

Public comments received on draft Dane County Zoning Ordinance to date. Technical changes included in revised draft, no changes necessary or questions.

9/14/2017

Commenter	Page # (7-18 Review Draft)	Line #s (7-18 Review Draft)	Line #s	Section	Subs.	Full Citation	Comment	Staff recommended response.	Complete in revised draft?
Mark Hazelbaker	0	0	0	0.000		General	It would be helpful to include illustration graphics showing the setbacks for each zoning district, and the height limitations.	Graphics are difficult to incorporate into the ordinance text. Staff will develop fact sheets that include schematic graphics.	Y
Mark Hazelbaker	18	22	23	10.001	(2)	10.001(2)	Section 10.001 Purpose. I suggest that the statement of Purpose should have at least two additional statements: (o) to promote creation of employment opportunities; (p) to support the continued existence of strong and economically viable towns as vital communities of Dane County.	Accept. See revised text.	Y
Mark Hazelbaker	19	37	47	10.002	(4)	10.002(4)	(3) which is intended to save existing enforcement actions should also state "Declarations of rights and injunctions abating violations shall not be invalidated by the repeal and recreation of Chapter 10."	Accept. See revised text.	Y
Mark Hazelbaker	19	41	74	10.003	(1)	10.003 (1)( c)	Jurisdiction. It may be appropriate to add a reference to the PSC's power to site facilities.	Accept. See revised text.	Y
Mark Hazelbaker	20	83	94	10.003	(3)	10.003(3)(b)	insert the terms "plats" and "certified survey maps" in the list of documents not affected by the new ordinance.	Accept. See revised text.	Y
Mark Hazelbaker	22	114	123	10.004	(4)	10.004(1)	the ordinance proposes to impose new restrictions on registered mineral extraction. These new regulations will not apply to existing registered sites, which have a non-conforming status already.	No changes necessary. Proposed language reflects recommendations of Nonconforming Mineral Extraction Task Force and Corporation Counsel, based on existing statute.	Y
Town of Verona	25	230	238	10.004	(13)	10.004(13)(b)	Include "educational activities about farm animals and camps center around interaction with farm animals" in definition of "Agricultural entertainment."	Accept. See revised text.	Y
Mark Hazelbaker	25	249	255	10.004	(15)	10.004(15)(b)	The definition at (15) [lines 251 – 256] appears to indicate that aircraft may be operated only out of approved airstrips, landing strips or helipads. Read literally, that language is probably preempted by Federal Aviation Regulations. It would appear to forbid the UW's helicopter rescue service from landing at the scene of accidents. It would forbid rural landowners from flying ultralights from their property. If that is the intention, it is unacceptable.	Accept. See revised text.	Y
Hans Hilbert			265	10.004	(17)	10.004(17)	increase the retail area to 250 square feet.	Accept. See revised text.	Y
Majid Allan	30	416	406	10.004	(40)	10.004(40)(b)4	Include some provision in the new zoning code to facilitate small scale municipally supported rural broadband projects like the one brewing in the town of Dunn. 8. Towers erected on municipally owned property, or on private property as part of a municipally sponsored project, for the primary purpose of providing wireless internet services to town residents, so long as all the following conditions are met: a. The tower is under 100' in height; b. The tower does not require nighttime lighting per Federal Aviation Administration standards; c. Is located a minimum distance of 300' from any principal residential structure located on neighboring property; and d. The town board has submitted a resolution in support of the proposal.	Accept. See revised text.	Y
Town of Verona	31	447	444	10.004	(44)	10.004(44)	Condominium can also be units in one parcel for example Woods at Watch Hill	See revised text.	
Mark Hazelbaker	31	451	448	10.004	(45)	10.004(45)	The definition of "consistent with" is overbroad. It allows reliance on general provisions of comp plans to manage specific issues.	Accept. See revised text.	Y

Town of Verona	31	469	464	10.004	(47)	10.004(47)	how did you arrive at 66 ft, why not more or less?	66 feet is the minimum road frontage requirement for new lots under the county land division ordinance (Chapter 75, Dane County Code).	Y
Mark Hazelbaker	31	474	477	10.004	(49)	10.004(49)	Should a “sanitary permit” also trigger the definition of “development”?	Accept. See revised text.	Y
Town of Verona	32	484	480	10.004	(50)	10.004(50)	should unit also be included (as in condo unit); should tax parcel be listed	Accept. See revised text.	Y
Mark Hazelbaker	33	532	903	10.004	(112)	10.004(112)	The definition of “Event” at (5) [line 529] and related regulations of events needs to be evaluated carefully under the First Amendment. See, e.g., Sauk County v. Gumz, 266 Wis. 2d 758 (2003). This ties into the definition of “outdoor assembly event” at lines 924 – 930].	Delete definition of "event." See "outdoor assembly event" at s. 10.004(112).	Y
Mark Hazelbaker	33	543	564	10.004	(60)	10.004(60)17	The definition of explosive materials at (61) [Lines 532 – 570] should exempt airbag propellants.	Accept. See revised text.	Y
Town of Verona	36	640	627	10.004	(70)	10.004(70)	Is a definition needed for home business, such as landscaping, snow plowing	No changes necessary. This would be covered under "home occupation" and "limited family business."	Y
Mark Hazelbaker	36	661	647	10.004	(71)	10.004(71)	The definition of “incidental room rental” in (73) [lines 658-664] might include language which address AirBnB. Most ordinances around the country seem to draw the line at renting rooms for 30 days or less. Longer than 30 days is considered a landlord-tenant relationship; shorter than that is considered a hotel-like use.	No changes necessary. The intention is to make no distinction between rooms rented for longer or shorter periods of time. Either would be permitted, provided other standards in the definition are met. See also defintions for "transient" and "transient and tourist lodging."	Y
Mark Hazelbaker	38	717	700	10.004	(80)	10.004(80)	The definition of “land disturbing activity” at (82) [Lines 714-717] has no minimum square footage threshold. Was that intentional?	No changes necessary. This is the same definition as is used in the county Erosion Control ordinance (Chapter 14). Anything that meets this definition is a "land disturbing activity," but erosion control permits under Ch. 14 are only required when such activity reaches a threshold of 4,000 square feet.	Y
Mark Hazelbaker	34	574	745	10.004	(86)	10.004(62)	The definition of “extended care facilities” at (62) [lines 571-573] requires that the facility be Medicare certified. Not all such facilities are Medicare certified.	Accept. Replace with "long-term care facilities" as defined in s. 16.0009, Wis. Stats.	Y
Town of Verona	39	769	755	10.004	(87)	10.004(87)	should change "it" to that; also condominium plat or does subdivision plat include condominium plat	"It" changed. "Lots" specifically refer to land that is legally separated from other parcels of land. Condominium plats do not legally separate land. "Unit" is the appropriate equivalent of "lot" when talking about condominium plats.	Y
Town of Verona	39	771	755	10.004	(87)	10.004(87)	should "road" be included; street includes thorough; which includes private "road"; see 1108	Accept. See revised text.	Y
Mark Hazelbaker	40	806	788	10.004	(93)	10.004(93)2	In the definition of “manufactured home” at (94) [lines 795-803], you should add a (c) to exclude park model RVs, which look like small manufactured homes but aren’t. Park model RVs should not be permanent housing anywhere; they’re not built to that code standard.	No changes necessary. Park models will not bear appropriate HUD stickers as described in definition.	Y
Town of Oregon	44	940	915	10.004	(113)	10.004(113)(b)	Add "shooting ranges" to the list of examples in the definition of "outdoor entertainment."	Accept. See revised text.	Y
Town of Verona	117	3547	968	10.004	(121)	10.004(121)	I did not find a definition for Principal Building in the definition section	Accept. See revised text.	Y
Roger Lane	47	1033	0	0.000	(0)		0 Many districts reference the land use, “residential accessory use”, however, there is no definition of a residential accessory use. Add definition or change use to structure.	Changed to "residential accessory structures" throughout.	Y
Doug Maxwell, Roge	48	1075	1043	10.004	(138)	10.004(138)	in AT, RM, RR districts I did not see any designation of animal units per acre. Did I miss this some place? Since I've been doing this over several days, my memory may not recall if it was stated someplace before p. 142.	Accept. See revised text.	Y
Jim Elleson	52	1232	1191	10.004	(165)	10.004(165)	Need definition for "variance."	Accept. See draft definition in revised text.	Y
Hans Hilbert	54	1279	1244	10.101	(1)	10.101(1)(a)	We currently require a permit for domestic fowl enclosures, a 5. should be added with the text "5. Erection of covered enclosures for domestic fowl. Notwithstanding the exemption set forth in section 10.101(1)(b), zoning permits shall be required prior to the erection, placement or construction of covered enclosures for domestic fowl."	Accept. See revised text.	Y

Hans Hilbert	54	1287	1248	10.101	(1)	10.101(1)(b)	This exception may be construed to read that shoreland or floodplain zoning permits are exempt as well, a fix would be "Exceptions. Zoning Permits, <u>under this chapter...</u> "	Accept. See revised text.	Y
Hans Hilbert	54	1302	1263	10.101	(1)	10.101(1)(d)2.	Many properties in our jurisdiction are in service areas and won't have well and septic, this requirement should state "if applicable".	Accept. See revised text.	Y
Hans Hilbert	54	1309	1271	10.101	(1)	10.101(1)(d)4.	"public right-of-way" should be replaced with "public or private thoroughfare which affords primary means of access to the property, excluding the driveway." to be consistant with how we currently determine height.	Accept. See revised text.	Y
Hans Hilbert	55	1353	1316	10.101	(2)	10.101(2)( c)	remove "temporary" which broadens the discretion, but remains inline with the purpose of a waiver.	Accept. See revised text.	Y
Hans Hilbert	56	1373	1334	10.101	(3)	10.101(3)( c)	this sentence should end with " or issuance of a certificate of compliance."	Accept. See revised text.	Y
Town of Verona	59	1484	1424	10.101	(6)	10.101(6)(b)	please consider adding springs and wetlands to items depicted in a site plan	Accept. Springs added, wetlands are already there.	Y
Town of Verona	60	1535	1485	10.101	(7)	10.101(7)(b)3.k.	Signage, is a description going to be added	Accept. Added reference to county sign ordinance.	Y
Mark Hazelbaker	63	1652	1563	10.101	(7)	10.101(7)(d)2.a.iii	Section 10.101 (7)(d)2.a. iii., Standard Conditions. [Lines 1649 – 1652]. The section should refer to the Uniform Dwelling Code in addition to the Commercial Code. It should not refer to “local building codes” because the State codes are uniform. It could refer to “town ordinances.”	Corrected in revised text.	Y
Roger Lane	63	1652	1593	10.101	(7)	10.101(7)(d)2.a.iii	Line 1655 – Remove “and any applicable local building or fire codes.” Redundant.	Corrected in revised text.	Y
Town of Verona	63	1654	1593	10.101	(7)	10.101(7)(d)2.a.iii	Is it necessary to meet the Wi Com. Building Code in all cases?	See above. Modified to include Uniform Dwelling Code, as applicable	Y
Roger Lane	62	1622	1563	10.101	(7)	10.101(7)(d)1.	Line 1621 – May want to expand the standards of obtaining a conditional use permit in light of the proposed Landowner’s Bill of Rights legislation. Possibly add: lighting, noise, parking, visual screening to the list of standards.	No changes necessary. These are already identified as potential conditions.	Y
Town of Verona	65	1729	1656	10.101	(7)	10.101(7)(d)2.b.x.	Do you think it necessary to remove structures if CUP is terminated, may be it is a storage structure and could be sold with the property.	No changes necessary. These conditions are to be applied only when and where the situation warrants (such as a communication tower), not for every CUP.	Y
Town of Verona	66	1780	1715	10.101	(8)	10.101(8)( c)2.	should list a set number of days, eg 30 days; reasonable time is not clear enough	These timeframes are spelled out in statute. Reference corrected to make this clearer.	Y
Jim Elleson	68	1845	1775	10.101	(10)	10.101(10)	It seems to me that this could use an introductory paragraph stating that someone can apply to the Board of Adjustment for a variance	Accept. See revised text.	Y
Hans Hilbert	68	1853	1785	10.101	(10)	10.101(10)( c)	The Board has adopted in its rules that it takes a majority of the 5 member board to concur, rather than a majority of a quorum, I think it would be fine to codify this into the ordinance.	Accept. See revised text.	Y
Mark Hazelbaker	69	1918	1844	10.102	(2)	10.102(2)(a)1.	At line 1915 – 1916, the wording concerning zoning permit fees is unclear.	Accept. See revised text.	Y
Hans Hilbert			1854	10.102	(2)	10.102(2)(a)6.	replace the current text with: "Accessory buildings must meet required setbacks from roads and the locational requirements of the Shoreland, Wetland, and Floodplain Districts.	Accept. See revised text.	Y
Hans Hilbert	70	1940		10.102	(5)	10.102(5)	To avoid future problems we should exempt the lighting of the US flag from being downward.	Accept. See revised text.	Y
Roger Lane	71	1959		10.102	(5)	10.102(6)(d)	Line 1959 – Provide better descriptions or averages to sound levels that can be better related; Ex. 50db-summer evening in rural area; 65db-high volume residential street; 70db-typical city street during business hours. 85db- carnival or folk concert. Or something like that.	Accept. See revised text.	Y
Roger Lane	75	2142		10.102	(8)	10.102(8)(e)	Line 2142 – Off street parking requirements are outdated. Possibly revise to the current APA parking standards. The section should have a reference to employee parking and should relate to the land uses as described in the ordinance (indoor commercial entertainment, indoor sales, etc.)	Accept. See updated parking standards in revised text.	Y

Roger Lane	78	2231		10.102	(8)	10.102(8)(g)	Line 2231 – The Parking and storage of Trucks, Buses and Special Vehicles should address large RV buses in residential areas. It should state that buses would be permitted by right if stored inside a building.	Accept. See revised text.	Y
Mark Hazelbaker	78	2249		10.102	(8)	10.102(8)(g)5	At lines 2246 through 2250, related to parking of trucks exceeding 12,00 pounds gross weight, was that intended to apply to school buses?	Language revised to clarify that similar vehicles, including school buses, are included. Language also revised to allow construction of a new accessory building to house such vehicles.	Y
Town of Verona	78	2259		10.102	(8)	10.102(8)(g)5d	300 ft may be too great, as a one acre lot might be 210 x210 and the other residence may be near its own lot line.	Accept. Language revised to 100'	Y
Roger Lane	78	2260		10.102	(8)	10.102(8)(g)5.e.	Line 2260 – Allow buildings to be constructed to house large vehicles.	Accept. See revised text.	Y
Hans Hilbert	79	2307		10.102	(9)	10.102(9)	To be consistant with current regulations add a section © to read "(c) Private roads or driveways within a multiple family dwelling complex shall not be considered a road for determining setback."	Accept. See revised text.	Y
Hans Hilbert	79	2310		10.102	(10)	10.102(10)(a)	This exception has always been specific to front yard setbacks. If applied to other setbacks it will create problems with neighboring properties, fix it by adding the word "front" before "yard".	Accept. See revised text.	Y
Hans Hilbert	80	2334		10.102	(10)	10.102(10)	<p>Create new sections as follows: (f) Corner lots</p> <p>1. When the long side of a corner lot is formed by a federal, state, county or town highway the side yard on that street shall conform to the setback requirements for such highway.</p> <p>2. When the long side of a corner lot is formed by a road other than a federal, state, county, or town road not included within the boundaries of a recorded subdivision or plat, the setback from the lot line of the long side shall not be less than one-fifth (1/5) of the lot depth measured from the long side except on lots of less than 60 feet, then the setback shall not be less than 12 feet. For buildings with attached garages facing the long side and having access to the long side of the lot, the minimum setback of the garage from the lot line shall be not less than 20 feet.</p> <p>(g) On waterfront lots, accessory buildings may be located in the front yards subject to the reduced side yard setbacks described in the district it is located in, provided, however, that the setback requirements are met.</p> <p>(f) On interior lots less that 60 feet in width no accessory building shall be erected, moved, or added to so as to be nearer than two and one-half (2 1/2) feet to a side or rear lot line, provided, however, if the front building line of any accessory building is located closer than 109 feet from the rear building line of a residence, the same side and rear yards as required for a principal or residential building shall be maintained.</p> <p>(g) Uncovered swimming pools both above and below ground may be located no closer than 10 feet from any side or rear lot line.</p> <p>(h) Free standing solar collectors may be located no closer than 3 feet from any side or rear lot line provided they do not exceed 12 feet in height.</p>	Accept. See revised text.	Y
Roger Lane	81	2378		10.102	(12)	10.102(12)	Line 2378 – The visual screening section should be highlighted this is a significant change to the ordinance.	Accept. See revised text.	Y
Roger Lane	81	2392		10.102	(12)	10.102(12)( c)	Line 2392 – The 30-foot screening buffer area may deep to be practical. Possibly changing the planting area to 15 or 20 feet.	Accept. See revised text.	Y
Roger Lane	83	2449		10.103	(1)	10.103(1)(k)	Line 2449 – Change manufactured home codes to “sanitary codes”.	Accept. See revised text.	Y
Roger Lane	84	2475		10.103	(3)	10.103(3)	Line 2475 – Event plans for Agricultural Entertainment events over 200 persons – There should be a review and approval process by either county staff or Town officials.	Accept. Text revised to require zoning administrator approval of event plans.	Y

Roger Lane	85	2524		10.103	(5)	10.103(5)(d)	Line 2524 – Does Land and Water Resources or the Health Department issue a nutrient management plan (manure management plan) for domestic pet boarding? Maybe just state that a plan is needed for manure management.	Check with LWRD / EH	
Town of Verona	89	2713		10.103	(10)	10.103(10)(b)5.	8 domestic fowl, restricted to females,- neighbors most likely would not enjoy rooster (male fowls)	Accept. See revised text.	Y
Hans Hilbert	90	2736		10.103	(10)	10.103(10)(d)1.	A 4 foot setback as opposed to a 3 foot setback would be more consisstant with current zoning regulations	Accept. See revised text.	Y
Hans Hilbert	90	2739		10.103	(10)	10.103(10)(d)3.	replace with "Covered and fenced enclosures or hives shall comply with setback requirements of Chapter 11."	Accept. See revised text.	Y
Hans Hilbert	90	2734		10.103	(10)	10.103(10)(d)4.	Indicate that covered enclosures require a building permit	Accept. See revised text.	Y
Hans Hilbert				10.103	(10)	10.103(10)(d)	Currently we require a permit for all chicken enclosures regardless of size for a fee of \$15, this gives us the ability to track the keeping of domestic fowl and verify that the various condtions are met. I'd suggest we keep this permitting requirement, however if the will is to exempt certain sized enclosures, changing the square footage from 200 to 120 square feet would be more consistant with other accessory exemptions.	Accept. See revised text.	Y
Town of Verona	91	2773		10.103	(12)	10.103(12)	will this apply to RH2 and larger lots; and to RR2 and larger lots?	Yes.	Y
Roger Lane	91	2781		10.103	(12)	10.103(12)(d)	Line 2781 – Change one employee to four employees to match definition for limited family businesses.	Corrected in revised text.	Y
Roger Lane	91	2773		10.103	(12)	10.103(12)	Lin 2773 – Limited family business – Add language to reference that bathrooms may be allowed in the accessory building provided that the facilities be removed upon termination of the business.	Accept. See revised text.	Y
Roger Lane	97	2975		10.103	(14)	10.103(14)( c)2.	Line 2975 – Revise – 2. Spacing between other mobile homes and associated accessory buildings shall not be less than five (5) feet.	Accept. Language revised to clarify.	Y
Hans Hilbert				10.103	(14)	10.103(14)	add "...and accessory buildings or structures...	Accept. See revised text.	Y
Roger Lane	97	2977		10.103	(14)	10.103(14)(d)	Line 2977 – Revise - Road setbacks. Manufactured homes must meet all public road setback pursuant to 10.102(9).	Accept. See revised text.	Y
Roger Lane	97	2995		10.103	(14)	10.103(14)(h)	Line 2995 – Remove, “shall conform to the standards for platted roads and streets as provided for in chapter 75, Dane County Code”, from the interior street section of manufactured home parks. The private roads should be less wide.	Accept. See revised text.	Y
Hans Hilbert				10.103	(14)	10.103(14)	rewrite to "regulations of this <u>Chapter</u> and subsection applicable to the <u>community</u> "	Accept. See revised text.	Y
Jim Elleson	94	2874		10.103	(15)	10.103(15)(b)3. & 9.	The wording of these paragraphs with blanks seems more appropriate for application materials than for an ordinance. I would think the ordinance would read something like "The Town and Committee will assign hours of operation appropriate to the particular application. No operations of any kind shall take place on Sundays or legal holidays. The committee and town board may approve limited exceptions to normal hours of operations for projects associated with Wisconsin Department of Transportation or municipal road projects requiring night work. [Note: Typical hours of operation are from 6:00 a.m. to 6:00 p.m., Monday through Friday, and 8 a.m. to early afternoon on Saturday. If there are residences nearby, hours may be more limited (e.g., start at 7:00 a.m. with no Saturday hours).]"	Accept. See revised text.	Y
Roger Lane	95	2894		10.103	(14)	10.103(14)(b)4.	Line 2894 – Mineral extraction reclamation – add item e. Highwalls shall be free from falling debris, be benched at the top, and certified by a civil engineer on stability.	Accept. See revised text.	Y
Town of Verona	96	2957		10.103	(15)	10.103(15)(b)7.	Should a distance from the mineral extraction edge be required?3125	No changes necessary. See ss. 10.103(15)(b)7. & 8.	Y
Roger Lane	97	3006		10.103	(16)	10.103(16)	Line 3006 – Add, “ ... as defined by 10.004(13)” after Outdoor Assembly Events to provide clarity.	Accept. See revised text.	Y

Roger Lane	97	3007		10.103	(16)	10.103(16)(a)	Line 3007 – Shouldn’t the event plan for Outdoor assembly events have some type of approval process? Possibly by some entity such as County Staff or Town?	Accept. Text revised to require zoning administrator approval of event plans.	Y
Mark Hazelbaker	97	3021		10.103	(16)	10.103(16)(-c)	At lines 3021 – 3023, the 30-day advance notice may not be constitutional under the First Amendment. The Ordinance would have forbidden the Capitol demonstrations against Act 10.	Revised to refer to "recurring or annual" events. See revised text.	Y
Roger Lane	98	3040		10.103	(17)	10.103(17)(b)1.	Line 3040 – Location of salvage yards – proposed states a minimum of 200 feet to a residential district. This may be too restrictive. Possibly 100 feet?	Accept. See revised text.	Y
Hans Hilbert				10.103	(17)	10.103(17)	Consider making this only applicable to "outdoor salvage yards", Some salvage yards operate entirely indoors which would significantly reduce the risk to contaminated groundwater.	Accept. See revised text.	Y
Jim Elleson	100	3125		10.200	(3)	10.200(3)	Will it be possible to make the tables with a larger font? I found them hard to read. The tables here show TND but the text and the comparison table show HAM.	Accept. See revised tables.	Y
Mark Hazelbaker	100	3125		10.200	(3)	10.200(3)	Table of land uses, pages 100 through 104: Dividing the table into types of land uses is a good way to organize the tables. It would be helpful to have another table which presents all the uses alphabetically in one table. Also, the land uses should cross reference any applicable definitions.	Accept. See revised tables.	Y
Town of Verona	101	3129		10.200	(3)	10.200(3)	Ag entertainment should be listed, The Town has Heartland Farm Sancturary	Corrected in revised text.	Y
Town of Verona	100	3125		10.200	(3)	10.200(3)	In general more land uses should be specifically listed for each of the tables as this will be the Tables will be most useful, as one can then go to the table and see are the main permitted land uses.	Accept. See revised tables.	Y
Town of Verona	103	3141		10.200	(3)	10.200(3)	indoor storage, this occurs in TA (A3) aeas of the Town; it seems like it might be permitted in MR	In this case, "indoor storage" is defined as a commercial use, and so is not appropriate to AT or RM districts. See also comments about storage of boats, RV's, etc. below.	Y
Town of Verona	103	3141		10.200	(3)	10.200(3)	please list landscaping as one of the land uses	Accept. See revised tables and text.	Y
Town of Verona	100	3125		10.200	(3)	10.200(3)	Please make it clear which districts will allow farm animals as one of the permitted uses, like AT, RM, RR.	Accept. See revised tables.	Y
Town of Verona	103	3141		10.200	(3)	10.200(3)	question about in door storage, in ToV we have barns in several zoning districts that are used for storing boats, RV's. It seems that they should be consider for other districts like FP, AT, RM. Add RM on Table 4, see 3847, 3964, 4074.	Accept. See revised tables and text.	Y
Town of Verona	102	3137		10.200	(3)	10.200(3)	small scale farming and limited family businesses, it seems that they should be permitted in AT and RM	Accept. See revised tables.	Y
Hans Hilbert				10.200	(5)	10.200(5)	perhaps add some language that says "Notwithstanding the above, the Zoning Administrator may determine the zoning of vacated land in a way to be consistant with the zoning of the land in receivership"	Accept. See revised text.	Y
Hans Hilbert						10.211(2)	add "(k) Invasive species control"	Accept. See revised text.	Y
Sarah Johnson	107	3245				10.211(3)	Also, lot coverage of 10% would need to be added.	Corrected in revised text.	Y
Roger Lane	108	3257				10.212(2)(b)	Line 3257 – (2)b. Shouldn’t, “All conditional uses in the NR-C district” be placed under the conditional use section of the district?	No, because RE is less restrictive than NR-C and the intent was to make these uses permitted in the RE district. Revised text lists all uses separately, for clarity.	Y
Roger Lane	111	3349				10.221(2)(b)1.a.	Line 3349 – I understand the language to be interpreted to mean that farm residences are prohibited in the FP-1 district. There needs to be a better way at explaining that farm residences are prohibited in the district. Possibly just parentheses (farm residences prohibited in the district).	Changed to "farm residences are not permitted in the FP-1 district" in revised text.	Y
Town of Verona	112	3379				10.221(3)(a)5.	good idea!!!	No changes necessary.	Y

Town of Verona	112	3418				10.221(8)(a)1.	This section is about FP-1, seems like there should be a restriction on the number of accessory buildings on FP-1. there is a restriction on area covered for lots under two acres	Corrected to clarify that lot coverage standards apply to accessory buildings.	Y
Mark Hazelbaker	114	3446				10.222(1)(h)	Section 10.222 (1)(h), references that one of the purposes of farmland preservation zoning is to pace and shape urban growth. This is excellent.	No changes necessary.	Y
Roger Lane	53	1248				10.222(3)(b)4.	The ordinance does not clearly define wedding barns. I should be specific that wedding events are not agricultural entertainment. The land use may be permit under limited family business or indoor/outdoor commercial entertainment.	Text revised to include agricultural entertainment and "special events."	Y
Roger Lane	114	3449				10.222(2)	Line 3449 - Add “sale of agricultural products produced on the farm” to the list of permitted used in the FP-35 district.	Accept. See revised text.	Y
Town of Verona	116	3513				10.222(4)	minimum lot width- our Town would be concerned about a narrow lot, same a trangular lot that has less than 300 ft access to the road. There are many flag lots in the town and road access is an issue.	No changes recommended. FP-35 is intended primarily for agricultural use, with limited residential uses permitted. Access decisions are made independently.	Y
Town of Verona	117	3555					good idea!!!	No changes necessary.	Y
Roger Lane	118	3590				10.223(2)(d)	Line 3590 – Add “sale of agricultural products produced on the farm” to the list of permitted used in the FP-B district.	Accept. See revised text.	Y
Roger Lane	122	3711				10.231(2)	Line 3711 - Add “sale of agricultural products produced on the farm” to the list of permitted used in the AT-35 district.	Accept. See revised text.	Y
Roger Lane	125	3838				10.232(2)	Line 3838 - Add “sale of agricultural products produced on the farm” to the list of permitted used in the AT-B district.	Accept. See revised text.	Y
Jim Elleson	129	3954				10.233(2), 10.234(2)	I had difficulty seeing what the differences are between these districts. It seems that these districts are identical except for some additional conditional uses for RM16. Would it be possible to expand the tables to include these differences to allow comparisons between districts?	The major difference between RM-8 and RM-16 is the lot size. RM-8 is for lots 8-16 acres, RM-16 is for lots 16-35 acres. RM-16 allows for airstrips and mineral extraction and related uses, while RM-8 does not. Otherwise, they are identical.	Y
Roger Lane	129	3980				10.233(3)	Vet clinics may want to be included in the RM-8 and RM-16 Zoning Districts under conditional uses. Animal boarding in listed as a conditional use.	Accept. See revised text.	Y
Jim Elleson	135	4157				10.240, 10.250	The same comment would apply to the RR and SFR districts.	SFR and RR differ in terms of lot size. SFR (Single Family Residential) districts are for lots ranging from 8,000 square feet (with public sewer) up to 1 acre. RR (Rural Residential) districts are for lots from 1 acre ranging up to 8 acres. In terms of permitted and conditional uses, RR allows for "small scale farming," including livestock up to one animal unit per acre, and limited family businesses with a CUP. SFR is a more purely residential district, with only residential accessory gardens, domestic pets, domestic fowl, domestic bees and home occupations allowed.	Y
Town of Verona	135	4182				10.241(3)(b)	having limited family business in RR districts will be very useful	No changes necessary.	Y
Jim Elleson	137	4238				10.242(2), 10.243(2), 10.244(2)	I couldn't find any differences between the RR2, RR4, and RR8 districts.	The only difference between these districts is the minimum and maximum lot size.	Y
Roger Lane	136; 138;140;142; 144; 146; 148; 150	4210; 4280; 4350; 4420; 4491; 4545; 4607; 4672				10.241(5)( c)2.	Line 4210 - Should read, “Uncovered decks and porches” rather than just decks.	Accept. Change made throughout document.	Y
Mark Hazelbaker	143	4448				10.251(2)(b)	At line 4448, there is a reference to residential accessory uses. Does that include accessory buildings less than 12 feet in height?	Changed to "residential accessory structures" throughout.	Y
Doug Maxwell	144	4478				10.251(4)(B)	Maximum lot size should be "no more than 1 acre."	Corrected in revised text.	Y

Hans Hilbert	144; 146; 149	4493; 4546; 4608; 4673				10.251(5)	Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building. o Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width o Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width	Accept. See revised text.	Y
Town of Verona	145	4510				10.252(1)	Private onsite wastewater treatment or public sewer. The Town of Verona has lots on public sewer in neighborhoods that are up to 3.78 acres	Reference to POWTS deleted in revised text.	Y
Hans Hilbert	145; 147; 149	4520; 4573; 4639				10.252(2)	Add undeveloped natural resource and open space.	Accept. See revised text.	Y
Hans Hilbert	145; 147; 149	4517; 4571; 4636				10.252(2)	Add community living arrangements for less than 9 people	Accept. See revised text.	Y
Town of Verona	145	4535				10.252(4)	why a max. of 2 acres? Also, if a lot is 2.0 it would not fit as it says lots must be smaller than two acres. What district would a 42,000 sq ft lot fit into as SFR-08 only goes to 40,000 sq ft. It seems that it should be less than one acre (4481). Standing: Yes, you're right, the maximum for SFR-08 should be 1-acre. I'll make that change.	Maximum lot sizes are intended to prevent redivision of lots without a rezone. SFR-08 revised to maximum of 1 acre. See comment regarding possible SFR-2 Zoning District. Otherwise, 2-acre lots would go to RR-2.	Y
Town of Verona	148; 150	4597; 4662				10.253(4)(a)2	smaller than one acre in area,	Accept. See revised text.	Y
Hans Hilbert						10.254(4)	add "subject to s. 10.103(15)." to the end of the line	Accept. See revised text.	Y
Hans Hilbert						10.254(5)	make the existing text subsection 1. and create a subsection 2. that reads: "2. Multiple family dwelling buildings located in the interior of a complex shall provide a front yard of not less than 15 feet, each building shall be provided with its own front yard area irrespective of the yards required for other buildings."	Accept. See revised text.	Y
Mark Hazelbaker	152	4725				10.261(2)	In section 10.261 (2), Hamlet Residential Zoning [line 4722] – existing multi-family residences should be a permitted use, as should existing mixed-use buildings. Same comment as to Hamlet Mixed Use, line 4802.	No changes recommended. Many former commercial buildings in hamlets have been converted to multifamily use without adequate review or permitting. CUP provides an opportunity to bring such uses into compliance, while still making sure sanitary, health and building codes are met.	Y
Mark Hazelbaker	157	4897				10.271 ()	Section 10.271, limited commercial zoning. Should the ordinance specify a way by which these uses can “graduate” to commercial zoning? Could such a process be part of the original approval to put a neighborhood on notice?	No changes recommended. As written, the ordinance would require either a rezone or relocation for commercial uses that have "outgrown" LC zoning. The rezone process already provides adequate public notice, participation and review.	Y
Roger Lane	159	4960				10.272(b)	Line 4960 – The purpose of the General Commercial District should mention that outdoor sales are prohibited or discouraged.	Accept. See revised text.	Y
Jim Elleson	160	5014				10.272(4)	p. 160 line 5014 - If the minimum lot area for residential uses is tied to space for a septic system, wouldn't the same be true for commercial uses which also require sanitary facilities?	Not all commercial uses (for example, off-site parking lots or stockpiles) require sanitary facilities. See revised text.	Y
Roger Lane	162	5043				10.273(1)(b)	Line 5043 – Should read, “... occur either indoors or outdoors;”	Accept. See revised text.	Y
Town of Verona	168	5237				10.280(2)(b)	I think 10 ft is too small for the activities proposed	Add language clarifying ZLR/County Board ability to impose greater setbacks, yards and lot widths as conditions on rezones to RI and MI districts.	Y
Town of Verona	168	5233; 5239				10.280(2)(b)	lot needs to be wide enough to ensure a safe vision triangle for the road access, 100 ft or more!	Add language clarifying ZLR/County Board ability to impose greater setbacks, yards and lot widths as conditions on rezones to RI and MI districts.	Y
Roger Lane	167	5192				10.282(2)	Line 5192 – Add, “indoor sales” and “outdoor sales” to the list of permitted uses in the MI district.	Accept. See revised text.	Y
Town of Verona	168	5231				10.282(5)(a)	It might be best to have a min. lot size, eg, public or private septic	Not all MI uses (for example, off-site parking lots or stockpiles) require sanitary facilities. See revised text.	Y
Hans Hilbert						10.292(2)	add "(j) Invasive species control"	Accept. See revised text.	Y

Jim Elleson	182	5712				10.303(3)	p. 182 line 5709 - In my project in 2014, I asked for a Preliminary Review letter and was told that they really don't do these any more. I'm not sure if that is true in general or was just for my case but it might be worth a check.	These are still provided for in Chapter 14, Dane County Code.	Y
Hans Hilbert						10.500(1)( c)13	change to just "Board of Adjustment" so not to confuse with the ZLR in any way	Accept. See revised text.	Y
Roger Lane	187	5872				10.500(1)( c)	Line 5872 – Should reference, administering rural addressing and rural street names in the powers and duties of the Zoning Administrator.	Accept. See revised text.	Y
Hans Hilbert							Should also contain chapter 17	Accept. See revised text.	Y
Hans Hilbert							Should also contain chapter 17	Accept. See revised text.	Y