



DANE COUNTY PLANNING & DEVELOPMENT

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TO: County Board Supervisors
County Executive Joe Parisi
Kim Banigan, Town of Albion Clerk
Town of Albion Supervisors
Town of Albion Planning Commission
All Other Interested Parties

Records & Support

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Zoning

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FROM: Brian Standing, Senior Planner

SUBJECT: County Board Ordinance Amendment 2016 OA-030
Town of Albion Comprehensive Plan Amendment

DATE: October 5, 2016

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 Albion. 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 267-4115.

I. SUMMARY

On September 6, 2016, the Town of Albion Board of Supervisors adopted amendments to the *Town of Albion Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised *Town of Albion Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

II. BACKGROUND

- A. *Ordinance and Plan Amended:* If adopted, OA-029 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the amended *Town of Albion Comprehensive Plan* as part of the *Dane County Comprehensive Plan*.
- B. *Action required:* The County Board and the County Executive must approve OA-029 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-029 for October 25, 2016.

III. DESCRIPTION

- A. OA-029 would amend the Dane County Comprehensive Plan by incorporating amendments to the Town of Albion Comprehensive Plan, as adopted by the Town of Albion Board of Supervisors on July 27, 2016. This plan builds upon the town’s past land use and comprehensive plans.

IV. ANALYSIS

- A. **Comparison with current county-adopted town plan**: The amendment would reclassify:
- 125.7 acres from Lakeshore Residential to Farmland Preservation;
 - 120.3 acres from Long-Term Commercial Reserve to Farmland Preservation;
 - 68 acres from Long-Term Commercial Reserve to Existing and Near-Term Commercial, and;
 - 59.5 acres from Farmland Preservation to Long-Term Commercial Reserve.

The net result of these changes is shown in the table below.

<i>Description</i>	<i>Total Acreage in Adopted Plan</i>	<i>Total Acreage in Proposed Plan</i>	<i>Net Change Adopted to Proposed (Acres)</i>
Near-Term and Existing Commercial	395	463	68
Residential	872	747	(126)
Farmland Preservation (Commercial Reserve overlay)	188	60	(129)
Farmland Preservation	21,359	21,545	187
Totals	22,814	22,814	-

The Commercial Reserve Overlay anticipates commercial development occurring more than fifteen years in the future, with the land remaining in agricultural use in the interim. Another plan amendment would be necessary before rezones for commercial development could be approved within areas shown as Commercial Reserve. As a result, these areas may remain eligible for state farmland preservation tax credits, and so would be shown as Farmland Preservation areas in the *Dane County Farmland Preservation Plan*.

The amendment would also establish limits and guidelines on the types of commercial development that may occur within the Near-Term and Existing Commercial planning areas, and adopt the town’s commercial design review ordinance as part of the town and county comprehensive plans.

Commercial development standards would:

- Generally limit rezones to the A-B, LC-1, C-1 or B-1 districts
- Allow for limited rezones to the C-2 or M-1 districts only with deed restrictions limiting permitted uses after site specific review by the town board
- Establish provisions for site plan review, vegetative screenings and noise limits on all commercial land uses.

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

- **Housing: No significant conflicts found.**
- **Transportation: No significant conflicts found.**

- **Utilities and Community Facilities: No significant conflicts found.**
- **Agricultural, Natural & Cultural Resources: No significant conflicts found.**
- **Economic Development: No significant conflicts found.**
- **Land Use: No significant conflicts found.**
- **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.