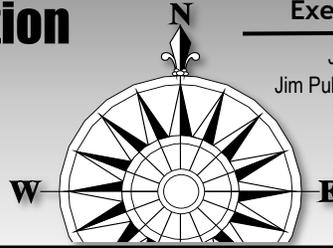


Dane County Towns Association

Advocate for Town Government

Established 1972

danecotowns.net



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To: Dane County Towns
From: Renée Lauber, Policy Advisor, DCTA
Date: September 16, 2019
Re: Update on Town Survey regarding unlimited animal units in new Dane Co. Zoning Code

In June 2019 DCTA established a working group of Dane County town representatives:

Ben Kollenbroich, Planning and Land Conservation Director, Town of Dunn
Greg Hyer, Chair, Town of Cross Plains
David Pfeiffer, Chair, Town of Pleasant Springs
Martha Gibson, Supervisor, Town of Primrose
Renée Lauber, Policy Advisor, DCTA

That group met on June 26, 2019 and proposed the following changes to the zoning code:

Amend FP-1 District

Change permitted uses in the FP-1 zoning district to allow unlimited animal units only on parcels greater than 5 acres. Lots less than 5 acres would not allow livestock. This would be consistent with the previous zoning code that restricted unlimited livestock to parcels greater than 5 acres.

Establish RR-16 District

Create a new residential zoning district for single family homes with agricultural uses based on the existing RR-8 district. The RR-8 district has a minimum of 8 acres and a maximum of 16 acres. The proposed new district would be called RR-16 and would have a minimum of 16 acres and a maximum of 35 acres and similar permitted and conditional uses as the RR-8 district. RR-16 could be used by towns that are uncomfortable with the unlimited animal unit provision in the FP-1 zoning district. RR-16 could also serve as a possible alternative for Towns that don't want to rezone properties to RM-16. Similar to RR-8, the RR-16 would be for single family homes with agricultural uses and allow one animal unit per acre.

UPDATE

A survey was sent to towns on July 11, 2019 asking for their response to the proposal. **Many towns did not support completely restricting livestock in FP-1 zoned lots less than 5 acres.** Some towns would like a 1 animal unit per acre standard and some would like to leave the code as it is allowing unlimited livestock.

Comments noted that the Rural Residential zoning district currently allows 1 animal unit per acre. Being more restrictive in the FP-1 district doesn't make sense.

Comments in support of not changing the code noted that zoning requirements for Farmland Preservation districts must comply with state soil and water conservation rules (ATCP 50, Wis. Administrative Code). These standards result in limiting the number of animals on small parcels.

The Town of Dunn noted that their Comprehensive Plan strongly encourages that all properties that are less than 35 acres in size limit the number of livestock to one (1) animal unit for each full acre. A deed restriction limiting the number of livestock to one (1) animal unit for each full acre shall be required for any requests to rezone to districts that allow for unlimited animal units.

Since there was not clear consensus for a request to Dane County to amend the zoning code, DCTA would like to continue the discussion at the September 18, 2019 membership meeting.

If there is approval of an amendment request, DCTA will send a recommendation to Dane County. The process will then be for Dane County to then hold a public hearing on the amendments. After the public hearing, the amendment would be considered by the County Board. Final action to any proposed change the zoning code would require a majority vote by the towns that have adopted the Dane County Zoning code.