



## Dane County Planning and Development Department

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**TO:** All Dane County Towns  
**FROM:** Majid Allan, Senior Planner  
**DATE:** March 30, 2010  
**RE:** **Chapter 10 Task Force Public Hearing April 14th**

The county's chapter 10 task force will be holding a public hearing at 7:30pm on Wednesday, April 14<sup>th</sup> in room 121-A of the Lyman F Anderson Agriculture and Conservaton Center located at 1 Fen Oak Court on Madison's east side. The public hearing will provide an opportunity for input on the latest round of priority ordinance revisions identified by the task force.

Below is a list and description of the four revisions the task force prioritized from a larger list of recommended zoning ordinance amendments. The complete list of amendments considered by the task force are included in the "OA Summary Table", which may be viewed / downloaded from the task force website at: [www.countyofdane.com/plandev/Chapter10.aspx](http://www.countyofdane.com/plandev/Chapter10.aspx)

### **1. Consider amendments that address recent changes to the state's Farmland Preservation Law**

Recent changes to the state's farmland preservation law will impact Dane County, and require that our exclusive agricultural zoning districts be updated over the next two years. Changes will be needed to the A-1EX (Exclusive Agriculture) district, A-B (Agricultural Business) district, and others. Primary among the many changes in the state law is the implementation of a "conversion fee" that applies to rezones out of state-certified exclusive ag zoning districts.

The county is responsible for administering the conversion fee, and state guidelines are quite rigid and do not allow conversion fee exemptions for, say, separations of existing farm residences, or zoning compliance for residential uses on substandard A-1EX lots. Consideration should be given to addressing the numerous issues arising from the recent changes in state law.

### **2. Review and possibly revise adult entertainment overlay district (AED)**

The AED applies only in the M-1 Industrial zoning district. The county's AED overlay ordinance should be reviewed and possibly revised to address emerging issues and challenges.

**3. Strengthen consideration of aesthetics in the building of communication towers / Require more stringent "collocation" requirements when siting cell towers to limit proliferation**

While the county's communications tower ordinance is designed to limit the proliferation of towers, it does not include provisions that address aesthetics (e.g., "stealth" design).

In addition, the tower ordinance requires that new towers provide a minimum of 2 additional spots for potential collocation of other providers' equipment. However, there's no explicit requirement that towers be sited in such a manner as to ensure that other cell service providers could actually utilize a tower.

**4. Revise the zoning ordinance to address Concentrated Animal Feeding Operations (CAFOs)**

State law provides for limited local regulation of farms with large numbers of animal units. For example, the county could use its zoning authority to require a Conditional Use Permit for CAFO operations over a certain size, or, limit the zoning districts within which CAFOs would be permitted. Currently, the county's base large-tract agricultural zoning district (A-1EX) does not place any limitation on the number of animal units.

Town officials, landowners, and other interested parties are encouraged to attend the public hearing. Please share this information with your respective plan commissions, boards, and others who may be interested. If you have any questions, or would like additional information, please contact me by phone at 267-2536, or by email at [allan@co.dane.wi.us](mailto:allan@co.dane.wi.us).