



DANE COUNTY PLANNING & DEVELOPMENT

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Planning

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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-010
Adopting amendments to the Town of Dunn 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 Dunn. 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 Dunn completed numerous amendments to its comprehensive plan in 2019. The vast majority of the amendments were refinements to existing policies in the plan that provide additional detail and clarification. Perhaps the most significant change in the plan is the addition of new and expanded policies related to conditional use permit applications.

2020 OA-010 formalizes county adoption of the updated *Town of Dunn 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-010.

II. BACKGROUND

- A. *Ordinance and Plan Amended:* If adopted, 2020 OA-010 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the updated *Town of Dunn Comprehensive Plan* as part of the *Dane County Comprehensive Plan*.
- B. *Action required:* The County Board and the County Executive must approve OA-010 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. 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-010 for August 25, 2020.

III. DESCRIPTION & ANALYSIS

- A. OA-010 would amend the Dane County Comprehensive Plan by incorporating updates to the Town of Dunn Comprehensive Plan, as approved by the Town of Dunn on December 16, 2019.

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

The updated plan does not include any significant changes to the town’s longstanding land use policy framework. The town remains committed to farmland preservation policies that have been in place since the town began participating in the state farmland preservation program. Most of the changes are minor and represent refinements of longstanding policies that apply within designated farmland preservation, limited sanitary sewer service, and mixed use planning areas. The plan has also be updated to reference the zoning categories and uses in the new Dane County zoning ordinance.

Perhaps the most significant change in the plan is the establishment of policies related to the consideration of conditional use permit proposals. One of the county zoning code standards for approval of a conditional use permit is that a proposal be consistent with the adopted comprehensive plan. The town established criteria to assist in determining whether or not particular conditional uses could be deemed consistent with the plan. The town also reviewed the various conditional uses listed in the ordinance and established possible conditions that could, depending on the specific circumstances, be applied to address the known or anticipated impacts of the uses (e.g., noises, odors, aesthetics, etc).

- 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.**