

Housing & Economic Development Work Group

SUMMARY REGULATION MATRIX

Issue	Unincorporated Areas	Incorporated Areas
HOUSING		(Note: Not necessarily all cities and villages in Dane County have regulations listed below.)
Density	<ul style="list-style-type: none"> • Chapter 10: Zoning 	<ul style="list-style-type: none"> • Municipal Zoning
Allowable Housing Types	<ul style="list-style-type: none"> • Chapter 10: Zoning 	<ul style="list-style-type: none"> • Municipal Zoning
Setback Requirements	<ul style="list-style-type: none"> • Chapter 10: Zoning • Chapter 11: Shoreland Zoning 	<ul style="list-style-type: none"> • Municipal Zoning • Municipal Wetland/Shoreland Zoning
Lot Size	<ul style="list-style-type: none"> • Chapter 10: Zoning • Chapter 46: Private Sewage System 	<ul style="list-style-type: none"> • Municipal Zoning
Lot Coverage	<ul style="list-style-type: none"> • Chapter 10: Zoning • Chapter 11: Shoreland Zoning 	<ul style="list-style-type: none"> • Municipal Zoning • Municipal Wetland/Shoreland Zoning
New Housing Construction or Improvements	<ul style="list-style-type: none"> • Chapter 10: Zoning • Chapter 75: Land Division • State Uniform Dwelling Code 	<ul style="list-style-type: none"> • Municipal Zoning • Municipal Land Division • State Uniform Dwelling Code
ECONOMIC DEVELOPMENT		
New Construction or Improvements	<ul style="list-style-type: none"> • Chapter 10: Zoning • Chapter 75: Land Division • State Uniform Dwelling Code 	<ul style="list-style-type: none"> • Municipal Zoning • Municipal Land Division • State Uniform Dwelling Code
Parking Lot Requirements	<ul style="list-style-type: none"> • Chapter 10: Zoning 	<ul style="list-style-type: none"> • Municipal Zoning
Signage	<ul style="list-style-type: none"> • Chapter 10, Subchapter II: Zoning 	<ul style="list-style-type: none"> • Municipal Zoning/Building Code
SITE DESIGN & ENVIRONMENTAL		
Sanitary/Health	<ul style="list-style-type: none"> • RPC Urban Service Area approval • Chapter 46: Private Sewage System • Sanitary District water/sewer regulations 	<ul style="list-style-type: none"> • RPC Urban Service Area approval • Chapter 46: Private Sewage System • Municipal water/sewer regulations
Site Location / Environmental concerns	<ul style="list-style-type: none"> • Chapter 10: Zoning • Chapter 11: Shoreland / Wetland • Chapter 14: Erosion Control & Stormwater • Chapter 17: Floodplain • Chapter 31: Fair Housing • Chapter 75: Land Division • RPC Environmental Corridor 	<ul style="list-style-type: none"> • Municipal Zoning • Municipal Shoreland/Wetland Zoning • Municipal Erosion Control & Stormwater Zoning (Meet or exceed County standards) • Municipal Floodplain Zoning • Municipal Fair Housing Zoning • Municipal Land Division • RPC Environmental Corridor
INFRASTRUCTURE		
Street /Street Width/Right-of-Way & Access Standards	<ul style="list-style-type: none"> • Chapter 75: Land Division • Chapter 79: Highway Access Control • Town Driveway Ordinances • Town Road Standards 	<ul style="list-style-type: none"> • Municipal Land Division • Other Municipal Ordinances
Parkland Dedication	<ul style="list-style-type: none"> • Selected Town Land Division Ordinances 	<ul style="list-style-type: none"> • Municipal Land Division
OTHER		
Mixed Use Development	<ul style="list-style-type: none"> • No Mixed Used District in Ordinance 	<ul style="list-style-type: none"> • Municipal Zoning
Taxation	<ul style="list-style-type: none"> • Chapter 24: County Sales & Use Tax 	<ul style="list-style-type: none"> • Chapter 24: County Sales & Use Tax
Extraterritorial Jurisdiction (ETJ)	<ul style="list-style-type: none"> • ETJ Zoning (Selected Towns) • Chapter 75: Land Division 	<ul style="list-style-type: none"> • ETJ Zoning (Selected municipalities) • Municipal Land Division

- According to the Dane County Land Use Handbook, Chapter 10 Zoning is limited: “County zoning governs unincorporated areas of the county only.” In addition, Chapter 75 Land Division & Subdivision Regulations is also somewhat limited according to the Handbook: “Section 236.45 Wis. Stats. provides for counties, cities, and villages to adopt regulations more strict than state statutes...(in terms of jurisdiction) counties may also exercise ‘objection authority’ for plats within incorporated areas.” (See <http://www.co.dane.wi.us/coboard/landuse%20handbook/index.html>)
- Note that for most development projects, the zoning and land division regulations occur concurrently.