



DANE COUNTY PLANNING & DEVELOPMENT

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TO: County Board Supervisors
County Executive Joe Parisi
Jennifer Hanson, Town of Oregon Clerk
Town of Oregon Supervisors
Town of Oregon Planning Commission
All Other Interested Parties

FROM: Brian Standing, Senior Planner

SUBJECT: County Board Ordinance Amendment #58, 2023
Town of Oregon Comprehensive Plan Amendment

DATE: November 7, 2023

CC: Todd Violante, Director of Planning & Development
Roger Lane, Zoning Administrator

This memo describes amendments to the Oregon County Comprehensive Plan proposed by the Town of Oregon. 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 (608)267-4115.

I. SUMMARY

On June 6, 2023, the Town of Oregon Board of Supervisors adopted amendments to the *Town of Oregon Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised *Town of Oregon Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

II. BACKGROUND

Ordinance and Plan Amended: If adopted, OA #58 would amend Chapter 82, Subchapter II of the Dane County County Code of Ordinances to incorporate the amended *Town of Oregon Comprehensive Plan* as part of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment is available online at: <https://danecountyplanning.com/>

B. Action required: The County Board and the County Executive must approve OA #58 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 #58 for November 28, 2023.

D. *Sponsors*: OA #58 was introduced by County Board Supervisors Doolan and Bollig on October 20, 2023.

III. DESCRIPTION

- A. OA #58 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Oregon Comprehensive Plan*, as adopted by the Town of Oregon Board of Supervisors on September 19, 2023.

IV. ANALYSIS

A. Comparison with current county-adopted town plan:

The town completed a complete revision of the town comprehensive plan. Significant changes from the previously adopted plan include:

- Entire plan reorganized for readability and consistency with other town plans and state statute
- Data, trends and inventories updated to most current information
- New Transfer of Development Rights program added
- Planning areas renamed, with distinct policies and zoning districts for each:
- Two overlay planning areas (Resource Protection Corridors and Public Lands Areas) added and mapped:
- References to county zoning updated to reflect new zoning code.
- Commercial development subject to certain conditions by planning area.
- Alternatives to road frontage allowed for new lots in some Planning Areas under certain circumstances.
- Density policies clarified, with distinctions by Planning Area.
- New policies for renewable energy facilities.
- CUPs for Accessory Dwelling Units allowed in some circumstances, subject to conditions. New ADUs count against density policy.

B. Impact of change on development potential at build out:

No impact. No increased or reduced development potential are part of this amendment. The TDR policy allows for no bonus splits or ratio increases in development.

D. Consistency with other provisions of the *Oregon County Comprehensive Plan*:

1. Housing: No significant conflicts found.
2. Transportation: No significant conflicts found.
3. Utilities and Community Facilities: No significant conflicts found.
4. Agricultural, Natural & Cultural Resources: No significant conflicts found.
5. Economic Development: No significant conflicts found.
6. Land Use: No significant conflicts found.
7. Intergovernmental Cooperation: No significant conflicts found.

V. 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.