



www.countyofdane.com/plandev/zoning

Recent changes

□ **DATCP Conversion Fees Repealed**

With the adoption of the 2011-2012 State Biennial Budget, DATCP conversion fees of nearly \$1000 per acre are no longer applied to rezone applications that rezone lands out of the A-1 Exclusive Agriculture Zoning District.

□ **New Rules for Accessory Buildings (OA#4)**

The revisions to accessory building regulations became effective as of August 1, 2011. A factsheet has been prepared to explain the new regulations for different districts. (See attached.) The highlights of the changes are as follows:

- All buildings over 120 square feet need a zoning permit.
- There are no fees for buildings used as part of a legitimate farm operation.
- Non-permanent buildings 120 square feet and under may be placed in the rear yard, 4 feet away from property lines, with no permit or location survey needed.
- Sanitary facilities are prohibited in accessory buildings. (Some exceptions apply.)
- R- Residential Districts limit the size of accessory buildings to 100% of footprint of the house and a maximum average height of 12 feet.
- RH – Rural Homes and A- Agriculture Districts limit buildings to 10% lot coverage and a maximum average height of 35 feet.

- Houses are required prior to the construction of an accessory building, except for buildings used for farm operations.

□ **Fabric Structures**

It has come to the attention of the Zoning Division staff that some landowners are constructing fabric storage buildings on their property. There has been some confusion over whether these types of structures fall under the scope of the Dane County Zoning Ordinance for zoning permits. In review of the regulations, it has been determined that fabric structures fall within the scope of a building as defined under Dane County Code of Ordinances Section 10.01(7). The general rules are as follows:

- Fabric storage structures over 120 square feet are considered buildings and will need a zoning permit prior to installation.
- Fabric storage structures must meet all setback requirements from roads, property lines, stream/lake, and wetlands.
- Fabric storage structures will only be considered as temporary structures if the structure is used to store materials and equipment incidental to the construction of a building on the property.

□ **Small-Scale Energy Generating Stations (OA#37)**

A minor revision to the A-1 Exclusive Agriculture Zoning District became effective as of May 6, 2011. The change moves small-scale energy generating stations from a permitted use to a conditional use. This change would require a public hearing on wind farms and would allow Towns and the County to comment on proposals for small wind turbine farms in rural Dane County.

□ **Status of Ordinance Amendment #8**

Earlier this year, an ordinance amendment was introduced that would require zoning lots used for residential purposes to be described as a separate parcel on a Certified Survey Map, in essence prohibiting “spot zones” or “postage stamps” on large properties. The County Board referred this amendment back to the ZLR Committee for further discussion. County Staff is working with the Dane County Towns Association and Committee members to address concerns raised by several Towns.

Other Items

❑ **Need a Zoning Map or Aerial Photo of a Section of a Town?**

Under the AccessDane website, there are town section maps and zoning section maps available to town officials. The maps are in a PDF format and can be downloaded. The Section maps contain the current ownership parcel boundaries for that section. The zoning section maps show current zoning of parcels, the aerial photo, and parcel addresses. They are updated quarterly.

To view either of the maps, just log on to Access Dane through the “Public Agency” portal, and enter your username and password. The section maps and new zoning maps are listed as the sixth bulleted item down near the bottom of the page. Don’t have a password? Contact Aaron Krebs at (608) 266-4254 or by email at aaronk@countyofdane.com.

❑ **Need Zoning Information?**

The best way to contact Zoning Division Staff is to call (608) 266-4266. Our administrative staff will direct customers to specific individuals or agencies to quickly address their questions or concerns. The Zoning Division designates a zoning inspector daily to answer detailed questions regarding zoning and permitting.

Need a quick reference to Zoning Districts? Use our zoning district factsheets. The factsheets summarize all the necessary information (uses, setbacks, etc) in a simplified format. They can be found at:

http://www.countyofdane.com/plandev/zoning/district_fact_sheets.aspx

❑ **Floodplain, Wetland, Shoreland Questions?**

Assistant Zoning Administrator Kris Schutte is responsible for navigating landowners through the regulations that apply to development by water bodies and sensitive environmental areas. She can be contacted at (608) 266-9084 or by email at schutte@countyofdane.com.

❑ **Land Division Questions?**

Assistant Zoning Administrator Dan Everson has been assigned the duties of the Land Division Review Officer. He is responsible for reviewing and processing of Certified Survey Maps and Subdivision Plats. He is also responsible for parcel status determinations for unplatted parcels of land less than 35 acres in size. He can be contacted at 267-1541 or by email at everson.daniel@countyofdane.com.

❑ **How do I get a Zoning Permit?**

Please contact the Zoning Division at 266-4266 to work with a zoning inspector regarding process requirements and/or visit our homepage to view requirements electronically. Permits are issued in our office Monday through Friday from 8:00 a.m. to 4:00 p.m. Having a hard time getting to Madison? The appropriate permit information and fees can be mailed or faxed to the department for processing after you have worked with an inspector regarding your specific process requirements. http://countyofdane.com/PLANDEV/zoning/zoning_permit.aspx

❑ **How do I file a Zoning Complaint?**

Zoning complaints should be directed to the County Zoning Division office. The Zoning Division’s policy is to require complaints to be submitted in writing. This can be done by:

Faxing to: (608) 267-1540

Mailing to: Dane Co. Planning & Development
Attn: Zoning Division
Room 116, City-County Building
210 MLKJ Boulevard
Madison, WI 53703

Emailing to: zoning@countyofdane.com.

Complaints may be anonymous.

Should you desire updates regarding to your complaint, contact information must be provided.