



DANE COUNTY PLANNING & DEVELOPMENT

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TO: ZLR Committee
Other Interested Parties

Records & Support

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FROM: Majid Allan, Senior Planner

Zoning

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SUBJECT: County Board Ordinance Amendment 2020 OA-011
Adopting amendments to the Town of Burke Comprehensive Plan

DATE: August 12, 2020

CC: Todd Violante, Director of Planning & Development
Roger Lane, Zoning Administrator

This memo describes amendments to the Dane County Comprehensive Plan proposed by the Town of Burke. Town comprehensive plans adopted as components of the Dane County Comprehensive Plan guide town and county decisions on zoning map amendments, conditional use permits, land division proposals, and other public / private land use proposals. To assist county officials in their decision making, the Planning Division prepares written information describing any proposed town plan amendments. Please direct any questions to me by email at allan@countyofdane.com.

I. SUMMARY

The town of Burke adopted a minor amendment to its comprehensive plan on July 15, 2020. The amendment consisted to a single change to plan's *Future Land Use* map: the map designation for the property located at 3285 Nelson Road (parcel ID #0810-244-8670-3) was changed from Natural Area to Rural Residential. The plan amendment was completed to facilitate a pending residential development proposal to create 3 additional building sites on the property.

2020 OA-011 formalizes county adoption of the amended *Town of Burke Comprehensive Plan* in chapter 82 of the county code. Staff has reviewed the town plan and finds no significant conflicts with the county plan. Staff recommends adoption of 2020 OA-011.

II. BACKGROUND

- A. *Ordinance and Plan Amended:* If adopted, 2020 OA-011 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the updated *Town of Burke Comprehensive Plan* as part of the *Dane County Comprehensive Plan*.
- B. *Action required:* The County Board and the County Executive must approve OA-011 for it to become effective. Town comprehensive plans adopted as part of the Dane County Comprehensive Plan provide the policy basis for zoning decisions made by the county Zoning and Land Regulation Committee. Decisions on zoning map amendments, conditional use permit applications, and land divisions are required to be consistent with the adopted plan. In fact, the change in future land use designation was made so that a pending rezoning petition could be deemed consistent with town

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-011 for August 25, 2020.

III. DESCRIPTION & ANALYSIS

- A. OA-011 would amend the Dane County Comprehensive Plan by incorporating an amendment to the Town of Burke Comprehensive Plan, as approved by the Town of Burke on July 15, 2020.

- B. **Summary of Plan Changes.**

As indicated above, the town plan amendment consists of a solitary change to the *Future Land Use* map. A ~7 acre portion of the property at 3285 Nelson Road had previously been designated as “Natural Area” on the map. Rezoning petition #11433 proposed a change in zoning designation from NR-C (Natural Resource Conservation) to RR-1 (Rural Residential) to allow creation of 3 additional residential lots. County planning staff review of the proposal found it to be inconsistent with the comprehensive plan. The town decided to amend the comprehensive plan to change the designation from Natural Area to Rural Residential, which in turn will facilitate the pending 3 lot development proposal under rezoning petition #11433.

- 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.**