



Zoning Information

www.countyofdane.com/plandev/zoning

□ **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 address their questions or concerns. The Zoning Division has a designated zoning inspector assigned phone duty daily to answer detailed questions regarding zoning and permitting.

□ **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 the 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.

□ **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, enter your password. The section maps and new zoning maps are listed at sixth bulleted item down at the bottom of the page. Don't have a password? Contact Aaron Krebs at (608) 266-4254 or by email at aaronk@countyofdane.com.

□ **Getting questions on 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

□ **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 emailed, 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

Recent Changes

□ **Revised Residential Uses in A-1 Exclusive**

Farm residences are no longer permitted by right in the A-1Ex Zoning District. Primary and secondary farm residences are now required to obtain a conditional use permit (Applicants must demonstrate substantial farm income earned from the farm).

Existing residences in the A-1EX district are allowed to be remodeled or replaced as long as they are positioned within 100 feet of the old structure.

(No rezoning necessary.) Replacement residences that would be relocated more than 100 feet from the old home will require town board and county zoning committee approval.

□ **Topography Ordinance**

The purpose of the new ordinance prevents landowners from altering the grade of their property within 5 feet of the property line, protecting adjacent property owners from problems that may occur as a result of the change. The ordinance change can be found under 10.04(6). Exceptions may be granted if both property owners are in agreement.

□ **Revised LC-1 Zoning District (Limited Commercial)**

The LC-1 district has been revamped to accommodate a broader range of permitted uses and conditional uses, in addition to small scale commercial uses. Additional uses include office uses and indoor storage, as well as light industrial and Limited Rural Businesses through the conditional use process. Limited Rural Businesses would allow any combination of uses permitted in the A-B, B-1, C-1, or C-2 districts, provided such uses is located within an existing building. The district now requires a CUP for outdoor storage of materials and equipment. See updated factsheet at: http://www.countyofdane.com/plandev/zoning/district_fact_sheets.aspx

□ **A-4 Small Lot District**

The purpose of the A-4 Small Lot Agriculture District is to preserve remnant agricultural lands of less than thirty-five (35) acres in size for agricultural purposes. This district does not allow for single-family residences, but rather only farm accessory buildings used in the operation of a farm.

□ **What do I need to do with this New Conditional Use Process**

Applicants for a conditional use permit should first consult with town officials prior to filing a petition with Dane County Zoning. For significant CUP proposals, such as cell towers, mineral extraction, or salvage / solid waste recycling centers, applicants should also discuss the proposal with county planning and development staff prior to filing a petition. After consulting with Planning and Development, the Town Clerk or other Town officials, you may apply for a conditional use permit with Dane County. Requests for conditional use

permits must be approved by both your Town Board and the County Zoning and Land Regulation Committee. The County Zoning Committee will hold a public hearing on the request, and upon receipt of the written Town Board action report, will either approve or deny the conditional use permit. Note that either the Town Board or County Zoning Committee may deny a conditional use permit. Actions of either the Town Board or County Zoning Committee are appealable to the County Board.

Information regarding the “new” process can be found on the Planning and Development homepage at www.countyofdane.com/plandev/ and/or additional requirements regarding the application process can be found by selecting the zoning tab and then the rezone bullet item.

Other Items

□ **I received a letter from the Department of Ag, Trade, and Consumer Protection (DATCP) regarding rezoning that has taken place during the past year. Does the Town need to do anything?**

No. Dane County Zoning Division will be sending DATCP documentation on all zoning changes that have occurred in all towns during the past year. Also, included with the documentation will be a check for all the conversion fees collected.

□ **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 County Planning & Development
Attn: Zoning Division
210 Martin Luther King Jr. Blvd.,
Room 116, CCB
Madison, WI 53703

Emailing to: zoning@countyofdane.com.

Should you desire follow-up to your complaint, contact information must be provided.