



# DANE COUNTY PLANNING & DEVELOPMENT

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FROM: Curt Kodl, Senior Planner  
SUBJECT: County Board Ordinance Amendment 2024-OA-33: Town of Mazomanie Comprehensive Plan Amendment  
DATE: January 24, 2025  
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 Mazomanie. 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](mailto:kodl.curt@danecounty.gov), or by phone at (608)266-4183.*

## I. SUMMARY

On November 4, 2024, the Town of Mazomanie Board of Supervisors adopted amendments to the *Town of Mazomanie Comprehensive Plan*. The Town requests that the Dane County Board of Supervisors adopt the updated *Town of Mazomanie Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

## II. BACKGROUND

- A. Ordinance and Plan Amended: If adopted, OA #33 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the updated 2024 *Town of Mazomanie Comprehensive Plan* as part of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment is available on the county's Legistar website, [<link>](#)
- B. *Action required*: The County Board and the County Executive must approve OA #33 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. 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. 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 #33 at 6:30pm on February 25th, 2025.
- D. Sponsors: County Supervisor Doolan introduced OA #33 on December 19, 2024.

## III. DESCRIPTION

- A. OA #33 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Mazomanie Comprehensive Plan*, as adopted by the Town of Mazomanie Board of Supervisors on November 4, 2024.

#### IV. ANALYSIS

- A. Comparison with current county-adopted town plan. There are several updates to the town plan, including the following:
- Update to demographic changes in the Town and surrounding municipalities.
  - Update to existing and projected land use totals, housing counts, and other similar data.
- B. Plan Areas added to the Future Land Use Map: [<link>](#)
- The addition of the “Neighborhood Development Area” (NDA) is focused in areas around the Village of Mazomanie and existing development along County Highway Y near the Wisconsin River. Minimum lot size in this planning area is only 1 acre (town standard is 2 acres). The Town may want to consider rezoning the Neighborhood Development Area to add TDR-R overlay zoning as it is a targeted receiving area for transfers. The NDA provides a framework for possible future development. But any substantial increase to development would require a Town Plan Map amendment as well as rezone and platting requirements, all requiring Town and County approvals.
  - The addition of the “Urban Transition Area” is focused on the areas in the Town that are inside the Urban Service Area and/or adjacent to the Village. This area has the standard 1:1 development for transfer of development rights (TDR) but can qualify for 6:1 transfer ratio, as decided by the Town Board.
- C. New housing impact
- Any duplex built after 1979 now only counts as a single density unit. This will impact all future density studies. With minimum lot size sitting at 2 acres, Dane County will have to amend the zoning ordinance to add a TFR-2 to aid in implementing this plan. Current zoning that allows 2 family is TFR-08, MFR, HAM-R, HAM-M and its conditional under GC.
  - Additionally, accessory dwelling units as defined in DCCO, shall not count against the density policy either but may not be added to existing duplexes. (i.e. no lots with 3 housing units) Permitted: TFR-08, MFR, HAM-R, and HAM-M. Conditional: FP-35, FP-B, all AT, all RM, all RR and GC.
- D. Impact on development potential at build out: Some impact, the transfer of development rights (TDR) program has added a ratio, but that is tempered by the existing mapped NDA. Now any development right transferred into the new Neighborhood Development Area would allow for 6 homes to be built on reduced size 1-acre minimum lots. An increase to development potential is part of this amendment, as a reminder over 6,000 acres of Mazomanie is already publicly owned and maintained property without any development potential.
- E. Consistency with other provisions of the *Dane County Comprehensive Plan*
- a. Housing: There are substantive changes but 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 so far.