



DANE COUNTY PLANNING & DEVELOPMENT

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TO: County Board Supervisors
County Executive Joe Parisi
Tammy Jordan, Town of Medina Clerk
Town of Medina Supervisors
Town of Medina Planning Commission
All Other Interested Parties

FROM: Alexandra Andros, AICP, Senior Planner

SUBJECT: County Board Ordinance Amendment 2022 OA-023
Town of Medina Comprehensive Plan Amendment - 2022

DATE: September 30, 2022

CC: Todd Violante, AICP, 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 Medina. 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 Pam at 608-261-9780.

I. SUMMARY

The Town of Medina Board of Supervisors adopted amendments to the *Town of Medina Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised *Town of Medina Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

II. BACKGROUND

A. *Ordinance and Plan Amended:* If adopted, 2022 OA-024 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the amended *Town of Medina Comprehensive Plan* as part of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment is available online at: <https://plandev.countyofdane.com/>

B. *Action required:* The County Board and the County Executive must approve 2022 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 2022 OA-024 for **October 25, 2022**.

D. *Sponsors*: 2022 OA-024 was submitted by County Board Supervisor Melissa Ratcliff on August 18, 2022.

III. DESCRIPTION

A. 2022 OA-024 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Medina Comprehensive Plan*, as adopted by the Town of Medina Board of Supervisors on May 11, 2022. This plan amendment is the result of a complete rewrite of the town's comprehensive plan and is the result of a great deal of time and effort, including a substantial amount of public participation.

IV. ANALYSIS

A. Comparison with current county-adopted town plan: This plan contains updates to the mapping and background data. The town conducted a townwide survey, in both paper and electronic form. In effort to encourage the greatest participation possible, both forms were also provided in Spanish. Survey results as well as participation at public meetings, reinforced the town's overall goals of preserving agriculture and protecting the natural environment. Strategies to allow greater flexibility in non-farm development were also discussed. The results of those efforts included four changes to the *Farmland Preservation* land use district policies. They are as follows:

1. Rounding is allowed when calculating the number of development rights.
2. One development right is required for two-family residential.
3. In effort to minimize the amount of land taken out of agricultural use and farmland preservation (FP) zoning, the size of a non-farm residential lot is limited to a maximum of 5 acres.
4. The plan includes a transfer of development rights (TDR) policy. This is a change from only allowing transfers between properties in common ownership. This policy allows greater flexibility in where and how development rights are used, and thus overall flexibility in directing non-farm development.

A new future land use district, *Rural Development*, was created. This district is approximately 30 acres in size and its purpose is to allow development of Town facilities including a new town hall while also allowing limited development of non-agricultural uses. *See the Planned Land Use map at the end of this report.*

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

1. **Housing:** consistent
2. **Transportation:** consistent
3. **Utilities and Community Facilities:** consistent
4. **Agricultural, Natural & Cultural Resources:** consistent
5. **Economic Development:** consistent
6. **Land Use:** consistent
7. **Intergovernmental Cooperation:** consistent

VI. COMMENTS BY OTHER LOCAL GOVERNMENTS OR STATE AGENCIES

None received.

V. STAFF RECOMMENDATION

Staff recommends approval. Dane County planning staff working with the town in developing this plan amendment and believes that it supports the town’s core goals of preserving farmland, supporting agriculture and protecting sensitive environmental features.

