

## 1) Introduction

This chapter contains goals, objectives, policies and programs to guide the future development and redevelopment of public and private property in Dane County.

## 2) Accomplishments and Completed Recommendations (not including ongoing policies and programs)

### Overall Land Use

- 2. Continue to consider a permanent, countywide Transfer of Development Rights (TDR) program.

### Fees

- 3. Establish a sanitary code fee structure sufficient to add dedicated staff to conduct, monitoring, inspection and enforcement related to septage landspreading operations.

### Ordinance Amendments

- 1A. Require that rezones and conditional use permit applications be reviewed for consistency with town and county comprehensive plans.
- 1B(2). Make it easier to establish agricultural service and other industries that promote appropriate, sustainable rural and farm economic development.
- 1B(5). 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.
- 1D. Include a Planned Unit Development overlay ordinance
- 1G(1) 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.
- 1G(3) Establish maximum term for conditional use permits for mineral extraction sites to review operations and ensure county standards continue to be met.
- 1G(6) Include operation of construction material recycling facilities into mineral extraction operation permit standards.
- 1G(7) 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.
- 1G(8). Review ordinance standards for County Board reversal of appealed CUP decisions to determine whether current supermajority requirements are appropriate.
- 1.H(1). 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.
- 2A. 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
- 5A. Regulate siting and to enforce state requirements for landspreading of septage from private onsite wastewater treatment systems.
- B(2). Encourage permeable paving surfaces in parking lots, overflow parking areas and walkways.

- 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.

### 3) Summary of Staff Updates to Element Chapter

#### a) Data

- Updated with 2010 Land Use Inventory Data, including detailed rural land use categories for the first time.
- 2012 amended and state certified Dane County Farmland Preservation Plan incorporated into Dane County Comprehensive Plan.
- “Open space corridors” revised to “Resource Protection Corridors” with more detailed policies and descriptions.
- Maps revised to reflect updated Land Use Inventory, Resource Protection Corridors, municipal boundaries, Urban Service Area boundaries and town plan updates.

#### b) Individuals and Organizations Providing Comments

##### i) County and Regional Staff

- (1) Department of Planning and Development, including Planning and Zoning Divisions
- (2) Capital Area Regional Planning Commission

##### ii) County Committees

- (1) Zoning and Land Regulations

##### iii) Other Organizations

- (1) Dane County Towns Association

#### c) Policy Changes and Amendments

- i) Delete completed items
- ii) Modify language to reflect new programs with ongoing responsibilities
- iii) Incorporate specific comments and revisions received to date

### 4) Emerging Issues and Needs

#### a) Staff Identification of Emerging Issues

- i) Sustainability and Climate Change
- ii) Community and Lot Design
- iii) Public Health
- iv) Poverty
- v) Affordable Housing and Homelessness

#### b) Assessment of Potential Primary Needs

##### i) Sustainability and Climate Change

##### (1) Resource Protection Corridor amendments

##### (a) Technical Updates

- (i) WI DNR Wisconsin Wetland Inventory (complete)
- (ii) FEMA Flood Rate Insurance Maps (in progress)

##### (b) Consider Amending Resource Protection Corridors definition to include:

- (i) Public conservation lands
- (ii) Nonprofit conservation lands
- (iii) 0.2% (AKA 500-year) regional floodplain
- (iv) Hydric soils
- (v) Other categories?

##### (2) Community and Lot Design

- (a) Consider establishing standards for maximum driveway length