

A NEW OPTION FOR
DANE COUNTY
TOWNS

Dane County Towns Association

March 30, 2016

Historic Legislation Adopted

State of Wisconsin



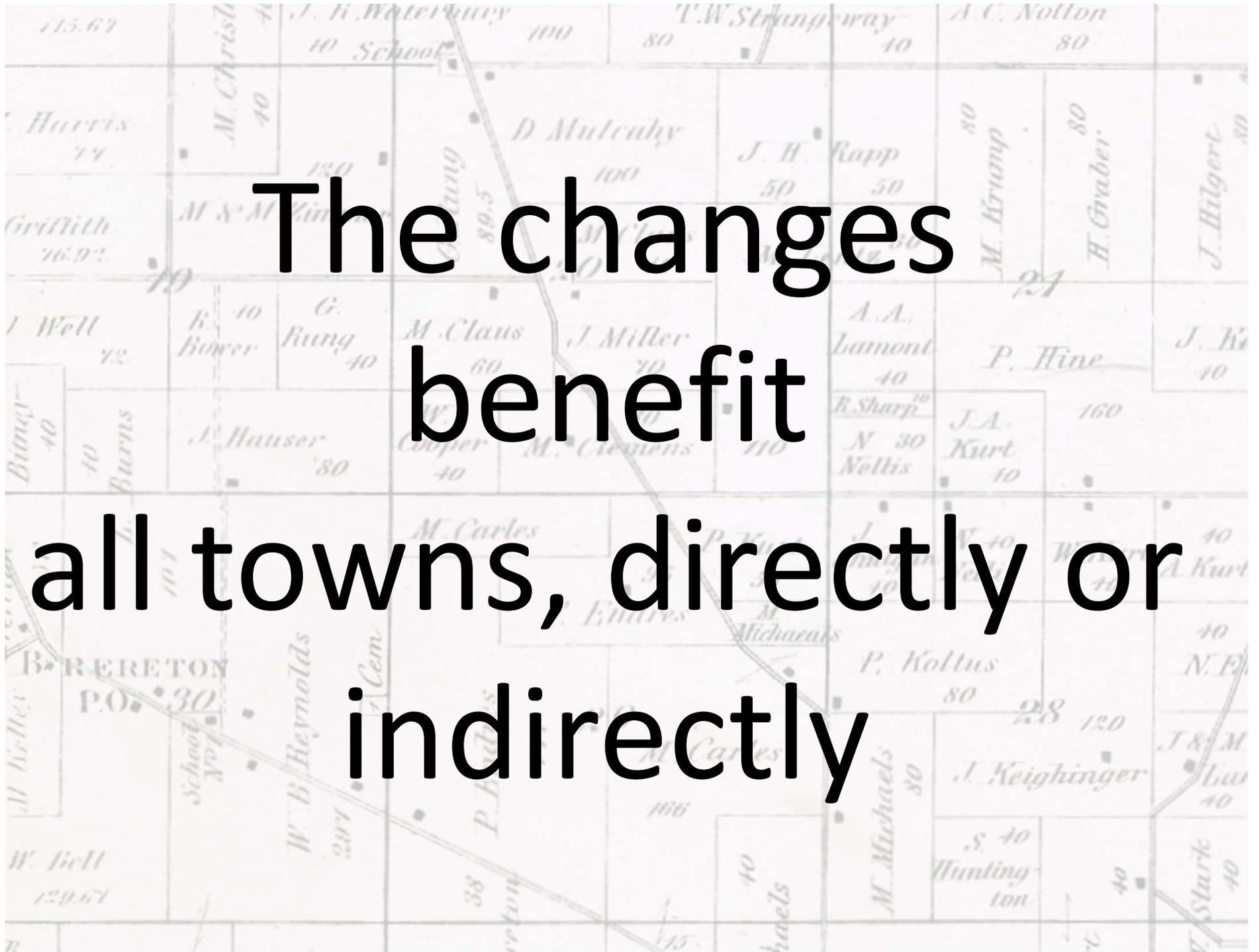
2015 Assembly Bill 563

Date of enactment: **February 29, 2016**

Date of publication*: **March 1, 2016**

2015 WISCONSIN ACT 178

AN ACT *to renumber and amend* 236.10 (1) (c); *to amend* 59.69 (3) (a), 59.69 (3) (b), 59.69 (3) (e), 59.69 (5) (c), 60.62 (1), 60.62 (3) (a), 236.10 (1) (b) 3. and 236.34 (1) (dm); and *to create* 59.69 (5m), 59.692 (1p), 60.23 (34), 60.62 (6), 87.30 (1r), 236.10 (1m) and 236.34 (2m) of the statutes; **relating to:** authorizing towns located in populous counties to withdraw from county zoning; requiring certain towns to enact a zoning ordinance and a comprehensive plan; removing plat and certified survey map approval authority from a county if the town in which the subdivision or land

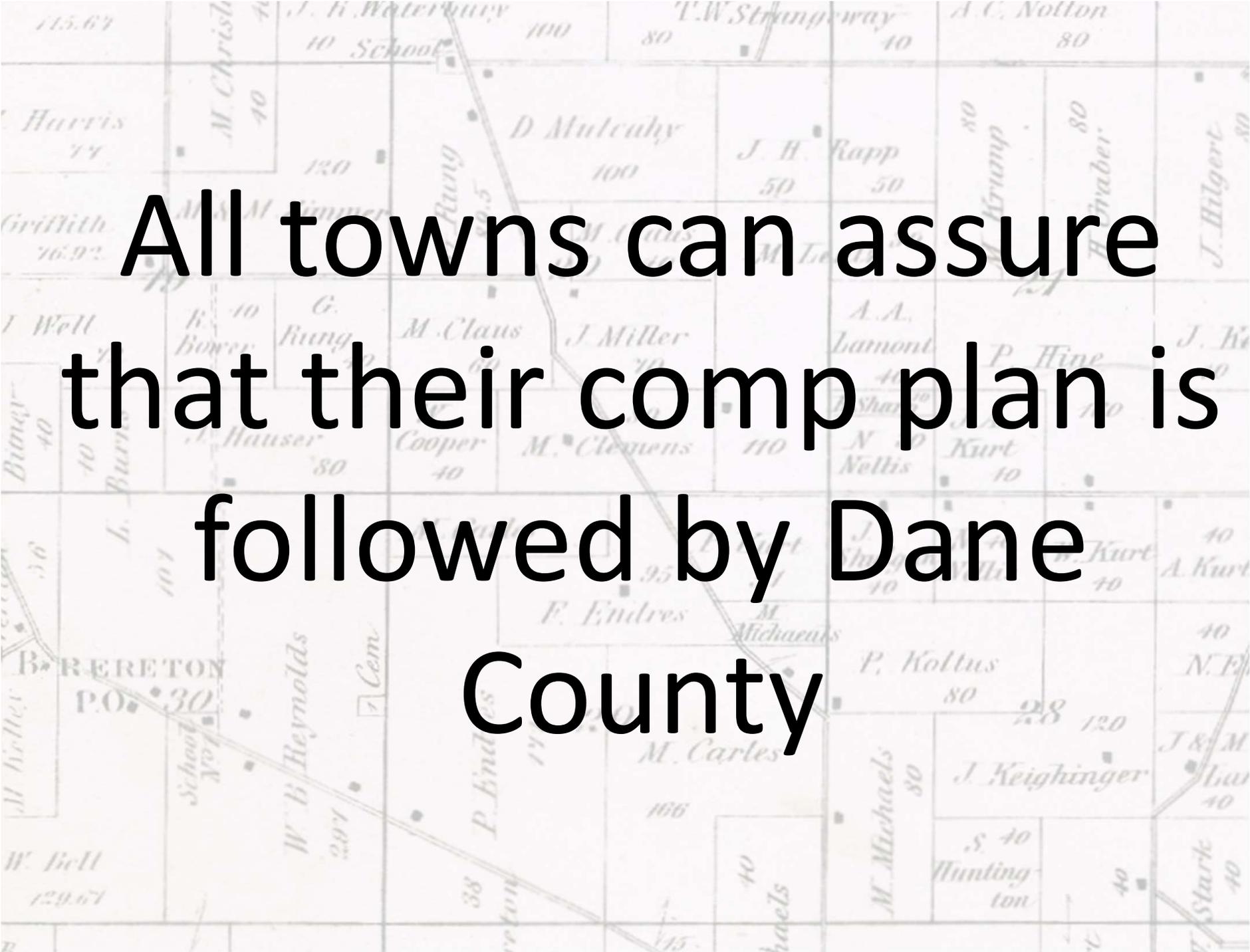


The changes

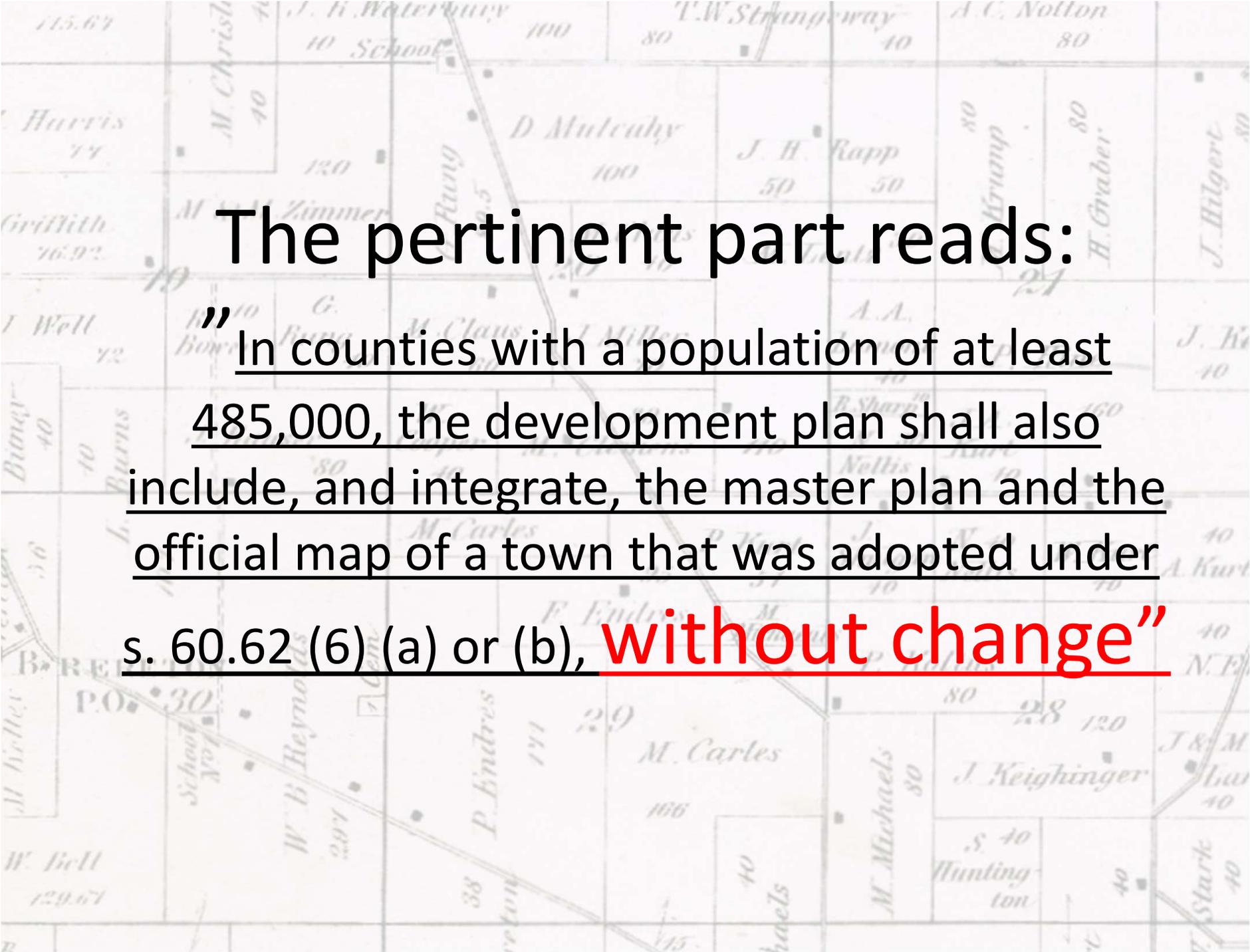
benefit

all towns, directly or

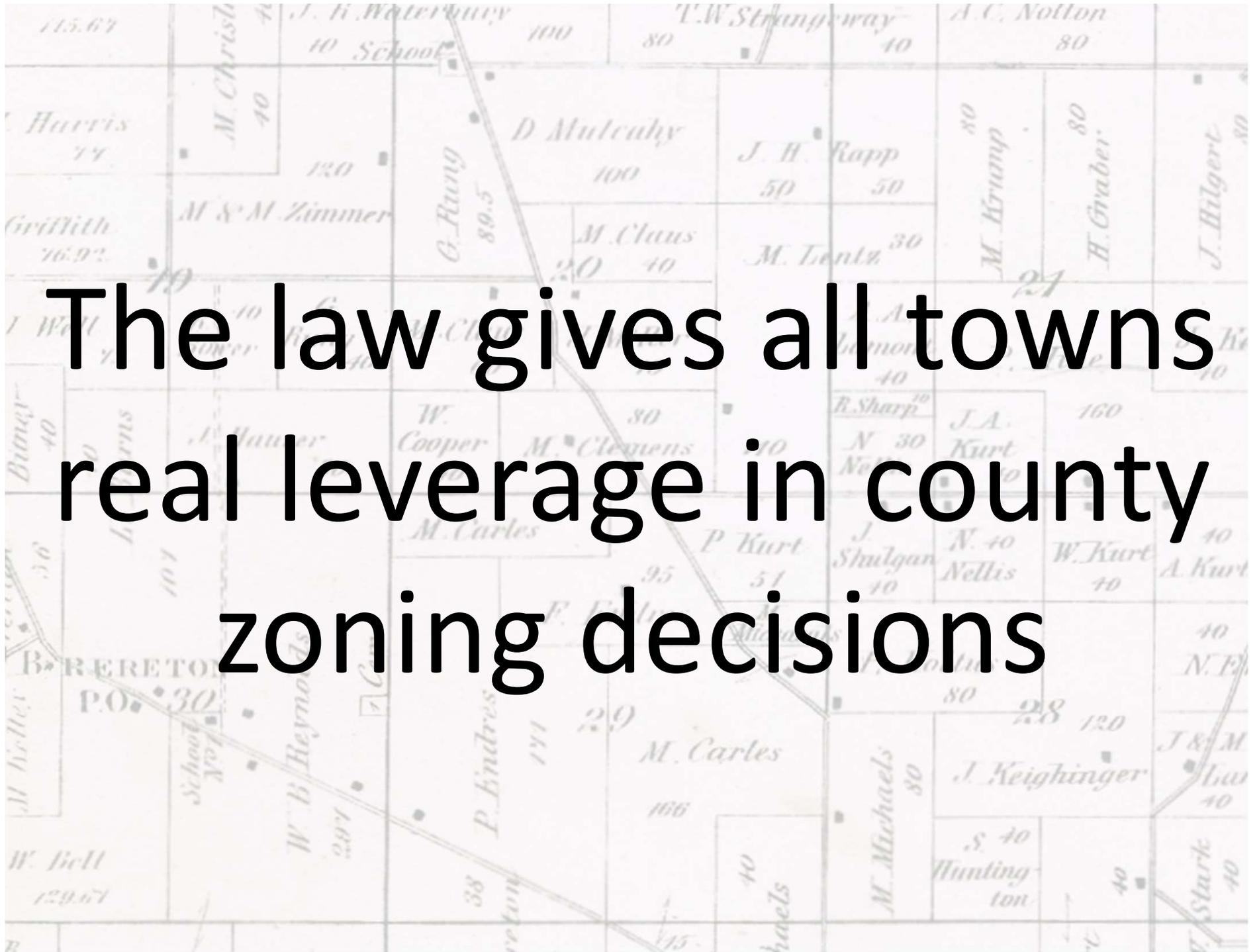
indirectly



All towns can assure
that their comp plan is
followed by Dane
County



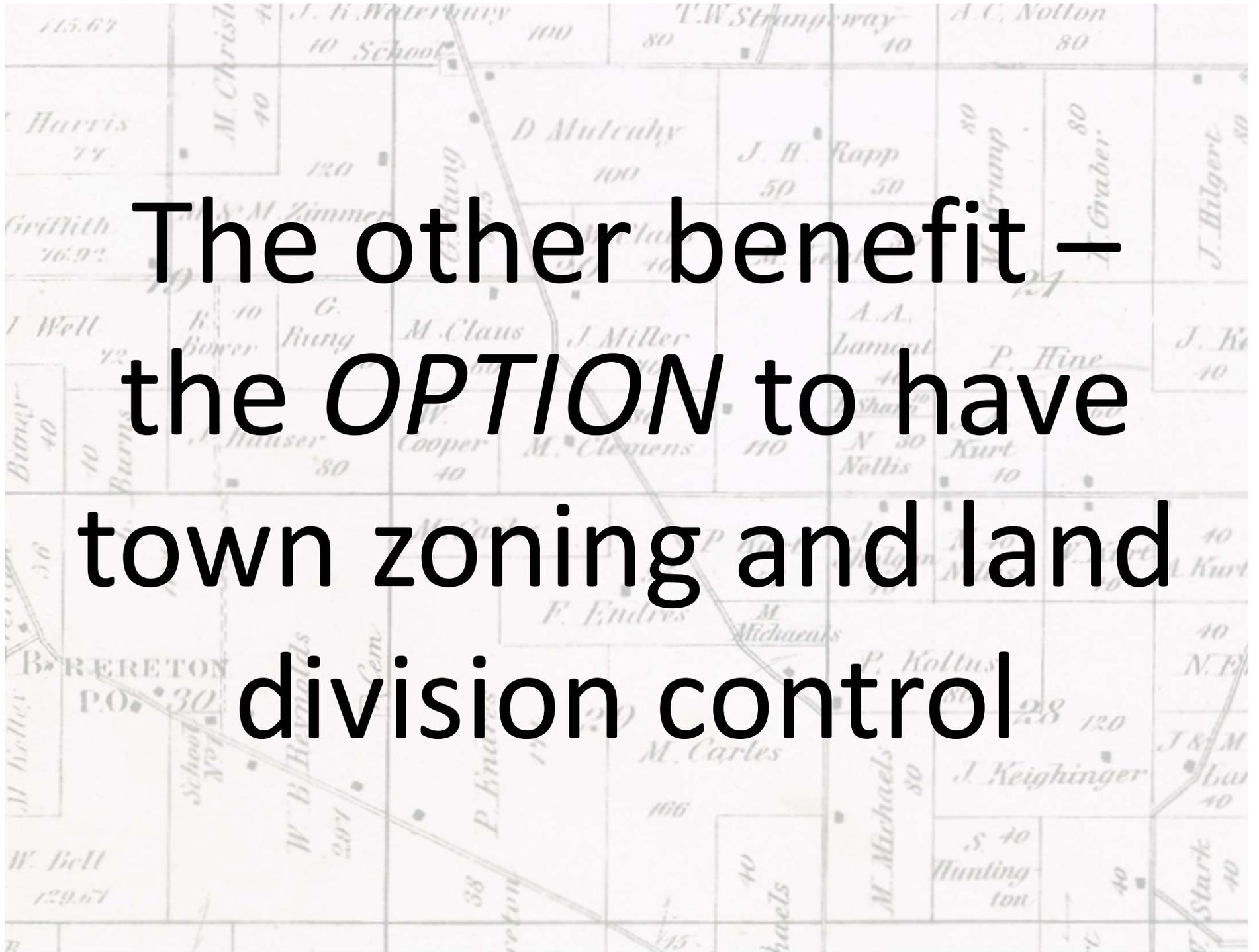
The pertinent part reads:
” In counties with a population of at least 485,000, the development plan shall also include, and integrate, the master plan and the official map of a town that was adopted under s. 60.62 (6) (a) or (b), **without change**”



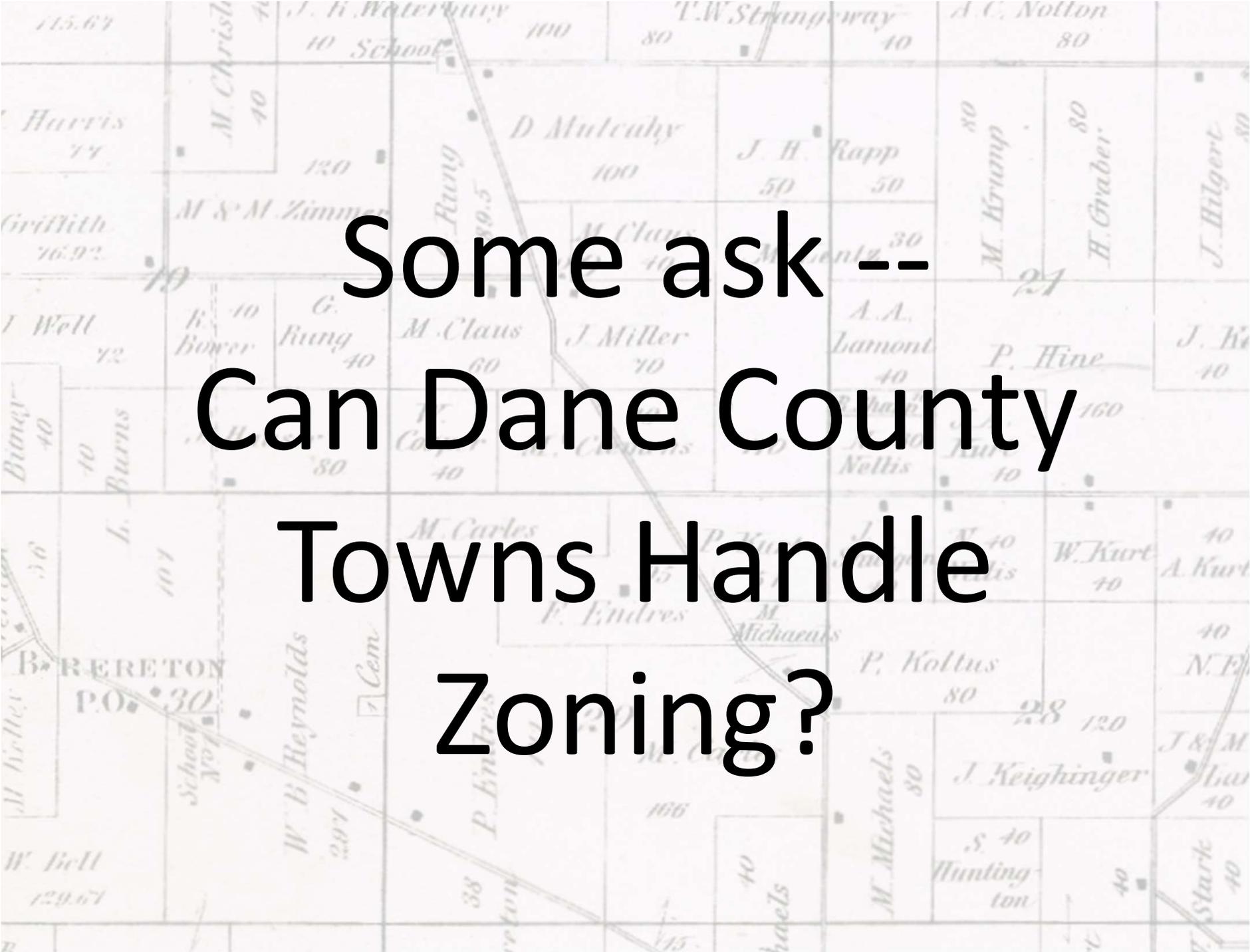
The law gives all towns
real leverage in county
zoning decisions



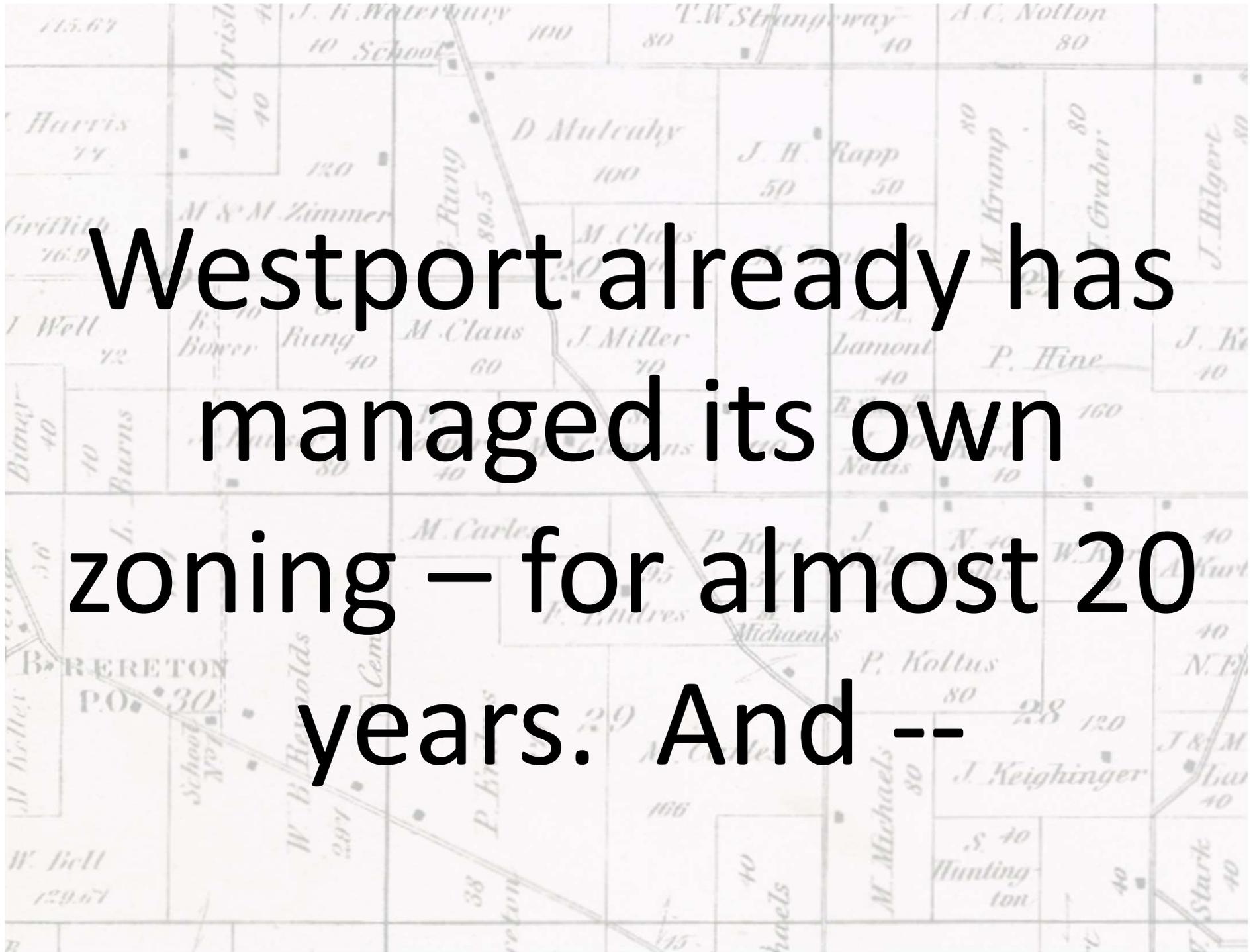
Town Comp Plans Can Be On the Same Level As City and Village Plans



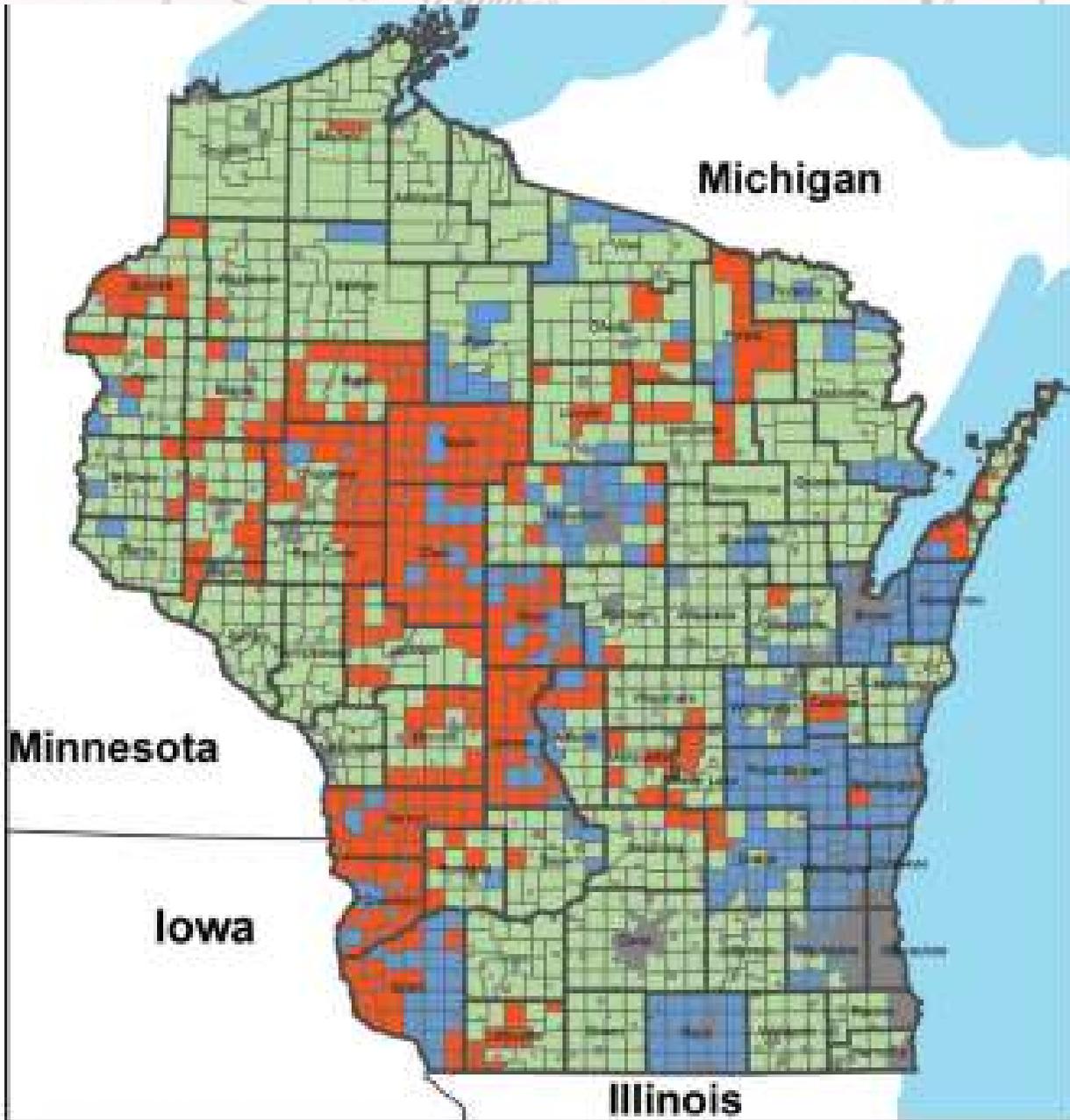
The other benefit –
the *OPTION* to have
town zoning and land
division control



Some ask --
Can Dane County
Towns Handle
Zoning?

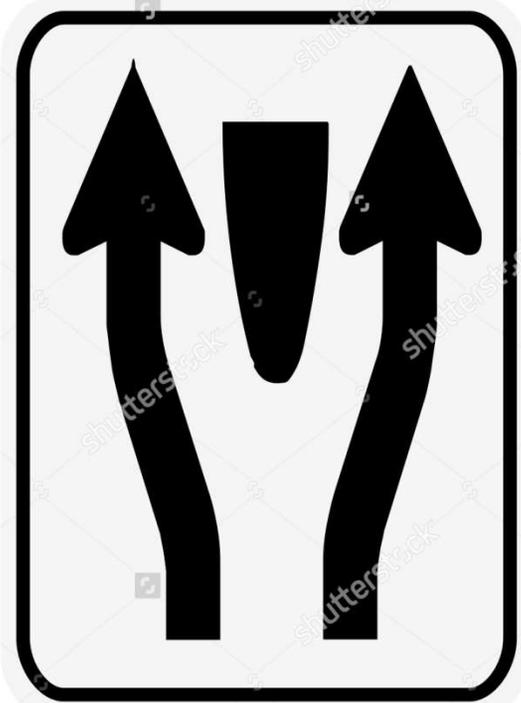


Westport already has managed its own zoning – for almost 20 years. And --

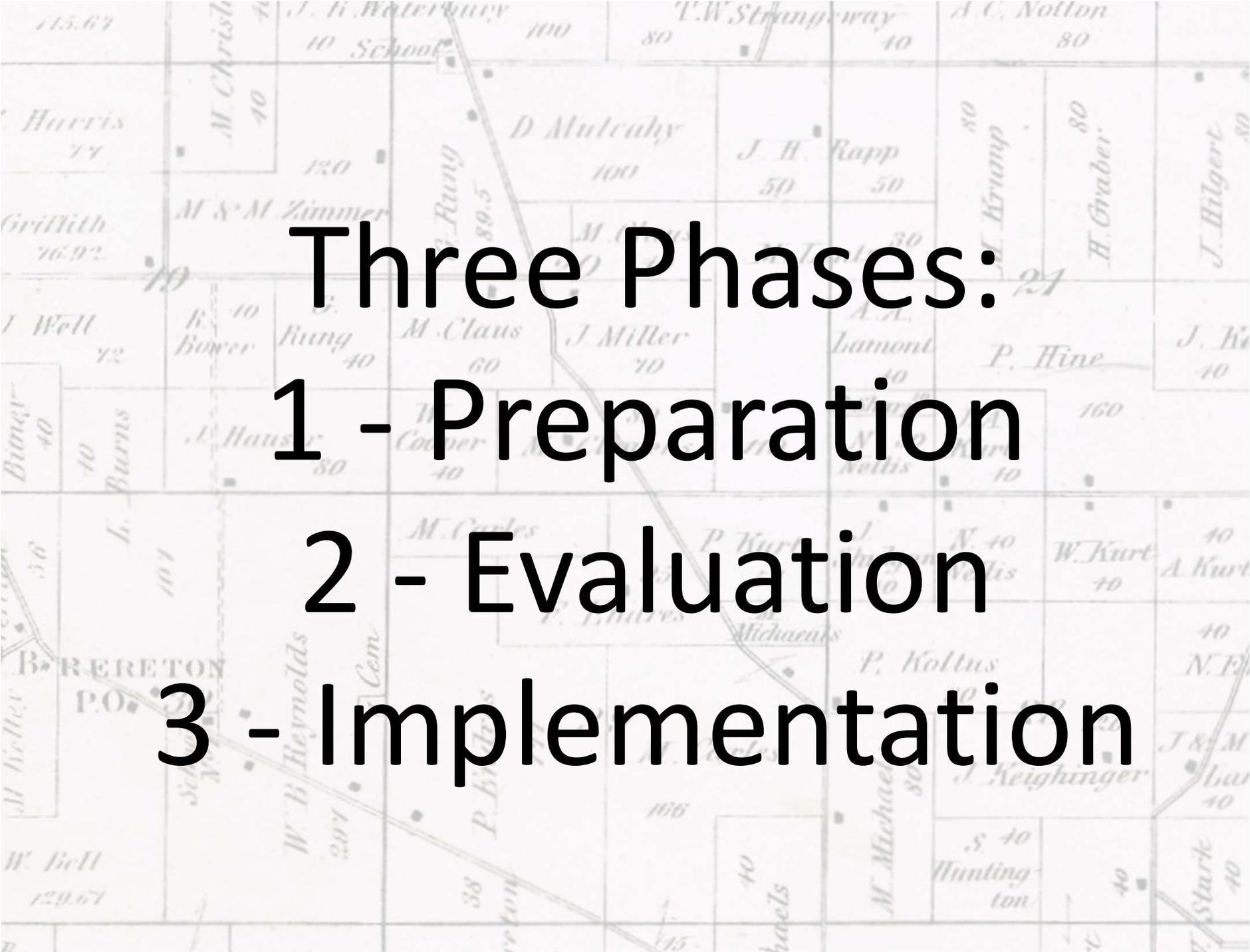


Almost
300
Townships
Have
Done So
For
Decades

What lies ahead?

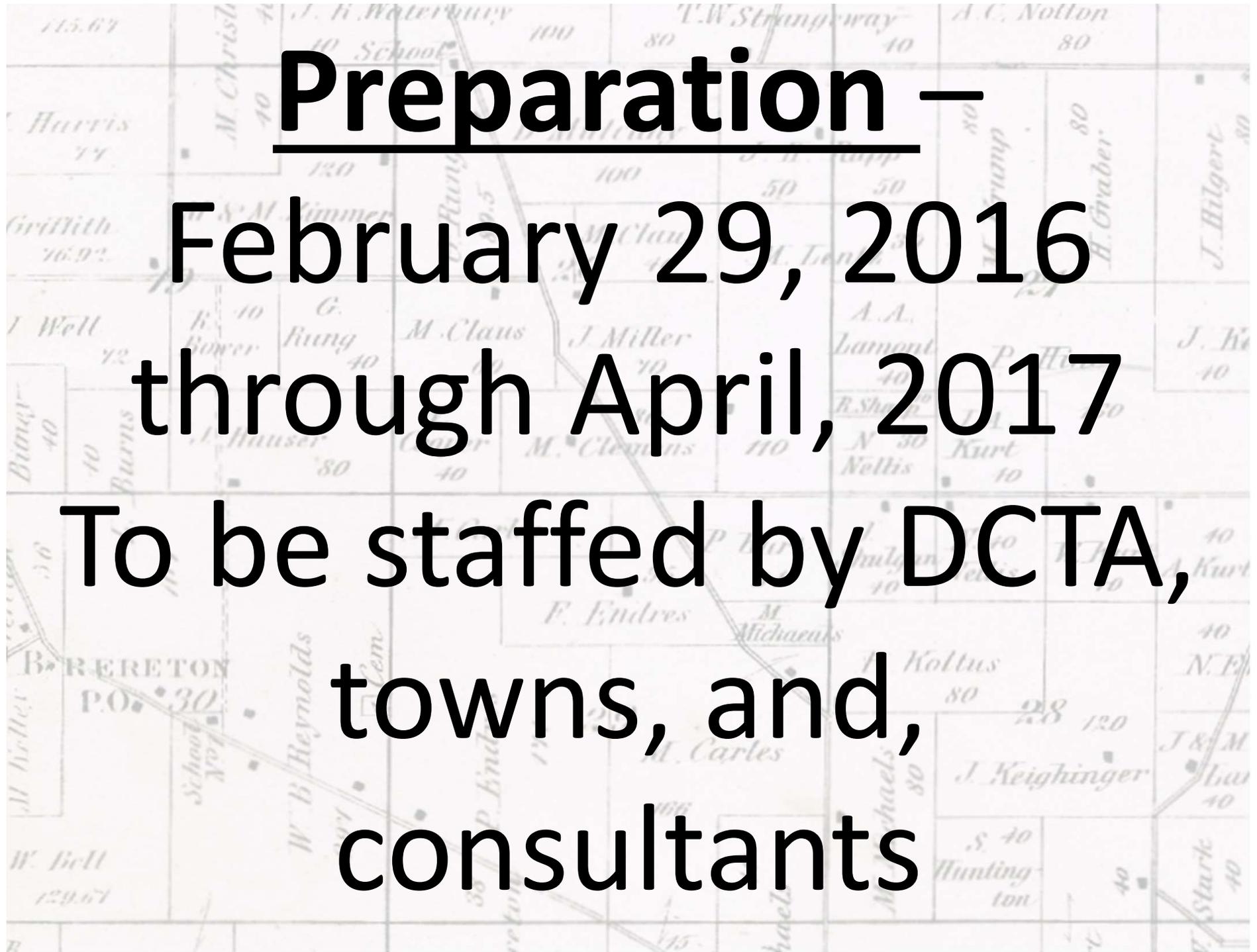


A choice
for towns



Three Phases:

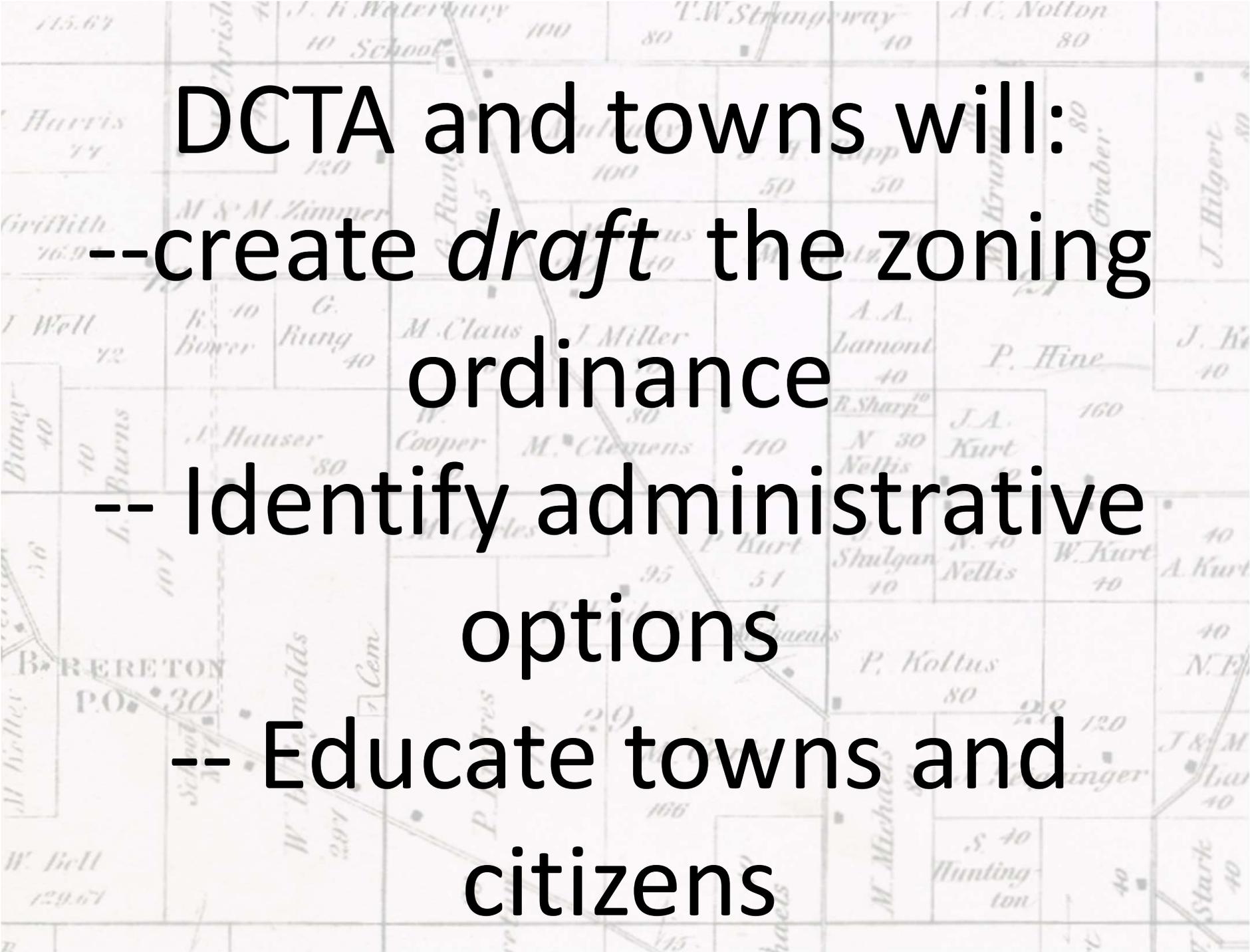
- 1 - Preparation**
- 2 - Evaluation**
- 3 - Implementation**

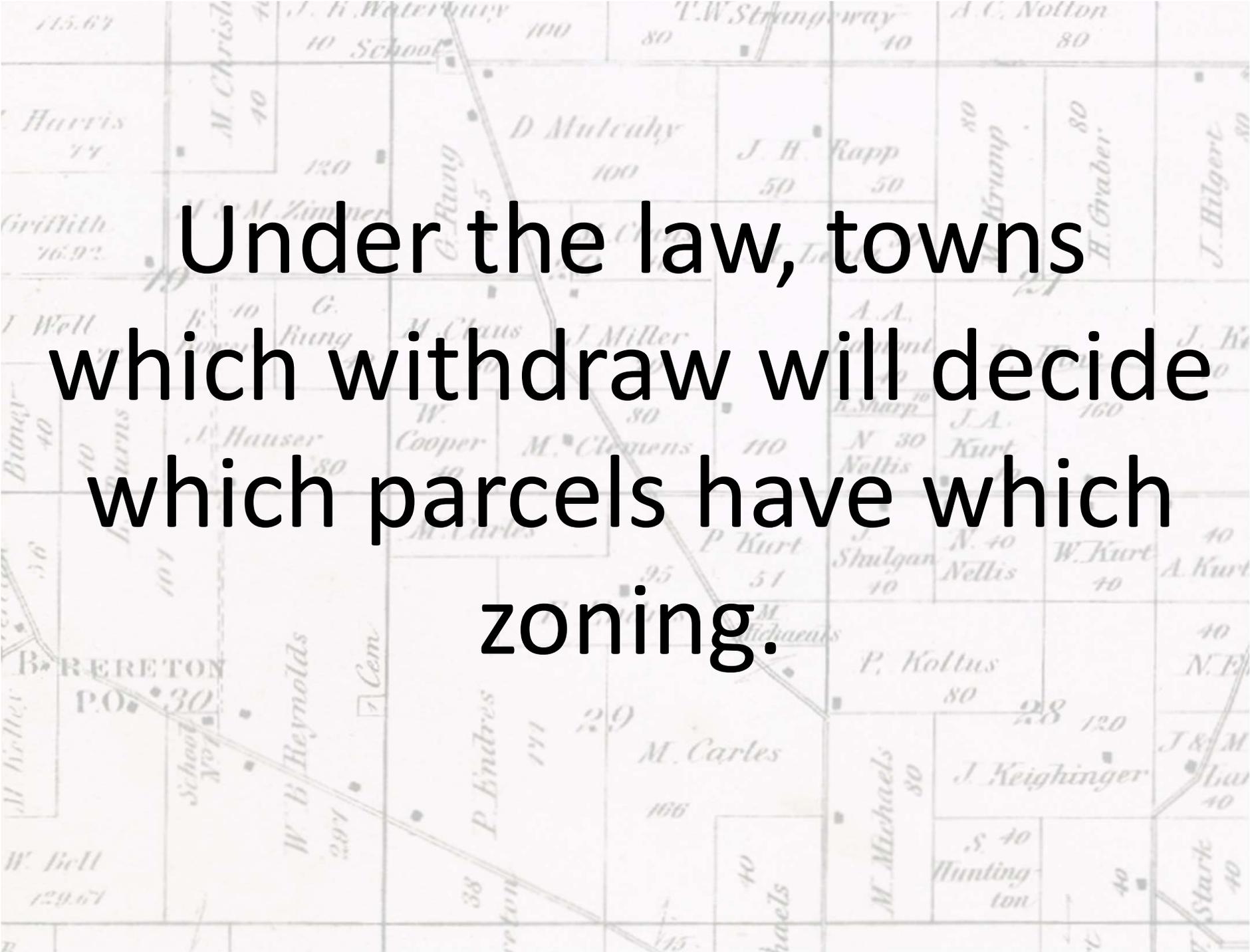


Preparation –

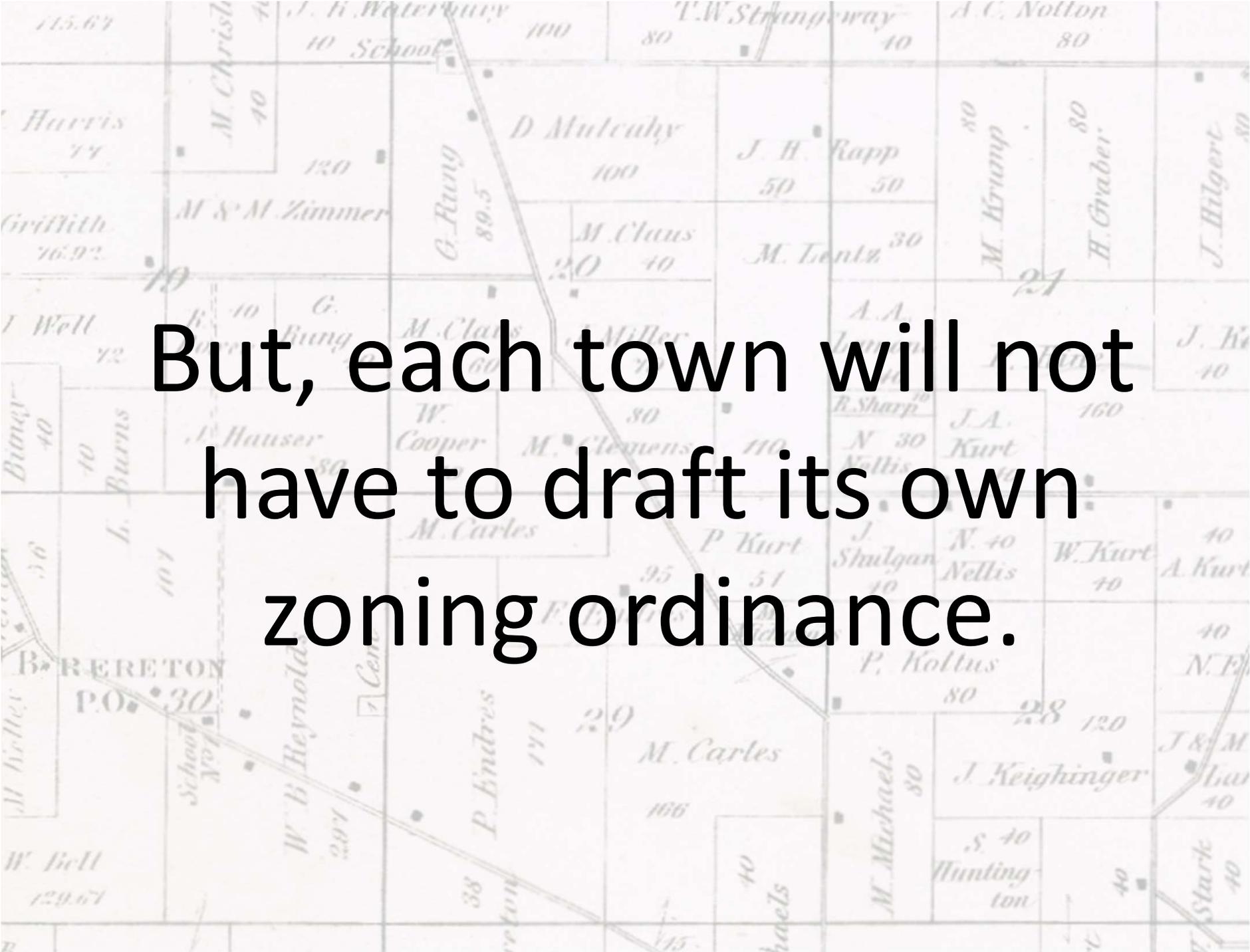
February 29, 2016
through April, 2017

To be staffed by DCTA,
towns, and,
consultants

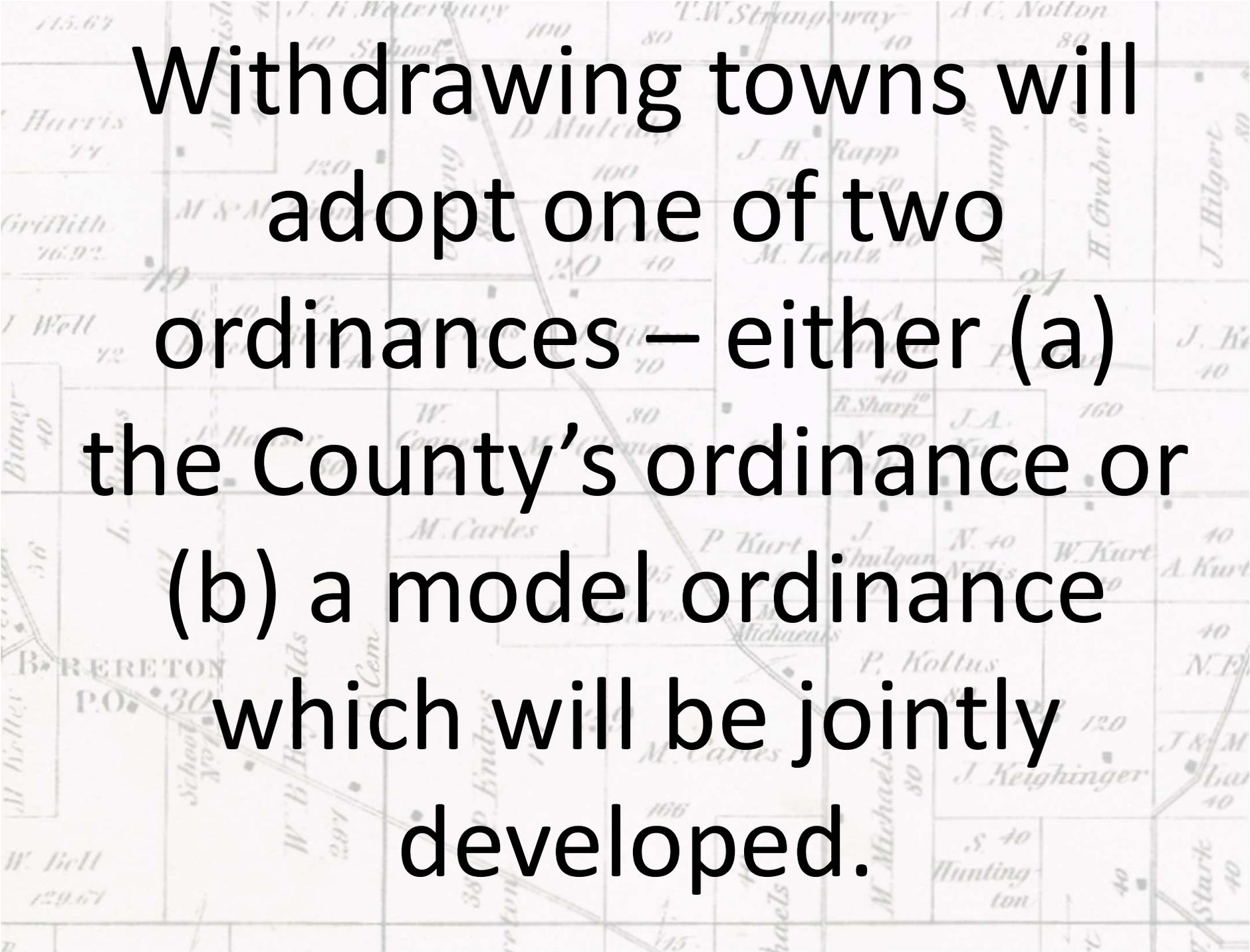
- 
- DCTA and towns will:
- create *draft* the zoning ordinance
 - Identify administrative options
 - Educate towns and citizens



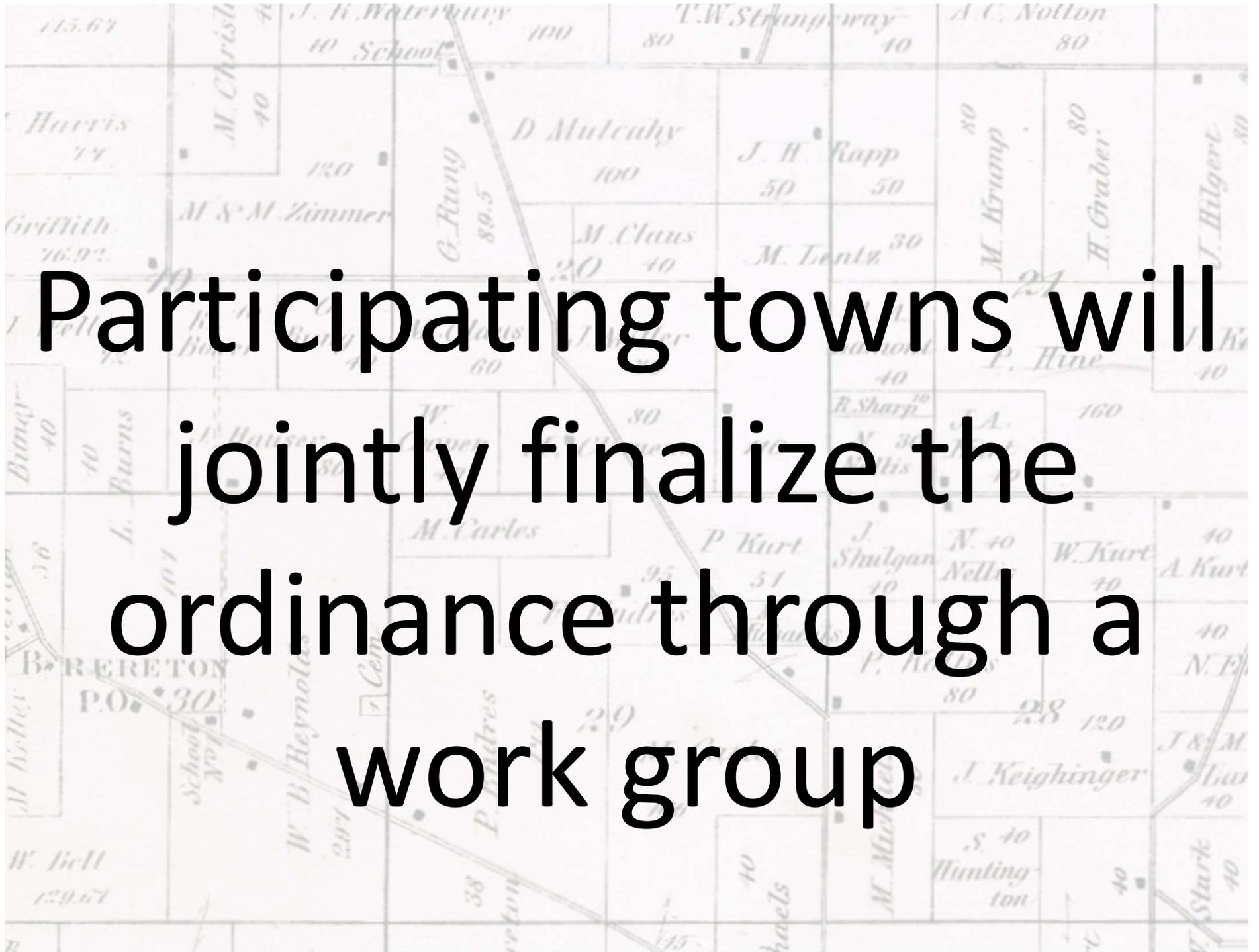
Under the law, towns
which withdraw will decide
which parcels have which
zoning.



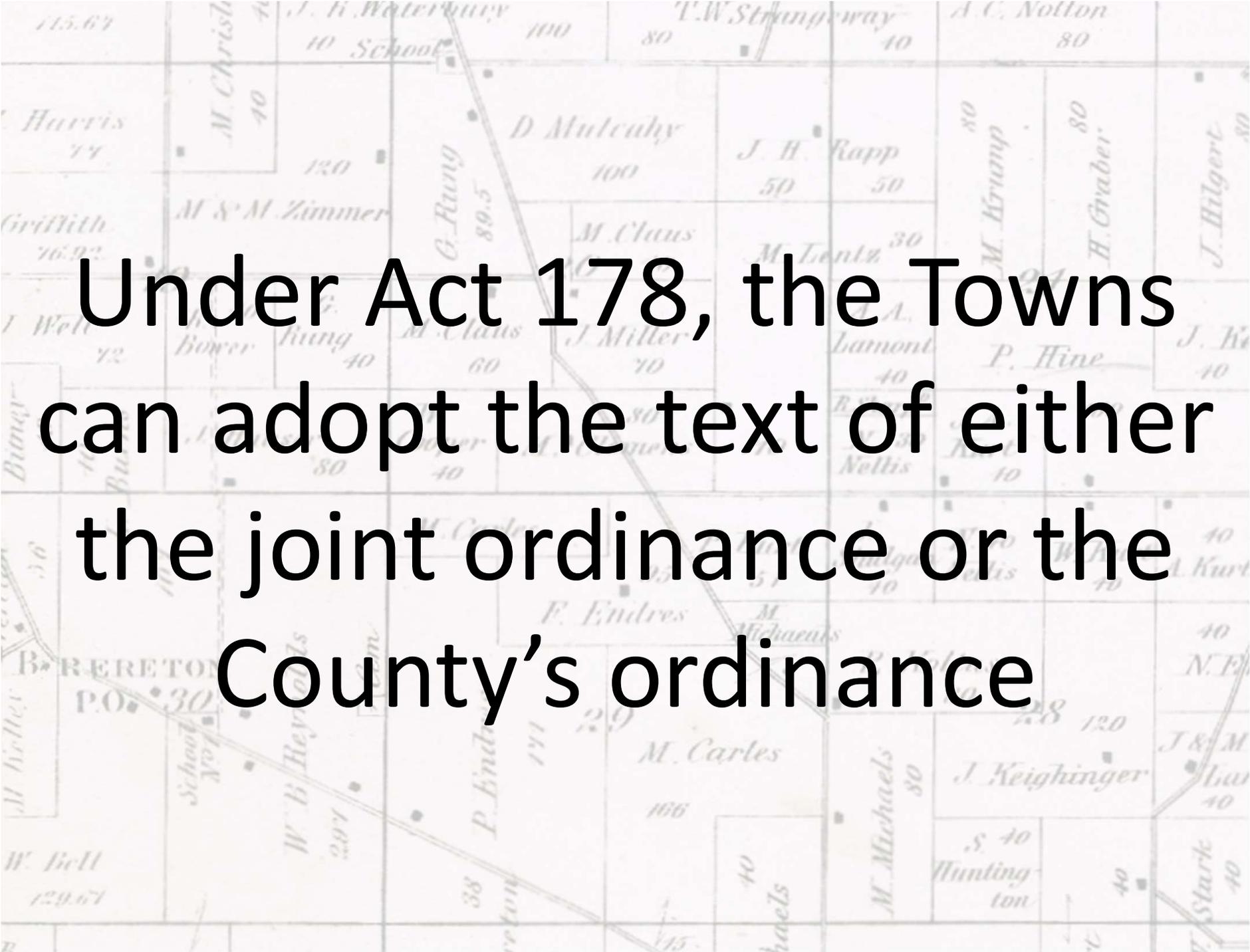
But, each town will not
have to draft its own
zoning ordinance.



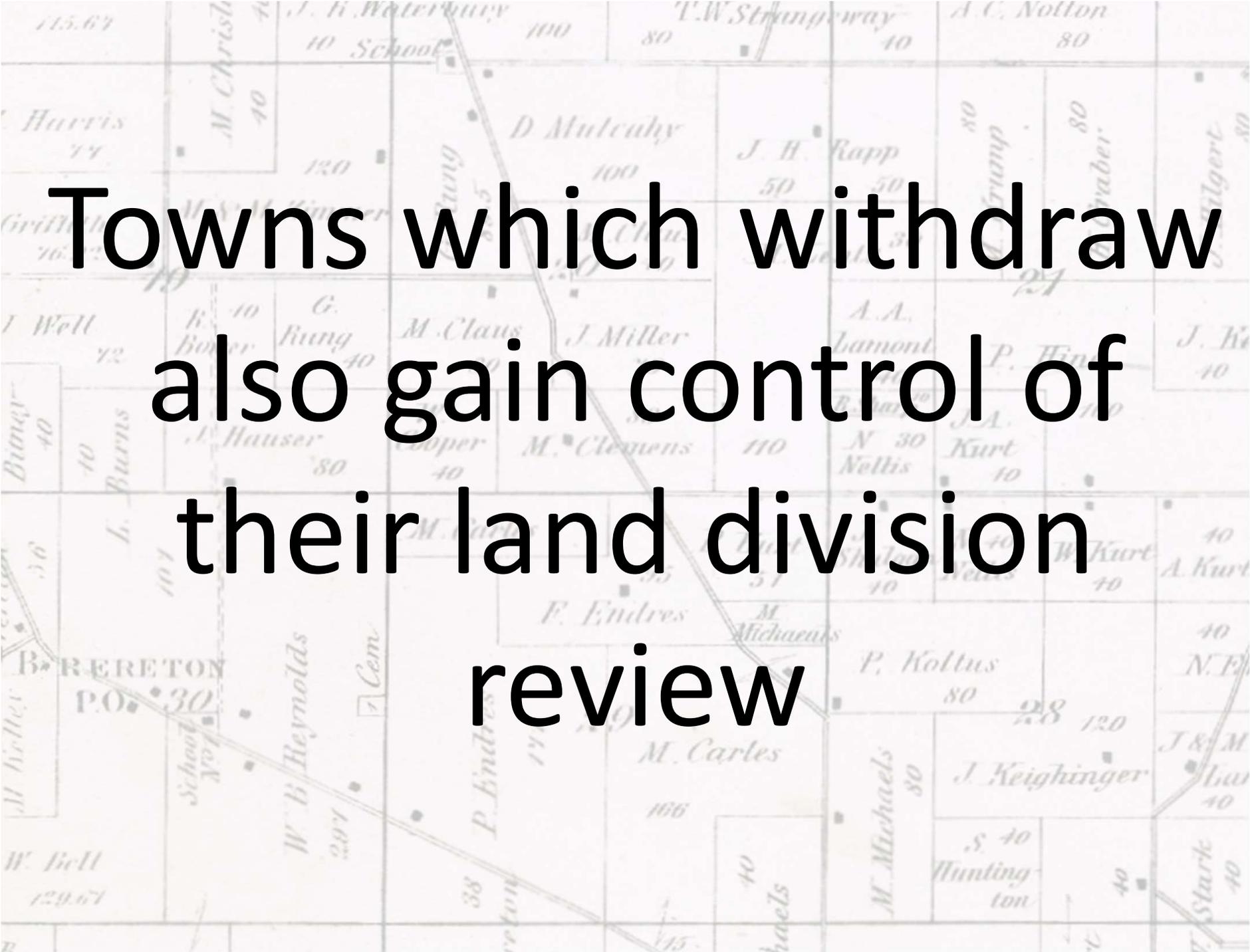
Withdrawing towns will
adopt one of two
ordinances – either (a)
the County’s ordinance or
(b) a model ordinance
which will be jointly
developed.



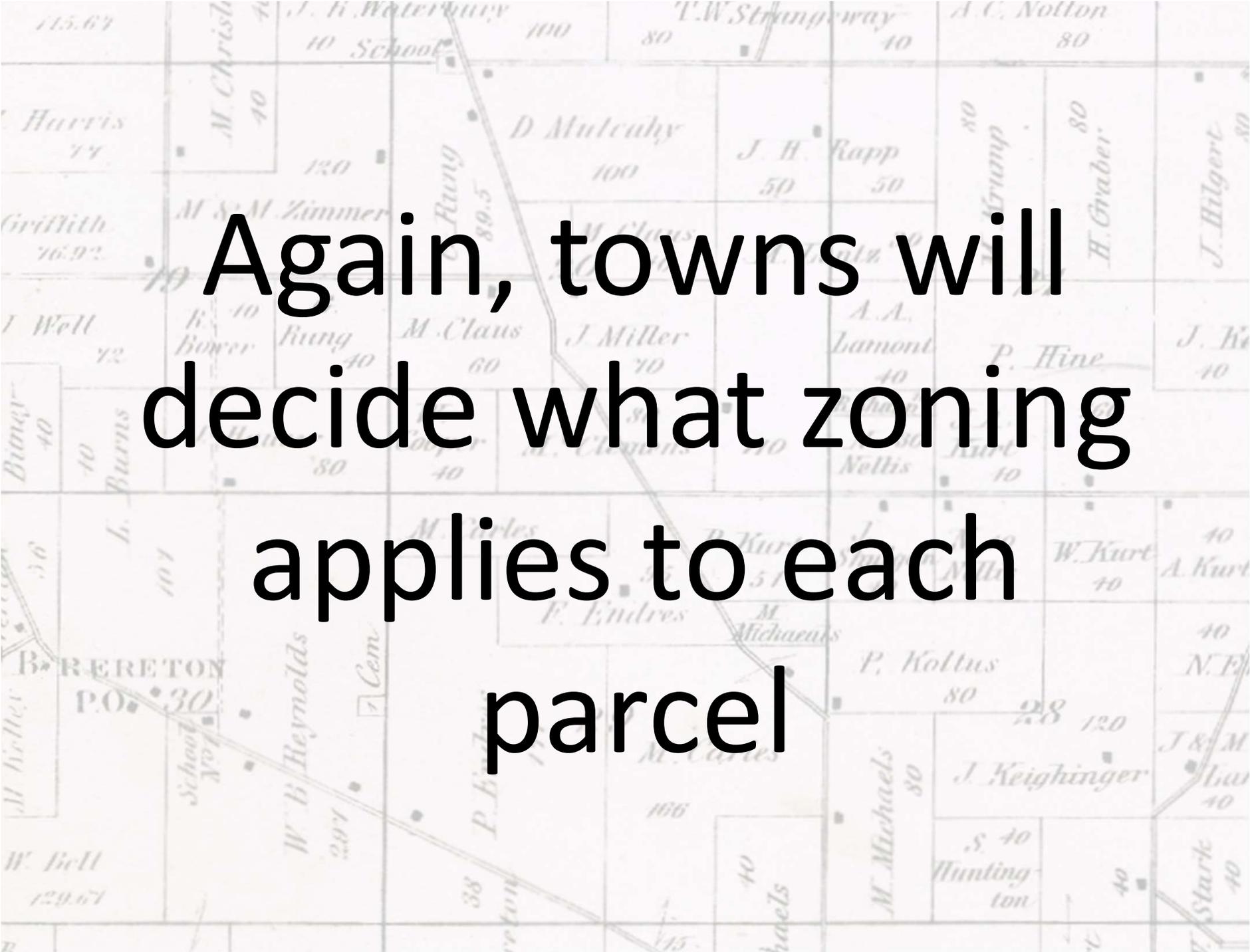
Participating towns will
jointly finalize the
ordinance through a
work group



Under Act 178, the Towns
can adopt the text of either
the joint ordinance or the
County's ordinance



Towns which withdraw
also gain control of
their land division
review



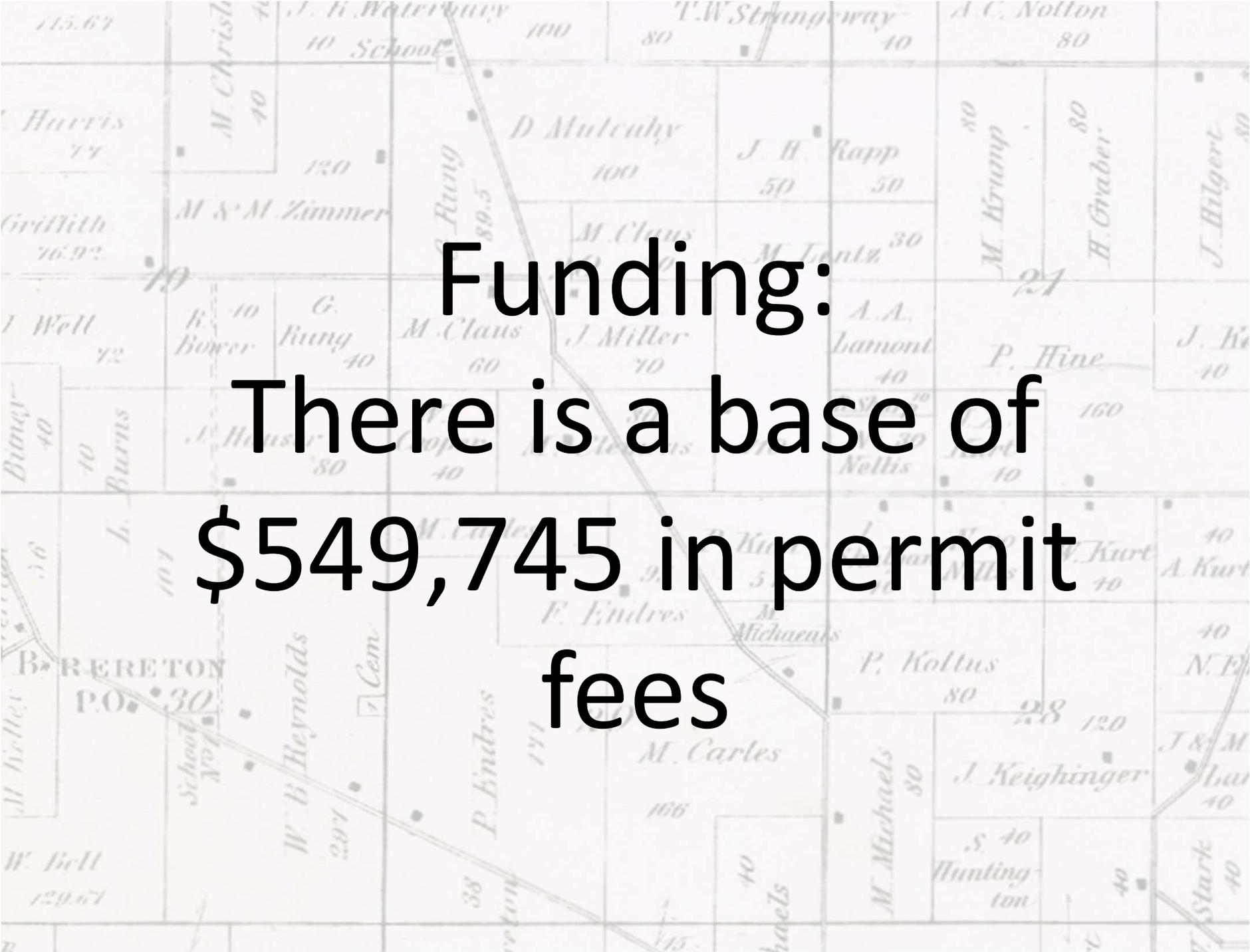
Again, towns will
decide what zoning
applies to each
parcel

Administration:

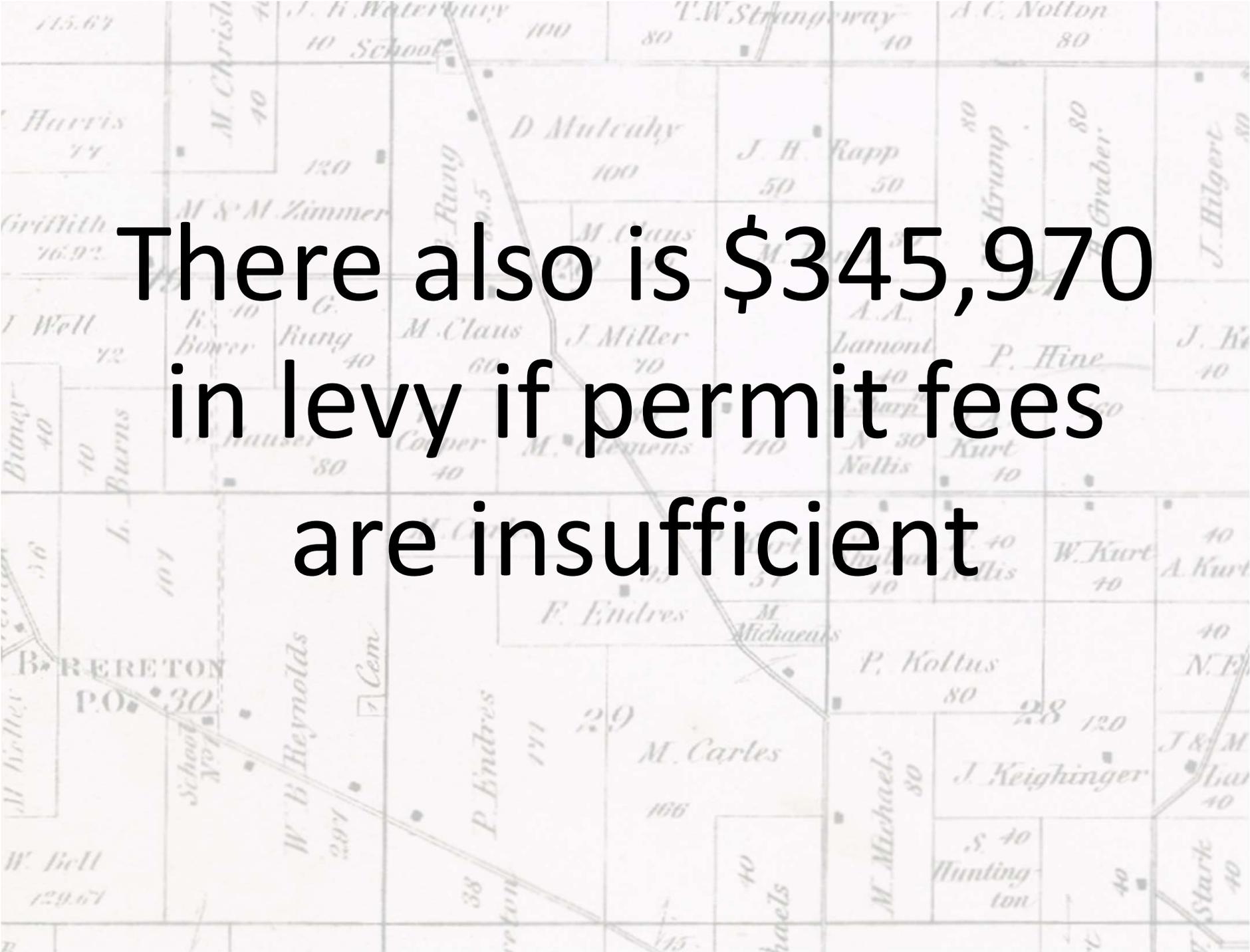
☞ Resolve funding issues

☞ Select qualified contractors

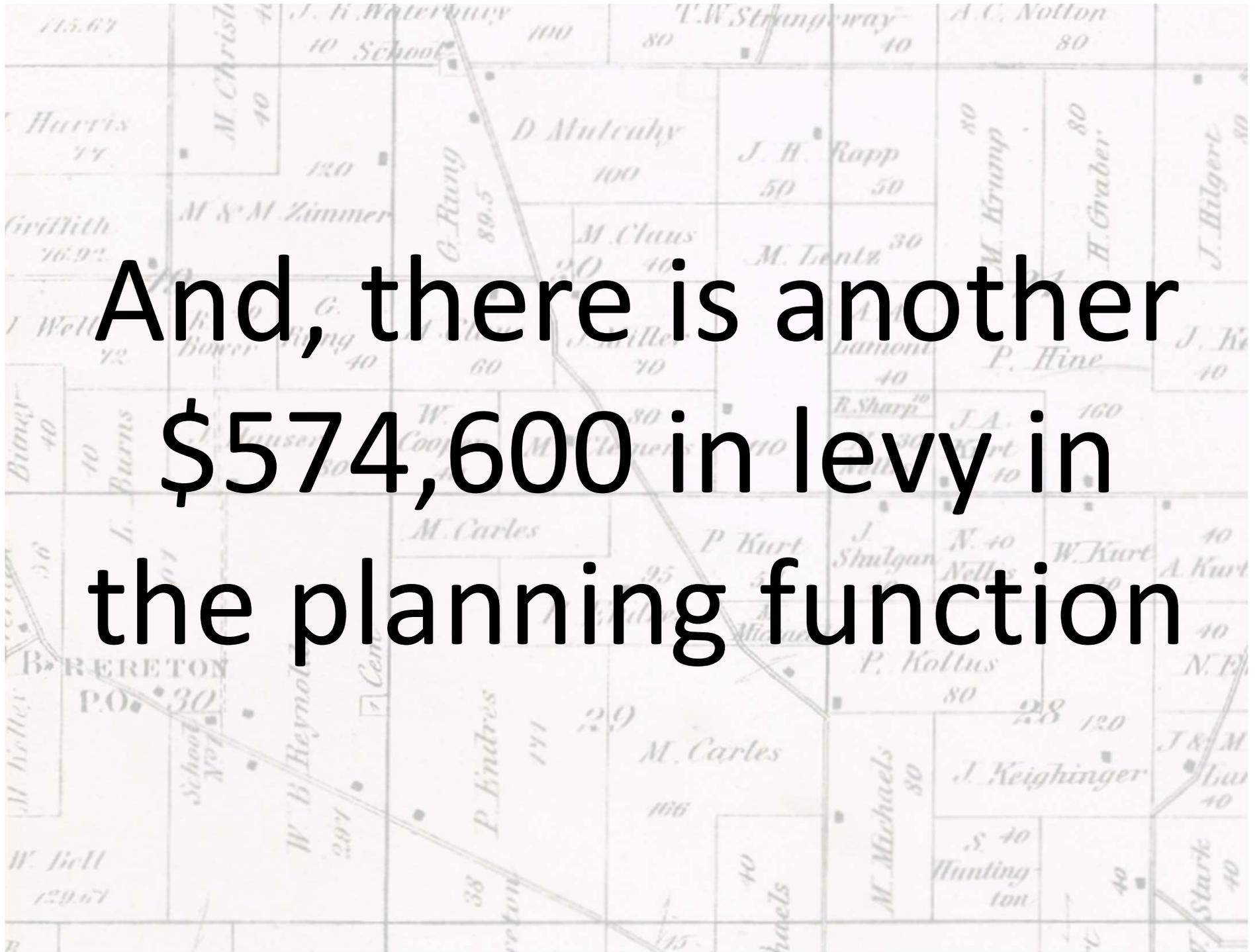
☞ Identify databases and vendors

A historical cadastral map of a rural area, likely from the 19th century. The map shows a grid of land parcels, each labeled with a name and a number. The names include J. H. Waterbury, T. W. Strangeway, A. C. Notton, M. Christ, D. Mulcahy, J. H. Rapp, M. Krump, H. Gruber, J. Hilgert, M. & M. Zimmer, M. Claus, M. Lentz, J. Miller, A. A. Lamont, P. Hine, J. Ke, G. Rung, M. Claus, J. Miller, A. A. Lamont, P. Hine, J. Ke, R. Bower, J. Houser, M. Claus, M. Lentz, J. Miller, A. A. Lamont, P. Hine, J. Ke, L. Burns, J. Houser, M. Claus, M. Lentz, J. Miller, A. A. Lamont, P. Hine, J. Ke, W. B. Reynolds, P. Endres, M. Carles, P. Kottus, J. Keighinger, J. & M. Bar, W. Bell, W. B. Reynolds, P. Endres, M. Carles, P. Kottus, J. Keighinger, J. & M. Bar, M. Michaels, P. Kottus, J. Keighinger, J. & M. Bar, S. Huntington, J. Starke. The numbers range from 30 to 166. The map also shows a road, a school, and a cemetery. The text is overlaid in the center of the map.

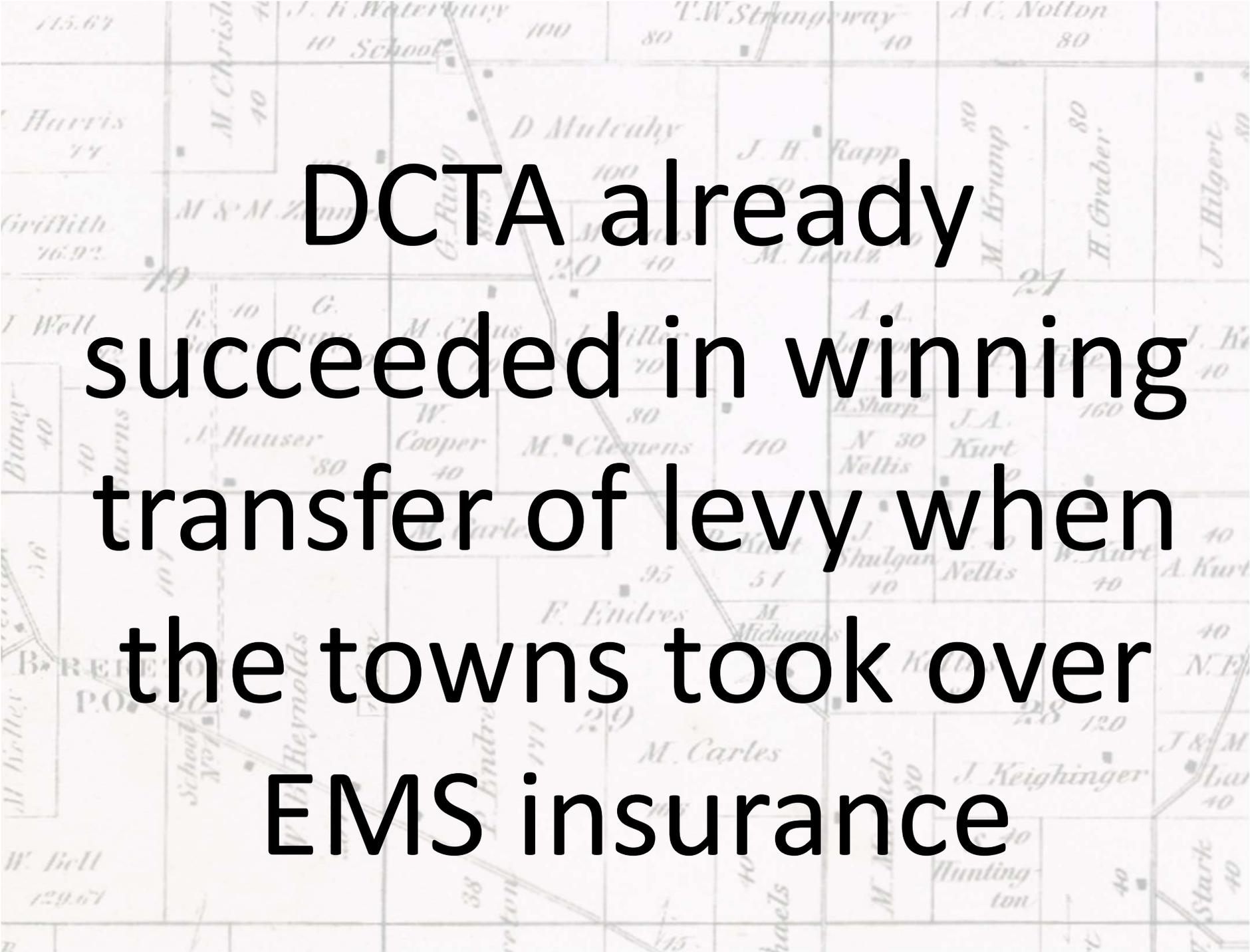
**Funding:
There is a base of
\$549,745 in permit
fees**



There also is \$345,970
in levy if permit fees
are insufficient



And, there is another
\$574,600 in levy in
the planning function



DCTA already
succeeded in winning
transfer of levy when
the towns took over
EMS insurance

Current fees, county + town, are already substantial

2014 Fee Schedule - Department of Planning & Development

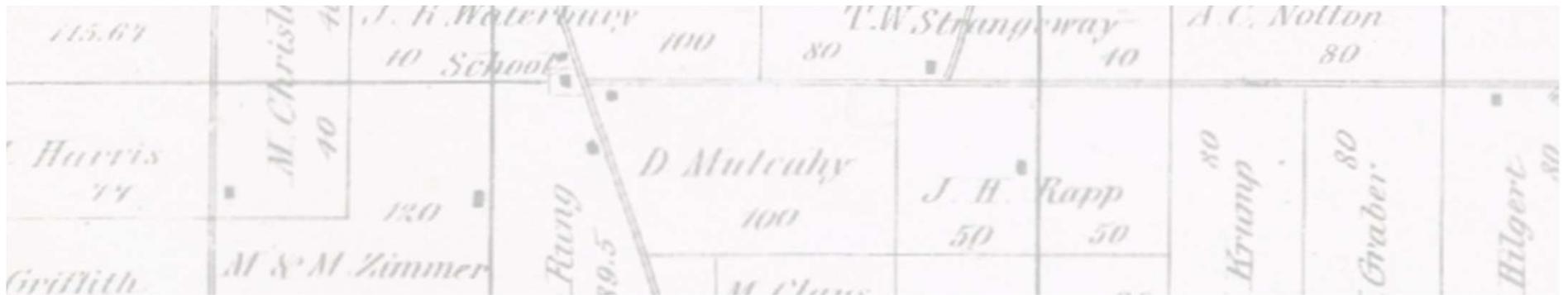
The following fees are subject to periodic revision by the Dane County Board of Supervisors
Fees are imposed according to the schedule defined in the Dane County Code of Ordinance

Zoning Permits

- | | |
|---|--|
| <input type="checkbox"/> Cell Tower Modification | \$500.00 |
| <input type="checkbox"/> Single Family Residence's <ul style="list-style-type: none">o Includes additions, alterations & agricultural/residential accessory buildings. | \$50.00 + \$.075/square foot |
| <input type="checkbox"/> Commercial/Multi-Family <ul style="list-style-type: none">o Includes additions & alterations. | \$200.00 + \$2.00/\$1000.00 |
| <input type="checkbox"/> Sign Permits <ul style="list-style-type: none">o On-Premise Advertising/Subdivisiono Marqueeo Limited Family Business/Home Occupationo Directoryo Developmento Billboardso Apartment Complex | \$100.00
\$100.00/sign
\$50.00
\$100.00/each face
\$75.00/each face
\$250.00/each face
\$75.00 |

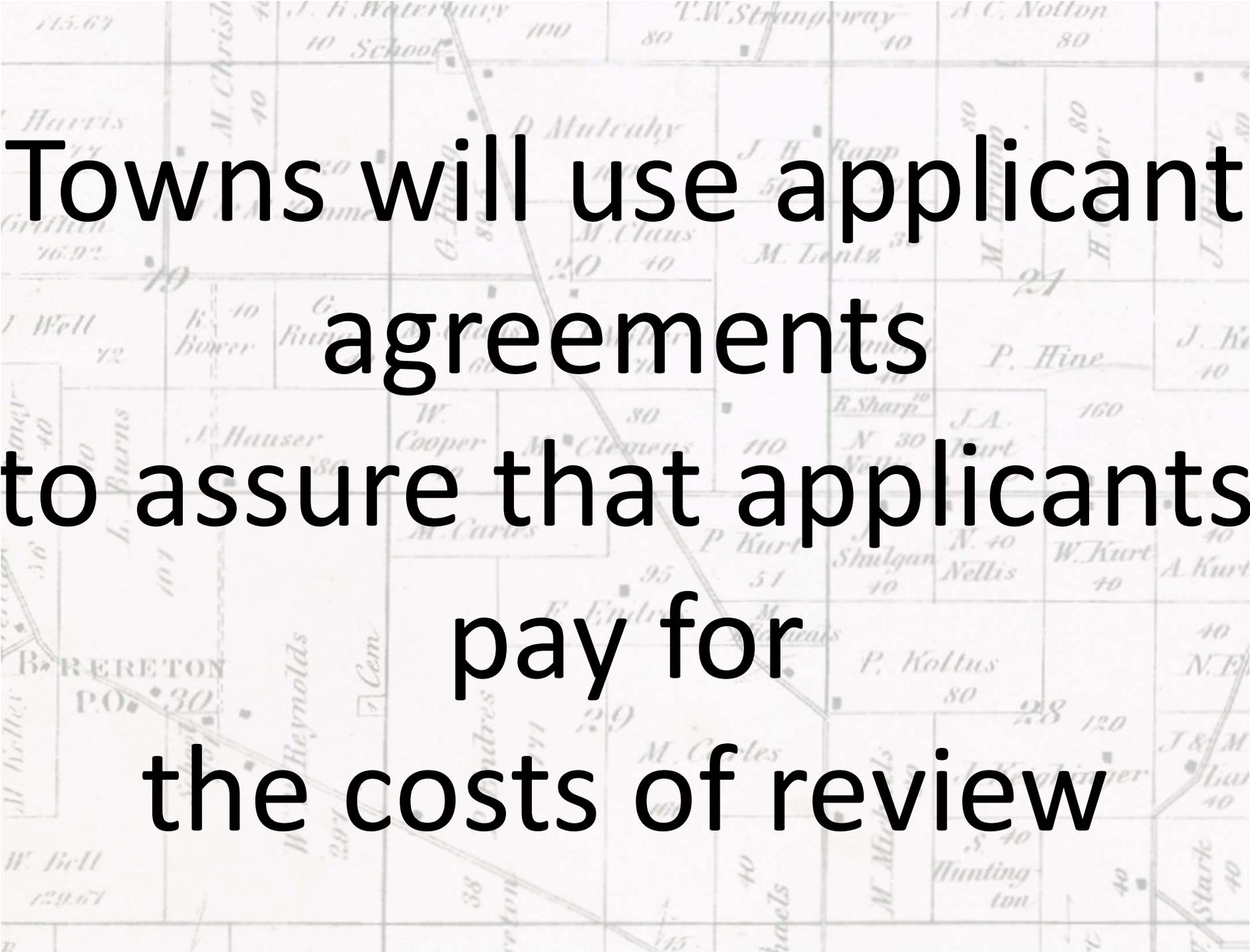
Zoning Amendments

- | | |
|--|----------|
| <input type="checkbox"/> A1 to another district | \$386.00 |
| <input type="checkbox"/> One district to another (not A1-Ex, M1, C1, C2) | \$386.00 |
| <input type="checkbox"/> A1-Exclusive to another district | \$486.00 |
| <input type="checkbox"/> Additional fees to Zoning Amendments | |

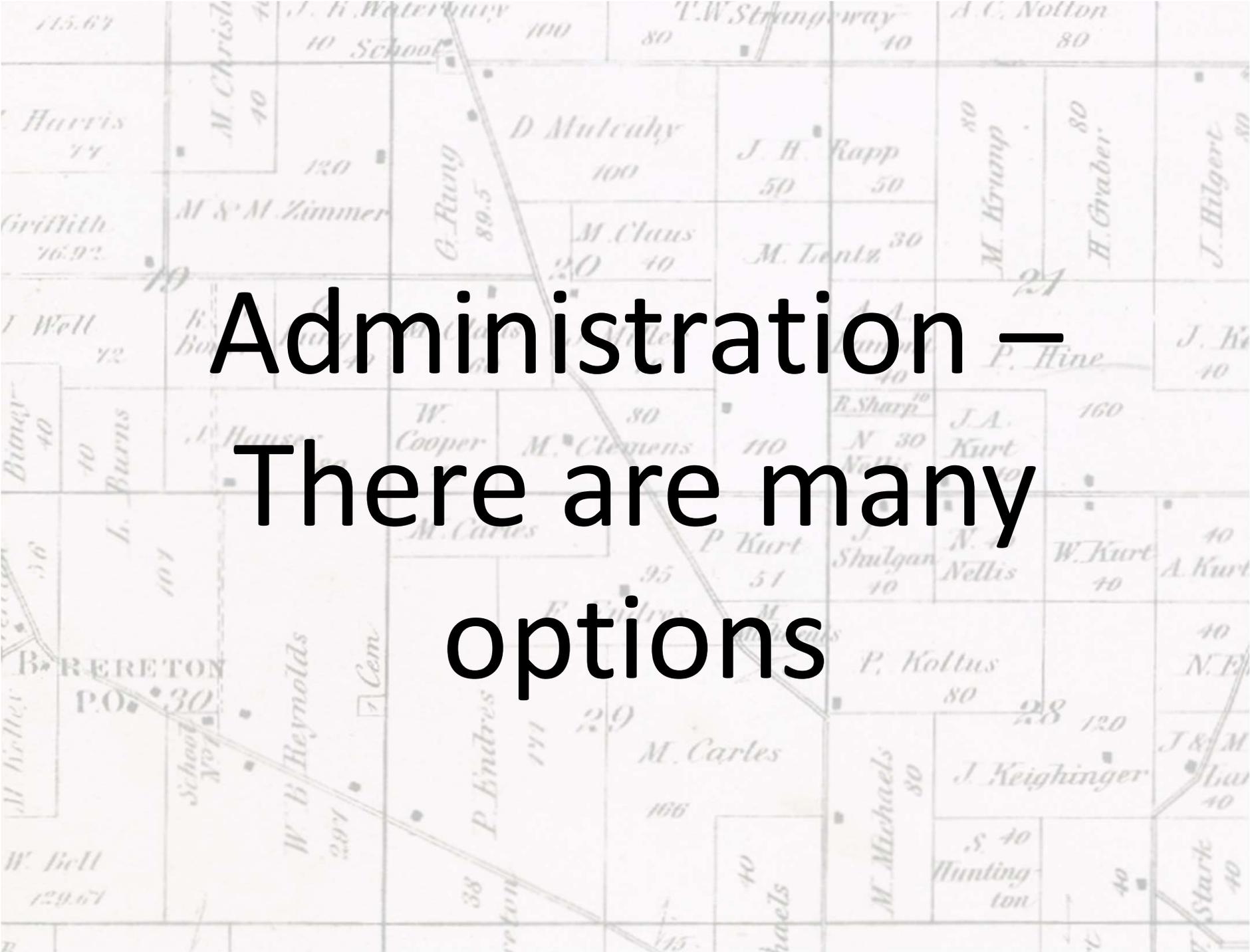


Fees Structure	Tn of Clyman	Tn of Quincy	Dane County
- Zoning Permit	\$10*	\$75-\$100*	\$50 + 7.5¢/SF
- Conditional Use Permit	\$300	\$200	\$486
- CSM	\$250	\$200	\$236/lot
- Subdivision Plat	\$1,000	\$200 + ZA fees	\$500 + \$236/lot
- Rezone	\$300	\$200 + ZA fees	\$386
- <u>Shoreland/Wetland Zoning</u>			\$150
- Signs	\$50	\$50	\$50ea to \$250/face
- Variance	\$300	\$200 + ZA fees	\$350

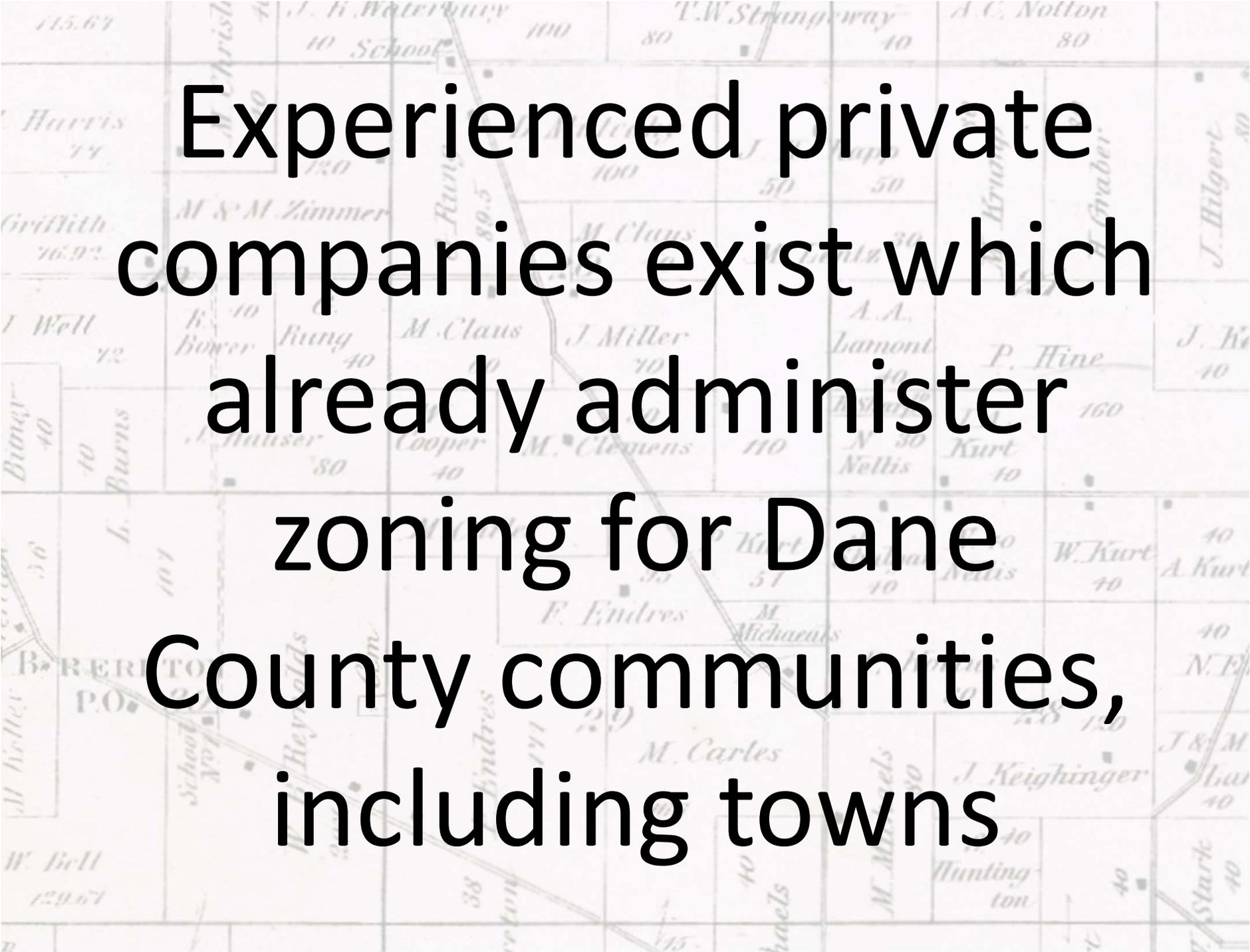


A faded historical map of a rural area, likely from the 19th century. The map shows a grid of land parcels, each labeled with a name and a number representing acreage. Names include J. H. Waterbury, T. W. Strangeway, A. C. Notton, M. Christ, D. Mulcahy, J. H. Rapp, M. Claus, M. Lentz, M. Hauser, W. Cooper, M. Clemons, R. Sharp, J. A. Kurt, N. 30, N. 40, P. Kurt, Shulgan, N. Nellis, W. Kurt, A. Kurt, P. Koltus, M. Coles, P. Koltus, J. & M. Starke, W. Bell, W. Reynolds, and W. Starke. A prominent road or path runs diagonally across the map. The text "B. RERETON P.O." is visible in the lower-left quadrant. The map is overlaid with large, bold, black text.

**Towns will use applicant
agreements
to assure that applicants
pay for
the costs of review**

A historical land deed map showing various land parcels with names and acreage. The map is a grid of rectangular plots, some of which are irregularly shaped. The names of the landowners are written in a cursive script, and the acreage of each plot is also written. The map includes several landmarks such as a school, a cemetery, and a post office. The text "Administration - There are many options" is overlaid in the center of the map in a large, bold, black font.

Administration -
There are many
options



Experienced private
companies exist which
already administer
zoning for Dane
County communities,
including towns



We have been working
with a consultant

Zoning Administration



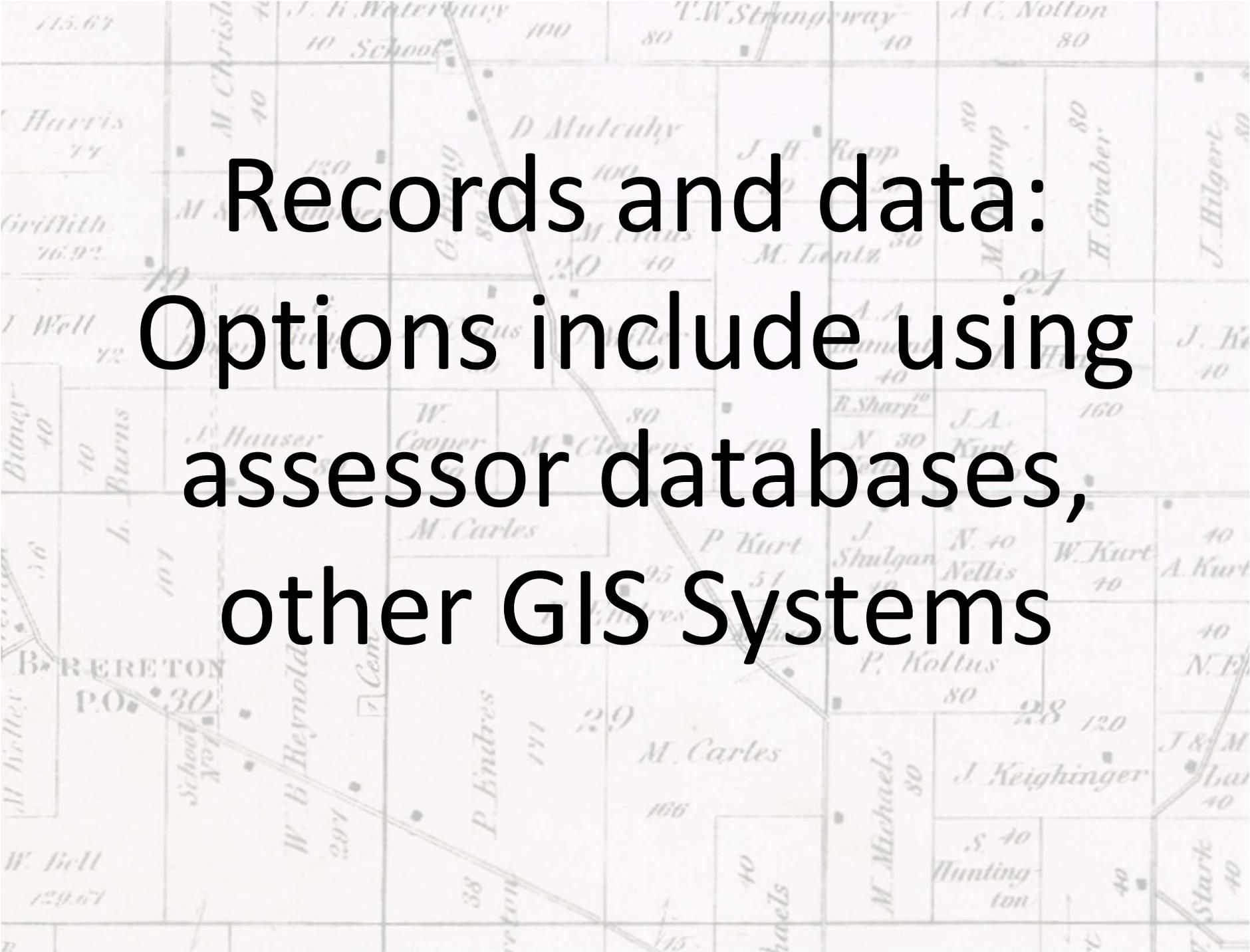
General Engineering Company understands the complex zoning issues associated with today's growing communities. Zoning can become a complicated process and often it is beneficial to have an impartial, unbiased administrator assisting you. We are experts in this field and can provide your community with these services.



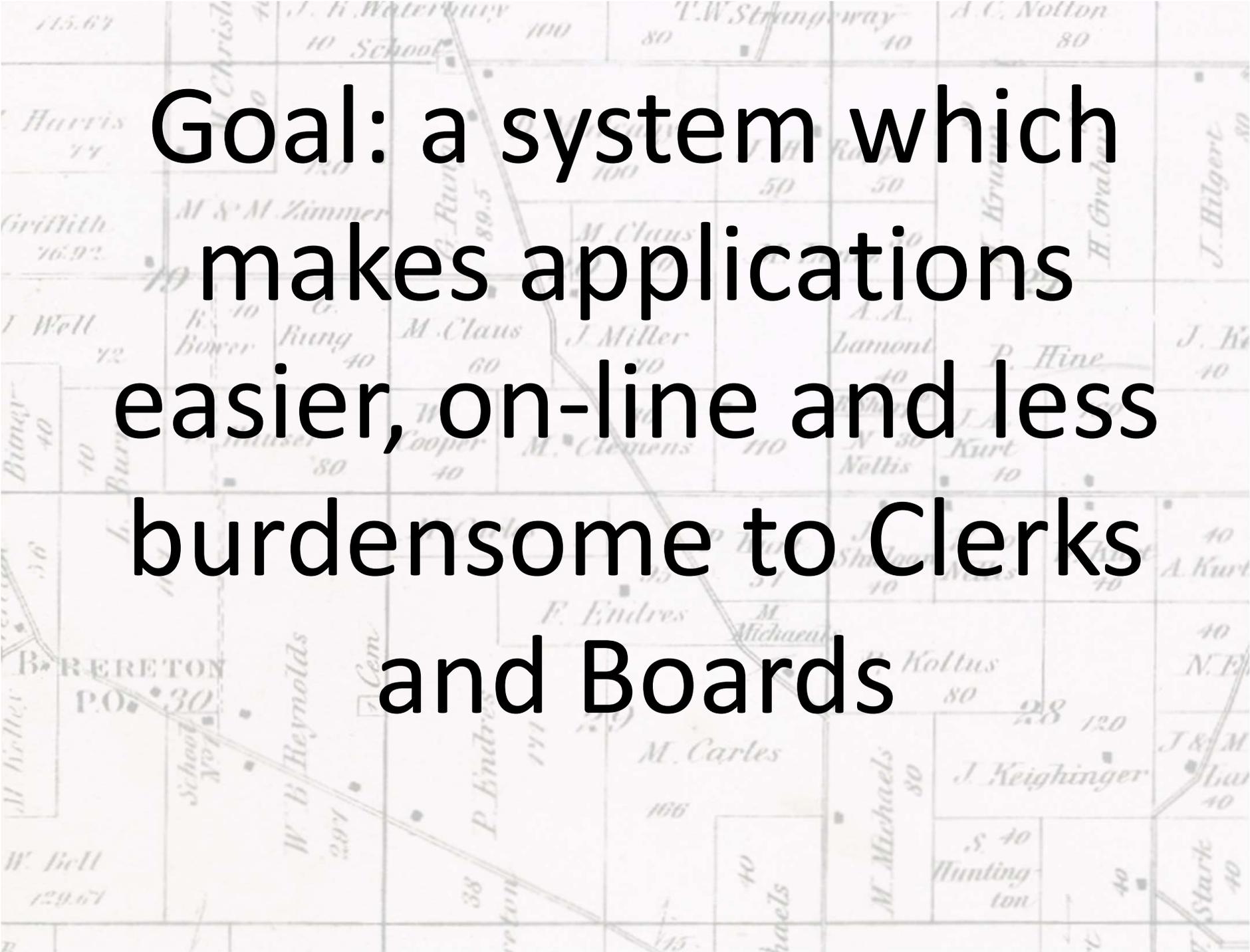
General Engineering Company welcomes the opportunity to provide our Zoning Administration services to you. You will find unmatched service in the following areas:

Our Services include:

- Zoning Ordinances
- Conditional Use Permits



**Records and data:
Options include using
assessor databases,
other GIS Systems**



Goal: a system which
makes applications
easier, on-line and less
burdensome to Clerks
and Boards

These improvements already are in use elsewhere

Online Services

Zoning Application

Enter Pre-application Conference Number or Zoning Case Number:

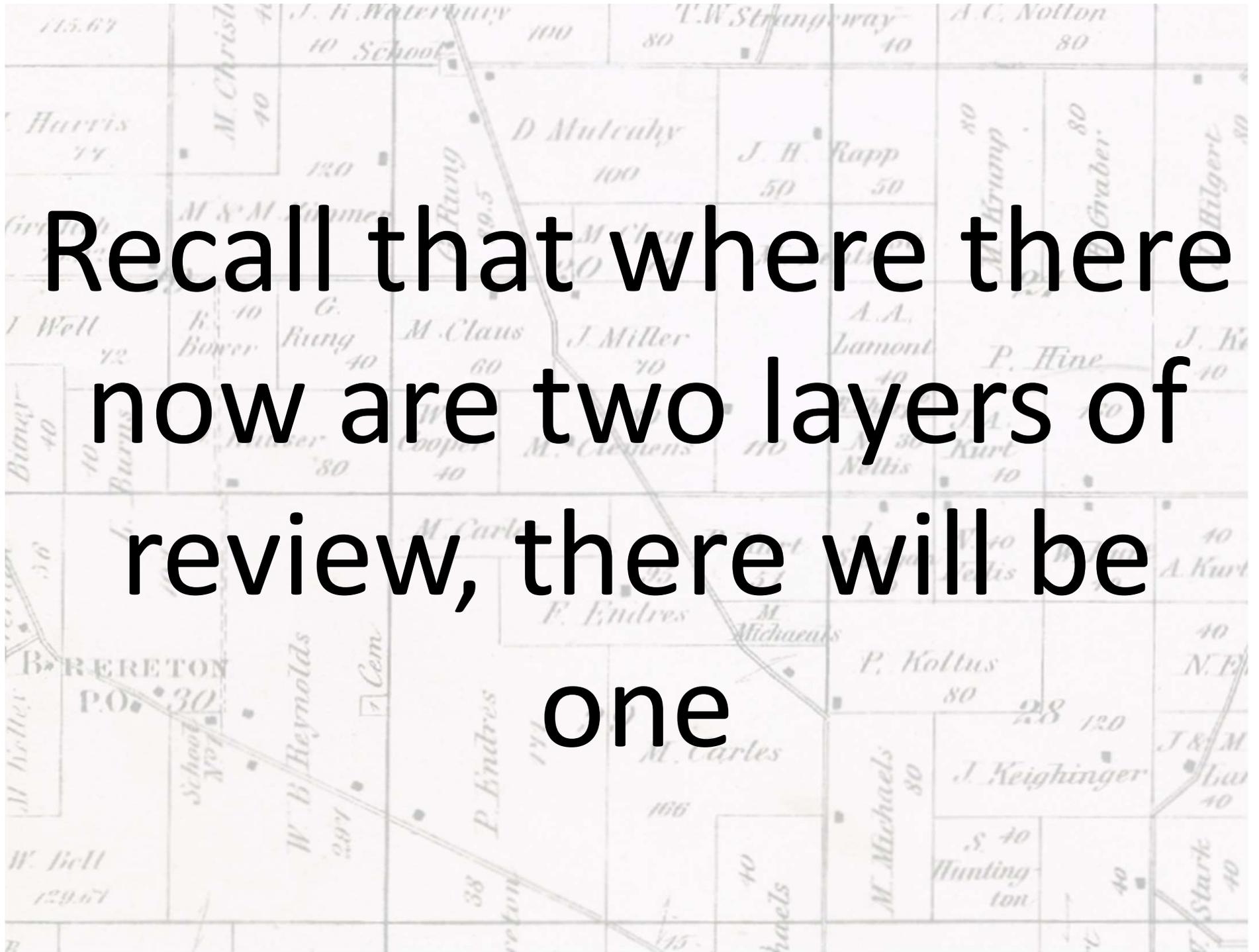
Enter PIN Number (this password is case specific):

Login



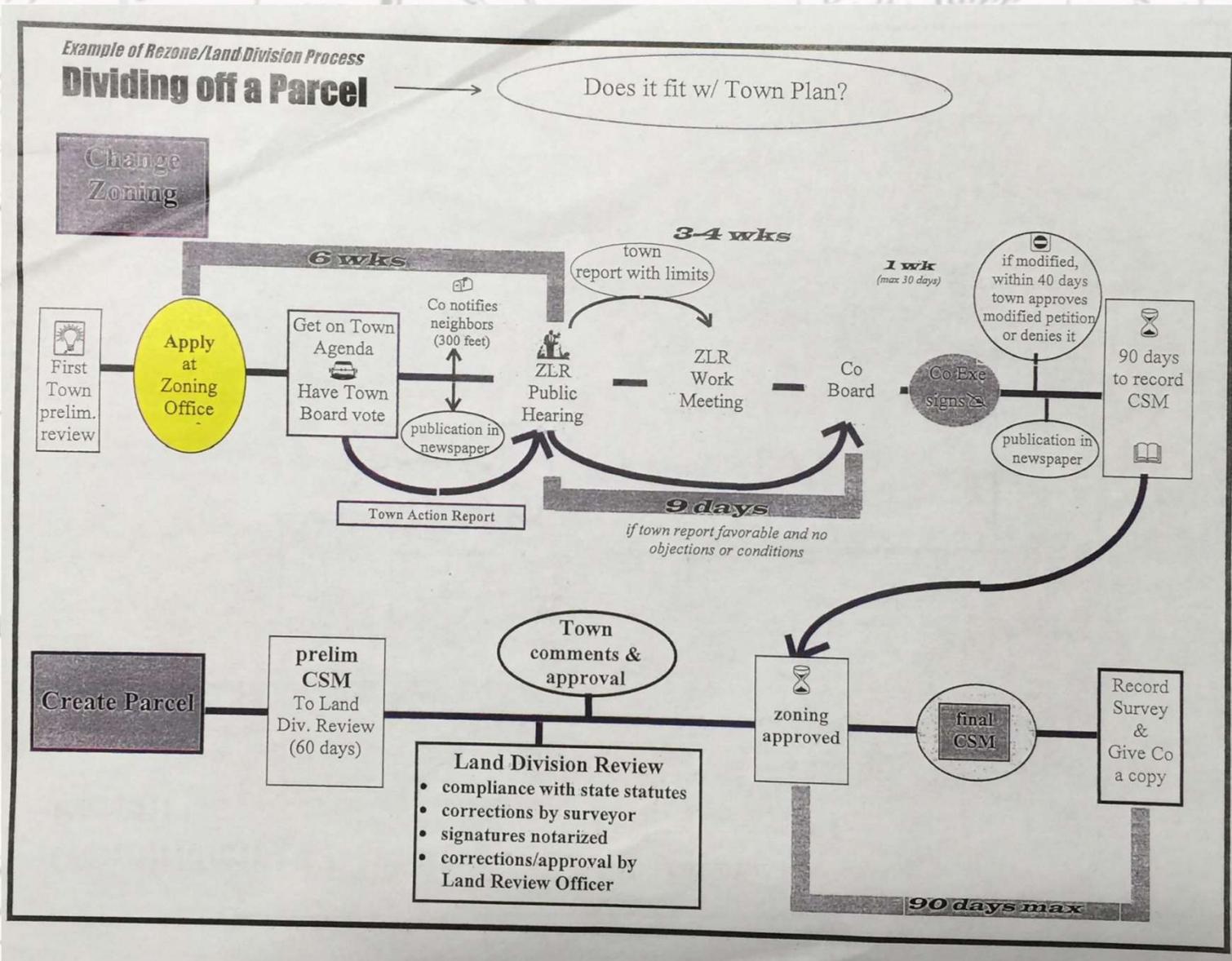
[Zoning Process Informational Links](#): © - Requesting a Rezoning © - Tips for Managing Your Zoning Application & Planning Com

CDIS Version: 1.2.1.0



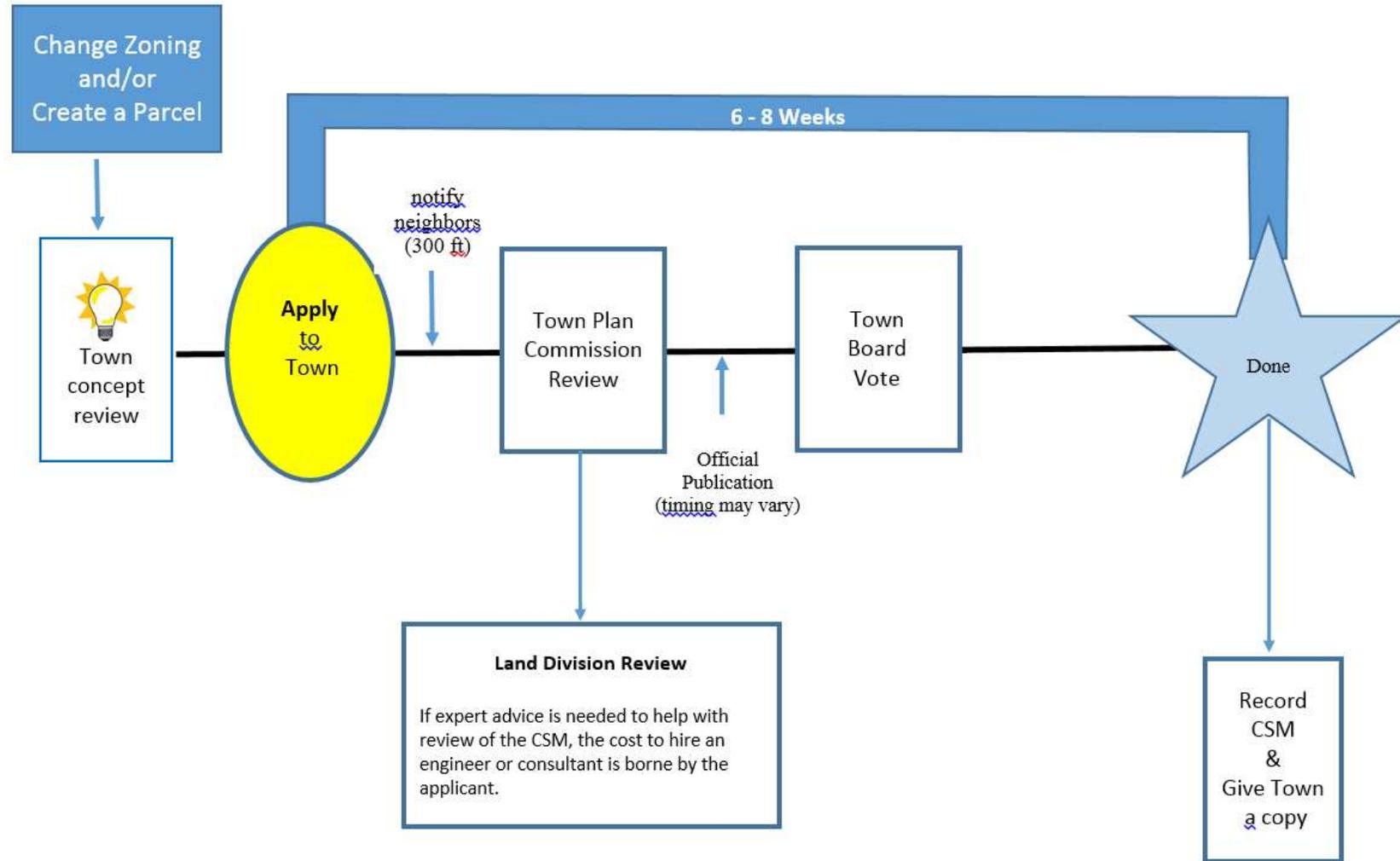
Recall that where there now are two layers of review, there will be one

Before



After

Example of Rezone/Land Division Process Developing or Dividing off a Parcel

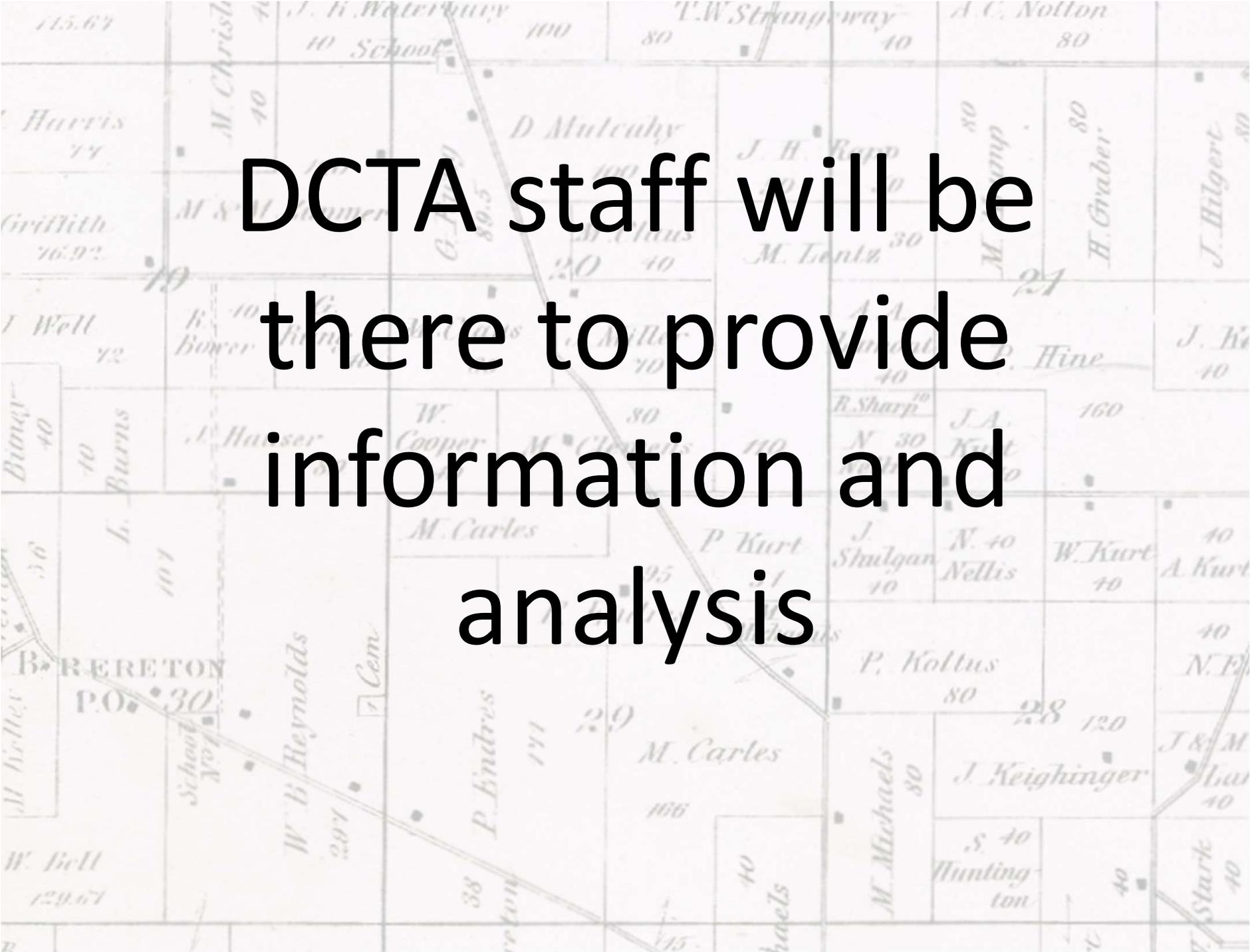




No more drives
downtown either

Towns which give notice in 2016 are not required to actually withdraw.

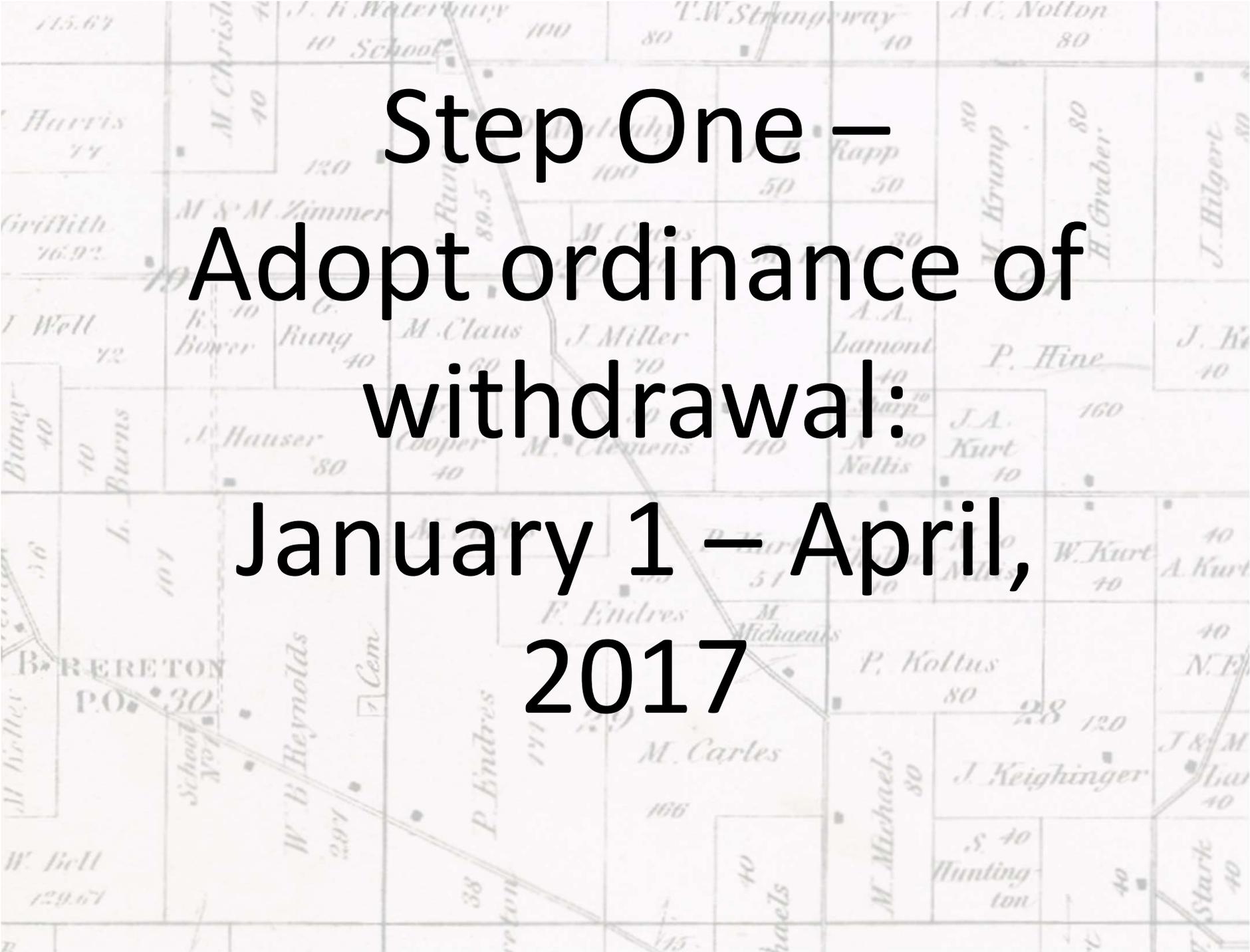




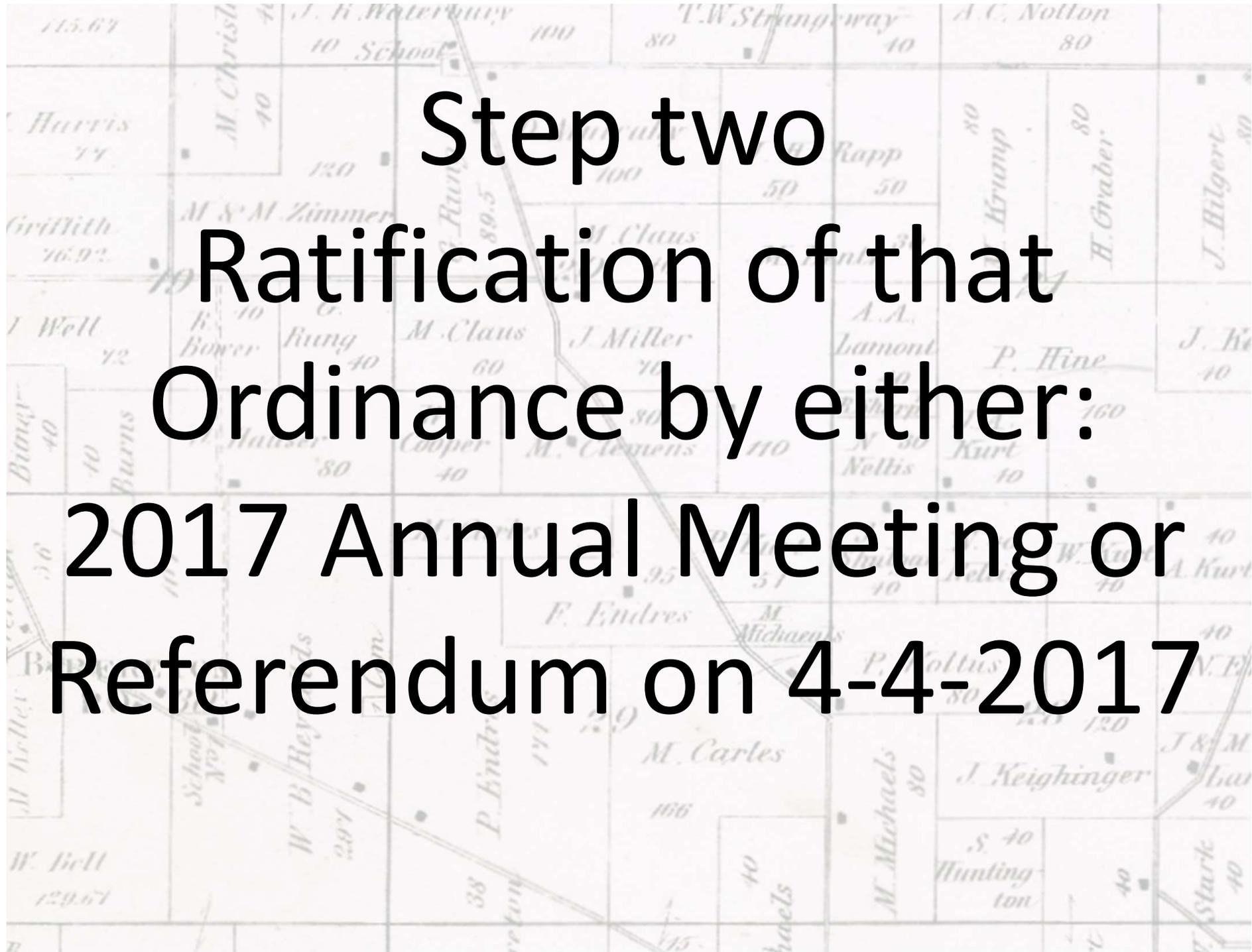
DCTA staff will be there to provide information and analysis

Implementation -

January 1, 2017 to
January 1, 2018



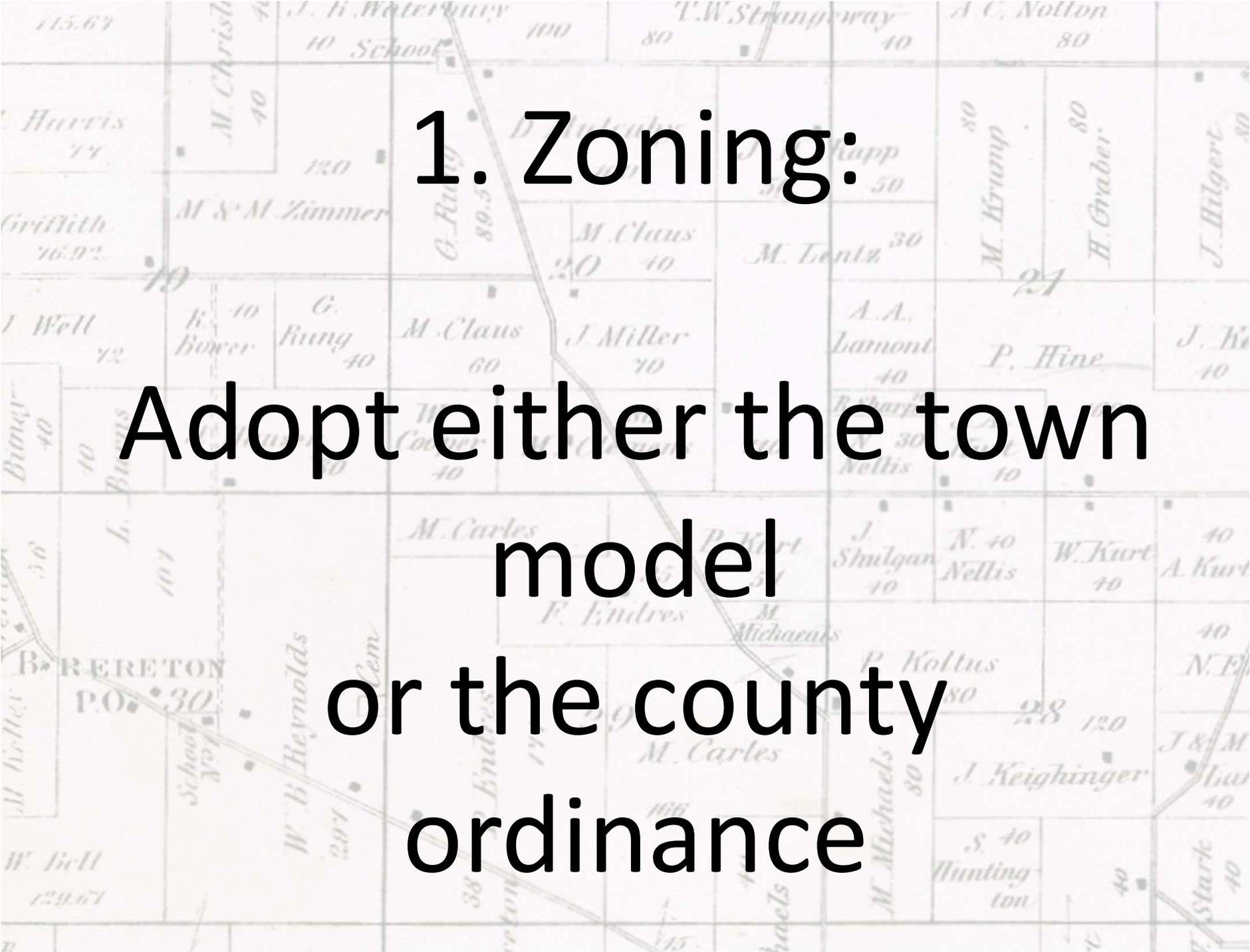
**Step One –
Adopt ordinance of
withdrawal:
January 1 – April,
2017**



Step two
Ratification of that
Ordinance by either:
2017 Annual Meeting or
Referendum on 4-4-2017



Step three
After ratification,
the town board
adopts 3 things:

A historical cadastral map of a rural area, likely from the 19th century. The map shows a grid of land parcels, each labeled with a name and a number. The names include J. H. Waterbury, T. W. Strangeway, A. C. Notton, M. Christ, M. Claus, M. Lentz, M. Krump, H. Graber, J. Hilgert, J. Miller, J. Ke, P. Hine, J. Kurt, A. Kurt, N. F., J. Keighinger, J. Stark, W. Bell, W. B. Reynolds, W. Kurt, N. Nellis, P. Koltus, M. Michaels, J. Shulgan, M. Carles, F. Endres, M. Michaels, P. Koltus, J. Keighinger, J. Stark, W. Bell, W. B. Reynolds, W. Kurt, N. Nellis, P. Koltus, M. Michaels, J. Shulgan, M. Carles, F. Endres, M. Michaels, P. Koltus, J. Keighinger, J. Stark. The numbers are often 40, 60, 80, 100, 120, 140, 160, 180, 200, 220, 240, 260, 280, 300, 320, 340, 360, 380, 400, 420, 440, 460, 480, 500, 520, 540, 560, 580, 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000. The map is overlaid with large black text.

1. Zoning:

Adopt either the town
model
or the county
ordinance

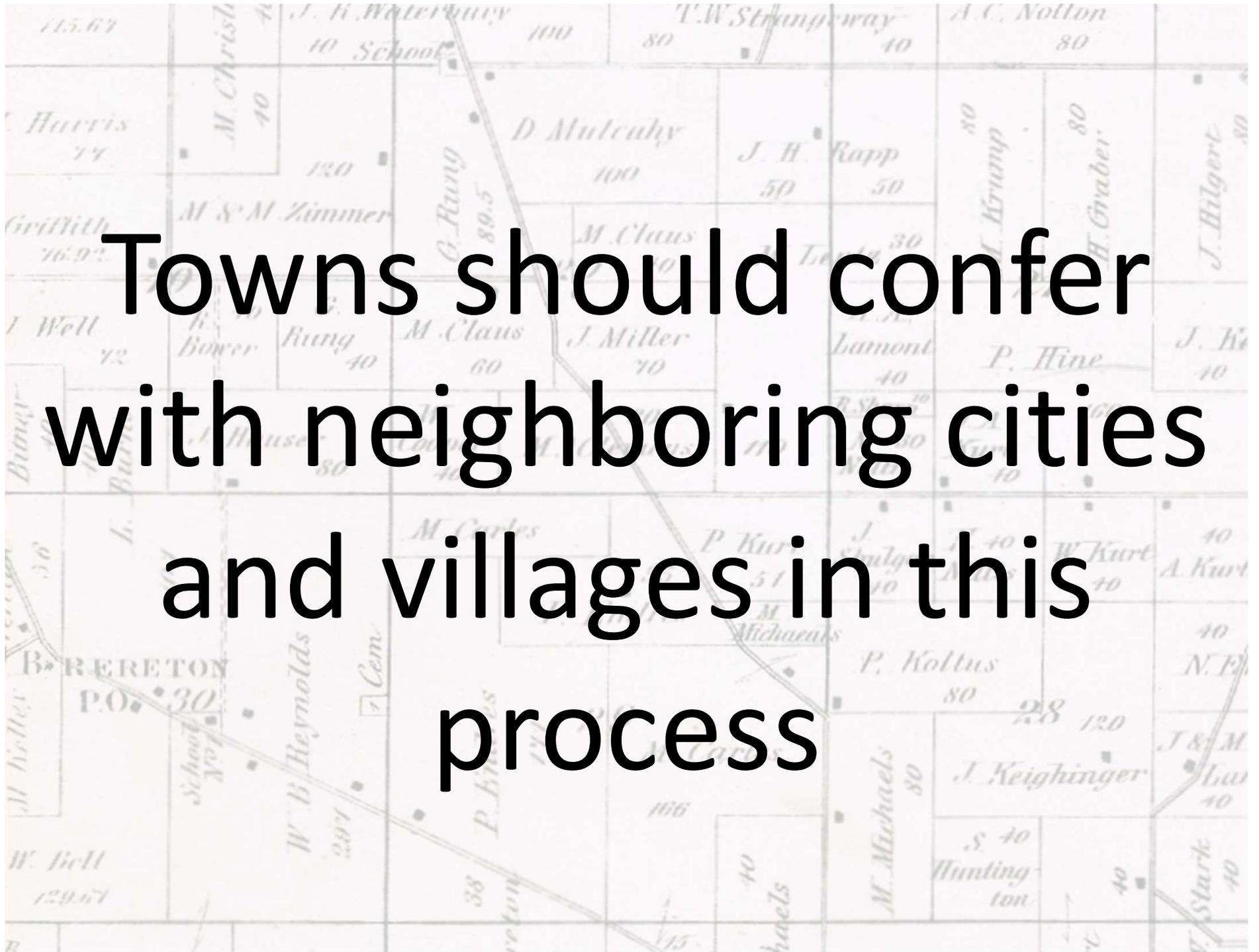
2. An official map – from the comp plan



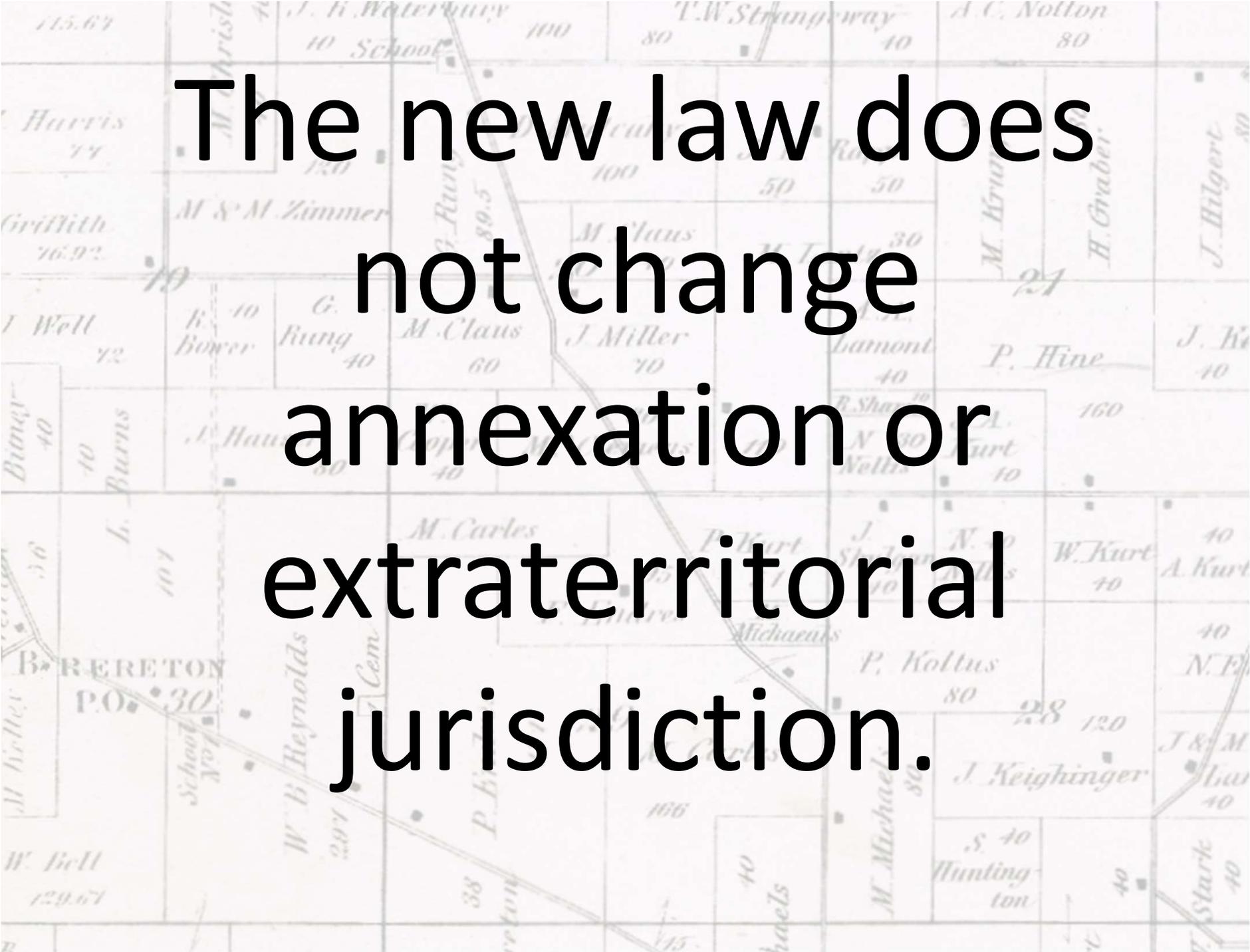
3. An updated or re-adopted comp plan

Comprehensive Plan
Town of Middleton, Wisconsin

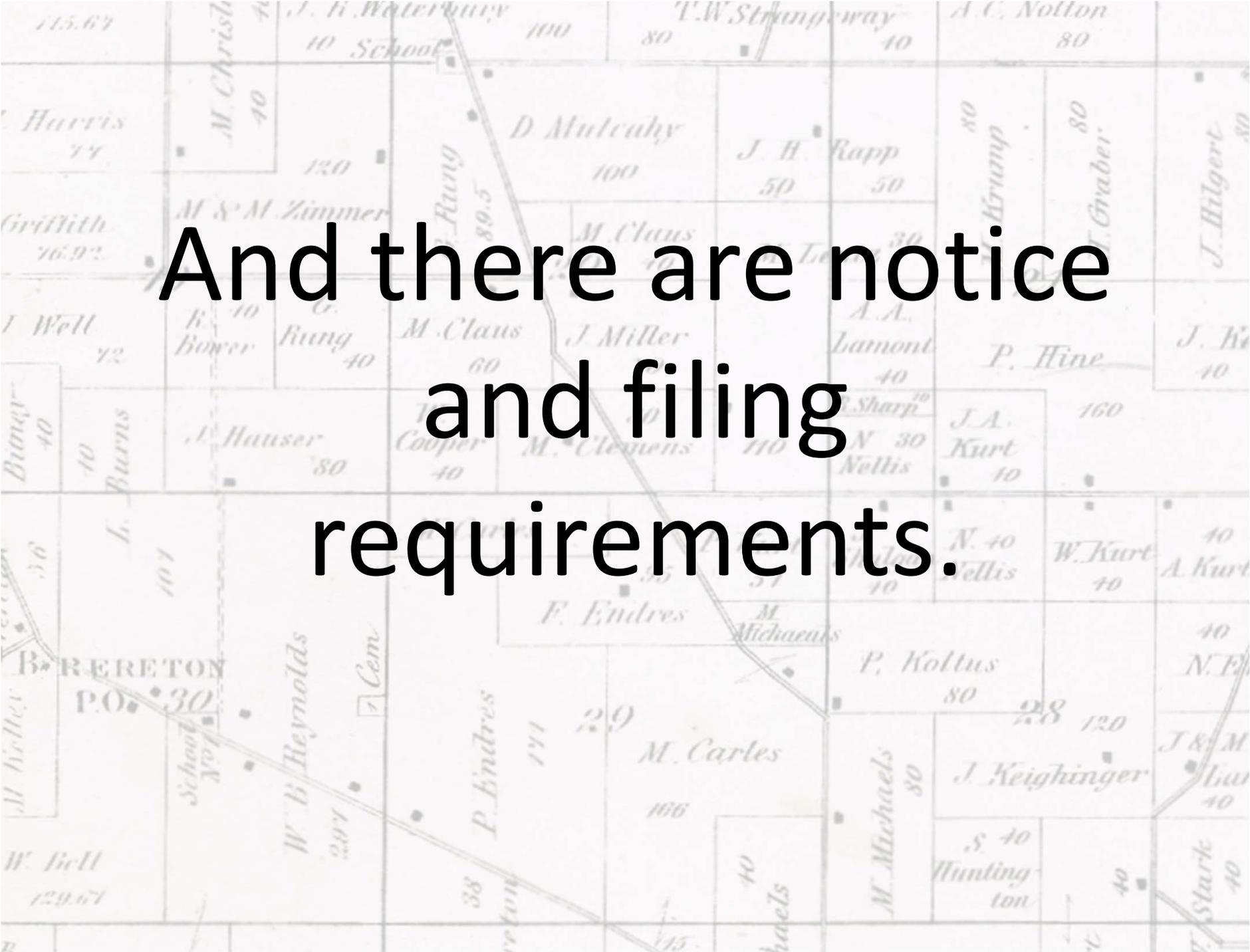




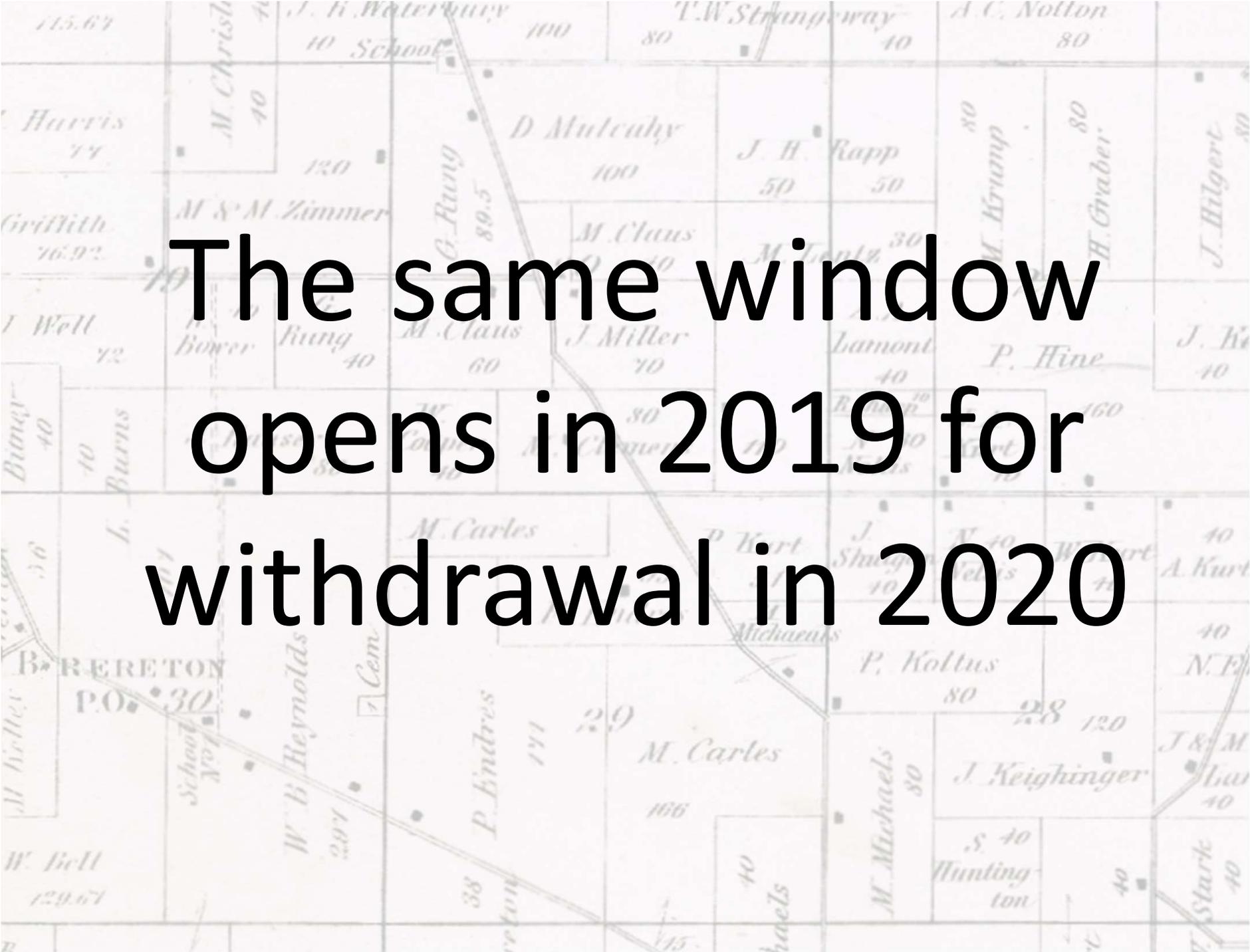
**Towns should confer
with neighboring cities
and villages in this
process**



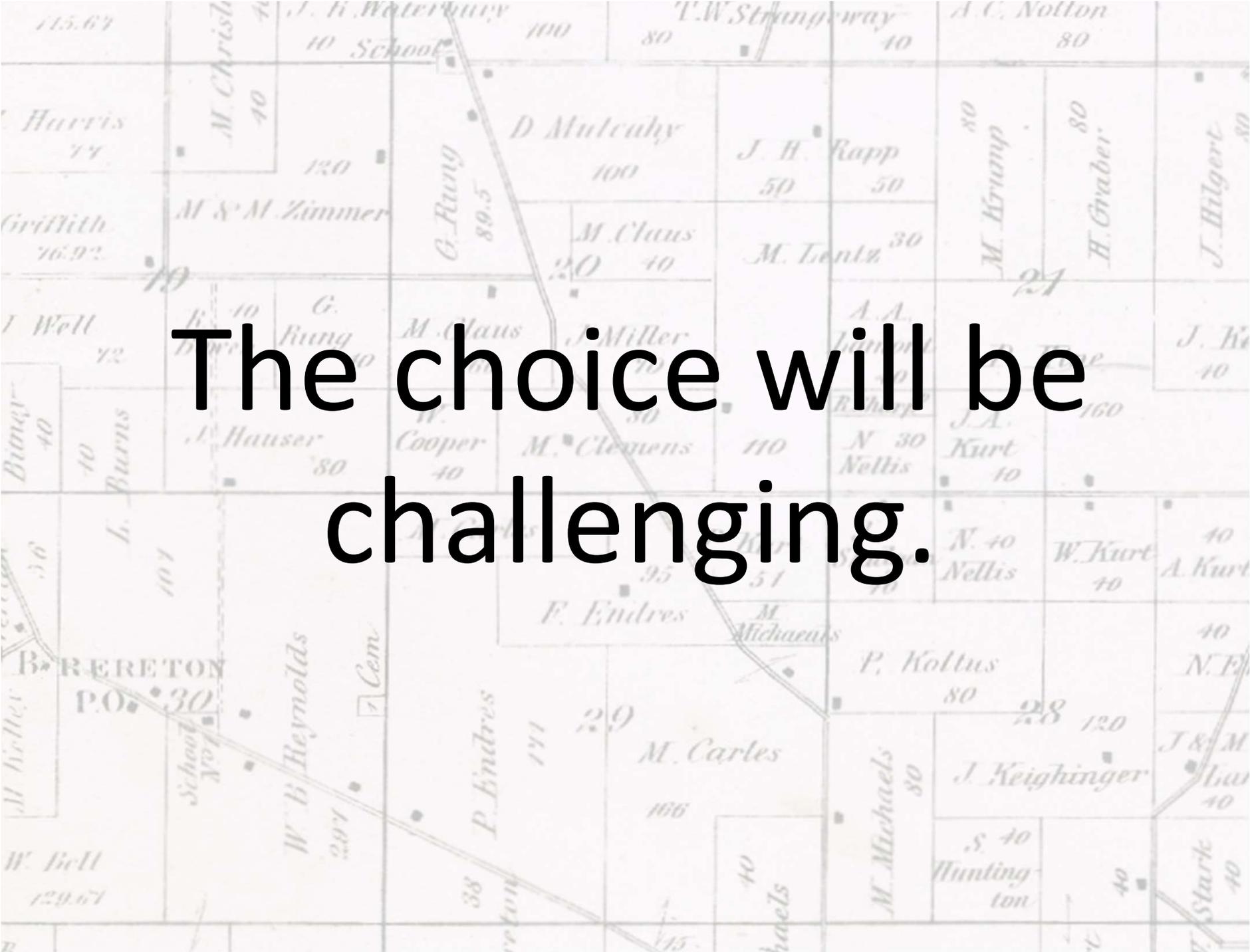
The new law does
not change
annexation or
extraterritorial
jurisdiction.



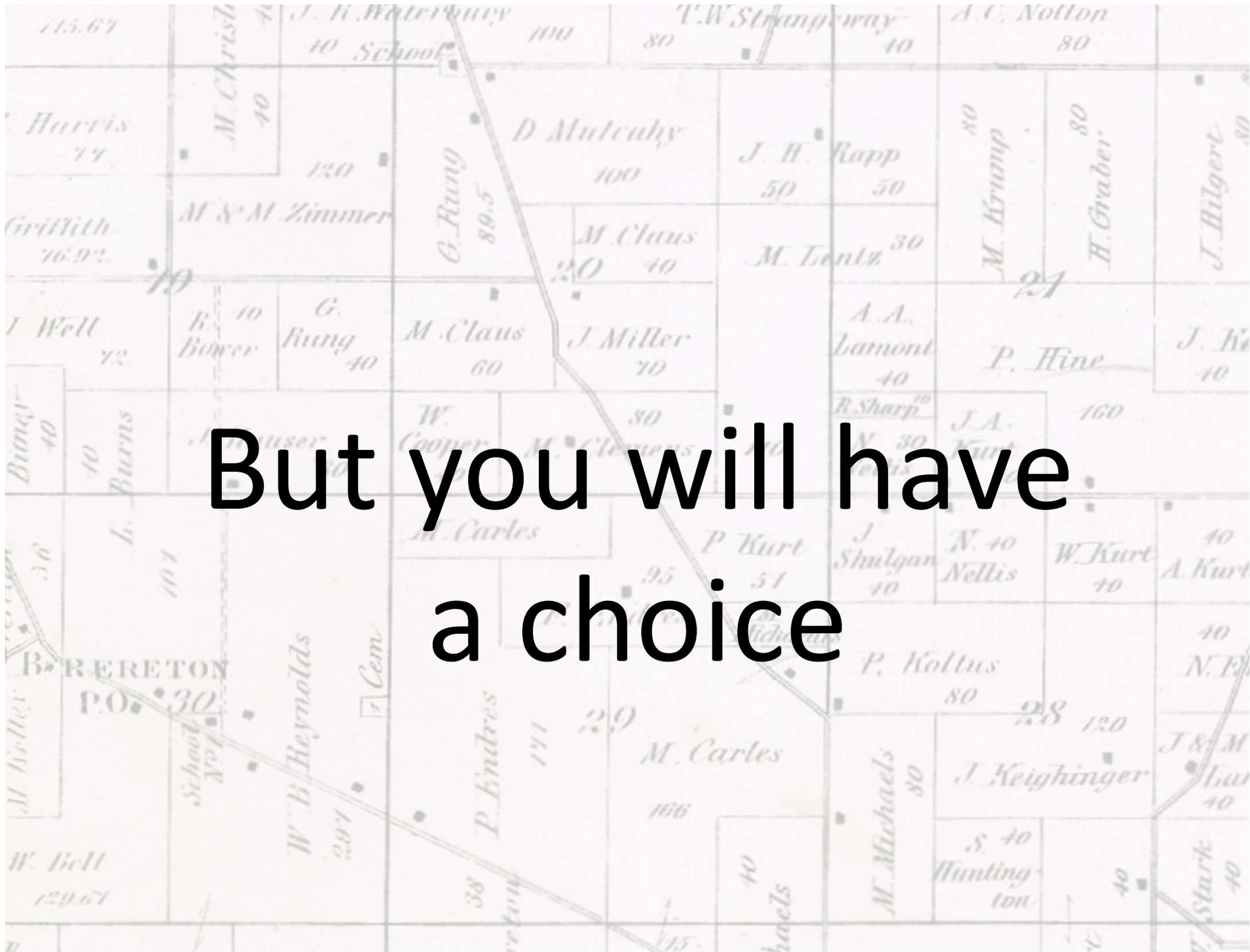
And there are notice
and filing
requirements.



The same window
opens in 2019 for
withdrawal in 2020



The choice will be
challenging.



But you will have
a choice