

**66 foot road frontage policy clarification**

Existing language:

Each parcel must front on an accessible public road for at least 66 feet. A public road is considered accessible if driveway access is allowed. For example, if the State Department of Transportation will not allow a driveway access from Hwy 51, then road frontage on Hwy 51 cannot be used to meet the 66 foot road frontage requirement.

Proposed language:

16.17. Each lot resulting from a land division must front on an accessible public road for at least 66 feet. A public road is considered accessible if direct driveway access is permitted. If direct driveway access is not permitted, shared access may be permitted so long as the newly created lot has 66 feet of road frontage and a shared driveway agreement is recorded. For example: Lot A is proposed to have 66 feet of road frontage, but the Wisconsin Department of Transportation (DOT) will not permit direct driveway access from US 51 to Lot A. However, if the DOT will permit access to Lot A through a shared access on Lot B, then Lot A can meet the Town's road frontage requirement. This specific example would be subject to DOT approval for a shared access permit

Reason

To allow for lots to be created even if they don't have direct driveway access, so long as they have 66 feet of road frontage.

**Duplex Policy Clarification**

Existing Language

Rezoning to R-3A for duplexes may be permitted in areas otherwise suitable for residential use on the condition that the density of dwelling units per acre does not exceed the maximum permissible density that the Town would approve for new R-1 zoning. This allows for duplex zoning in some areas if the density is the same. For example, a 40,000 square foot lot in a sewered area could have a duplex since the density would be one (1) residence per 20,000 square feet. In unsewered areas of the Town, a duplex would be allowed on a two (2) acre lot.

Proposed language:

Rezoning to R-3A for duplexes may be permitted in areas otherwise suitable for residential use on the condition that the density of dwelling units per acre does not exceed the maximum permissible density that the Town would approve for new R-1 zoning. This allows for duplex

zoning in some areas if the density is the same. For example, a 40,000 square foot lot that is located within the LSA could be rezoned to allow for a duplex since the density would be one (1) residence per 20,000 square feet. In areas outside of the LSA, a duplex would be allowed on a two (2) acre lot. The minimum lot size requirement for a duplex applies to all existing and newly created lots. The maximum lot size requirements under 2.2(12) of the Comprehensive Plan must be met for any newly created lot. Only one available land division is required when a land division results in a new parcel with duplex zoning outside of the LSA of the Town.

#### Reason

To clarify when, and for what lots, a duplex would be considered. It is now clear that only one land division is needed for a duplex.

#### **Sewered Lot Variance Policy**

##### Existing Language

Lots can be divided in the LSA if:

- a) The entire parent parcel is located within the LSA boundary (if only a portion of the parent parcel is within the LSA boundary, it cannot be divided), and
- b) All requirements of the county zoning, shoreland zoning, floodplain and both the county and Town subdivision ordinances, Town Comprehensive Plan and Future Land Use Map must be met.
- c) The minimum lot size is 20,000 square feet. The Plan Commission may in its sole discretion permit smaller lots when it determines:
  - a. The size of the newly created lots will be compatible with the sizes of the already existing lots in the immediate area, and
  - b. The size of the newly created lots will not be detrimental to the public health or welfare or public policies as expressed in the provisions of Ordinance #12-3 Land Division Ordinance

##### Proposed Language

Lots can be divided in the LSA if:

- a. The entire parent parcel is located within the LSA boundary (if only a portion of the parent parcel is within the LSA boundary, it cannot be divided), and
- b. The parent parcel has a minimum lot size of 40,000 square feet
- c. All requirements of the county zoning, shoreland zoning, floodplain and both the county and Town subdivision ordinances, Town Comprehensive Plan and Future Land use Map must be met.

- d. The minimum lot size of newly created lots is 20,000 square feet. The Plan Commission may in its sole discretion permit smaller size lots if the following criteria are met:
  - i. The minimum size of the parent parcel is 40,000 square feet, and
  - ii. Only one land division per 20,000 square feet of the parent parcel is allowed, and
  - iii. The size of the newly created lots will be compatible with the sizes of the already existing lots in the immediate area, and
  - iv. All requirements of the county zoning, shoreland zoning, floodplain zoning ordinances and both the County and Town Subdivision and Land Division ordinances, Town Comprehensive Plan and Future Land Use Map are met, and
  - v. The size of the newly created lots will not be detrimental to the public health or welfare or public policies as expressed in the provisions of Ordinance #12-3 Land Division Ordinance.

#### Reason

Further clarifies the minimum lot size (40,000 square feet) needed to divide a lot in the LSA and that all new lots have to meet zoning and Comp Plan requirements.

#### **Lots that Have Partial LSA**

##### Current Language

Permit sewered development in the Town of Dunn only in infill areas within the Waubesa and Kegonsa Limited Service Areas (see Waubesa and Kegonsa Limited Service Area Boundaries Maps) and in areas designated on the Future Land Use Map for limited service area expansion

##### New Language

##### New Language

*Under 2.3 Site Plan and Development Review: Review Criteria for Site Plans and New Development*

##### 2.3(p)(xii)

q. Lands that are unsuitable for development include, but are not limited to:

xii. Areas of parcels that are outside the LSA, when a portion of the parcel is within the LSA. If a parcel includes an area exceeding 5,000 square feet within the LSA, then development and structures requiring sanitary service must be located within the LSA portion of the property and must connect to sewer service.

### *Under F. Limited Service Area*

Permit sewer development in the Town of Dunn only in infill areas within the Waubesa and Kegonsa Limited Service Areas (see Waubesa and Kegonsa Limited Service Area Boundaries Maps) and in areas designated on the Future Land Use Map for limited service area expansion. Newly constructed Residential Dwelling Units, accessory structures, and relocated structures connecting to sewer service must be sited with at least 50% of the footprint of the structure located within the LSA. Structures existing as of December 2006 may be connected to sewer service if any part of the structure is in the LSA. Structures outside of the LSA cannot connect to sewer service. If a structure is within the LSA, it must connect to sewer service

#### Reason

The Committee wanted to have new structures that need sanitary to hook up to sewer when it is available. The Comp Plan Committee believed that this would be the more environmentally friendly way to handle waste, if it was an option.

#### **Clustering**

##### Existing Language

Require, when possible, the clustering of any lots created on a given site.

##### Proposed Language

Require, when possible, the clustering of any newly created lots with existing lots. Existing lots include adjacent lots and lots that are located across the street from the proposed development. If multiple lots are created, require, when possible, these lots to be clustered with each other. Additionally, require, when possible, the clustering of any structures on a given site with existing structures on that lot or near existing structures or existing lots.

#### Reason

Language wasn't clear about what was meant by "existing lots" so this clarification was added. Additionally, language was added to require buildings to be clustered in order to limit viewshed impacts. This language was elsewhere, but fit well here as well.

#### **Dividing Homesite on Farmland**

##### Current Language

In addition to the land divisions allocated above, for parcels of at least 20 acres, a residential dwelling unit and outbuildings may be divided from the base farm tract, subject to paragraph 12 below, provided that a deed restriction is recorded on the base farm tract prohibiting residential development and stating that all land divisions on the property have been exhausted. In addition, the remaining land may be required to be rezoned to the A-4 zoning category.

Exceptions to the 20 acre minimum requirement will be considered for parcels 5 acres or more but less than 20 acres only if the applicant demonstrates the agricultural viability of the remaining vacant land. Any exceptions granted are at the sole discretion of the Plan Commission.

### Proposed Language in 2.2

3. In addition to the land divisions allocated above, for parcels of at least 20 acres, a residential dwelling unit and outbuildings may be divided from the base farm tract, subject to paragraph 12 below, provided that a deed restriction is recorded on the base farm tract prohibiting residential development and stating that all land divisions on the property have been exhausted. In addition, the remaining land may be required to be rezoned to the A-4 zoning category.

Exceptions to the 20 acre minimum requirement will be considered for parcels 5 acres or more but less than 20 acres only if the applicant demonstrates the agricultural viability of the remaining vacant land. Any exceptions granted are at the sole discretion of the Plan Commission.

4. Subject to Plan Commission approval, the land division permitted by the terms of 2.2(3) may occur prior to the construction of a residential dwelling unit and outbuildings

### Reason

Made it clear that the division of the property is allowed prior to the building of the house. This was done since the County will often require a land division prior to construction so that the house will be built on the correctly zoned parcel. Additionally, people may want to divide a lot and sell that lot separately without building a home first.

### LSA Expansion

#### Current Language

1. Possibly extend the Kegonsa Limited Service Area (LSA) to include the Quam Drive Area (land in section 25 shown as mixed use on the Future Land Use Map) if a neighborhood plan is approved by the Town Board and meets the Capital Area Regional Planning Commission Limited Service Area Policy.
2. Should the Town of Dunn Town Board deem it in their interest, the Dunn Town Board may petition the Capital Area Regional Planning Commission (CARPC) in order to extend the Limited Service area. Expansions are limited to special facilities, institutional uses, existing development experiencing wastewater disposal problems or infill development, per the CARPC Limited Service Area Policy.

Proposals to expand a Limited Service Area which was established to serve existing development may be considered if the following criteria are met:

(A) Extensions for infill development should be limited to vacant lots or parcels contiguous to existing development or permanent open space, or a combination thereof, on at least two sides; and immediately adjacent to and having direct access to sanitary sewer and existing public streets or roads. Any area proposed for infill must contribute to the solution of the stated water quality problem and must be consistent with resolution of the problem as defined in the application for creation of the LSA;

(B) The additional development should be consistent with the goals and objectives of the Dane County Land Use and Transportation Plan and Wisconsin's Comprehensive Planning Legislation.

(C) Residential development should meet the definition of Conservation Subdivisions in §66.1027(1)(a) Wis. Stats., with compact lots, common open space and maintenance/protection of natural features. Suggested guidelines include a minimum net density (exclusive of open space) of two dwelling units per acre (which corresponds to a maximum lot size of about 20,000 sq. ft.). It is also recommended that a mix of housing types be included.

(D) Lots that are brought into the LSA are deed restricted to prohibit future land divisions

### Proposed Language

1. Should the Town of Dunn Town Board deem it in their interest, the Dunn Town Board may petition the Capital Area Regional Planning Commission (CARPC) in order to extend the Limited Service area. The Town Board will only consider extensions of the LSA to parcels that are designated as Mixed Use Area on the Town of Dunn Future Land Use Map.
2. For the Town Board to consider an extension of the LSA, a neighborhood plan must first be approved by the Town Board and the extension must meet the Capital Area Regional Planning Commission Service Area Policies. Approval of a neighborhood plan must be conditioned upon CARPC approval of LSA extension.

### Reason

The Committee felt that LSA expansion policies had changed enough at the CARPC level and that homes weren't typically eligible for LSA expansion anyway, that it would be best to not allow for additional expansion, except in the Mixed Use Area where expansion and denser development was more desirable.

## **Mixed Use Area**

### **Current Language**

#### **Policies**

##### **Quam Drive**

3. Create a detailed site plan for this area with substantial neighborhood input. The Town must approve this detailed site plan. Focus on creating safe access to the church, not increasing traffic on Quam Drive, mitigating negative effects of stormwater runoff from the site and adhering to dark night sky principles to limit light pollution.
4. The Town will consider a variety of rezone requests for this district provided they meet the stated purpose and intent.
5. Primary uses in this area should be residential, senior housing, religious, limited neighborhood-oriented business, and possibly recreational or other uses determined to be acceptable by the neighborhood.
6. Design guidelines should be created and followed for this area.

##### **Goodland Park Road and Berkan Street**

1. Support limited neighborhood-oriented commercial development in this area, such as a grocery store, ice cream store, or bait shop with input from local residents and the Waubesa Beach Neighborhood Association for the types of uses. A site plan must be approved by the Town.
2. Primary uses in this area should be residential, recreation oriented, or neighborhood oriented commercial.
3. To maintain consistency with the Town's rural character and the surrounding buildings, building heights in this area should generally not exceed 2.5 to 3 stories.

### **Proposed Language**

#### **Policies**

##### **Quam Drive**

1. Create a detailed site plan for this area with substantial neighborhood input. The Town must approve this detailed site plan. Focus on creating safe access to the church, not increasing traffic on Quam Drive, mitigating negative effects of stormwater runoff from the site and adhering to dark night sky principles to limit light pollution. Site plan approval is contingent upon approval of extending the Sewer Service Area by the Town Board and Capital Area Regional Planning Commission. The Town will consider a variety of rezone requests for this district provided they meet the stated purpose and intent.
2. Primary uses in this area should be residential, senior housing, religious, limited neighborhood-oriented business, and possibly recreational or other uses determined to be acceptable by the neighborhood.
3. Design guidelines should be created and followed for this area.

#### Reason

Got rid of the language of Berkan Street being a Mixed Use Area since this area was being rezoned to residential during the County Zoning rewrite in order to match the current residential zoning of the area. The business zoning that made the Mixed Use Area on Berkan make more sense is now gone.

Clarified when a site plan is needed for expansion of the LSA.

#### **Site Plan Requirements**

##### Current Language

A site plan reviewed by the Plan Commission and approved by the Town Board shall be required for all proposed development that is not located in a platted subdivision for parcels greater than 2 acres in size without an established building envelope. In general, for lots over 2 acres, a site plan is not required if a new home is built within 100 feet of the existing home it is replacing. A site plan may be required, at the discretion of the Plan Commission, for new development on parcels smaller than 2 acres and for replacement of existing homes on parcels larger than 2 acres.

##### Proposed Language

A site plan reviewed and approved by the Plan Commission shall be required for all proposed development that is not located in a platted subdivision for parcels greater than 2 acres in size without an established building envelope. In general, for lots over 2 acres, a site plan is not required if a new structure is built within 100 feet of the existing structure it is replacing. If a structure is proposed to be relocated outside of this 100 foot radius, the applicant must demonstrate that there is a compelling environmental or agricultural reason for siting the structure in the new location and that the new location better meets the Town's siting



standards as listed in Section 2.3 of this plan. For example, if the existing home location is within an environmental corridor, within the 100 foot wetland buffer, located more than 200 feet from the road, and on a steep slope which is causing stormwater management problems, and a new site is proposed that moves the home outside of the environmental corridor, outside the 100 foot wetland buffer, closer to the road, or off of a steep slope, then a site outside of a 100 foot radius of the existing home may be considered. Some conditions for restoring the abandoned homesite to vegetative cover may be required. Notwithstanding the above, the Plan Commission has the authority to require a site plan for any new structure or replacement structure regardless of the size of the lot involved.

#### Reason

Clarified when a site plan is needed. Committee felt that any structure on 2 acres or more should be subject to review by the Plan Commission in order to make sure it meets siting standards. In order to not have structures moved all across the land and cut up open space, the Committee also wanted to make sure that structures are only proposed to be located outside the 100 foot radius if there is a compelling environmental or agricultural reason for this proposal and that vegetation is restored after the structure is removed.

### **Lot Line Adjustment Policy**

#### Current Language

None

#### Proposed Language

The Plan Commission reserves the right to deny approval of any Certified Survey Map that violates or is not in the spirit of the land division policies, including the 2 acre lot size maximum. For example, if a Certified Survey Map is proposed that expands a lot from 2 acres to 4 acres, the Plan Commission may deny it based on the grounds that it is inconsistent with the 2 acre maximum lot size policy. Exceptions to this lot line adjustment policy could be granted if the Plan Commission determines that the lot line adjustment proposal is for agricultural or environmental purposes and preserves and protects agricultural activity and the Town's rural character.

#### Reason

Wanted to add language that prevents people from taking a 2 acre split and then adding land to that two acres via lot line adjustment in order to bypass the maximum lot size requirement.

### **Bedrock**

#### Current Language

Lands that are unsuitable for development include, but are not limited to:

viii. Lands having bedrock within six (6) feet of the natural undisturbed surface

#### Proposed Language

Eliminate viii.

#### Reason

There is no way with GIS to know where this bedrock is located, so the regulation was not enforceable.

#### **Environmental Corridor Variance**

#### Current Language

New development shall be allowed only along the edges of Environmental and Cultural Resources Protection Areas. These areas should not otherwise be altered. Exceptions will only be considered in situations where the reasonable use of previously existing lots is made impractical by this restriction.

#### Proposed Language

2. New development shall be allowed only along the edges of Environmental and Cultural Resources Protection Areas. These areas should not otherwise be altered. Variances from this policy will be considered only in the following situations:

- a. Where the reasonable use of lots existing as of December 2006, is made impractical by this restriction.
- b. If the proposed development avoids the underlying reason for the Environmental and Cultural Resources Protection Area (ex. wetlands, wetland buffer, woodlot, stream, etc.) as determined by the Plan Commission, then the Plan Commission may consider allowing development in a portion of the Protection Area. In this situation, a detailed site plan must be submitted to the Plan Commission for approval.

#### Reason

Creates a variance for specific circumstances that have previously come in front of the Plan Commission while still ensuring that the environmental feature is protected. Also specifies a date at which the lot needs to be created in order to qualify for a variance.

#### **Wetland Buffer**

#### Current Language

A wetland buffer of 100 feet shall be enforced around wetlands with an area of 2 acres or greater. Variances of no greater than 25 feet will only be considered in situations where the reasonable use of previously existing lots is made impractical by this restriction. The 100 foot buffer shall be measured from the DNR Wetland Inventory where a wetland delineation is not available. The Town may require a wetland delineation to determine this buffer at the discretion of the Plan Commission.

### Proposed Language

1. A wetland buffer of 100 feet shall be enforced around wetlands with an area of 2 acres or greater. The 100 foot buffer shall be measured from the Wisconsin Department of Natural Resources (DNR) Wetland Inventory where a wetland delineation is not available. The Town may require a wetland delineation to determine this buffer at the discretion of the Plan Commission. Variances from this policy will be considered only in the following situations:
  - a. Variances of no greater than 25 feet will be considered in situations where the reasonable use of lots existing as of December 2006 existing lots is made impractical by this restriction.
  - b. Variances of no greater than 30 feet will be only considered in situations where the foundation and cement walls of a structure existing as of May 20, 2019 are located within the 100 foot wetland setback and a qualified natural resource professional documents that removing the existing foundation and cement walls would cause more negative impacts to the wetland than reusing the foundation and cement walls in their current location for the new construction. The applicant requesting the variance must provide the documentation required at their own expense.

### Reason

Creates a variance for specific circumstances that have previously come in front of the Plan Commission while still ensuring that the environmental feature is protected. Also specifies a date at which the lot needs to be created in order to qualify for a variance.

### **Conditional Uses**

#### Current Language

The Town will support conditional uses in each district only if all provisions of the Land Use Plan and the Future Land Use Map are addressed and met and after consideration of the following factors:

- a. The use is complementary with agricultural uses.
- b. The need of the proposed use for a location in an agricultural area.
- c. Compatibility with existing or permitted use on adjacent lands.
- d. The productivity of the lands involved.

- e. The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.
- f. The need for public services created by the proposed use.
- g. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.
- h. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

The Town will consider applications for the following conditional uses. It will not support the granting of any other conditional use in these districts. All Applications will be evaluated to determine compliance with the six standards detailed in Dane County Ordinance 10.255(2)(h). A site plan per section 2.3 and/or 2.5 will be required.

### Proposed Language

The Town will review conditional uses in each district to determine if all provisions of the Land Use Plan and the Future Land Use Map are addressed and met including, but not limited to consideration of the following factors:

- a. Consistency with the Town Comprehensive Plan
- b. Whether the use is complementary with adjoining properties.
- c. Compatibility with existing or permitted use on adjacent lands.
- d. Impacts of noise, dust, lights, odor, contamination, parking, traffic, and other changes related to the use on public safety and rural character of the Town
- e. The productivity of the lands involved.
- f. The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.
- g. The need for public services created by the proposed use.
- h. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.
- i. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

The Town has reviewed the conditional uses listed in the Dane County zoning ordinance in light of the goals, objectives, and policies found in this plan. The conditional uses listed below represent those that, based upon their nature and well-known or anticipated impacts, the Town believes could be reasonably consistent with this plan. All applications will be evaluated to determine compliance with the standards detailed in Dane County Ordinance 10.255(2)(h). A site plan per section 2.3 and/or 2.5 will be required.

### ***Conditional Use Permit Conditions***

The following conditions may be required for any Conditional Use Permit approval based on the intensity of the proposed use. Any, or all of these conditions may be considered by the Town. This list is not exhaustive and additional conditions may be placed on any Conditional Use Permit. Additionally, conditions for Conditional Use Permits within 500 feet of a neighboring residence may be applied to Conditional Use Permits that are more than 500 feet from a neighboring residence.

	<b>Conditional Use Permit limited to Indoors</b>		<b>Conditional Use Permit Includes Outdoor Use</b>	
	<i>Within 500 feet of a neighboring residence</i>	<i>More than 500 feet from a neighboring residence</i>	<i>Within 500 feet of a neighboring residence</i>	<i>More than 500 feet from a neighboring residence</i>
<b>Hours of operation for non-agricultural entertainment CUPs</b>	7 am to 7 pm	6 am to 10 pm	Outdoor use limited to 8 am to 7 pm	6 am to 10 pm
<b>Hours of operation for agricultural entertainment CUPs</b>	7 am to 9 pm, or dusk, whichever is later	6 am to 10 pm	Outdoor use limited to 7 am to 9 pm, or dusk, whichever is later	6 am to 10 pm
<b>Number of employees</b>	Shall not exceed 3 full, or part time, employees	Shall not exceed 6 full, or part time, employees	Shall not exceed 3 full, or part time, employees	Shall not exceed 6 full, or part time, employees
<b>Outdoor lighting</b>	External lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant, and no light shall spill over neighboring property line.	Lighting must be dark skies compliant, and no light shall spill over neighboring property line.	External lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant, and no light shall spill over neighboring property line.	Lighting must be dark skies compliant, and no light shall spill over neighboring property line.
<b>Noise</b>	Limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per	Limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day,	Between 7 pm and 7 am, limited to 40 dBA measured at the property line. Between 7 am and	Between 7 pm and 7 am, limited to 40 dBA measured at the property line. Between 7 am and

	day, decibel levels may reach 100 dBA between 9 am to 5 pm. Outdoor loudspeakers or radios are prohibited.	decibel levels may reach 100 dBA between 9 am to 5 pm. Outdoor loudspeakers are prohibited.	7 pm, limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm. Outdoor loudspeakers or radios are prohibited.	7 pm, limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm. Outdoor loudspeakers are prohibited.
<b>Trash removal</b>	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection provided by the Town of Dunn.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection provided by the Town of Dunn.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection provided by the Town of Dunn.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection provided by the Town of Dunn.
<b>Parking</b>	No parking or storage of vehicles is permitted within the road right-of-way.	No parking or storage of vehicles is permitted within the road right-of-way.	No parking or storage of vehicles is permitted within the road right-of-way.	No parking or storage of vehicles is permitted within the road right-of-way.
<b>Number of events</b>	Number of events may be restricted based on traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.
<b>Signs</b>	Limited to one sign on a building and	Limited to one sign on a building and	Limited to one sign on a building and	Limited to one sign on a building and

	signs shall not be illuminated.	signs shall not be illuminated.	signs shall not be illuminated.	signs shall not be illuminated.
<b>Visual screening</b>	N/A	N/A	Visual landscaping barriers to block views between the use and the neighboring residence may be required.	Visual landscaping barriers to block views between the use and the neighboring residence may be required.
<b>Stormwater management</b>	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.
<b>Business activities</b>	Materials and inventory must be stored indoors. Business-related activities must be conducted indoors, with the exception of one outdoor play area for day cares.	Materials and inventory may be stored outdoors, if not visible from the road or neighboring property lines.	Materials and inventory must be stored indoors. Business-related activities must be conducted indoors, with the exception of one outdoor play area for day cares.	Materials and inventory may be stored outdoors, if not visible from the road or neighboring property lines.
<b>Dust</b>	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads may be required to be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads may be required to be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.
<b>Odors</b>	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such

	measures may restrict the time, day, or season of the odor-producing use. The odor-producing use may be restricted to specific locations on the property.	measures may restrict the time, day, or season of the odor-producing use. The odor-producing use may be restricted to specific locations on the property.	measures may restrict the time, day, or season of the odor-producing use. The odor-producing use may be restricted to specific locations on the property.	measures may restrict the time, day, or season of the odor-producing use. The odor-producing use may be restricted to specific locations on the property.
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Reason

Changes language to be more consistent with state statutes. Creates conditions that landowners may have placed on their property so that residents are aware ahead of time what they may expect from the Plan Commission and Town Board.

**Wells**

Existing Language

The use of shared wells is encouraged. For all new residential development, each dwelling unit will be required to have its own well, or present the Town with a carefully considered and detailed shared-well agreement. If a shared well will be used, an agreement recorded at the Dane County Register of Deeds is required.

Proposed Language

For all new residential development, each dwelling unit is encouraged to have its own well, or required to present the Town with a carefully considered and detailed shared-well agreement. If a shared well will be used, an agreement recorded at the Dane County Register of Deeds is required.

Reason

Inconsistent language was in Plan, so this was fixed.

**Slopes**

Existing Language

- o. Lands that are unsuitable for development include, but are not limited to:
  - iv. All areas having slopes 15 percent or greater

Proposed Language

Where practical, non-agricultural development is to be located on slopes that are less than 12 percent since developing on these lands creates additional considerations including a greater need for post-development erosion control, and issues with road construction, maintenance, and safety.

- q. Lands that are unsuitable for development include, but are not limited to:
  - iv. All areas having slopes 20 percent or greater.



Reason

County GIS data has changed to only classify 12-20% slopes or 20% and greater slopes. This language was changed to reflect that change.

**Driveways**

Existing Language

New or updated roads, driveways, or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.

Proposed Language

New or updated roads, driveways, or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources. Long driveways are discouraged as they are more difficult for fire and rescue vehicles to access, increase impervious surface, and fragment habitat.

Reason

Clarifies language on driveways so that it is clear that this regulation applies to existing lots, not just new lots.