



# DANE COUNTY PLANNING & DEVELOPMENT

Planning (608)266-4251 | Records & Support (608)266-4251 | Zoning (608)266-4266  
Room 116, City-County Building, Madison, Wisconsin 53703 | Fax (608) 267-1540

FROM: Brian Standing, Senior Planner  
SUBJECT: County Board Ordinance Amendment 2024-OA-14: Town of Primrose Comprehensive Plan Amendment  
DATE: August, 14 2024  
CC: Todd Violante, Director of Planning & Development  
Roger Lane, Zoning Administrator

*This memo describes amendments to the Primrose County Comprehensive Plan proposed by the Town of Primrose. Under Dane County intergovernmental cooperation policies, 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 prepared this memorandum describing the proposed town plan amendments. Please direct questions to (608)267-4115.*

## I. SUMMARY

On July 16, 2024, the Town of Primrose Board of Supervisors adopted amendments to the *Town of Primrose Comprehensive Plan*. The Town requests that the Dane County Board of Supervisors adopt the updated *Town of Primrose Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

## II. BACKGROUND

- A. Ordinance and Plan Amended: If adopted, OA #14 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the updated 2024 *Town of Primrose Comprehensive Plan* as part of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment is available at: <https://www.danecountyplanning.com/Town-of-Primrose-Plan-Update>
- B. Action required: The County Board and the County Executive must approve OA #14 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. Zoning and Land Regulation (ZLR) Committee review: The ZLR advises the County Board on proposed Comprehensive Plan amendments. The ZLR Committee has a public hearing on OA #14 October 22, 2024.
- D. Sponsors: County Supervisors Doolan and Downing introduced OA #14 on October 22, 2024.

### III. DESCRIPTION

A. OA #14 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Primrose Comprehensive Plan*, as adopted by the Town of Primrose Board of Supervisors on July 16, 2024.

### IV. ANALYSIS

A. Comparison with current county-adopted town plan

a. Significant changes from the previously adopted town comprehensive plan include:

- Entire plan reorganized for readability and consistency with other town plans and state statute
- Data, trends and inventories updated to most current information
- New policies for Commercial Development, Mineral Extraction, Broadband, and Renewable Energy Facilities.
- Prohibit disturbance of productive farm soils, based on LESA classifications
- Farmer retirement homes allowed for individuals who have lived in town for 20 years and are 55 or older.

B. Impact on development potential at build out: No impact. No increased or reduced development potential are part of this amendment.

C. Consistency with other provisions of the *Dane County Comprehensive Plan*

- a. Housing: No significant conflicts found.
- b. Transportation: No significant conflicts found.
- c. Utilities and Community Facilities: No significant conflicts found.
- d. Agricultural, Natural & Cultural Resources: No significant conflicts found.
- e. Economic Development: No significant conflicts found.
- f. Land Use: No significant conflicts found.
- g. Intergovernmental Cooperation: No significant conflicts found.

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

A. No municipal, county, state, or federal agencies commented on this amendment.