APPENDIX 2

Dane County Land Use Plan
Agricultural Policies
E. Agricultural Land

The preservation of agricultural land ranks among the issues with highest citizen interest in the County. At the Land Use Problems and Goals Conference held in April of 1971, the "need for protection of prime agricultural land for farming" was the most frequently identified land use problem facing the County. Similarly, "identification and preservation of prime agricultural land" received the second most "votes" in the goal identification portion of the Conference.

Dane County has a heritage of great agricultural productivity. It ranks first among all counties in Wisconsin in dollar sales of agricultural products and among the top 25 counties in the nation. The apparent reason for the high level of citizen interest and concern is the rate at which agricultural land is being withdrawn from agricultural use (nearly 100,000 acres between 1950 and 1969, according to the U. S. Census of Agriculture), and the tendency for urban residential development to leap-frog away from the central urban area into the countryside.

Although Dane County farmers are making many adjustments to meet the challenge of changing trends in agriculture, urban growth in the Madison area creates pressures on the land that farmers cannot cope with alone. The spiral of rising land values, rising taxes, sale of land for urban development, rising land values, rising taxes, etc., can be broken only through policy changes at the state level plus concerted local efforts to stabilize land use. The big question is: Should there be a strong public policy of attempting to preserve agricultural land, and if so, why? Public response to this question has been overwhelmingly "yes", not only at the Land Use Problems and Goals Conference, but also in response to the five alternative land use plans.

The affirmative response to agricultural land preservation comes from people living in all areas of the County — city, village, and town. Much of the discussion at the land use community meetings focused upon the agricultural land question, and the following general reasons for preserving agricultural land have been advanced by citizens of the County:

1) To maintain the economic diversity of the region.

2) To support employment in both rural and urban areas that is based on the processing of agricultural products.

3) To provide open space around cities and to maintain the distinction between city and country.

4) To provide large open areas for maintaining and enhancing air quality.

5) To maintain the aesthetic and scenic values of the nationally renowned Wisconsin landscape.

6) To maintain one of the few remaining opportunities for independent business enterprise.

7) To meet future food needs, both national and world-wide.

8) To protect other natural resources from future pressures. If productive agricultural lands are lost to development, it may become necessary to encroach upon other resources (cut woodlands, drain wetlands) to produce an adequate food supply.

Residents of the County have declared a desire for a public commitment to preserving agricultural lands and have suggested numerous reasons for such a commitment. The next question that arises is: Which lands should be preserved and how? Since residents of the region have rejected a plan alternative proposing high density urban living, it seems evident that some additional agricultural land will have to be converted to urban use. Thus, agricultural lands around cities and villages will be encroached upon to some extent.
It is difficult to establish definitive criteria for preserving agricultural land. Criteria can be based upon natural conditions. The U. S. Soil Conservation Service has identified those soils in Dane County with the greatest productive capacity for basic crops such as corn, oats, and alfalfa. If an attempt is to be made to preserve agricultural land, it appears that the most productive soils are a logical place to begin such efforts. However, soils are by no means the only factor determining the productivity of any individual farming operation, and another possible approach is to use farm income as a measure of the quality of agricultural areas. Contiguity and aggregate size of agricultural parcels are additional factors to be considered.

The question of how agricultural lands should be preserved is even more complex. Some changes appear to be required in the current property taxation system of the State. However, other states have tried preferential taxation of agricultural lands without achieving preservation objectives. Thus, it appears that tax reform must be accompanied by specific land use controls.

The question of which lands should be preserved and how they should be preserved are the subject of a special study being undertaken by the Regional Planning Commission. The general statements included in this plan are oriented toward establishing the basic objective and policy of agricultural land preservation. The specifics of “which land” and “how” are left flexible and will be incorporated at the conclusion of the special study.

OBJECTIVES

To maintain Dane County’s status as one of the nation’s most productive agricultural counties; and to maintain agriculture as a significant economic activity within the region.

To preserve agricultural land as a resource for the use and benefit of current and future generations.

To maintain open space provided by agricultural land to guide urban development.

POLICIES

1. To seek changes in State laws that will minimize the detrimental impact of the property tax on agricultural land, thereby aiding effective agricultural land preservation.

2. To recognize that these objectives cannot be attained until and unless there is a complete reform of the property tax system as it pertains to agriculture and open space lands.

3. To direct urban development away from highly productive agricultural lands except where such lands are adjacent to an existing urban community and are served by urban services.

4. To develop land use control measures, in cooperation with rural land owners, that will prevent urban dispersal throughout agricultural areas.

5. To prepare and adopt jointly with the affected Towns, the delineation of those agricultural lands to be preserved.

6. To recommend that no policy should be adopted or implemented which would substantially impair or diminish the present uses, values or enjoyments of agricultural land.

7. To require municipalities that operate storm sewers to maintain drainage facilities so as not to flood or otherwise impair the use of agricultural land.
APPENDIX 3

Summary of Adopted RPC Plans
Adopted Plans

Dane County has adopted several areawide plans that have some impact on the Farmland Preservation Plan. A brief review of these plans is provided in the following paragraphs.

Park and Open Space Plan

In 1970 the county adopted its first Park and Open Space Plan. The plan identified a series of park areas to be acquired over the next twenty years. The plan also delineated in a general way, a number of resource areas which were lands that had major natural values such as wetlands, floodplains, water bodies or woodlands which should be preserved. Natural Scientific areas and historical sites were also identified.

Since adoption, the county has acquired over 3,000 additional acres of park and resource lands. The original plan is currently being updated in order to consider changing priorities, new recreation activity demands, and other factors such as energy considerations.

Transportation Plan

The Transportation Plan, adopted in 1978, is an overall transportation systems plan that provides goals and policies which guide improvements to all modes of transportation over the next several years, as well as in the long range future.

The overall goal of the transportation plan is:

To develop an integrated all-mode transportation system, within the framework of regional growth and development policies, which will provide for the efficient and effective movement of people and goods.
As its key features, the transportation plan:

1) emphasizes flexibility in meeting existing and future travel needs, and in the ability to modify plans to meet changing conditions;

2) continues efforts to make the most efficient use of the existing transportation system such as by: efforts to increase vehicle occupancy; efforts to better manage the effectiveness of the existing system; and specific consideration of low and no cost improvements;

3) continues the Madison urban area transit expansion emphasis through 1985, with reconsideration in the early 1980's of this transportation plan;

4) accepts somewhat greater peak hour traffic congestion on streets and roadways, before giving consideration to building new or expanded facilities. The plan also suggests that when roadway improvements do become necessary, they should be designed to first meet existing and short range traffic needs, and designed to meet long range needs if cost-effective;

5) continues to seek preservation of future travel corridors;

6) continues to encourage timely maintenance efforts to preserve the existing system and safety improvements;

7) recognizes limited financial resources available for use on the transportation system;

8) emphasizes a planning process that keeps adjusting and refining short and long range plans on a continuing basis.

Water Quality Plan

The RPC completed and adopted a Water Quality Plan in 1979. The plan is basically a management plan in that it seeks to solve water pollution problems by finding and putting to use proper management practices. This gives emphasis to the wise use of a combination of practices to accomplish overall water quality improvement rather than to focus on any single pollution control technique. Technical solutions to water pollution management practices such as minimum tillage, better sewage treatment plants, animal waste facilities, and erosion control are set forth.
The plan presents a coordinated system of implementing activities and designates the responsible agency or level of government.

Solid Waste Management Plan

A plan for managing the 1,300 tons of solid waste generated daily in the county was adopted in 1980. The plan analyzes the amount and composition of solid waste produced; examines various strategies for dealing with the wastes; and presents a detailed methodology for landfill siting. The siting process proposed in the plan is designed to locate landfills on the basis of consistent and objective countywide environmental criteria and cost figures. Six factors reflecting environmental hazards and potential for ground and surface water pollution are considered: land slope, soil permeability, depth to groundwater, bedrock type, depth to bedrock and distance to lakes, streams and wetlands. Using both environmental and economic considerations, eight potential landfill sites are identified.
APPENDIX 4

Identifying and Classifying Farmland in Your Town
INTRODUCTION

In the last ten years, many changes have taken place in Dane County's landscape. In almost every township large areas of once active farmland are now spotted with rural development and subdivisions. What can be done to provide more direction for new development? How can the towns in co-operation with the county minimize the impact of rural development which so often makes the difficult business of farming nearly impossible? What can be done to balance the competition between incompatible uses of land, a conflict in which the agricultural use is often the loser?

The solution, in part, lies in better planning, fairer taxation, and more appropriate zoning of land. This paper is meant to be a first step toward accomplishing these goals.

Good land use decisions begin with local government. Proposed amendments to Dane County's zoning ordinance will enable individual towns to design guidelines and plans for future development that will fit their own needs and preferences. Local comprehensive plans ought to consider agriculture on an equal basis with other land uses. The information offered here will help you assess the importance of farmland to your town, determine what lands should be preserved and help you to deal with development pressures until your own plan is ready for use.

This is not a town plan. It is a step-by-step process to help you classify land in your town as to its agricultural potential, and come to a public decision on preserving productive land.
IDENTIFYING FARMLANDS

Six Steps

The following steps, used together, are designed to help you identify active farming areas and assess future prospects for farming in your town. The six steps examine:

1. The present character of farming activities in the town;
2. Soil characteristics;
3. Improvements and investments in farm property;
4. Parcel size and ownership patterns;
5. Non-farm land use;
6. Current and planned public-use facilities.

The first three steps pertain to identifying the active farming areas and the last three to assessing long range prospects for farming in these areas. Step one is important to the full understanding of farming characteristics. Step two, "soil characteristics," deals with the physical capability of the land to produce food and fiber. Step three is designed to give an indication of financial commitment that has been made by farmers. A look at parcel size and ownership, by revealing why people in your town own their land, will indicate landowners' future plans. Finally, steps five and six, which examine existing development and public-use facilities, will help identify development patterns.

Don't hesitate to change or add to the steps outlined here to better suit your available information or the unique characteristics of farming in your town.

Getting Started: Town Survey Maps

Before you begin studying the various characteristics of your town, you will need something on which to record your findings. Town survey maps are useful for this purpose because they show section lines, land parcels, roads, subdivisions, bodies of water and adjacent government boundaries. You can purchase these maps from the County Surveyor's Office, Room 315, in the City-County Building. You will need up to 12 survey maps of your town, depending on how you choose to record your study findings. They are available in two sizes: 18 x 18 inches (scale 1" = 2000') at $ .50 each; and 36 x 36 inches (scale 1" = 1000') at $1.00 each. The larger size will be easier to display at public meetings.
Step 1: Examining The Present Character Of Farming Activities

(Materials needed: two survey maps, one for use as a working map and one for use as a final display.)

The objective here is to survey all the existing farm activities in your town. You may already have a good knowledge of the various agricultural land uses, but don't depend entirely on your memory for this information. Note the information you are sure of on a map. Then, to complete the step, drive over all town roads and mark all businesses related to agriculture on a map.

Classify each farm operation as to type: cash grains, livestock, dairy, vegetable, fruit, sod, idle, etc., and note on your map. Note also contour farming and conservation practices. Some agricultural operations, by necessity, involve sounds, odors, and low flying aircraft. Many people would find these things objectionable if they lived near these operations. So, possible conflicts with future residences should also be noted. Later you can transfer all the information to one of the main display maps in a more generalized fashion showing predominant farm types.

Unique agricultural operations such as irrigated lands, orchards, sod farms and so on should be specifically identified. Since specialty operations require intensive management and possibly higher capital outlay, it will be especially worthwhile to talk with the owner/operator about his long-term expectations.

It might be easier to gather this information by first sitting down with a long-time resident who has a detailed knowledge of these town characteristics. A present or former town assessor or ASCS committee member can often supply many insights that might be missed during a road survey.

This survey should help you and other town residents acquire a total picture of the agricultural activities and requirements in your town. There is no substitute for a good familiarity with the local farm scene. And having this information on a map will help you explain your positions to those who may be less knowledgeable about the town.

Step 2: Examining Soil Characteristics

(Materials needed: One town survey map to keep all soils information at same scale as other information, county soil interpretation sheets
and corresponding soil survey maps. Surveys and maps are available at the County Soil Conservation Service Office, Room 110, City-County Building. Each map covers four sections and costs $ .30. The set of interpretation sheets costs $1.50. In early 1978 both final, corrected soil interpretation sheets and maps will be available in a single report, free of charge. If you are working with maps having a scale of 1" = 2000", soil survey maps at that scale are available from the Dane County Regional Planning Commission Office, Room 312, City-County Building. Cost is $ .75 per town.)

The soil, along with labor and capital, is fundamental to farming. To make it easier to evaluate the ability of the various soils to produce crops, it is helpful to separate them into groups. The Land Capability Classification System of the Soil Conservation Service (SCS) is a very useful system for preparing groupings. The county SCS office has a brochure available explaining this system. Also available is a list of the soils of Dane County and the capability unit assigned to each of them.

All Class I and II soils can be considered prime agricultural soils. They are capable of a high level of production for a long time. Class III soils have some limitations. Usually, they can be overcome by commonly used conservation practices, such as terracing or contour strip cropping. Many Class III soils are next to areas of Class I and II soils. The objective of this particular step is to determine the location and the extent of those soils proven capable of sustained production.

Using the soil survey, first identify all the Class I and II soils in the town as well as the Class III soils which are normally farmed. Because much of Dane County falls into Classes I through III, you may want to differentiate on your map with colors Classes I and II from Class III. Then identify additional areas which are irrigated, have well maintained drainage, or have some other high level of management making the land especially productive.

The land areas identified above should be copied on the base map to illustrate the general areas of highly productive soils. Rather than transfer all your information to a town survey map, you might find it easier to connect your soil survey maps by aligning identifiable landmarks and taping maps together.
Step 3: Examining Improvements And Investments In Farm Property

(Materials needed: town survey map and property assessments from County Treasurer's Office. A record of property assessments for all parcels in rural Dane County can be examined at the County Treasurer's Office in the City-County Building. The information is organized in books by town. Parcel information is listed according to section numbers.)

This step is designed to show the long-term expectations of farm operators as indicated by their investment in real property improvements, such as barns and silos. These often represent a commitment to farming a specific property. A high level of such investments in farm facilities would indicate that owners anticipate farming for many years. A low level might suggest uncertainty, and a diminishing level in investment might suggest plans to discontinue farming.

Property assessments made by town assessors for tax purposes can provide a simple and useful way for determining the nature and level of investment taking place. You can obtain this assessment data from your town assessor or the County Treasurer's Office. The county assessment books contain two figures for each parcel. One indicates the assessment for land value, the other for the value of improvements on that parcel. For this step use the figure indicated for improvements.

The "improvements" category, for all agricultural land, will usually include farm buildings and related structures which are normally built or improved or added to in successful farm operations. Such investment activity will be recorded and reflected in higher assessed valuations. If no new construction takes place, but existing buildings are kept up, the value will at least stay at a high level. If the buildings are neglected, as usually happens when non-farm uses are anticipated, the value will decrease.

Analyze property assessments on a sectional or square mile basis. For each section in your town add together values of all improvements on each agricultural parcel. (Refer to your results of Step 1 to determine agricultural parcels.) Do this for two points in time, the most recent year and five years before that. Both sets of records are readily available at the Treasurer's Office.

Now for each section, calculate a percentage difference between the two years. This percentage difference will give you a relative indication of where agricultural improvements have either increased or decreased in your town.
The ratio between assessed value and full value, called the assessment ratio, can vary for the town from year to year. You can find out from your town assessor or the County Treasurer's Office if the ratios for the two years you are studying differ. If they do, you will have to adjust one of the ratios in order to have a common value measure for the two periods.

This method of farm investment analysis has some limitations. It only reflects real property investments, such as buildings and silos. It cannot document investments in personal property, such as machinery and irrigation equipment, which may comprise the largest and most important investments for grain farmers. However, investment in machinery does not indicate, as surely as building investment does, a confidence in the long-term prospects for a particular parcel of agricultural land. Machinery can be easily removed to other land or sold. Nevertheless, if possible, use personal property investment information to supplement data on real property investment.

Step 4: Parcel Size And Ownership Patterns

(Materials needed: town survey maps.)

A study of parcel size and ownership is suggested as a simple indication of owner expectations. For example, a pattern of ownership characterized by small tracts with nearby land owned by corporations, institutions, or non-residents of the town is an indication that, unless preventive measures are undertaken, farming will probably give way to residential development.

You will want to determine the pattern of land ownership and parcel size in your town. Your town survey map already shows parcel sizes and landowners. You can identify all changes in parcel size and land ownership that have occurred since your map was printed by consulting up-to-date maps maintained at the County Surveyor's Office.

After updating the map, consult your town assessor. With his assistance classify land ownership patterns into three categories:

1. Land owned by farm operators;
2. Land owned by town residents but leased to other farmers, canning companies or seed corn companies;
3. Land owned by non-residents of the town.
If your analysis reveals that most of the agricultural land is owned by farm operators, this will be a sign of a strong farm community. Land locally owned but leased to someone else indicates that the land is no longer a working farm unit. If, however, much of the land is owned by non-residents, and small lots and parcels are present, then farming in your town is probably on the decline. A farm area owned by non-residents is unlikely to have the same degree of commitment to long-term farming that local ownership has, but there are exceptions. Make an effort to learn why the non-resident owner owns the land and what he or she expects to do with the land.

It should be recognized that even in rapidly growing areas not every landowner's hopes for future development are likely to be realized.

Step 5: Non-Farm Land Use

(Materials needed: town survey maps.)

Existing patterns of non-farm land use can provide good clues to where development will occur in the future. Residential development will be your primary interest. However, commercial and industrial land uses can have important influences on agriculture too.

You can collect the information needed for this step by using the same method you used in Step one. In fact, the two steps can be completed at the same time. But record the two types of information on separate maps. This will make it easier for people not as familiar with the town to understand the different factors influencing agriculture.

Record your information using the following three categories:

1. Residential (homes, apartments, duplexes, etc.);
2. Commercial (stores, gas stations, taverns, etc.);
3. Industrial and Manufacturing.

You might want to differentiate between residential developments served by septic systems and those served by public sewage systems. The location of sewered and unsewered developments can have important consequences for agriculture in your town. Septic systems sometimes fail. When these failures occur in congested areas the most common solution is to extend public sewer lines to the homes. The availability of sewer for the intervening farmland then commits that land to eventual residential development.

Knowing the number and location of existing homes, businesses and industry in your town will give you a good idea of where future res-
identical pressures will occur. Be sure to recognize the potential impact plans for future sewers can have on agricultural areas in your town.

Step 6: Current And Planned Public-Use Facilities

(Materials needed: town survey map, and adopted plans and capital improvement programs for your town, neighboring communities and the county.)

In studying the agricultural lands in your town, you will want to take into account urban pressures created by government activities. The following examples illustrate several typical public actions or investments that might be planned for an area like rural Dane County.

1. A major county park could be expanded to include parts of the adjoining sections. Park plans call for existing fields to be re-forested. Hence, this land will soon be taken out of production.

2. A highway will be upgraded to freeway status in the next five years. Hence, none of the land within the new highway right-of-way is long-term agriculture.

3. Sewers are planned. For reasons explained previously, none of this area may be considered for long-term agriculture.

4. An electric utility is planning a large transmission line that will cross part of the town. Depending on how this line is planned, it could affect the productivity of the farm land beneath it.

Sometimes large-scale private activities can have as much effect on agriculture as the construction of public facilities. For example:

5. An area has been identified as a future major shopping mall and is owned or controlled by a large retailer who plans to develop this site between 1985 and 1990. Obviously the agricultural use of this land in the future is limited. In addition, it should be noted that developments such as this usually spur a great deal of development within a large radius.

You can chart existing and proposed sewer lines in your town by looking at the plans of your town’s sanitary districts. Then transfer this information onto your town survey map. You might obtain further in-
formation by consulting with your district commissioners.

Study other local, county and state plans to determine whether investments outlined above are planned for your town. If any exist, note their exact location on the town survey map. You will have to draw your own conclusions with regard to the time schedule of investment and the extent of the area that will be affected. But the likely impact of these investments should be clearly noted.
FORMING FARMLAND PRESERVATION POLICIES

The final map indicating initial land classifications will be important in helping to inform local citizens about the factors affecting the agricultural base in your town.

When the map is prepared you will next want to review the results and implications of your research with rural landowners and residents. Informal meetings can be held in several sections of the town. Your goal here should be to reach as many citizens as possible with your study information and gather their opinions on the land classification system and map. Record all suggested changes and differing opinions.

Your public meetings should also help you to get an idea of landowners' feelings toward preserving the farmlands in the different categories (long-term, limited-term). What level of non-farm related development do they want to permit? Your town's final policies or standards should reflect the residents' interests in preserving the various agricultural areas.

The following are examples of policies the town might agree on:

* No commercial or industrial uses should be permitted in the long-term agricultural area.

* Future residential density, including farm houses, should not exceed one unit per 35 acres in the long-term agricultural area, except where more houses are needed for farm-related activities.

* All roadways in the long-term agricultural area should be maintained at rural standards and serve farm needs. These roads should not be upgraded in order to encourage or to serve non-farm travel. No new roadways should be built, except for farm purposes.

Review other plans for your area to be sure they are consistent. If not, they should be amended.

Now you have completed the first part of your planning process. You have identified one resource area (agricultural lands) where various considerations indicate development should be limited or restricted. With your farmland preservation plan completed, you are ready to begin the process of identifying where and at what rate residential, commercial and industrial development should take place, the next step in completing your town's master plan.
CLASSIFYING FARMLANDS

The series of steps outlined in this paper should provide you with a variety of perspectives to help you visualize the many influences on agriculture in your town. Now you can begin to classify and map the land according to its long-term suitability for agriculture. The categories and descriptions listed here are only suggestions. The unique characteristics of your town may demand additional categories or an entirely different system. These are intended to serve only as a guideline.

Long-Term Agricultural Land

1. Has soils with demonstrated commercial productivity;
2. Shows continued capital investment to sustain productive farming;
3. Is not affected by existing or planned urban development;
4. Has no urban investments planned for it;
5. Is in large enough parcel sizes for economical farm units, and is owned by those interested in perpetuating the agricultural use.

Limited-Term Agricultural Land

1. Has soils with demonstrated commercial productivity;
2. Has adequate capital investment to maintain productive farming;
3. Is affected by existing or planned urban development;
4. Has urban investments planned for it;
5. Is in fragmented, uneconomical parcels, or is owned by one who will not promote the continued agricultural use of the land.

Some lands in your town may not fit well into either of the categories outlined here. Some open lands have not been productive under agricultural use. Some may be too poor to be helped by irrigation, drainage or other modifications. You may want to designate a category for these lands.
INFORMATION SOURCES

General Agricultural Information
Dane County Extension Office
Room 114 City-County Building
266-4271

Agricultural Stabilization & Conservation Service (ASCS)
Room 116 City-County Building
266-4365

Soils Information & Mapping
Soil Survey Maps (scale: 1" = 2000') and interpretation sheets
Dane County Soil Conservation Service Office
Room 114 City-County Building
266-4270

Town Soils Maps (scale: 1" = 2000')
Dane County Regional Planning Commission (DCRPC)
Room 312B City-County Building
266-4137

Other Maps and Information
Town Survey Maps (scale: 1" = 2000' and 1" = 1000')
County Surveyor's Office
Room 315 City-County Building
266-4251

Town Contour Maps - USGS Base (scale: 1" = 2000' and 1" = 1000')
DCRPC

1970 Land Uses, By Town (working maps)
DCRPC
Planning Assistance
Dane County Regional Planning Commission
Private Planning Consultants

Zoning Information
Dane County Zoning Department
Room 314 City-County Building
266-4266

Prepared in Cooperation with the
Dane County Agricultural Extension and Education,
Zoning, Planning and Water Resources Committee

by

University of Wisconsin Extension
Dane County Regional Planning Commission
Dane County Zoning Department
APPENDIX 5

Dane County Zoning Ordinance

Sect. 10.12 A-1 Agriculture District
Sect. 10.123 A-1 Agriculture District (exclusive)
Sect. 10.126 A-2 Agriculture District
Sect. 10.127 A-3 Agriculture District

Note: Text current as of 1981, please see Dane County Department of Planning & Development for current Zoning Ordinance Text
enclosures.

6. Any illumination provided shall be installed and maintained in a manner so as to preclude the reflection or glare onto adjoining premises used for residential purposes or in any way to impede highway safety.

7. Open dead storage of junk or inoperable motor vehicles or vehicles without a valid license in excess of one (1) business day shall not be permitted.

d) Hospitals, nursing homes, convalescent centers, extended care facilities.

(e) Mobile home parks, subject to special conditions as provided for in 10.08(10).

(f) Conference and convention centers.

3) Building height limit.

(a) For business buildings, including offices, the maximum building height shall be four (4) stories, provided, however, that any building that provides more than two (2) stories devoted to office space, a conditional use permit shall be required.

(b) Lots or building sites for residential purposes or for combined business and residential uses shall comply with the requirements of the R-4 Residence District.

4) Area, frontage and population density regulations.

(a) For building or sites to be used exclusively for business purposes, no minimum lot width or area limitations. No such building shall occupy in excess of 40 percent (40%) of the area of an interior or corner lot.

(b) Lots or building sites for residential purposes or for combined business and residential uses shall comply with the requirements of the R-4 Residence District.

5) Setback requirements. Setback from front lot line or highway right-of-way shall comply with the provisions of section 10.17.

6) Side yard requirements.

(a) For buildings to be used exclusively for business purposes that are located on interior lots, a side yard of 10 feet for each side shall be provided. For buildings located on corner lots, the setback provisions of section 10.17 shall apply on the street sides.

(b) For residential buildings, or buildings to be used for combined residential and business purposes, the side yards shall be the same as in the R-4 Residence District.

7) Rear yard requirements.

(a) For buildings to be used exclusively for business purposes the minimum depth of any rear yard shall be 10 feet.

(b) For residential buildings, or buildings combining residential and business uses, the minimum depth of any rear yard shall be 25 feet.

8) Off-street parking. Off street parking space shall be provided in accordance with the provisions of Section 10.18.

9) Screening provisions. On lots adjacent to or abutting land in a residence district, the screening provisions of Section 10.16(8) shall be complied with prior to the issuance of a Certificate of Compliance.

This district is in effect in all towns except: Albion, Christiana, Dane, Deerfield, Dunn, Fitchburg, Madison, Mazomanie, Montrose, Perry, Pleasant Springs, Rutland, Springfield, Vermont, York.

Section 10.12 A-1 Agriculture District.

1) Permitted uses.

(a) Single family detached dwelling units.

(b) All types of agriculture including general farming, dairying, livestock and poultry raising, dog kennels, apiaries, colony houses, fur farms, horticulture, including nurseries, greenhouses and roadside stands which offer for sale only those products which are grown or produced on the premises.
(c) Landing fields or landing strips along with the accessory structures which are for the convenience of the owner of the land on which the facilities are located.

(d) Utility lines both above and below ground along with such structures as are necessary for the operation of such lines but not including buildings used for offices, exchanges, storage or garages.

(e) Municipal buildings, community buildings, but not including buildings for the storage or repair of trucks, road building machinery or equipment. Public libraries, museums, schools, universities and colleges but not including music, dancing, trade or vocational schools which are privately operated. Publicly owned golf courses, tennis courts, archery ranges, swimming pools and parks.

(f) Home occupations.

1. Home occupations in the A-1 Agriculture District shall be limited to the following uses:

A. Professional offices.

B. Barber and beauty shops.

C. Watch, clock, furniture, toy, doll, small electric appliances, radio and television repair shops and upholstery shops.

D. Sales of antiques, used clothing, used furniture, used and new books.

E. Art studios, craft studios, the sale of art and craft items that are the result of efforts by someone who is a resident on the premises.

F. Home bakeries.

2. Home occupations in the A-1 Agriculture District shall be subject to the following restrictions:

A. The activity shall be limited to existing residential or accessory buildings on the premises and the floor area devoted to the activity shall not exceed 25 percent (25%) the living area on the premises.

B. Not more than one (1) person who is not a resident on the premises can be employed in the activity.

C. That before any of the aforementioned activities can commence, a certificate of compliance shall be obtained from the zoning administrator.

D. Any on-premises sign advertising the presence of any of the foregoing activities shall be limited to 12 square feet and shall not be lighted at night.

(g) Accessory buildings including private garages and buildings clearly incidental to a permitted use of the premises. Such buildings shall not be used for residential purposes.

(h) Snowmobile races of not more than two (2) days of scheduled racing.

(i) Raising, or keeping for sale, birds and animals that are considered game, exotic or zoo specimens and the incidental sale of supplies for their use and care. Lot area and width requirements shall be as provided for in section 10.12(4)(a).

(j) A building to be used for the storage of personal property owned by the owner of the land, but not for the storage of goods or merchandise considered to be a dealer's inventory or machinery or equipment used off of the premises for other than agricultural purposes. An accessory building can be built on parcels of land in the A-1 Agriculture District without the necessity of there being a residence on the property.

(k) The seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those residing on the premises, such storage to be in existing accessory farm buildings. The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial subject to the provisions of this ordinance.

(2) Conditional uses permitted in the A-1 Agriculture District.

(a) Mineral extraction.
1. Mineral extraction operations including washing, crushing, quarrying borrow pits, or other processing or removal of mineral resources, the erection of buildings and the installation of necessary machinery used in said extraction or processing, and the preparation of hot blacktop mix and ready-mixed concrete are conditional uses and may be permitted in the A-1 Agriculture District provided that:

2. An application for a permit shall be submitted by the owner and shall include an adequate description of the operation; a plan of the site showing the proposed and existing roads and drives, the sources, quantity and disposition of water to be used, if any; estimated dates for completion of the extraction and commencement and completion dates for the reclamation; a reclamation plan and such other information as may be necessary to determine the nature of the operation and the effect on the surrounding area.

3. The reclamation plan shall contain adequate provision that all final slopes around the area be flatter than a three (3) to one (1) horizontal slope in a sand and gravel or borrow pit operation, or in a safe angles or repose in a quarrying operation; excavations below the grade of the nearest abutting public street or highway shall be set back from said street or highway a distance not less than that required for buildings and structures under this ordinance; excavations made to a water producing depth shall not be less than three (3) feet measured from the low water mark, all final slopes shall be covered with topsoil from the original site and seeded to prevent future erosion; the plan shall require that after completion of the anticipated operation that the area shall be cleared of all debris and be left in a workmanlike condition, subject to the approval of the Dane County Zoning Committee or its agent.

4. Application for a conditional use permit for a mineral extraction operation proposed to be located within 600 feet of a residence district zone, a residential subdivision or a city or village limits line, or within 300 feet of any building occupied for residential purposes; or for a hot blacktop mix or ready-mixed concrete plant, shall be submitted to the county zoning committee for public hearing and approval. The conditional use permit shall be for a period of time as stated in the application or as modified by the County Zoning Committee. Modification of the application or reclamation plan may be permitted or additional conditions may be required upon application. The County Zoning Committee shall consider the effect of the proposed operation and the proposed reclamation upon existing and future conditions, including streets, neighboring land development, land use, drainage, water supply, water pollution, air pollution, soil erosion, natural beauty and land value of the locality. The County Zoning Committee may approve, approve conditionally or reject the application and reclamation plan.

5. All other applications for conditional use permits for mineral extraction shall include a letter of approval of the site by the town board of the town affected and shall be submitted to the county zoning administrator who shall issue the permit for a period of time as stated in the application but not to exceed four (4) years providing that the application and reclamation plan meets the terms of this ordinance. The owner may apply for renewal of the permit or modification of the permit. All existing mineral extraction operations shall be considered nonconforming uses and may be continued providing that they have been worked prior to the date of adoption of this ordinance and that they have been registered with the Dane County Zoning Administrator within one (1) year of the date of the adoption of this ordinance.

(b) Radio, television transmitting towers, microwave towers, community television antenna including the buildings or structures necessary for their operation but not including buildings for offices, studios or the like. The committee may grant the permit if it finds that the tower, if it falls, will not fall on a public road right-of-way or an adjacent property.

(c) Hospitals, nursing homes, convalescent homes, extended care
facilities, provided such buildings shall be located not less than 50 feet from any lot in a residence district.

(d) Buildings for private clubs, fraternities and associations, provided such facilities are open to members only and do not provide a service which would normally be provided as a business and that such buildings be located not less than 100 feet from any lot in a residence district.

(e) Dumping grounds, sanitary land fill sites, demolition material disposal sites and incinerator sites. These shall also comply with section 60.72 of the Wis. Stats. and shall meet the minimum standards as adopted by the State Department of Natural Resources pursuant to sections 144.43 and 144.44 of the Wis. Stats.

(f) Cemeteries, crematoriums and columbarians when they comply with the provisions of section 157.06 of the Wis. Stats.

(g) Commercially operated airports, landing strips or landing fields together with accessory structures.

(h) Skeet, trap and rifle ranges, if not nearer than 800 feet to any residence other than that of an owner or caretaker.

(i) Veterinary clinics and hospitals provided that such buildings be located not less than 100 feet from any lot in a residence district.

(j) Churches.

(k) Junk and salvage yards.

(l) Solid waste recycling center.

(m) Hunting and shooting farms or preserves.

(n) Prisons, correctional institutions, reformatories, correctional camps, correctional centers and treatment institutions, work release centers and detention centers.

(3) Building height limit. For residential uses the building height shall be the same as for the R-1 Residence District.

(4) Area, frontage and population density regulations.

(a) For agricultural uses the area shall be not less than five (5) acres and the minimum width shall be two hundred fifty (250) feet, the width to be measured at the location of accessory farm buildings.

(b) For residential uses the lot width and area shall be the same as for the R-1 Residence District.

(c) For other permitted uses, no minimum width or area except for those uses for which special setback and side yards have been established.

(5) Setback requirements. No building, including barns and other farm buildings of any description whatsoever, shall hereafter be erected, moved or structurally altered so as to be nearer the highway than is prescribed by section 10.17.

(6) Side yard requirements.

(a) For residential uses the minimum side yards shall be the same as for the R-1 Residence District.

(b) Barns, feeding or loading sheds, hog houses, mink pens, dog kennels, bee hives and the like shall be located no closer than one hundred (100) feet to the property line of adjacent properties, if such adjacent properties are located in a residential district.

(7) Rear yard requirements. For residential uses the minimum rear yards shall be the same as for the R-1 Residence District.

(8) Off-street parking. Off-street parking space shall be provided in accordance with the provisions of section 10.18.

The exclusive A-1 District is effective in the towns of Albion, Christiana, Dane, Dearfield, Dunn, Fitchburg, Madison, Mazomanie, Montrose, Perry, Pleasant Springs, Rutland, Springfield, Vermont and York.

(9) Applicability. This section shall apply
to all towns within Dane County, except those which have elected to come under the provisions of Section 10.123 of the Dane County Code of Ordinances, according to the procedure setforth therein.

Section 10.121 A-B agriculture business district.

(1) Permitted uses.

(a) Sales, service and repair of machinery and equipment used in farming.

(b) Sales distribution, mixing, blending and storage of feeds, seeds and fertilizer.

(c) Stock yards, livestock auction barns and yards, livestock and farm commodity trucking services.

(d) Processing and preserving of natural agricultural products, fruits and vegetables.

(e) Sales, service and repair of lawn and garden equipment.

(f) Sales and distribution of nursery stock and plants.

(g) Residential use for an owner of the business.

(h) Sales and service of small scale methane generating equipment and alcohol distilling equipment that is designed for use in a farm operation.

(i) Sales and service of wind driven electrical generating equipment.

(2) Building height limit.

(a) For buildings containing offices, sales rooms and service areas, residential buildings, the maximum height shall be two and one-half (2-1/2) stories or 35 feet.

(b) For all other buildings such as silos, bins and feed and seed storage facilities, no maximum height.

(3) Area and lot width. A lot shall be not less than 100 feet in width at the building setback line and have an area of at least 20,000 square feet.

(4) Density. Buildings shall not occupy more than sixty percent (60%) of the area of an interior or corner lot.

(5) Setback requirements. Buildings that are erected, altered or moved shall be setback not less than is prescribed in section 10.17.

(6) Side yard requirements. Ten (10) feet.

(7) Rear yard requirements. Ten (10) feet.

(8) Off-street parking. Off-street parking shall be provided in accordance with section 10.18.

Section 10.123 A-1 agriculture district (exclusive).

(1) Statement of purpose. The purposes of the A-1 Agriculture District (Exclusive) are to: preserve productive agricultural land for food and fiber production; preserve productive farms by preventing land use conflicts between incompatible uses and controlling public service costs; maintain a viable agricultural base to support agricultural processing and service industries; prevent conflicts between incompatible uses; reduce costs for providing services to scattered nonfarm uses; pace and shape urban growth; implement the provisions of the county agricultural plan when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under section 71.09(11) of the Wisconsin Statutes.

(2) Lands to be included within the A-1 Agriculture District (Exclusive). This district is generally intended to apply to lands in productive farm operations including: lands historically exhibiting good crop yields or capable of such yields; lands which have been demonstrated to be productive for dairying, livestock raising and grazing; other lands which are integral parts of such farm operations; land used for the production of specialty crops such as
mint, sod, fruits and vegetables; and lands which are capable of productive use through economically feasible improvements such as irrigation.

(3) Permitted uses.

(a) Agricultural uses: beekeeping, dairying, egg production, floriculture, fish or fur farming, forest and game management, grazing, livestock raising, orchards, plant greenhouses and nurseries, poultry raising, raising of grain, grass, mint and seed crops, raising of fruits, nuts, berries, sod farming and vegetable raising.

(b) Residences to be occupied by a person or a family at least one (1) member of which, earns a substantial part of his or her livelihood from sales of products produced on the farm. Subject to the provisions of Chapter 75, Land Division and Subdivision Ordinances.

(c) Utility services as defined in section 10.01(81) and small scale electric generating stations not requiring approval under section 196.941 of the Wis. Stats.

(d) Road side stands.

(e) Structures and improvements that are consistent with agricultural uses.

(f) Home occupations as defined in section 10.01(25) of this ordinance.

(4) Conditional uses in the A-1 Agriculture District (Exclusive)

(a) Single family dwellings or mobile homes occupied by parents or children of the farm operator.

(b) Governmental uses such as police and fire stations, highway storage garages, solid waste disposal sites, schools, parks and campgrounds, airports and landing strips.

(c) Religious uses such as churches, schools and cemeteries.

(d) Separation of farm dwellings and related structures which existed prior to the effective date of this ordinance and which remain after farm consolidation.

1. Standards applicable to conditional uses in the A-1 Agriculture District (Exclusive). The Department of Agriculture, Trade and Consumer Protection shall be notified of the approval of any conditional use permit. In passing applications for conditional use permits the committee shall consider the following relevant factors:

A. The statement of purposes of the zoning ordinance and the A-1 District.

B. The potential for conflict with agricultural use.

C. The need of the proposed use for a location in an agricultural area.

D. The availability of alternative locations.

E. Compatibility with existing or permitted use on adjacent lands.

F. The productivity of the lands involved.

G. The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.

H. The need for public services created by the proposed use.

I. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.

J. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

(5) Building height limits.

(a) For residential buildings, the height shall be the same as for the R-1 Residence District.

(b) For barns, sheds, silos and other farm buildings there is no limitation on height.

(6) Area, frontage and population density
regulations.

(a) The minimum lot size to establish or maintain a farm operation is 35 acres.

(b) The minimum lot size for those uses in sections 10.12(4)(a)(b) and (d) shall be the same as for the R-1 Residence District.

(7) Setback requirements. No building, including barns and other farm buildings of any description whatsoever, shall hereafter be erected, moved or structurally altered so as to be nearer the highway than is prescribed by section 10.17.

(8) Side yard requirements.

(a) For residential uses the minimum side yards shall be the same as for the R-1 Residence District.

(b) Barns, feeding or loafing sheds, hog houses and the like shall be located no closer than 100 feet to the property line of adjacent properties, if those properties are located in a residence district.

(9) Rear yard requirements. For residential uses the minimum rear yards shall be the same as for the R-1 Residence District.

(10) General provisions applicable to the A-1 Agriculture District (Exclusive).

In addition to the conditions provided for in sections 10.16(1) through (6) the following additional conditions shall apply:

(a) Any lot or parcel shown in a preliminary subdivision plat or a certified survey map which has been received for review by the agency prior to the effective date of any amendment shall have the same status as pre-existing lots as defined in section 10.16(3)(a), upon approval and recording of the plat or map.

(b) Substandard parcels in the A-1 Agriculture District which do not comply with the standards of section 10.12(6)(a) shall comply with the standards of section 10.05(4). Buildings shall comply with the locational requirements of section 10.05.

(c) Substandard parcels in the A-1 Agriculture District (Exclusive) which do not comply with the standards of section 10.12(6)(a), that have a width of less than 250 feet and have an area of less than five (5) acres do not permit the keeping or raising of livestock.

(d) Any residential building or its accessory building that is located on a lot that does not meet the area requirements of section 10.12(6)(a) and is destroyed by fire, explosion, act of God or act of public enemy, the building may be rebuilt provided the locational requirements of the R-1 Residence District are complied with.

(e) The provisions of section 10.16(1)(b)(1) and 3. do not apply to lands in this district.

(11) Applicability. This section shall apply only to those towns which have filed a resolution with the county clerk indicating the election of the town to come under provisions of this district. Towns which have filed resolutions indicating acceptance of the exclusive agriculture district prior to the date of this amendment shall continue to be under the provisions of this section.

Section 10.126 A-2 agriculture district.

(1) Permitted uses.

(a) Residences to be occupied by a person who, or a family at least one (1) member of which, earns a substantial part of his or her livelihood from sales of products on the farm. Subject to the provisions of Chapter 75, Land Division and Subdivision Ordinances.

(b) All types of agriculture including general farming, dairying, livestock and poultry raising, dog kennels, apiaries, colony houses, fur farms, horticulture, including nurseries, greenhouses and roadside stands which offer for sale only those products which are grown or produced on the premises.

(c) Landing fields or landing strips along with the accessory structures which are for the convenience of the owner of the land on which the facilities are located.
(d) Utility lines both above and below ground along with such structures as are necessary for the operation of such lines but not including buildings used for offices, exchanges, storage or garages.

(e) Municipal buildings, community buildings but not including buildings for the storage or repair of trucks, road building machinery or equipment. Public libraries, museums, schools, universities and colleges but not including music, dancing, trade or vocational schools which are privately operated. Publicly owned golf courses, tennis courts, archery ranges, swimming pools and parks.

(f) Home occupations.

1. Home occupations in the A-2 Agriculture District shall be limited to the following uses:

A. Professional offices.

B. Barber and beauty shops.

C. Watch, clock, furniture, toy, doll, small electric appliances, radio and television repair shops and upholstery shops.

D. Sales of antiques, used clothing, used furniture and used and new books.

E. Art studios, craft studios selling art craft items that are the result of efforts by someone who is a resident on the premises.

F. Home bakeries.

2. Home occupations in the A-2 Agriculture District shall be subject to the following restrictions:

A. The activity shall be limited to existing residential or accessory buildings on the premises and the floor area devoted to the activity shall not exceed 25 percent (25%) of the living area on the premises.

B. Not more than one (1) person who is not resident on the premises can be employed in the activity.

C. That before any of the aforementioned activities can commence, a certificate of compliance shall be obtained from the zoning administrator.

D. Any on-premises sign advertising the presence of any of the foregoing activities shall be limited to 12 square feet and shall not be lighted at night.

(g) Accessory buildings including private garages and buildings clearly incidental to a permitted use of the premises. Such buildings shall not be used for residential purposes.

(h) Snowmobile races of not more than two (2) days of scheduled racing.

(i) Raising, or keeping for sale, birds and animals that are considered game, exotic or zoo specimens and the incidental sale of supplies for their use and care. Lot area and width requirements shall be as provided for in section 10.126(4)(a).

(j) A building to be used for the storage of personal property owned by the owner of the land, but not for the storage of goods or merchandise considered to be a dealer's inventory or machinery or equipment used off of the premises for other than agricultural purposes. An accessory building can be built on parcels of land in the A-1 Agriculture District without the necessity of there being a residence on the property.

(k) The seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those resident on the premises, this storage to be in existing accessory farm buildings. The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial use and subject to the provisions of this chapter.

(l) Parking of one (1) truck or one (1) road tractor or semi-tractor and its trailer in excess of 10,000 pounds gross vehicle weight is permitted subject to the following conditions:

1. The vehicle shall be owned or operated
by a person resident on the premises.

2. The land shall not be located within a recorded subdivision.

3. The vehicle shall not be parked or stored within the required highway or road setback area.

4. The vehicle shall not be parked closer than 300 feet to another residence.

5. No new buildings shall be constructed for the housing of any aforesaid vehicle.

6. Before any truck or semi-tractor or its trailer can be parked or stored subject to the foregoing conditions, a certificate of compliance shall be issued by the zoning administrator.

(m) Boarding stables.

(n) Horse show facilities but not including commercial shows and rodeos where admission is charged. Shall be subject to the following conditions:

1. Adequate off-street parking shall be provided for both participants and audience vehicles.

2. Food services, drinking water supplies and toilet facilities shall be approved by the Dane County Health Department.

2) Conditional uses permitted in the A-2 Agriculture District.

(a) Mineral extraction.

1. Mineral extraction operations including washing, crushing, quarrying borrow pits, or other processing or removal of mineral resources, the erection of buildings and the installation of necessary machinery used in said extraction or processing, and the preparation of hot blacktop mix and ready-mixed concrete are conditional uses and may be permitted in the A-2 Agriculture District provided that:

2. An application for a permit shall be submitted by the owner and shall include an adequate description of the operation; a plan of the site showing the proposed and existing roads and drives, the sources, quantity and disposition of water to be used, if any; estimated dates for completion of the extraction and commencement and completion dates for the reclamation; a reclamation plan and such other information as may be necessary to determine the nature of the operation and the effect on the surrounding area.

3. The reclamation plan shall contain adequate provision that all final slopes around the area be flatter than a three (3) to one (1) horizontal slope in a sand, gravel or borrow pit operation, or in a safe angle or repose in a quarrying operation; excavations below the grade of the nearest abutting public street or highway shall be setback from the street or highway a distance not less than that required for buildings and structures under this ordinance; excavations made to a water producing depth shall be not less than three (3) feet measured from the low water mark, all final slopes shall be covered with topsoil from the original site and seeded to prevent erosion; the plan shall require that after completion of the anticipated operation that the area shall be cleared of all debris and be left in a workmanlike condition, subject to the approval of the Dane County Zoning Committee or its agent.

4. Application for a conditional use permit for a mineral extraction operation proposed to be located within 600 feet of a residence district zone, a residential subdivision, or a city or village limits line, or within 300 feet of any building occupied for residential purposes; or for a hot blacktop mix or ready-mixed concrete plant, shall be submitted to the Dane County Zoning Committee for public hearing and approval. The conditional use permit shall be for a period of time as stated in the application or as modified by the Dane County Zoning Committee. Modification of the application or reclamation plan may be permitted or additional conditions may be required upon application. The Dane County Zoning Committee shall consider the effect of the proposed operation and the proposed reclamation upon existing and future
conditions, including streets, neighboring land development, land use drainage, water supply, water pollution, air pollution, soil erosion, natural beauty and land value of the locality. The committee may approve, approve conditionally or reject the application and reclamation plan.

5. All other applications for conditional use permits for mineral extraction shall include a letter of approval of the site by the town board of the town affected and shall be submitted to the county zoning administrator who shall issue the permit for a period of time as stated in the application but not to exceed four (4) years providing that the application and reclamation plan meets the terms of this ordinance. The owner may apply for renewal of the permit or modification of the permit. All existing mineral extraction operations shall be considered nonconforming uses and may be continued providing that they have been worked prior to the date of adoption of this ordinance and that they have been registered with the Dane County Zoning Administrator within one (1) year of the date of the adoption of this ordinance.

(b) Radio, television transmitting towers, microwave towers, community antenna television including the buildings or structures necessary for their operation but not including buildings for offices, studios or the like. The parcel of land shall be of a size large enough to insure that if a tower shall fall it will not fall on adjacent property or on the right-of-way of a public road.

(c) Hospitals, nursing homes, convalescent homes, extended care facilities, provided these buildings shall be located not less than 50 feet from any lot in a residence district.

(d) Buildings for private clubs, fraternities and associations provided these facilities are open to members only and do not provide a service which would normally be provided that such buildings be located not less than 100 feet from any lot in a residence district.

(e) Dumping grounds, sanitary land fill sites, demolition material disposal sites and incinerator sites. Shall also comply with section 60.72 of the Wis. Stats. and shall meet the minimum standards as adopted by the State Department of Natural Resources pursuant to sections 144.43 and 144.44 of the Wisconsin Statute.

(f) Cemeteries, crematoriums and columbarians when they comply with the provisions of section 157.06 of the Wis. Stats.

(g) Commercially operated airports, landing strips or landing fields together with accessory structures.

(h) Skeet, trap and rifle ranges, if not nearer than 800 feet to any residence other than that of an owner or caretaker.

(i) Veterinary clinics and hospitals provided that these buildings be located not less than 100 feet from any lot in a residence district.

(j) Churches.

(k) Junk and salvage yards.

(l) Solid waste recycling center.

(m) Hunting and shooting farms or preserves.

(n) Single family detached dwelling units.

(3) Building height limits.

(a) For residential uses the building height shall be the same as for the R-1 Residence District.

(b) Accessory buildings on lots located outside of a recorded subdivision on which the principal use is residential shall not exceed two and one-half (2-1/2) stories or 35 feet in height.

(4) Area, frontage and population density regulations.

(a) For agricultural uses the area shall be not less than five (5) acres and the minimum width shall be 250 feet, the width to be measured at the location of accessory farm buildings.
(b) For residential uses the lot width and area shall be the same as for the R-1 Residence District.

(c) For other permitted uses, no minimum width or area except for those uses for which special setback and side yards have been established.

(5) **Setback requirements.** No building, including barns and other farm buildings of any description whatsoever, shall hereafter be erected, moved or structurally altered so as to be, nearer the highway than is prescribed by section 10.17.

(6) **Side yard requirements.**

(a) For residential uses the minimum side yards shall be the same as for the R-1 Residence District.

(b) Barns, feeding or loading sheds, hog houses, mink pens, dog kennels, bee hives and the like shall be located no closer than 100 feet to the property line of adjacent properties, if those adjacent properties are located in a residential district.

(7) **Rear yard requirements.** For residential uses the minimum rear yards shall be the same as for the R-1 Residence District.

(8) **Off-street parking.** Off-street parking space shall be provided in accordance with the provision of section 10.18.

**Section 10.127 A-3 Agriculture district.**

(1) **Statement of purpose.** The purpose of the A-3 Agriculture District is to preserve, for an unspecified time period in agricultural and related open-space land uses, those lands generally located in proximity to developed areas within Dane County where urban expansion is inevitable and broadly in keeping with long time plans for development. It is intended that urban development be deferred in such areas until the appropriate authorities concerned determine that it is economically and financially feasible to provide public services and facilities for uses other than those permitted in the district. It is also intended that the status of all areas in this district be reviewed by the appropriate authorities periodically in order to determine whether, in light of current land development trends, there should be a transfer of all or any part of those areas to some other appropriate use district. Any such review will consider developments in keeping with local and regional land use plans pursuant to section 10.255(1)(d).

(2) **Permitted uses.** All uses permitted in the A-1 Agriculture District (Exclusive).

(3) **Conditional uses permitted in the A-3 Agriculture District.** All conditional uses permitted in the A-1 Agriculture District (Exclusive).

(4) **Building height limit.** Building height shall be the same as for the A-1 Agriculture District (Exclusive).

(5) **Area, frontage and population density regulations.** As per the A-1 Agriculture District (Exclusive).

(6) **Setback requirements.** Setback requirements shall be the same as for the A-1 Agriculture District (Exclusive).

(7) **Side yard requirements.** Side yard requirements shall be the same as for the A-1 Agriculture District (Exclusive).

(8) **Rear yard requirements.** For residential uses the minimum rear yard shall be the same as for the A-1 Agriculture District (Exclusive).

(9) **General provisions applicable to the A-3 Agriculture District.** General provisions shall be the same as for the A-1 Agriculture District as 10.12(10) (Exclusive).

**Section 10.13 C-1 Commercial District.**

(1) **Permitted uses.**

(a) Retail and service uses including but not limited to grocery stores, drugstores, hardware stores, appliance and furniture stores, barbershops and beauty shops without limitation as to size.
APPENDIX 6

Criteria for Farmland Preservation Plans
Wisconsin Statutes, Section 91.51 - 91.65
AGRICULTURAL PRESERVATION PLANNING

91.51 Purpose. The purpose of this subchapter is to specify standards for county agricultural preservation plans required to enable farmland owners to enter into farmland preservation agreements under this chapter. Agricultural preservation planning shall be undertaken in accordance with s. 59.97 and agricultural preservation plans shall be a component of and consistent with any county development plan prepared under s. 59.97 (3).

History: 1977 c. 29.

91.53 Studies. County agricultural preservation plans shall be based upon, without limitation because of enumeration, surveys, studies and analyses of agricultural use and productivity, natural resources and open space, population and population density, urban growth, housing and the character, location, timing, use and capacity of existing and future public facilities.

History: 1977 c. 29.

91.55 Content of plans. (1) County agricultural preservation plans shall, at a minimum, include:

(a) Statements of policy regarding preservation of agricultural lands, urban growth, the provision of public facilities and the protection of significant natural resources, open space, scenic, historic or architectural areas.

(b) Maps identifying agricultural areas to be preserved, areas of special environmental, natural resource or open space significance and, if any, transition areas. Transition areas shall be areas in predominantly agricultural use which the plan identifies for future development. Any agricultural preservation areas mapped must be a minimum of 100 acres. Any transition areas mapped must be a minimum of 35 acres. In mapping agricultural preservation areas, the maps identifying preliminary agricultural preservation areas prepared under s. 91.05 shall be considered if the map is provided to the county at least 12 months prior to adoption of the agricultural preservation plan.

(2) The maps may include areas other than those mapped under s. 91.05. Areas mapped under s. 91.05 may be excluded from the county maps upon a finding that one or more of the following conditions exist:

(a) Existing or planned activities adjacent to the identified agricultural area are incompatible with agricultural use.

(b) The area is not economically viable for agricultural use.

(c) Substantial urban growth in the area or planned urban expansion has created a public need to convert agricultural land use to other uses.

(d) Maintenance of the area in agricultural use is not consistent with the goals and objectives of a county agricultural preservation plan.

(3) Statements regarding the coordination requirements of s. 91.59.

History: 1977 c. 29.

91.57 Implementation programs. County agricultural preservation plans shall include a program of specific public actions designed to preserve agricultural lands and guide urban growth. Such implementation programs shall include, without limitation because of enumeration:

(1) A general description of land use controls and programs to implement the policy statements of s. 91.55 (1).

(2) A program that describes the character, location, timing, use, capacity and financing of existing and proposed public facilities to serve existing and new development.

(3) An identification of procedures and standards for controlling the installation and maintenance of private waste disposal systems, specifically identifying areas not suitable for the installation of such systems.

(4) A program to protect areas of special environmental, natural resource or open space significance.

History: 1977 c. 29.

91.59 Coordination. (1) County agricultural preservation plans shall include agricultural preservation plans adopted by municipalities within the county if such plans comply with ss. 91.55 and 91.57.

(2) At least 60 days prior to the public hearing under s. 59.97 (3) (d), copies of the agricultural preservation plan shall be submitted for review and comment to all cities, villages and towns within the county, all adjoining counties and the regional planning commission to which the county belongs.

(3) County agricultural preservation plans must indicate how they compare with regional plans prepared under s. 66.945 and must explain any discrepancies between the plans.

History: 1977 c. 29.

91.61 Certification. Upon completion of county agricultural preservation plans described in this subchapter, copies of the plan may be submitted to the board for review and certification under s. 91.06.

History: 1977 c. 29.

91.63 Revisions. Counties shall continually review and evaluate the agricultural preservation plan in light of changing needs and conditions and shall provide for periodic revision of the agricultural preservation plan set forth in this subchapter. Revisions shall be made in the same manner as adoption of the plan.

History: 1977 c. 29.

91.65 State aid. Subject to the approval of the board, the department of local affairs and development shall distribute the funds appropriated under s. 20.545 (1) (c) to assist counties in developing agricultural preservation plans in accordance with this subchapter.

History: 1977 c. 29.
APPENDIX 7

Sample Town Plan Map Series

1. Soil Productivity Classification
2. Soils Limited for Septic Tank Absorption Fields
3. Water Resources
4. Woodlands
5. Land Use
6. Zoning
TOWN OF OREGON

DANE COUNTY, WISCONSIN

SOIL PRODUCTIVITY CLASSIFICATION

PRIME FARMLAND

Prime farmland is land best suited for producing food, feed, forages, fiber, and oilseed crops, and also is available for these uses, the existing land use could be cropland, pastureland, rangeland, forestland, or other land use not urban but not classified as high quality farmland. According to modern farming methods, cropland must be treated and managed, including water management, to produce sustained high yields of crops economically when treated and managed, including water management, according to modern farming methods.

FARMLAND OF STATEWIDE SIGNIFICANCE

This is land in addition to prime and unique farmlands that is of statewide importance for the production of food, feed, fiber, forestry, and oilseed crops.

PREPARED BY DANE COUNTY REGIONAL PLANNING COMMISSION

SOURCE: UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC SHEETS
SOILS LIMITED FOR SEPTIC TANK ABSORPTION FIELDS

THE SOIL PROPERTIES CONSIDERED ARE THOSE THAT AFFECT BOTH ABSORPTION OF EFFLUENT AND CONSTRUCTION AND OPERATION OF THE SYSTEM. PROPERTIES THAT AFFECT ABSORPTION ARE POROSITY, POROSITY, DEPTH, TO WATER TABLE OR ROCK, SOIL TEXTURE, AND PUNCTUAL WETTEDNESS. PROPERTIES THAT AFFECT CONSTRUCTION AND OPERATION ARE: THE EASE OF SOIL REACTIONS, LATERAL SEEPAGE, AND DITCHES PLOW OR EFFLUENT.

SEVERE

SEVERE MEANS THAT SOIL PROPERTIES ARE SO UNFAVORABLE AND SO DIFFICULT TO CORRECT OR OVERCOME AS TO REQUIRE MAJOR SOIL REACTIONS, SPECIAL DESIGN, OR INJURIOUS MAINTENANCE.

VERY SEVERE

VERY SEVERE MEANS THAT THERE ARE ONE OR MORE SOIL PROPERTIES SO UNFAVORABLE THAT OVERCOMING THE LIMITATIONS IS MOST DIFFICULT AND COSTLY AND COMMONLY NOT PRACTICAL.

Source: United States Geological Survey Topographic Sheets
PREPARED BY DANE COUNTY REGIONAL PLANNING COMMISSION
SOURCE: UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC SHEETS
TOWN OF OREGON

DANE COUNTY, WISCONSIN

ZONING MAP

R-1 RESIDENCE
R-2 RESIDENCE
R-3 RESIDENCE
R-3A RESIDENCE
R-4 RESIDENCE
RH-1 RURAL HOMES
RE-1 RECREATIONAL
B-1 LOCAL BUSINESS
A-1 AGRICULTURAL
A-B AGRICULTURAL-BUSINESS
C-1 COMMERCIAL & LIGHT MANUFACTURING
C-2 COMMERCIAL & LIGHT MANUFACTURING
LC-1 LIMITED COMMERCIAL
M-1 INDUSTRIAL
CO-1 CONSERVANCY
MINERAL EXTRACTION SITE

NOTE: DISTRICTS AND DETAILED REQUIREMENTS ARE FOUND IN THE DANE COUNTY ZONING ORDINANCE. OFFICIAL COPIES OF THE ORDINANCE AND MAPS MAY BE OBTAINED FROM THE COUNTY ZONING OFFICE.

PREPARED NOVEMBER, 1980.

PREPARED BY DANE COUNTY REGIONAL PLANNING COMMISSION

SOURCE: UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC SHEETS