



# DANE COUNTY PLANNING & DEVELOPMENT

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## ***Planning***

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TO: County Board Supervisors  
County Executive Joe Parisi  
Christine Capstran, Town of Windsor Clerk  
Town of Windsor Supervisors  
Town of Windsor Planning Commission  
All Other Interested Parties

## ***Records & Support***

(608)266-4251, Rm. 116

## ***Zoning***

(608)266-4266, Rm. 116

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: County Board Ordinance Amendment 2015 OA-024  
Town of Windsor Comprehensive Plan Amendment

DATE: November 4, 2015

CC: Todd Violante, Director of Planning & Development  
Roger Lane, Zoning Administrator  
Karin Thurlow Petersen, County Board Staff

*This memo describes amendments to the Dane County Comprehensive Plan proposed by the Town of Windsor. Under intergovernmental cooperation policies of the Dane County Comprehensive Plan, town plans must be adopted by the county board and signed by the county executive before they can be used to make county zoning decisions. To assist county officials in their decision making, the Planning Division prepares written information describing any proposed town plan amendments. You may direct any questions to 261-9780.*

## **I. SUMMARY**

On February 5, 2013, the Town of Windsor Board of Supervisors adopted amendments to the *Town of Windsor Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised *Town of Windsor Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

## **II. BACKGROUND**

**A. Ordinance and Plan Amended:** If adopted, OA-024 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the amended *Town of Windsor Comprehensive Plan* as part of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment is available online at: <ftp://ftp.foth.com/Windsor,%20Town%20of/Comprehensive%20Plan/>

**B. Action required:** The County Board and the County Executive must approve OA-024 for it to become effective. Town comprehensive plans are adopted as part of the *Dane County Comprehensive Plan* under s.10.255(1)(d), Dane County Code and Intergovernmental Cooperation Policies for Town Governments (pp. 77-78) of the *Dane County Comprehensive Plan*. The *Dane County Comprehensive Plan* is adopted under Chapter 82, Subchapter II, Dane County Code, s. 59.69, Wis. Stats, and s. 66.1001, Wis. Stats.

C. *ZLR public hearing*: The Zoning and Land Regulation Committee (ZLR) advises the County Board on proposed Comprehensive Plan amendments. The ZLR Committee has scheduled a public hearing on OA-024 for **November 24, 2015**.

D. *Sponsors*: OA-024 was submitted by County Board Supervisor Dennis O'Loughlin on October 15, 2015.

### III. DESCRIPTION

A. OA-024 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Windsor Comprehensive Plan*, as adopted by the Town of Windsor Board of Supervisors on May 5, 2015. This plan builds upon the town's past land use and comprehensive plans.

### IV. ANALYSIS

**A. Comparison with current county-adopted town plan:** Focusing on the Future Land Use Plan map and related policies, there are a few changes from the current county-board adopted town plan. In the new plan, agricultural land use is broken into two different land use districts, "Agricultural Area" and "Agricultural Preservation/Agricultural Enterprise Area". Both districts utilize a density policy of 1 per 35, and the key difference is that one covers land that is in the town's Agricultural Enterprise Area (AEA). AEAs, as defined by the state's agricultural preservation program, exist for areas of more intense agricultural preservation including preservation for a longer time-frame. The former "Environmental Preservation & Parks" is renamed "Parks & Environmentally Sensitive Areas".

One land use district that existed in the old plan that it not in the new plan is "Future Development Subject to Cooperative Plan". This overlay district used to cover the Windsor Crossing and Bear Tree subdivisions. The Cooperative Plan map (last revised in April of 2010) states that "DeForest approves Windsor Crossing and supports at county level, subject to mutually agreed standards", and for Bear Tree, it states "No annexation/attachment of Area B for 30 years; development of Bear Tree Windsor deferred for 10 years". Although the new plan no longer has this land use district overlay mapped, the Windsor Crossing Development and Bear Tree Subdivision are included in the plan text, reinforcing that they continue to be subject to the Cooperative Plan. Land identified as "Area to Attach to Village of DeForest upon development per the DeForest/Windsor Cooperative Plan" has stayed the same with the exception of the addition of approximately 5 acres located in section 18. There are two new areas identified as "Area to attach to the City of Sun Prairie upon development per the Sun Prairie/Windsor Cooperative Plan" located in the southeastern corner of the town in section 36.

#### D. Consistency with other provisions of the *Dane County Comprehensive Plan*:

1. **Housing:** No significant conflicts found.
2. **Transportation:** No significant conflicts found.
3. **Utilities and Community Facilities:** No significant conflicts found.
4. **Agricultural, Natural & Cultural Resources:** No significant conflicts found.
5. **Economic Development:** No significant conflicts found.
6. **Land Use:** No significant conflicts found.
7. **Intergovernmental Cooperation:** No significant conflicts found.

### VI. COMMENTS BY OTHER LOCAL GOVERNMENTS OR STATE AGENCIES

#### *Governments and agencies*

Neither other governments nor any county, state or federal agencies had commented on this amendment.