

**ANCR recommendations for possible policies under Land Use section of comprehensive plan.  
(to be combined with recommendations from HED and TUCF)**

- 1. Revise county zoning and land division ordinances and county and town plans to establish design guidelines that minimize conversion of agricultural land, and support farm operations and agriculture-related businesses.**
  - a. Establish maximum lot sizes, with exceptions where necessary due to local land conditions, for all land rezoned out of exclusive agriculture.
  - b. Amend the county zoning ordinance to make it easier to establish agricultural service and other industries that promote appropriate, sustainable rural and farm economic development. Examples include:
    - biotech industries;
    - value-added enterprises;
    - agricultural tourism;
    - forestry and sustainable timber harvest;
    - agricultural supply and product distributors;
    - ethanol plants;
    - soybean and other processing plants;
    - implement dealers;
    - mixed use developments involving both traditional agriculture and retail/processing uses
  - c. Create a zoning category for rural subdivisions utilizing joint septic systems on non-productive farm lands (rocky drumlins, etc.). Base density on character of land, slope, soil, etc.
  - d. Require that rezones from A-1(ex) zoning be reviewed for consistency with town and county comprehensive plans.
  - e. Develop a county conservation subdivision ordinance that sets minimum standards for areas preserved for agriculture or natural resource protection and provides for permanent protection of agricultural or open space. Consider requiring that new development follow conservation design standards in designated buffer or transitional farming areas.
  - f. Develop and distribute a Dane County model land division and conservation subdivision ordinance for voluntary use by local governments.
  - g. Review existing and proposed local codes to evaluate impact on agricultural operations.
  - h. Revise county zoning, land division, sanitary and other codes as necessary to make sure nuisance and other provisions related to odor, noise and similar impacts do not apply to agricultural areas.
  - i. Work with towns to amend local building, nuisance and other codes to accommodate agricultural practices.
  - j. Conduct county-wide meetings to discuss existing and proposed ordinances, regulations and legislation affecting land use.
  - k. Examine zoning process, administration and procedural requirements to minimize negative impacts on agriculture.
  
- 2. Amend county zoning, shoreland zoning, land division and other ordinances to minimize impacts to, and promote restoration of, native ecological communities.**
  - a. Develop tree preservation and canopy cover ordinance. New developments or subdivision platting must involve one or more certified arborists to consult on the best layout to preserve existing stands of high quality trees where such stands are extant.
  - b. Amend county shoreland zoning ordinance to require preservation or restoration of natural vegetative buffers near waterways and wetlands. Develop standards for agricultural areas that are compatible with USDA technical and cost-share guidelines.
  - c. Develop contingency plan and ordinance authority to use public resources to contain or eradicate severe tree insect infestations or disease outbreaks. Define conditions under which plan would be implemented.

- d. Evaluate county and municipal floodplain zoning standards to see if ordinances adequately protect floodplains and revise as necessary.
  - e. Review county zoning and land division ordinances to see if there are opportunities to modify parking, street width and other standards to reduce impervious surface areas of new developments. Encourage or require permeable paving surfaces in parking lots, overflow parking areas and walkways.
  - f. Create a new zoning type for groundwater recharge areas for lands in the 100-year recharge area of all municipal wells. The ordinance would minimize development and impervious surfaces.
  - g. Amend county land division ordinance to prohibit development (buildings, streets, driveways) in groundwater recharge areas, including vegetated slopes.
  - h. Amend the county zoning ordinance, the county sanitary code, or other appropriate ordinances to allow county officials to regulate siting and to enforce requirements for landspreading of septage.
- 3. Explore creation of service impact fees for new development.**
- 4. Property owners rezoning land from A-1(ex) should pay fees sufficient to cover the full costs of the rezone process and administration.**
- 5. Create ordinances that require communities to work together on land use, comprehensive and parks and open space plans to encourage:**
- a. Interconnection of all planned trails and paths, with no dead ends;
  - b. Intergovernmental notification, cooperation and discussion related to proposed plan amendments;
- 6. Expand and enhance county planning assistance to towns to provide a broader range of tools and resources to meet local challenges. Measures could include:**
- a. Establish a county grant and assistance program for towns to amend their portions of the Farmland Preservation Plan.
  - b. Work with towns to identify Farm Priority Areas to protect large, contiguous blocks of traditional production farmland. Use TDR, PDR and other mechanisms to help compensate landowners in areas where rezones out of exclusive agriculture are limited or restricted.
  - c. Work with towns to identify and map Small-Acreage Farming Areas. Develop planning, zoning and economic development techniques to encourage and support small-scale agriculture.
  - d. Develop site plan review standards to encourage the location of new housing on sites most conducive to agriculture, while allowing farmers to develop on less productive lands to provide cash inputs to working farms.
  - e. Enhance ability of county staff to provide low-cost or free planning services directly to rural town governments, including mapping, comprehensive plan text drafting and meeting facilitation.
  - f. Develop a coordination process to compare plans of adjoining communities to minimize incompatible uses, promote interconnection of planned transportation routes, recreational trails and paths, and to encourage creation of large natural resource and agricultural areas that cross community borders.
  - g. Make computer modeling programs available so towns, cities and villages can play with different development / build-out scenarios to see how it affects their community.
  - h. Work with towns to develop land division ordinances, conservation subdivision, building codes, driveway codes, intergovernmental agreements and other tools, based on county models where appropriate, to implement local and county planning goals.
  - i. Assist towns to complete "blanket rezones" of mapped open space corridors to the CO-1 or A-1(ex) zoning district, where appropriate.

- j. Establish a “best practices” sourcebook for use by town plan commissions and town boards that would include model plan language, ordinances and intergovernmental agreements, as well as policy guidelines for programs like TDR or PDR, density caps, etc.
- k. Develop options and tools for mitigation of potential impacts of proposed developments on woodlands, grasslands, wetlands or wildlife habitat.