



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
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TO: Zoning and Land Regulation Committee members

FROM: Roger Lane, Dane County Zoning Administrator

SUBJECT: 2014 Planning and Zoning Activity Summary and pending zoning issues

DATE: January 6, 2015

Planning Activity

- Completed Floodplain Ordinance revision to continue participation in the FEMA Flood Insurance Program
- Obtained DATCP recertification of the Dane County Farmland Preservation Plan
- Updated all Town zoning maps to comply with the Farmland Preservation Plan

Zoning Activity

- Zoning Permits: 930 were issued; of those 240 were single-family houses.
- Rezoning: 173 zoning map amendments were processed.
- Conditional Use Permits: 52 Conditional Use Permit applications were processed.
- Density Studies: 172 density studies were completed.

Land Division Activity

- Land Division by CSM: 219 lots within 121 applications.
- Land Division by Plat: 5 preliminary plats and 2 final plats (483 lots within 7 applications)
- Plats submitted within an incorporated city or village: 26

Pending and Upcoming issues

- Members of the Dane County Towns Association will be requesting that the State Legislature introduce legislation to allow Dane County Towns to opt out of County Zoning.
- The Town of Madison is appealing a decision of the Board of Adjustment to Circuit Court regarding an interpretation of the Zoning Administrator. The Zoning Administrator determined that the Day Resource Center located at 1490 Martin Street in the Town of Madison is a service use and is permitted by right in the C-2 Commercial Zoning District. The Town claims that it is a governmental use and should obtain a conditional use permit.

- Stop work order has been issued at the Buckeye Quarry located in the Town of Blooming Grove for conducting mineral extraction activities without first obtaining a conditional use permit. The operator has been excavating material outside the boundaries of an existing non-conforming quarry. The operator is currently appealing the stop work order to the Board of Adjustment claiming that they have a right to extend past the non-conforming boundaries.
- The operator for the Oak Park Quarry in the Town of Deerfield is claiming that the quarry is a legal non-conforming site. However, the site was not accepted during the 1969 registration. The site is currently operated under a conditional use permit. Four other conditional use permits has been issued for this site previously. The County does not agree that this is a legal non-conforming site but rather a conforming site that is operated under a conditional use permit. The operator will be appealing to the Board of Adjustment.
- The operator of the Sagen Quarry in the Town of Pleasant Springs is claiming that the entire Sagen farm (80 acres) is a non-conforming mineral extraction site. However, the original landowner (Sagen) had terminated his non-conforming status on all but 20 acres of the farm. There is a letter of termination recorded with the Register of Deeds, as well as evidence that farmland preservation credits were received on all lands other than the 20-acre non-conforming site. The operator disagrees with the analysis.
- The Johnsons are appealing the approval of CUP 2260 to Circuit Court. CUP 2260 allows a mineral extraction operation on the farm owned by Crazy Acres in the Town of Albion.
- A violation letter has been sent to JCL Condominium located in the Town of Christiana for violating the deed restrictions that have been placed the property. The restriction limits the land use exclusively to contractor businesses with no further land divisions to occur. An inspection revealed that a coffee warehousing business, trucking company, and the personal storage of recreational vehicles are located on the property. Also, the owner divided the parcel using a condominium plat. The owner is working with the Town and the County to revise the deed restrictions under Zoning Petition 10775.