



DANE COUNTY PLANNING & DEVELOPMENT

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TO: ZLR Committee
Other Interested Parties

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Zoning

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SUBJECT: County Board Ordinance Amendment 2020 OA-009
Town of Pleasant Springs Comprehensive Plan Update

DATE: August 10, 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 Pleasant Springs. 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 Pleasant Springs conducted a 10 year update of its comprehensive plan as required by state statutes in 2017. As part of the plan update, the town conducted a survey of residents to gauge opinions on the town's land use goals and objectives, as well as other emergent issues. The results of the survey found that residents overwhelmingly support the continuation of policies that protect farmland and the rural character of the town. The updated town plan includes a renewed commitment to, and refinement of, longstanding farmland preservation policies in place since 1978. The plan also provides guidance for commercial development along County Highway N near the I-39/90 interchange, as well as more detailed policies to address potential infill development within the town's sanitary sewer area.

2020 OA-009 formalizes county adoption of the updated *Town of Pleasant Springs Comprehensive Plan* in chapter 82 of the county code.

II. BACKGROUND

- A. *Ordinance and Plan Amended:* If adopted, 2020 OA-009 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the updated *Town of Pleasant Springs Comprehensive Plan* as part of the *Dane County Comprehensive Plan*.
- B. *Action required:* The County Board and the County Executive must approve OA-009 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-009 for August 25, 2020.

III. DESCRIPTION & ANALYSIS

- A. OA-009 would amend the Dane County Comprehensive Plan by incorporating an update to the Town of Pleasant Springs Comprehensive Plan, as approved by the Town of Pleasant Springs on October 17, 2017.

B. **Summary of Plan Changes.**

As indicated in the summary, above, the town conducted a survey of residents to gauge opinions on land use and other issues. Respondents expressed support for policies that would promote the continued preservation of farmland and the town's rural character. Overall, the plan does not diverge in any meaningful way from the 2006 Town of Pleasant Springs Comprehensive Plan.

The updated plan focused heavily on the Land Use element of the comprehensive plan. Below is a summary of significant changes made:

- Establish land use review procedures that ensure town officials and residents are adequately informed when making decisions on land use proposals, particularly larger scale projects that could have impacts on neighboring properties or the town as a whole. Such procedures may include, but are not limited to, pre-application meetings, notification of, and opportunities for public and neighborhood input, project-specific submittal requirements, development of neighborhood or project plans, assistance from independent outside experts/consultants, ongoing consultation throughout project, and any other requirements deemed necessary to ensure the town has adequate information upon which to conduct its review.
- Additional detail added to the town's "1 per 35" density policy in the Agricultural Preservation Area.
- Creation of a new "Rural Mixed Use" Future Land Use planning area which is designed to accommodate a mix of agricultural uses, rural residential uses, and limited family-run rural business uses requiring a rural location and access to the County Trunk Highway network. Establishment and operation of rural businesses in this area should be compatible with the rural character of the town and existing, neighboring land uses.
- The town's limited Transfer of Development Rights program updated to allow case-by-case consideration of transfers between different owners subject to certain limitations.
- Expands the town's Agricultural Transition Area to include additional lands north of County Highway B between US 51 and Williams Drive. Efforts will be made to coordinate with Stoughton in this area.
- Additional detail and policy guidance for the Lake Kegonsa and Lower Yahara River Residential Area (formerly Pleasant Springs Sanitary District), including possible expansion of the sanitary

district to adjoining areas of existing residential development. Any new development proposal within the area will require close review by the town to ensure compatibility with the existing neighborhood and will be subject to land use review procedures deemed necessary and appropriate by the town.

- Modifications made to the boundaries of the Interstate Interchange Area (formerly Highway Interchange Commercial) to focus on the area immediately surrounding the I-39/90 and County Highway N area. Areas previously designated for Highway Interchange Commercial are now delineated as Rural Mixed Use Areas.

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.**