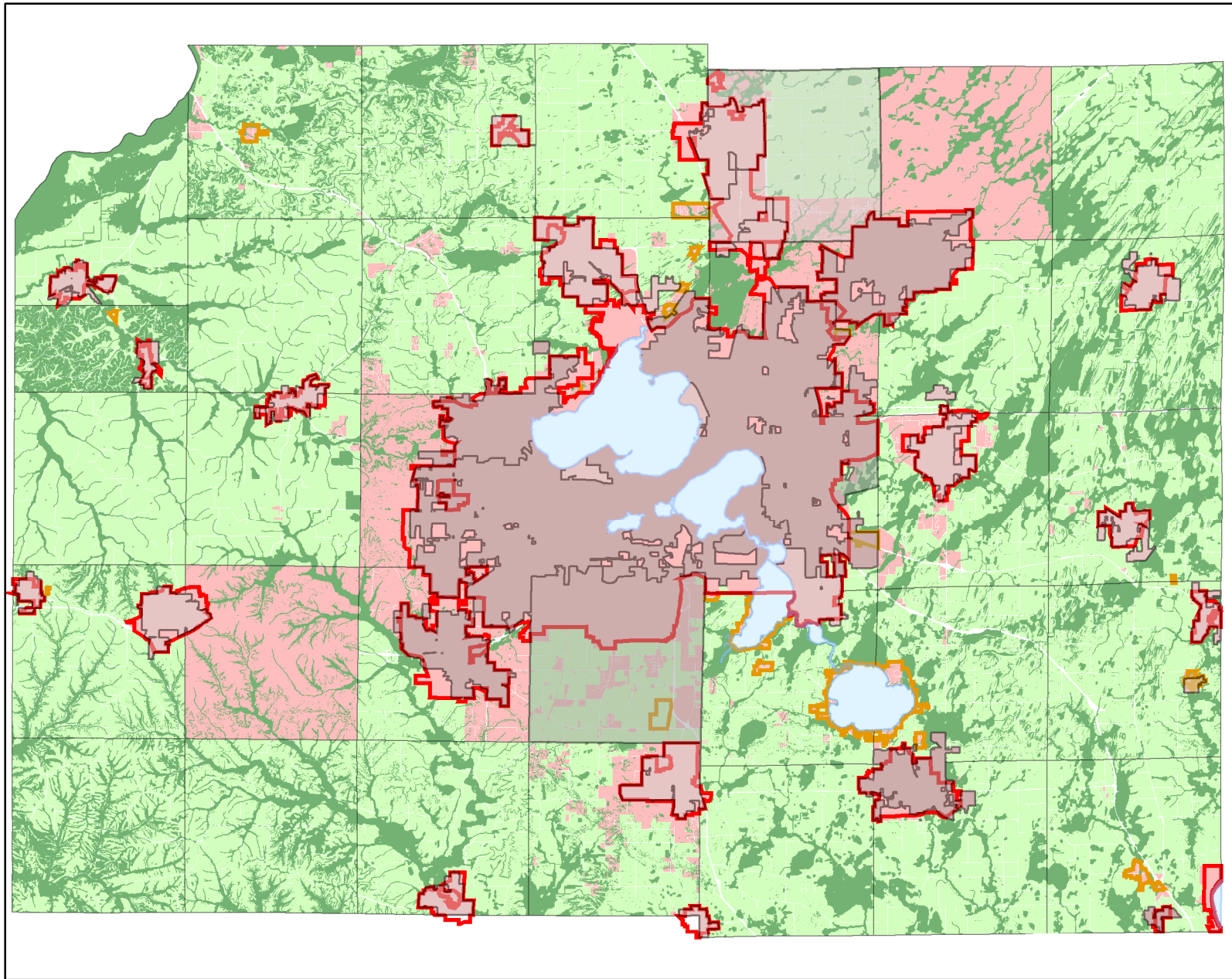
1. Expand the role of towns in the conditional use permit process (CUP). (OA #54, 2007-08)
2. Require that rezones and conditional use permit applications be reviewed for consistency with town and County comprehensive plans. (OA #6, 2008-09)
3. Develop and adopt a small-lot, sub-35-acre exclusive agriculture district. (OA #21, 2008-09)
4. Revise regulations pertaining to the height of structures. (OA #33, 2008-09)
5. Develop and adopt a topography ordinance limiting the alteration of grade at lot lines. (OA #16, 2009-10)
6. Develop and adopt a Planned Unit Development district. (OA #44, 2009-10)
7. Address residential uses in the A-1EX district. (Sub. 1 to OA #21, 2009-10)
8. Expand LC-1 uses, including CUP for Limited Rural Business & establish Conditional Use Permit application procedures. (OA #10, 2010-11)
9. Review and revise adult entertainment overlay district (AED) (OA #17, 2010-11)
10. Require Conditional Use Permit for small scale electric generating facilities in the A-1EX district (OA #37, 2010-11)
11. Revise accessory structure regulation to eliminate differences between residential, agricultural, and farm accessory structures. (OA #4, 2011-12)
12. Establish standard requirements for mineral extraction conditional use permit applications (OA #39, 2011-12)
13. Revise/update county farmland preservation zoning districts (OAs 12, 13, & 14, 2012-13)
14. Adopt wind energy system siting standards (OA #42, 2012-13)
15. Revisions and updates to the CO-1 Conservancy District (OA #17, 2013-14)
16. Establishing the A-Ba Transitional Agriculture-Business District (OA #18, 2013-14)

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116





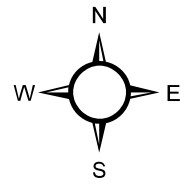
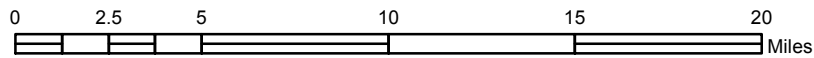
**Legend**

- City
- Village
- Town
- Major Lake
- Resource\_Protection\_Corridors

**Farmland Preservation**

**Farmland\_Preservation\_Category**

- Farmland Preservation
- Not Farmland Preservation





# Dane County Comprehensive Plan

## Regional Planning Framework

- Resource Protection Corridors
- Farmland Preservation Areas
- Rural Development Areas
- Urban Service Areas

# Resource Protection Corridors

- Generally prohibit new structures, buildings or urban development and limit impervious surfaces.
- Minimize encroachment.
- Maintain in agricultural, conservation or open space use.
- Require erosion control and soil and water conservation.
- Restore natural vegetation, remove invasive species and improve habitat.

# Farmland Preservation Areas

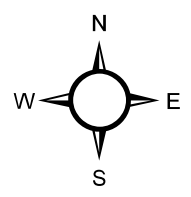
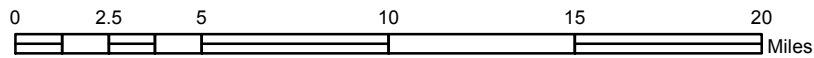
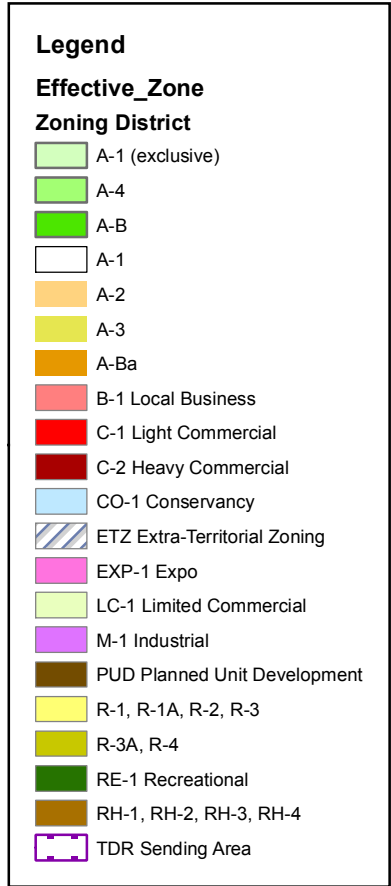
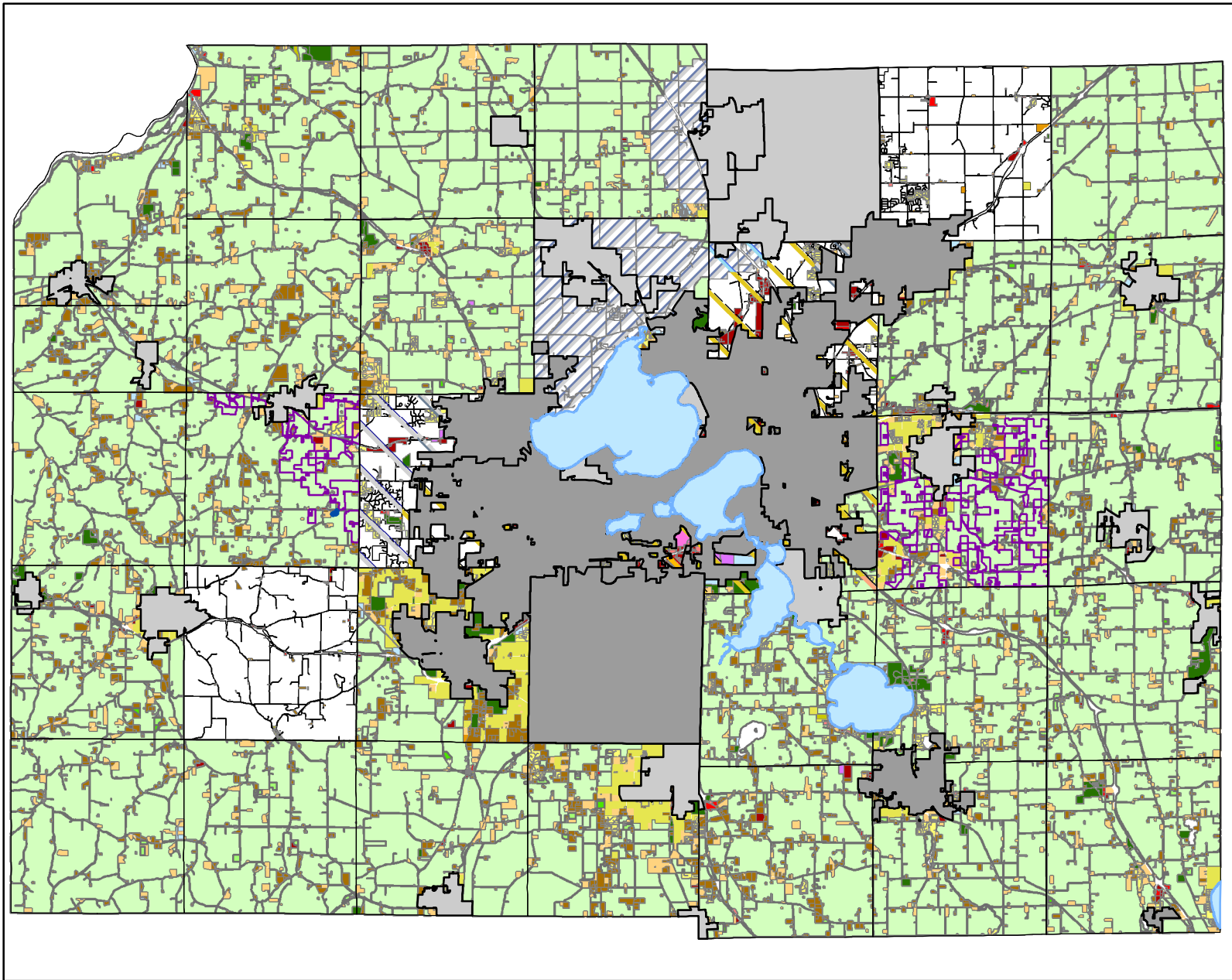
- Support production agriculture, agricultural-related businesses, forestry, open space, and compatible uses.
- Limit residential densities.
- Maintain eligibility for state farmland preservation tax credits.

# Rural Development / Transitional Areas

- Limited, compact, and efficient development.
- Design for compatibility with agricultural, natural resource, open space and neighboring communities.
- Limited, multi-family senior housing to serve local aging populations

# Urban Service Areas

- Accommodate high-density urban development requiring a full range of public services, including:
  - Sewer
  - Drinking water
  - Stormwater
  - Police, fire, EMT services
  - Auto, transit, taxi, carpool, bicycle and pedestrian transportation systems
  - Solid waste collection
  - Parks and recreation
  - Schools



# Major Areas of Improvement Still Needed

- Dane County Comprehensive Plan recommendations
  - Promote well-designed, appropriately-sited & affordable housing
  - Streamline and update permitting
  - Support mixed-use development
  - Improve standards for utilities and telecommunication
  - Improve standards for mineral extraction sites.
  - Improve protections and opportunities for historic preservation
- Sustainability and environmental protection
- Keep up with new/emerging trends in land use
- Better accommodate existing and traditional land uses
- Improve readability, ease of use and consistency