



DANE COUNTY PLANNING & DEVELOPMENT

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FROM: Curt Kodl, Senior Planner

TO: County Board Supervisors
County Executive Melissa Aagard
Town of Vienna Board, Plan Commission, and Clerk
All Other Interested Parties

SUBJECT: County Board Ordinance Amendment 2025-OA-22: Incorporating amendments to the Town of Vienna Comprehensive Plan into the Dane County Comprehensive Plan

DATE: December 22, 2025

CC: Todd Violante, Director of Planning & Development

This memo describes amendments to the Dane County Comprehensive Plan proposed by the Town of Vienna. Town comprehensive plans are incorporated into the Dane County Comprehensive Plan under section 82.55 of the Dane County Code of Ordinances and help 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 kodl.curt@danecounty.gov, or by phone at 608-266-4183.

I. SUMMARY

On October 21, 2025, the Town of Vienna Board of Supervisors adopted amendments to the *Town of Vienna Comprehensive Plan*. The Town requests that the Dane County Board of Supervisors adopt the updated *Town of Vienna Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*. The updated plan largely represents an extension of the town's longstanding goals, objectives, and policies designed to preserve farmland and rural character. Background data and information are updated, along with various maps.

A few substantive changes were made concerning commercial development. For instance, whereas the prior plan directed commercial development primarily to area around County Hwy V and Interstate-94, the updated plan indicates that commercial proposals shall instead be considered on a case-by-case basis, similar to residential development.

Pending any concerns or issues raised at the Zoning and Land Regulation Committee's public hearing, staff recommends adoption of OA #22.

II. BACKGROUND

- A. Ordinance and Plan Amended: If adopted, OA #22 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the updated 2025 *Town of Vienna Comprehensive Plan* as part

of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment and other relevant information is available on the county's Legistar website, here. [LINK](#)

- B. *Action required:* The County Board and the County Executive must approve OA #22 for it to become effective. Town comprehensive plans are adopted as part of the *Dane County Comprehensive Plan* under the Intergovernmental Cooperation Policies for Town Governments (pp. 82-83) 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 #22 at 6:30pm on January 27, 2026.**
- D. Sponsors: County Supervisor Postler sponsored and introduced OA #22 on November 7, 2025.

III. DESCRIPTION

- A. OA #22 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Vienna Comprehensive Plan*, as adopted by the Town of Vienna Board of Supervisors on October 21, 2025. If approved, the updated Town Plan would be referenced when reviewing land use proposals including zoning changes, conditional use permits, and land divisions.

IV. ANALYSIS

- A. Comparison with current county-adopted town plan.

- By and large the Town Plan was simply an update to maps and background data.
- The newer ATV ordinance was added.
- Accessory Dwelling Units (ADUs) are considered a split in regards to the density policy.

Commercial area changes

The town's prior plan designated the area around County Highway V and Interstate 94 for commercial development. This area is subject to extra-territorial zoning with the Village of DeForest. The updated town plan no longer limits commercial proposals to this area and instead would allow for proposals to be considered on a case-by-case basis in any location. This change came about because commercial developments in the ETZ area, supported by the Town, were often annexed into the Village. So new development in the area would rarely be added to the Town's tax base.

To ensure any future commercial proposal complies with other goals and objectives, the updated plan adds language to clarify the Town's expectations for development, including the following:

- Requiring a detailed and enforceable development agreement tailored to each proposal
 - If deemed necessary, a fiscal impact analysis may be required by the Town
 - Additional requirements and restrictions may be part of the development agreement
- B. Impact on development potential at build out: The Town has opened up to additional commercial development throughout the Township instead of a small delineated area. Residential development stays capped at 1 home per 75 acres.
 - 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 have commented on this amendment as of December 22, 2025.