



Dane County Zoning: Comprehensive Revision

August 28, 2017

Lussier Heritage Center

DANE COUNTY
PLANNING & DEVELOPMENT

Zoning & Land Regulation Committee

Comprehensive Revision of Chapter 10 Subcommittee



- Consider work completed in recent reviews and identify problem areas;
- Conduct surveys, focus groups, and public meetings to gather broad public input;
- Drafting a comprehensive revision for introduction by September 2017.

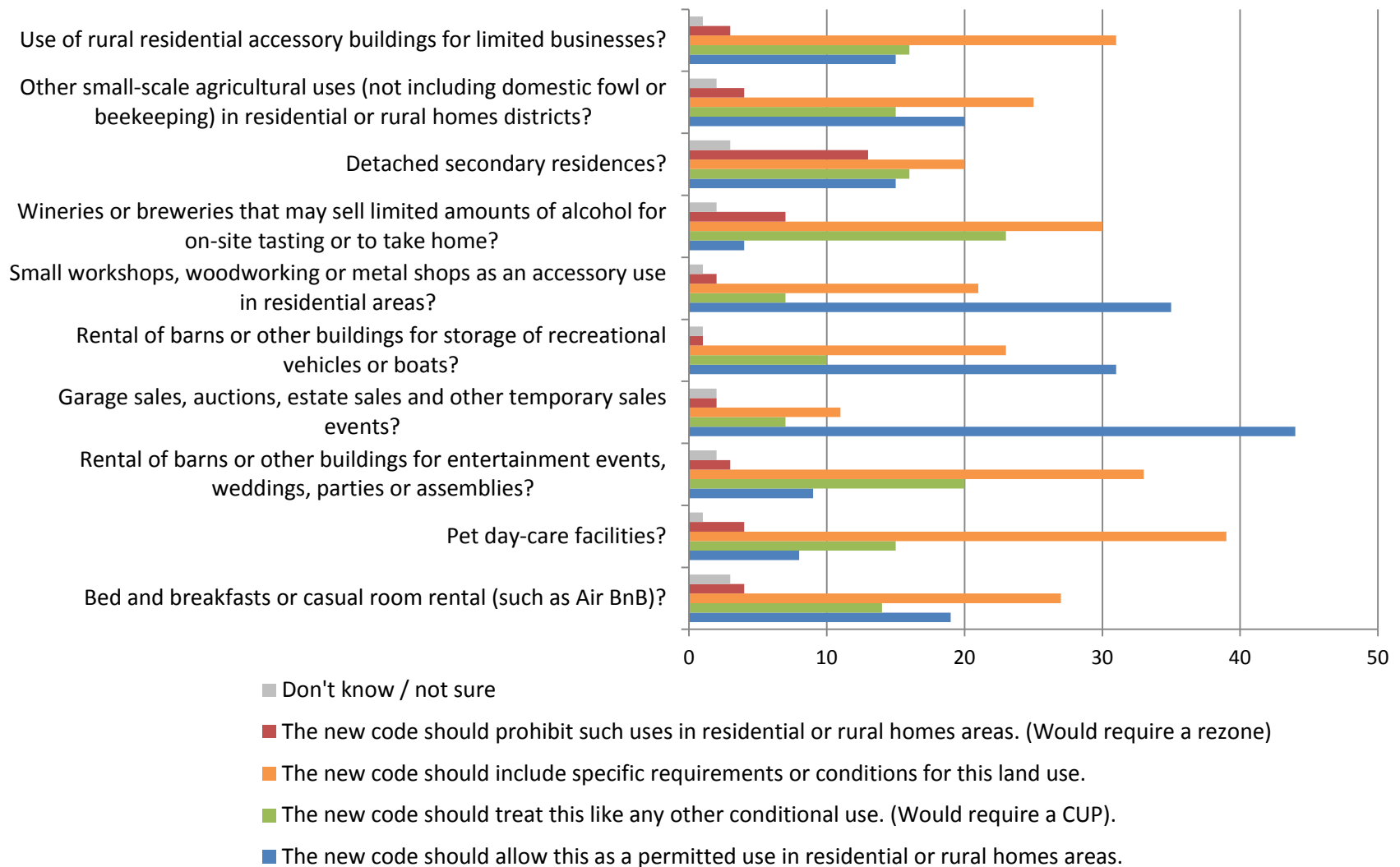
Name	Interest Represented	Affiliation
Jim Elleson	Town Government	Town of Vermont (Plan Commission)
Jim Haack	Agricultural Community	Dane County Farm Bureau
Mary Haley	Town Government	Town of Pleasant Springs (Chair, Town Board)
Nikki Jones	County Government	Dane County Board, Environment, Agriculture & Natural Resources Committee (EANR)
Dennis O'Loughlin	County Government	Dane County Board, Zoning & Land Regulation Committee (ZLR)
Kathy Pielsticker	Town Government	Town of Roxbury (Plan Commission)
Justin Temple	Area Builders and Realtors	Temple Builders

Dane County Zoning Ordinance Comprehensive Revision 2016-2017

- ZLR Subcommittee
 - Builders
 - Town officials
 - County board supervisors
- Survey of town officials
 - Spring of 2016
 - General satisfaction with current ordinance
 - Top issues:
 - Dealing with new land uses like AirBnB, tiny houses, wedding barns.
 - Providing better tools to implement environmental protection in town plans.
 - More flexibility to allow small, sideline businesses that are compatible with neighborhood
 - Strengthening controls on potential nuisance land uses

Q2: How should the new code treat the following special uses?

(not specifically regulated in current code)



New Dane County Zoning Ordinance Highlights

- Better, clearer, more usable document
- Zoning districts cleaned up and reorganized
- Keeps up with new land use trends
- Promotes sustainable and appropriate economic opportunity
- Accommodates existing and typical development
- Protects the environment

Comparison of Rural Zoning Categories

Plan	Planned for farmland for 15 years or more			In farmland for now, but plans may change in 15 years or less		Planned for long-term mix of agriculture / small-scale farming, residential and other uses					
Zoning Category	Farmland Preservation Zoning			Transitional Zoning		Rural Mixed-Use Zoning		Rural Residential Zoning			
Zoning District	FP-35	FP-B	FP-1	AT-35	AT-B	RM-16	RM-8	RR-8	RR-4	RR-2	RR-1

Natural Resource and Recreation Districts



NR-C Natural Resource Conservation District

- Uses consistent with state wetland regulations
- Passive outdoor uses



RE Recreational District

- Outdoor passive and active recreation
- Outdoor events, entertainment as conditional uses

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Natural Resource and Recreational	NR-C (Natural Resource Conservancy)	CO-1 (Conservancy)
	RE (Recreational)	RE-1 (Recreational)

Farmland Preservation Districts



FP-1 Small-Acreage Farmland Preservation

- 1–35 acres
- Agriculture
- Agriculture Accessory Uses
- Farm Residences Prohibited



FP-35 General Farmland Preservation

- 35 acres and larger
- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Accessory uses associated with Farm Residence permitted



FP-B Farmland Preservation - Business

- Any size
- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Agriculture-Related Uses

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Farmland Preservation	FP-1 (Small-Acreage Farmland Preservation)	A-4 (Small-Acreage Agricultural)
	FP-35 (General Farmland Preservation)	A-1 (ex) [Exclusive Agriculture]
	FP-B (Farmland Preservation Business)	A-B (Agriculture Business)

Rural Mixed Use & Transitional Districts



RM-8 Rural Mixed-Use – 8 to 16 Acres

- Agriculture
- Agriculture Accessory Uses
- Single Family Residential
- Limited Family Business by CUP



RM-16 Rural Mixed-Use – 16 – 35 Acres

- Agriculture
- Agriculture Accessory Uses
- Single Family Residential
- Limited Family Business by CUP



AT-35 Agriculture Transitional – 35 acres and up

- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Accessory uses associated with Farm Residence permitted



AT-B Agriculture Transitional – Business – any size

- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Agriculture-Related Uses

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Rural Mixed-Use and Transitional	AT-35 (Agriculture Transitional)	A-3 (Agriculture Transitional)
	AT-B (Agriculture Transitional Business)	A-Ba (Agriculture Business - Transitional)
	RM-8 (Rural Mixed-Use)	A-2(8) (Agriculture)
	RM-16 (Rural Mixed-Use)	A-2 (Agriculture)
		RH-4 (Rural Homes)

Rural Residential Districts

RR-1 Rural Residential – 1 to 2 acres



- Single Family Residential
- Small-scale farming (one animal unit per acre)
- Home occupations
- Limited family business by CUP

RR-2 Rural Residential – 2 to 4 acres

RR-4 Rural Residential – 4 to 8 acres

RR-8 Rural Residential – 8 to 16 acres

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Rural Residential	RR-1 (Rural Residential)	A-2 (1) (Agriculture)
	RR-2 (Rural Residential)	A-2(2) (Agriculture) RH-1 (Rural Homes)
	RR-4 (Rural Residential)	A-2(4) (Agriculture) RH-2 (Rural Homes)
	RR-8 (Rural Residential)	RH-3 (Rural Homes)

Proposed Single-Family Residential, Rural Residential districts

Permanent residences



Permitted Use

- Single family residence
- Community living arrangement (<9 people)
- Foster homes (<5 children)
- Incidental room rental



Conditional Use (requires CUP)

- Attached accessory dwelling unit
- Community living arrangement (>9 people)



Prohibited Use (requires rezone)

- Duplexes
- Detached Accessory Dwelling Units
- Rooming house
- Multifamily residence

Proposed Two-Family Residential district

Permanent residences



Permitted Use

- Single family residence
- Duplexes
- Attached Accessory Dwelling Units
- Community living arrangement (<9 people)
- Foster homes (<5 children)
- Incidental room rental



Conditional Use (requires CUP)

- Detached Accessory Dwelling unit
- Community living arrangement (>9 people)



Prohibited Use (requires rezone)

- Rooming house
- Multifamily residence

Multi Family Residential, Hamlet Districts

Permanent residences



Permitted Use

- Single family residence
- Duplexes
- Attached Accessory Dwelling Units
- Multifamily residence
- Community living arrangement (<9 people)
- Foster homes (<5 children)
- Incidental room rental



Conditional Use (requires CUP)

- Detached Accessory dwelling units
- Community living arrangement (>9 people)
- Rooming house

Commercial Districts



LC – Limited Commercial

- Office (limited to 6 FTE)
- Indoor storage
- Outdoor storage of up to 12 vehicles
- Other uses by CUP



GC – General Commercial

- Office, Indoor sales, Personal and Professional Service (limited by #of stories)
- Gov't, institutional, religious, community and nonprofit
- Indoor storage, indoor maintenance, off-site parking
- Other uses by CUP



HC- Heavy Commercial

- Office, Indoor sales, Personal and Professional Service (not limited by #of stories)
- Gov't, institutional, religious, community and nonprofit
- Indoor storage, indoor maintenance, off-site parking
- Light industrial, outdoor sales, adult bookstores (subject to limitations)
- Other uses by CUP

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Commercial	LC (Limited Commercial)	LC-1 (Limited Commercial)
	GC (General Commercial)	C-1 (Commercial)
	HC (Heavy Commercial)	C-2 (Commercial)

Processing, Manufacturing and Industrial

RI – Rural Industrial (new district)



- Office (limited to 6 FTE)
- Indoor storage
- Other uses by CUP, including:
 - Salvage yards
 - Solid waste disposal or recycling
 - Composting operations
 - Mineral extraction
 - Wastewater treatment

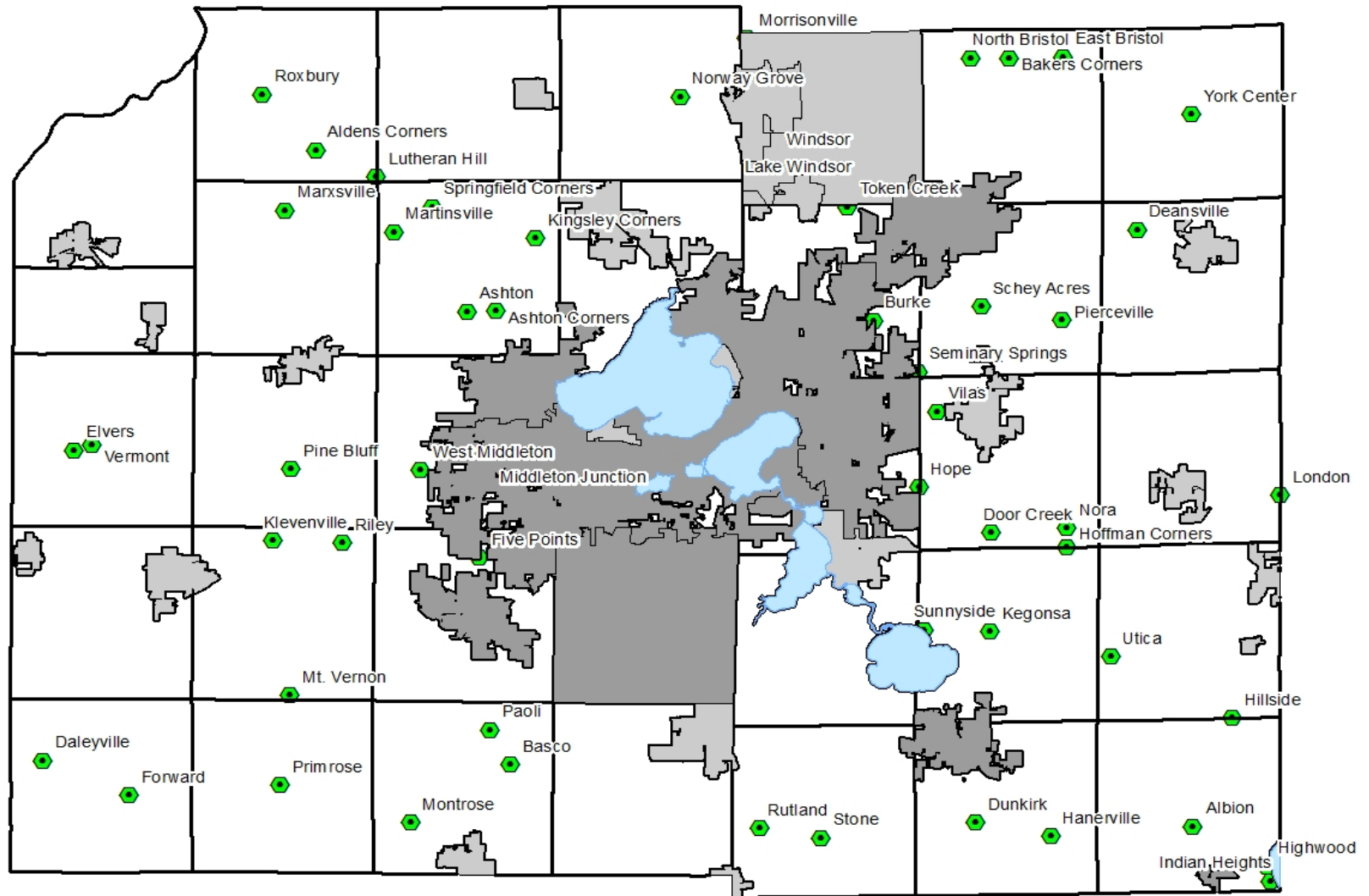
MI – Manufacturing and Industrial



- Adult Entertainment / Adult bookstores
- Offices
- Heavy / light industrial
- Mini-warehouses
- Maintenance and repair (including auto)
- Off-site parking
- Other uses by CUP

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
	RI (Rural Industrial)	<i>No equivalent</i>
Processing, Manufacturing and Industrial	MI (Manufacturing and Industrial)	M-1

Dane County Hamlets



Hamlet Zoning Districts (new districts)



HAM-R Hamlet - Residential

- Single-family / two-family residential
- Home occupations
- Government, religious and nonprofit uses
- Other uses, including multifamily, bed and breakfast, day care, limited family business by CUP



HAM-M Hamlet – Mixed Use

- Single & two- family residential (multifamily by CUP)
- Office, Indoor sales, Personal and Professional Service (limited by bldg size)
- Gov't, institutional, religious, community and nonprofit
- Indoor Entertainment, Transient Lodging
- Other uses by CUP

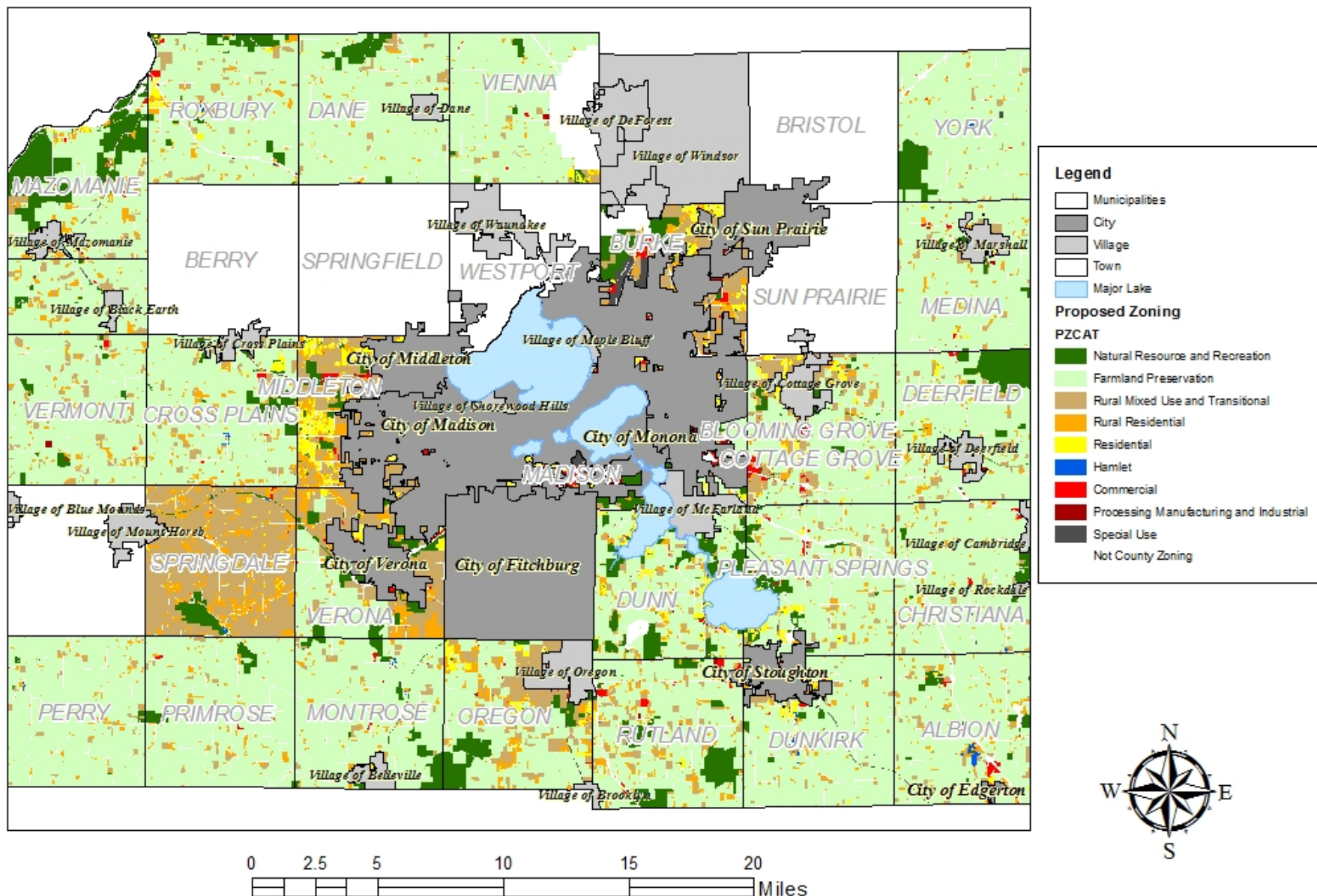
- Designed to better accommodate existing development
- Minimum lot size down to 5,000 square feet
- Road setbacks can be as low as 5 feet

Other New Districts

- UTR (Utility, Transportation and Right-of-Way)
 - Intended for small remnants, private drives, rights-of-way and other parcels too small for development.
- NR-I Overlay District
 - For future use, not currently mapped
 - Lets towns get detailed site plan information for sensitive areas identified in town comprehensive plans

Comprehensive Revision of Dane County Zoning Ordinance

Preliminary Zoning Map Draft 8-2-2017

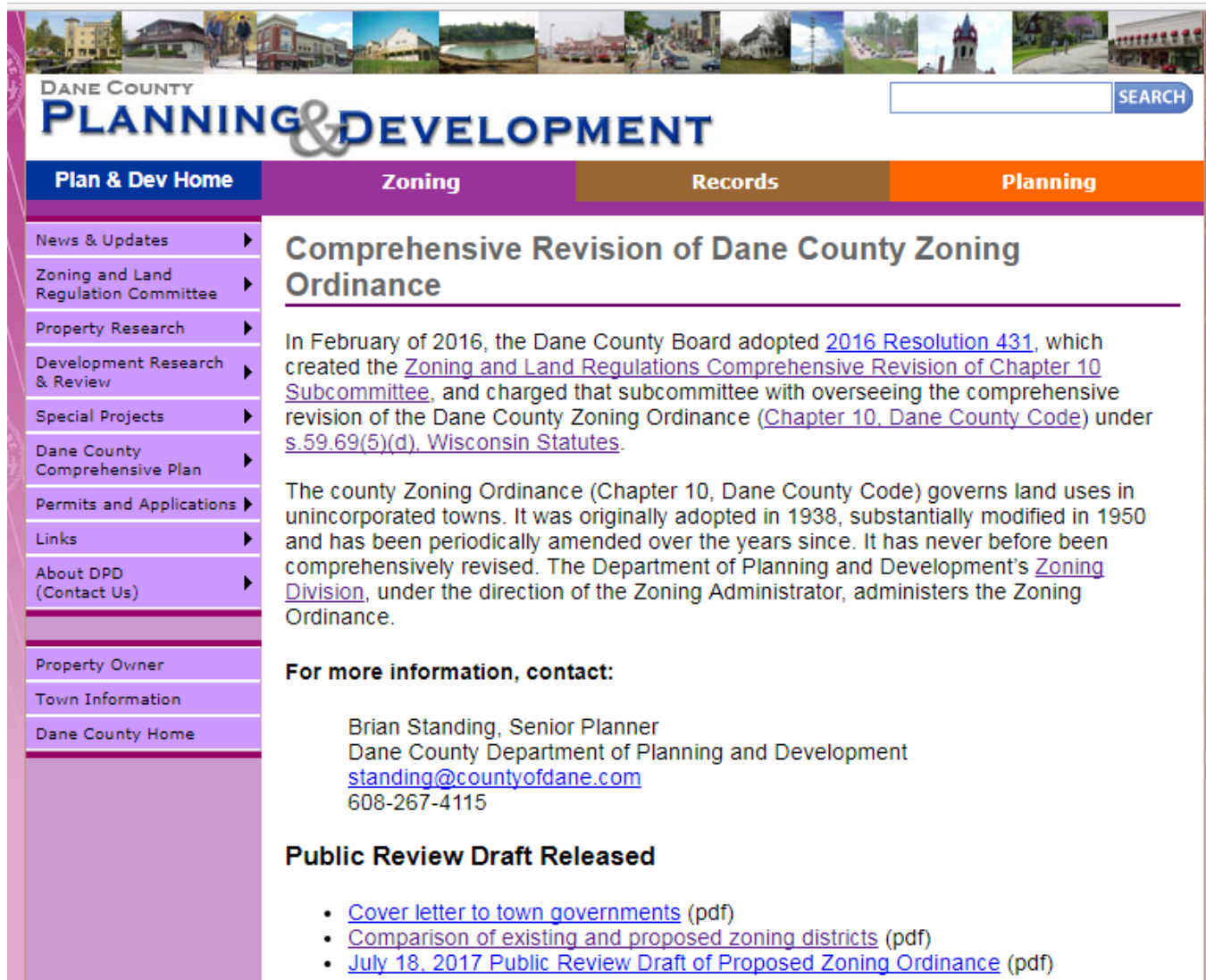


Timeline and public meetings

- June, 2016 to July, 2017: Public monthly subcommittee meetings
 - Meetings rotated through multiple town halls, City County Building and other venues
 - Each month a different land use topic
 - Received input from towns, builders, landowners and others
- July 18, 2017: public review draft released
- August 21, 2017: review public input strategy and release of draft town zoning maps
- August 28, 2017: town official workshop (Lussier Center)
- September/October, 2017: Zoning and Land Regulations public hearing.
- November/December, 2017: County Board adoption
- January/February, 2017: possible effective date
- January/February, 2018: town adoption deadline

On the Web

https://www.countyofdane.com/plandev/zoning/comprehensive_revision_special_projects.aspx



The screenshot shows the website for Dane County Planning & Development. At the top, there is a banner with various images of local scenes. Below the banner is the site's logo and a search bar. A navigation bar contains links to 'Plan & Dev Home', 'Zoning', 'Records', and 'Planning'. The 'Zoning' link is selected. On the left side, a vertical menu lists various topics, with 'Comprehensive Revision of Dane County Zoning Ordinance' highlighted. The main content area displays the title of the ordinance revision, followed by a paragraph detailing the adoption of Resolution 431 in February 2016. It then provides background information on the Zoning Ordinance, noting its origin in 1938 and its comprehensive revision. Contact information for Brian Standing, Senior Planner, is provided, including his email and phone number. Finally, a section titled 'Public Review Draft Released' lists three downloadable documents: a cover letter to town governments, a comparison of existing and proposed zoning districts, and the July 18, 2017 public review draft of the proposed zoning ordinance.

DANE COUNTY
PLANNING & DEVELOPMENT

Plan & Dev Home **Zoning** **Records** **Planning**

Comprehensive Revision of Dane County Zoning Ordinance

In February of 2016, the Dane County Board adopted [2016 Resolution 431](#), which created the [Zoning and Land Regulations Comprehensive Revision of Chapter 10 Subcommittee](#), and charged that subcommittee with overseeing the comprehensive revision of the Dane County Zoning Ordinance ([Chapter 10, Dane County Code](#)) under [s.59.69\(5\)\(d\), Wisconsin Statutes](#).

The county Zoning Ordinance (Chapter 10, Dane County Code) governs land uses in unincorporated towns. It was originally adopted in 1938, substantially modified in 1950 and has been periodically amended over the years since. It has never before been comprehensively revised. The Department of Planning and Development's [Zoning Division](#), under the direction of the Zoning Administrator, administers the Zoning Ordinance.

For more information, contact:

Brian Standing, Senior Planner
Dane County Department of Planning and Development
standing@countyofdane.com
608-267-4115

Public Review Draft Released

- [Cover letter to town governments](#) (pdf)
- [Comparison of existing and proposed zoning districts](#) (pdf)
- [July 18, 2017 Public Review Draft of Proposed Zoning Ordinance](#) (pdf)