

Page	Implementation Summary Table			2013 5-yr Update				
	Chapter 8: Land Use	Responsible Entity	Related Planning Processes	Status 2013	Keep?	Modify?	Done?	Notes
	Overall Land Use				X	X		
99	1. Maintain and enhance the existing regional planning framework in Dane County.	DPD, CARPC	Water Quality Plan	Ongoing	X			
100	2. Continue to consider a permanent, countywide Transfer of Development Rights (TDR) program.	DPD	Farmland Preservation Plan	Complete		X		Modify to "continue to expand and implement TDR in interested communities."
101	3. Continue to develop a permanent, countywide Purchase of Development Rights (PDR) program.	LWRD	Parks and Open Space Plan	Partially complete	X			
	Code Implementation, Administration And Enforcement				X	X		
101	1. Examine zoning process, existing and proposed local codes, administration and procedural requirements to minimize negative impacts on agriculture.	DPD		Ongoing	X			
101	2. Conduct countywide meetings to discuss existing and proposed ordinances, regulations and legislation affecting land use.	DPD		Ongoing	X			
101	3. Work with the county zoning agency to develop an expedited permitting process for new developments that are sited on existing transportation arterials and that satisfy the objectives identified in community/county plans	DPD		Not addressed		X		Consider rewriting to "encourage zoning in advance of development projects."
	Community and Neighborhood Design				X			
102	1. Develop an integrated set of community and neighborhood design principles to help new development and redevelopment meet the goals and objectives of the <i>Dane County Comprehensive Plan</i> .	DPD, CARPC		Not addressed	X			
	Fees				X		X	
103	1. Property owners rezoning land from A-1(ex) should pay fees sufficient to cover the full costs of the rezone process and administration.	DPD, Treasurer	Farmland Preservation Plan	Ongoing	X			
103	2. Explore creation of service impact fees for new development.	County Lobbyist	Legislative Agenda	Ongoing	X			
104	3. Establish a sanitary code fee structure sufficient to add dedicated staff to conduct, monitoring, inspection and enforcement related to septage landspreading operations.	PHMDC		Complete			X	
	Ordinance Amendments				X	X	X	
104	1. Amend the Dane County Zoning Ordinance (Chapter 10, Dane County Code).	DPD		Partially complete	X			
	Require that rezones and conditional use permit applications be reviewed for consistency with town and county comprehensive plans.	DPD		Complete		X		Modify to "Continue to require that..."
	Establish maximum lot sizes, with exceptions where necessary due to local land conditions, for all land rezoned out of exclusive agriculture.	DPD		Not addressed		X		Modify to "Work with town governments to include maximum lot sizes in town comprehensive plans...."
	Make it easier to establish agricultural service and other industries that promote appropriate, sustainable rural and farm economic development.	DPD		Complete			X	
	Create a zoning category for rural subdivisions utilizing joint septic systems on nonproductive farm lands (rocky drumlins, etc.). Base density on character of land, slope, soil, etc.	DPD		Not addressed		X		Consider deleting. Such areas should be distinctly identified in town/county comprehensive plans, not in zoning ordinance.
	Make sure nuisance and other provisions related to odor, noise and similar impacts do not apply to agricultural areas.	DPD		Partially complete	X			

Page	Implementation Summary Table <i>Chapter 8: Land Use</i>	Responsible Entity	Related Planning Processes	2013 5-yr Update				Notes
				Status 2013	Keep?	Modify?	Done?	
	Allow for small acreage farming zones (less than 35 acres), in zoning ordinances so that small-scale commercial cultivation and value-added food production can occur.	DPD		Complete			X	
	Reduce zoning lot size requirements for rural housing settings, including conservation and cluster subdivision, in order to reduce housing costs.	DPD		Not addressed	X			
	Allow for and promote reduced lot sizes, setbacks, road widths, zero lot lines, and other regulations that decrease housing costs, as defined in the BUILD Traditional Neighborhood Design model ordinance, where appropriate.	DPD		Not addressed	X			
	Explore options, such as countywide inclusionary zoning, based on a housing needs analysis.	DPD		Not addressed		X		Modify based on recommendations of housing task force.
	include a Planned Unit Development overlay ordinance	DPD		Complete			X	
	Provide preferential treatment in the review and approval process for new commercial and mixed-use developments that are sited on existing transportation corridors and routes.	DPD		Not addressed		X		Consider rewriting to "Encourage zoning in advance to accommodate development projects that meet comprehensive plan goals, including location near existing, suitable transportation corridors and routes."
	Implement customer-friendly permitting processes to more efficiently assist business and industry without reducing service standards, and encourage local governments to do the same.	DPD		Ongoing	X			
	Revise commercial districts to support mixed residential/commercial uses and neighborhood-scale small business uses.	DPD		Partially complete	X			
	Allow galleries and artist studios as a conditional use in residential areas.	DPD		Partially complete	X			
	Allow for condominium, housing, and rental live-work units that combine artist and performing art studios, galleries, and artisan shops.	DPD		Partially complete	X			
	Strengthen consideration of aesthetics in the building of communication towers (e.g., education, design competition, exhibits).	DPD			X			
	Develop procedures and standards to ensure that any future siting decisions for energy generation, transmission, and distribution facilities will be evaluated to ensure consistency with community and regional development objectives, and the overall protection of public health, safety and the environment.	DPD			X			
	Develop and implement countywide standards for: adequate separation between existing land uses and new mineral extractions or expansions; safe hauling routes; screening, planting and setbacks for mineral extraction operations; noise, dust and runoff control; compliance with state groundwater and surface water standards; blasting, including safe operation, notification and scheduling; onsite recycling or processing operations; public input and consideration of neighbor concerns.	DPD		Addressed in policy, not in ordinance	X			

Implementation Summary Table		Responsible Entity	Related Planning Processes	2013 5-yr Update				
Page	Chapter 8: Land Use			Status 2013	Keep?	Modify?	Done?	Notes
	Consider amending ordinance to allow for mineral extraction sites to be permitted as a stipulated conditional use, where permit is granted if all standards described in i) above are met.	DPD		Addressed in policy, not in ordinance			X	
	Establish maximum term for conditional use permits for mineral extraction sites to review operations and ensure county standards continue to be met.	DPD		Addressed in policy, not in ordinance	X			
	Inspect each site in the field at least annually. Develop specific site inspection and review topics and a "grading" system for the inspection topics.	DPD		Addressed in policy, not in ordinance	X			
	Require deed notices informing potential buyers within ½ mile of existing or planned sites of the proximity of existing mineral extraction sites and identified potential mineral resources.	DPD		Addressed in policy, not in ordinance		X		
	Include operation of construction material recycling facilities into mineral extraction operation permit standards.	DPD		Addressed in policy, not in ordinance	X			
	Require mineral extraction applicants to meet with town board, neighborhood, and county supervisor representing that district to present a plan prior to submitting a county conditional use permit application. Applicant should be required to disclose comments received and efforts made to address substantive issues raised.	DPD		Addressed in policy, not in ordinance	X			
	Review ordinance standards for County Board reversal of appealed CUP decisions to determine whether current supermajority requirements are appropriate.	DPD		Complete			X	
	Create a new conditional use, "Limited Rural Business" including any use in B1, C1, C2, etc., IF: a. confined to pre-2000 buildings; b. no more than 2 non-family employees, and; c. maintains exterior appearance of building.	DPD		Complete			X	
	Require Conditional Use Permit to work on structures or property designated or listed by Wisconsin Historical Society	DPD		Not addressed	X			
	Develop and use historic district overlay zoning, as appropriate, to preserve historic and archaeological sites.	DPD		Ongoing	X			
	Where appropriate, reduce standards for parking lot capacity and lot size to reduce impervious surface areas of new developments.	DPD		Not addressed	X			
104	2. Amend the Shoreland Zoning Ordinance (Chapter 11, Dane County Code).	DPD	Water Body Classification Project	Partially complete	X			
	Require preservation or restoration of natural vegetative buffers near waterways and wetlands. Develop vegetative buffer standards for agricultural areas that are compatible with USDA technical and cost-share guidelines	DPD		Complete			X	
	Implement waterbody-sensitive shoreland zoning regulations, including standards for vegetative buffer protection and restoration, mitigation of nonconforming uses, slope protection and conservancy overlay districts.	DPD		Partially complete	X			

Implementation Summary Table				2013 5-yr Update				
Page	Chapter 8: Land Use	Responsible Entity	Related Planning Processes	Status 2013	Keep?	Modify?	Done?	Notes
106	3. Amend the Erosion Control and Stormwater Management Ordinance (Chapter 14, Dane County Code).	LWRD			X			
	Work with the Dane County Lakes and Watershed Commission and local municipalities to adopt minimum standards for road salt (or other ice or snow melt material) use, street cleaning, storm sewer maintenance, storm sewer outlet protection, shoreline protection, and construction site erosion control ordinances. Continue to develop standards for stormwater management plans in conjunction with local and state management agencies.	LWRD		In progress	X			
106	4. Amend the Floodplain Zoning Ordinance (Chapter 17, Dane County Code).	DPD			X			
	Evaluate county and municipal floodplain zoning standards to see if ordinances adequately protect floodplains and revise as necessary	DPD		Ongoing	X			
	Provide sufficient resources to actively enforce and administer county floodplain zoning ordinances to strictly limit new development within floodplains.	DPD		Ongoing	X			
107	5. Amend the Private Sewage System and Health Ordinance (Chapter 46, Dane County Code).	PHMDC			X			
	Regulate siting and to enforce state requirements for landspreading of septage from private onsite wastewater treatment systems.	PHMDC		Complete				
107	6. Amend the Land Division Ordinance(Chapter 75, Dane County Code).	DPD			X			
	Develop a county conservation subdivision ordinance.	DPD		Not addressed	X			
	Review land division ordinance to see if there are opportunities to modify parking lot, street width and other standards to reduce impervious surface areas of new developments.	DPD		Not addressed	X			
	Encourage permeable paving surfaces in parking lots, overflow parking areas and walkways.	DPD		Partially complete	X			
	Promote site design that maximizes groundwater infiltration.	DPD		Partially complete	X			
	Develop tree preservation and canopy cover standards. New developments or subdivision platting must involve one or C87more certified arborists to consult on the best layout to preserve existing stands of high quality trees.	DPD		Not addressed	X			
	Develop guidelines and codes for energy efficient site planning and building methods that promote and take advantage of conservation opportunities.	DPD		Not addressed	X			
108	7. Create a new ordinance that requires communities to work together on land use, comprehensive and parks and open space plans.	DPD, LWRD		Not addressed	X			
	Planning Technical Assistance				X			
107	1. Expand and enhance the ability of the Department of Planning and Development to provide low-cost or free planning services directly to rural town governments, to provide a broader range of tools and resources to meet local challenges.	DPD	Farmland Preservation Plan	Ongoing	X			
109	2. Make sure the Department of Planning and Development maintains the ability to provide technical assistance and support to cities and villages to facilitate sensible and efficient growth; and, direct county resources to that end.	DPD		Not addressed	X			