



DANE COUNTY PLANNING & DEVELOPMENT

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July 23, 2017

Dear Town Official,

For the past year, the Dane County Zoning and Land Regulations Comprehensive Revision of Chapter 10 Subcommittee has been working diligently to complete the county's first ever comprehensive rewrite of its zoning ordinance. Thanks to the many of you who provided input, participated in surveys, or hosted some of the Subcommittee's public meetings.

I am pleased to present the public review draft of the Subcommittee's efforts. Enclosed you will find a bound copy of the proposed draft ordinance, with significant changes from the existing zoning ordinance highlighted. This volume also includes a copy of the complete text of the existing ordinance, for your reference.

The new ordinance is intended to accomplish several objectives, including:

- Modernize regulations on land uses to provide greater flexibility to landowners, while still protecting community character, the environment and farming areas;
- Address new and emerging land uses, such as "AirBnB" room rentals, rural events, accessory dwelling units and mixed-use development
- Simplify complex and detailed regulations by grouping similar land uses and zoning districts together into categories with similar impacts
- Provide better tools to towns to help implement their comprehensive plans.

The Department of Planning and Development and the ZLR Comprehensive Revision of Chapter 10 Subcommittee will host a public information session, geared specifically to town board members, plan commissioners and other town officials on **Monday, August 28th, 2017, starting at 6:30 p.m. at the Dane County Lussier Heritage Center.** Planning and Zoning staff will give a presentation on the new ordinance, and staff and subcommittee members will be available for questions. At that meeting, staff will also have draft zoning maps for each town available. I hope all of you can attend. In the meantime, please feel free to contact me directly by phone or e-mail, if you have any questions, or if you would like to provide detailed comments or edits.

After the meeting on the 28th, the subcommittee will be working to make any further changes based on your comments, and hopes to provide a recommendation to the County Board by this fall. After the meeting on the 28th, there will be further opportunities for public comment. The Department of Planning and Development will be sending mailings to all landowners who would be affected by the new ordinance. The Zoning and Land Regulations Committee will hold formal public hearings, prior to making a recommendation to the County Board. Once the ordinance is adopted by the County Board, towns will have a full year to decide whether or not to adopt the new ordinance. Planning and Zoning staff will be available to assist towns through that process, and to make any necessary amendments to the new town zoning maps.

Thank you in advance for your consideration. I hope to see you on the 28th.

Sincerely,

Brian Standing, Senior Planner
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