

Zoning & Subdivision Code Amendment Process (Town of Clyman)

DISCUSSION

The objectives and polices for each chapter or element of the 2030 Comprehensive Plan are the basis for preparing and/or revising the Town's ordinances. The Town's Zoning Code and Subdivision Code are the two codes that will need to be revised to implement these objectives and policies.

Using this "master" list of objectives and policies, the specific code amendments that need to be made to either the Zoning or Subdivision Code have been identified and listed in Table 1 (see attached). The actions listed in Table 1 are those that the Town has declared as part of the 2030 Plan that they will do over the next few years to implement the policies in the 2030 Plan.

Keep in mind that the list in Table 1 does NOT contain all of the code amendments that the Town may want or need to make. The Plan Commission, Town Board and even the Board of Zoning Appeals may have other code amendments that they feel are necessary to: (1) implement the overall goals of the 2030 Comprehensive Plan; (2) clarify the intent of existing regulations; or (3) revise or correct existing regulations to match the way regulations are currently being administered or enforced by the Town.

Finally, there may be other code amendments that the Town may need to make in response to comments received from the general public during the last annual review of the Zoning Code that was conducted.

Table 2 contains a list of additional code amendments that the Town has already identified as needing to be made.

TASKS

1. Prioritize the list of amendments in Table 1 (*PC w/ staff assistance*).
2. Identify additional Zoning and Subdivision Code amendments and list in Table 2 (*PC w/ staff assistance*).
3. Conduct an annual review of the Zoning and Subdivision Codes for 2011 (*PC & TB*).
4. Prepare draft Code amendments for review/consideration by Town (*Staff*).
5. Schedule next PC meeting to review draft amendments (*PC w/ staff assistance*).

Table 1.

Plan Chapter Reference	Town Code or Section	Description	Priority
Housing Objective 2	Zoning	Develop “conservation design” or “cluster development” requirements for non-farm residential development in those areas that are the most suitable for residential development and the least productive for farming to minimize impacts on the agricultural area.	
Housing Objective 4	Zoning	Develop specific site planning requirements and criteria to ensure new housing units locate on a lot or parcel so as to limit property or environmental damage, maintain rural character, reduce conflict with existing agricultural operations, and preserve productive soils for farming.	
Transportation Policy 6	Zoning	Review/revise the Town’s driveway regulations to ensure adequate and safe design for emergency vehicles, driveway placement, promote access control to adjacent roads, and protect rural character.	
Economic Development Policy 3; Community Facilities Policy 10	??	Approach the Village of Clyman concerning the possible extension of sanitary sewer and/or water facilities to serve commercial and industrial development on Town land adjacent to the Village.	
Economic Development Policy 4	Zoning	Review/Revise home and farm-based businesses regulations that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding area.	
Economic Development Policy 6	Zoning	Develop specific site development and building plan requirements and development standards for commercial and industrial development	
Economic Development Policy 7; Land Use Policy 6	Zoning	Develop and adopt zoning or other land use regulations that prohibit or strictly regulate potentially incompatible land uses such as landfills, wind farms, sewage processing and disposal facilities, tire recycling operations, junk yards, communication cell towers, etc.	
Intergovernmental Cooperation Policy 1	??	Work cooperatively with the Village of Clyman regarding a possible interlocal agreement regarding development along STH 26 and the possible extension of sanitary sewer service to land within the Town, including the intersection of STH 26/CTH J, which may result in mutually beneficial development.	
Intergovernmental Cooperation Policy 4		Review Dodge County Farmland Preservation Plan to aid in creation of opportunities for participation in the State’s Farmland Preservation Programs Agricultural enterprise Area (AEA) designation, and the purchase of agricultural easements (PACE).	

Community Facilities Policy 3	Zoning & Subdivision	Review & revise requirements for storm water management plans for new development	
Community Facilities Policy 6	Zoning & Subdivision	Review & revise erosion control plan requirements for new development	
Agricultural & Natural Resources Policy 3	Zoning	Adopt specific zoning district regulations for animal confinement facilities pursuant to Wisconsin's Livestock Facility Siting Law.	1
Agriculture & Natural Resources Policy 4	Zoning & Subdivision	Review & revise zoning & land division restrictions for steep slopes, woodlands, wetlands, floodplains	
Agricultural & Natural Resources Policy 7; Land Use Policy 3	Zoning	Adopt a Farmland Preservation Zoning District and encourage property owners to enroll in the new "Working Lands Initiative" Farmland Preservation Program.	1
Agricultural & Natural Resources Policy 8	Zoning and Subdivision	Review & revise "right-to-farm" and "nuisance disclaimer" requirements on CSM for new non-farm lot splits	
Land Use	Zoning	Review existing Zoning district regulations for consistency with 2030 Land Use Plan Map policies	1
Land Use Policy 5	Zoning	Create regulations for "site development & building plans" for new commercial & industrial development	
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Land Use Policy 3	Zoning	implement a transfer of development rights program that enables property owners within the Town to transfer the development rights for non-farm residential development between adjoining and non-adjoining parcels under the same or common ownership	
Land Use Policy 8	Zoning	Review non-conforming use and structure provisions that recognize and allow expansion of existing commercial and industrial non-conforming uses	
NOTES: Priority 1 = High Priority 2 = Medium Priority 3 = Low			

