

TOWN OF YORK

796 York Center Road, Marshall WI 53559

Meeting of the Comprehensive Planning Committee Monday, October 5, 2026 :: 7:00pm

- 1. Call Meeting to Order**
- 2. Public Input**
- 3. Verify posting of Agenda : Town Hall, townofyorkwi.com**
- 4. Approval of Agenda**
- 5. Approval of Minutes from September 10, 2026 Commission Meeting**
- 6. Update from Ben Kollenbroich**
- 7. Review New Comprehensive Plan Chapter 9 (attached)**
- 8. Discuss Goals for November Meeting**
- 9. Any Other Items for Discussion**
- 10. Next Meeting Announcement : November 10**
- 11. Adjournment**

Discussion and Action may occur on any of the above Agenda items.

The Town of York hall is accessible to the handicapped. Upon reasonable notice, efforts will be made to accommodate additional needs through appropriate aids and services.

For additional information or to make requests, contact the Town Clerk at 605-455-7941 or clerk@tn.york.wi.gov.

TOWN OF YORK, DANE COUNTY
COMPREHENSIVE PLANNING COMMITTEE MINUTES – September
10th, 2026

The regular meeting of the Town of York Comprehensive Plan Committee was called to order by Chairman Dean Helwig at 7:00 pm on Thursday, September 10th, 2026. Those present were Chairman Dean Helwig, Town Planner Ben Kollenbroich, Clerk/Treasurer Jessa Lane, and Clerk/Treasurer Cathy Hasslinger from the Town of Dunn. Additional committee members and any other attendees are listed on the sign-in sheet attached to these minutes. Committee Chair Jamie Derr arrived later in the meeting.

The posting of the agenda and meeting notice was verified by Clerk Jessa Lane.

Approval of the Agenda: A motion by Mike Hughes with a second from Steve Wolfe to approve the meeting agenda. Agenda approved with all present in favor.

Minutes of August 3rd, 2026: A motion by Chris Vieau with a second from Dave Zander to approve the minutes of the August 3rd meeting. Minutes approved with all present in favor.

Tax Formulas & Equalized Value Presentation: Cathy Hasslinger, Clerk/Treasurer for the Town of Dunn, provided a presentation on property taxes, tax formulas, and equalized values. Cathy explained the aggregate ratio provided by the Wisconsin Department of Revenue and how equalized value is used to ensure a fair distribution of shared taxes. She noted that York's equalized value did grow slightly over the last year, and the town is performing well with a low tax per capita. The committee discussed the financial impact of new home construction on existing taxpayers, noting concerns that the "cost of service" for a new home can sometimes exceed the tax revenue it generates due to strict state levy limits, but that that is not a large concern for York due to its rural nature. The discussion also covered revaluations, road aids, alternative revenue streams, and the Town of Dunn's program of purchasing development rights to preserve land.

Comprehensive Plan Review: The committee reviewed Chapter Seven, which covers intergovernmental cooperation. The committee retained the policy strongly opposing annexation of Town of York land but struck several sub-points detailing conditions for acceptance. The committee greatly simplified this portion of the comprehensive plan.

Development Rights & Zoning: The committee discussed Accessory Dwelling Units (ADUs) as a possible housing entry point. A concern was raised regarding existing unused farmhouses, noting that current zoning requires a torn-down house to be replaced within two years. Ben Kollenbroich agreed to research whether the two-year

replacement window can be extended so owners can remove unused dwellings without losing their density rights or being forced to adjust zoning.

Next Meeting Announcement: The next Comprehensive Planning Committee meeting is scheduled for Monday, October 5th, at 7:00 pm to review Chapter 9 (Implementation Plan).

Adjournment: Motion made by Mike Hughes to adjourn the meeting at 8:44pm, motion was seconded by Jerry Schleicher. Meeting adjourned with all present in favor. Meeting adjourned at 8:44pm.

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IMPLEMENTATION PLAN

The Town of York will regulate land use through the following mechanisms:

1) Dane County Zoning Ordinance: Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the Town.

2) Dane County Land Division Ordinance: This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the Town of York Comprehensive Plan.

3) Dane County Subdivision Ordinance: The Town falls under the Dane County subdivision ordinance (Chapter 75 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels.

4) Town of York General Ordinance: Adopted in 1980, this ordinance contains rules for land division as well as other general development issues such as driveway length.

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5) Farmland Preservation Zoning: The Town adopted the farmland preservation zoning district allowed by the Dane County Zoning Ordinance as part of the Dane County Farmland Preservation Plan. The Town will not approve of any zoning change that will enable land uses that are inconsistent or conflict with the objectives and policies of the Comprehensive Plan or the Dane County Farmland Preservation Plan.

6) Dane County Erosion Control and Stormwater Management Ordinance: To ensure environmental protection of natural resources and features, the Town has adopted the Dane County ordinance (Chapter 14 of the Dane County Code of Ordinances).

7) Conservancy Zoning: Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).

8) Sign Regulations: Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the DCCO.

9) Building and Mechanical Codes: The town falls under the state Uniform Dwelling Code (UDC).

10) Density Policy: The Town's residential density policy limits the number of lots that may be created by certified survey to one parcel for each 75 acres, or portion thereof, owned as of August 28, 1980. To

prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the Town on August 28, 1980, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in **Section XX (page XX)**.)

11) Driveway Policy: The maximum driveway length to serve non-farm development is 500 feet. However, if the proposed driveway crosses prime agricultural soils as delineated by the Soil Productivity Map, the maximum driveway length will be 200 feet. Length will be measured from the public road right-of-way to the garage or main parking area at the residence. Each zoning application will be reviewed by Fire and Emergency Medical Services officials to ensure adequate access for emergency vehicles.

12) Sanitary Codes: The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance (Chapter 46 of the DCCO)

Any other ordinances the Town wishes to explore? Ex. Dark Skies/Light Pollution, Driveway Ordinance, Building Ordinance

Adoption, Evaluation, Amendments and Updates

Following the requirements of Wisconsin’s comprehensive planning legislation, the Town Board adopted the Comprehensive Plan by ordinance after receiving recommendation from the Town’s Planning Committee and holding a formal public hearing. In addition, the Town of York’s Comprehensive Plan was approved by the County for inclusion in the Dane County Comprehensive Plan.

Ongoing evaluation of the Plan will occur while being utilized by the Town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the town warrant minor modification of the Plan text or maps, an amendment shall be made to the Plan. Reasons for an amendment may include:

- Changes in state or federal law(s) affecting comprehensive planning,
- Changes to goals, objectives, policies, or recommendations in the Plan,
- Changes in community demographics,
- Instances where the Plan becomes inconsistent with other policy goals.

At least every ~~Every~~ ten years, the Town will perform an update of the Comprehensive Plan, in accordance with the State comprehensive planning law. Different than an amendment, an update may accommodate significant changes and modifications to the Plan text and maps.

Ensuring Consistency among Plan Elements

It must be realized that a change in one phase of the plan will, in most probability, affect all parts of the plan and therefore, thoughtful consideration should be given to all implications before making a decision. When amending the plan, the criteria described (under 1 and 2, below) should be followed to ensure consistency among all plan elements.

Amending the Comprehensive Plan

The following policies shall be followed to update the Town of York Comprehensive Plan. Examples of amendments to this plan include, but are not limited to, changing the goals or purpose for a plan element, district or land use category; adding or deleting land uses which

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IMPLEMENTATION

may be considered within a plan district or land use category; revising the future land use plan map; or adding or deleting policies or actions for a plan district or land use category.

1. Plan Amendment Procedure:

- The Town Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during every stage of the plan amendment process.
- The Town Planning Committee will notify all concerned individuals (as identified in the plan) and conduct a public meeting to gather and present information.
- Following the public meeting, the Planning Committee shall make a recommendation to the Town Board.
- The recommended plan amendment shall be sent to all adjacent and surrounding jurisdictions as required under Section 66.1001(4), Wisconsin Statutes.
- The Town Board shall hold a public hearing on the recommendations of the Planning Committee. This public hearing will follow the notification requirements listed under Section 66.1001(4), Wisconsin Statutes.
- The Town Board shall act on the Planning Committee's recommendation and approve, deny, or amend any proposed change to this Plan by ordinance.
- The Town will forward any amendment to the County for incorporation into its Comprehensive Plan.

2. Consider the following criteria when reviewing changes to the Plan:

- The change is consistent with the goals and objectives or other elements of this Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services. Public facilities and services include roads, drainage, schools, emergency services and parks.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding areas.
- The change does not have a significant adverse impact on working farms, the Town's rural character, archeological resources, or the natural environment including woodlands, slopes, wetlands, and groundwater.
- There is a change in Town policies or area characteristics that would justify a change.
- The change corrects an error made in the original plan.
- There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.
- The change helps the Town implement its overall goals.
- The change retains consistency among Plan elements
- The amendment is in compliance with Wisconsin State Laws.

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Integration of Plan Elements

In accordance with the State's comprehensive planning law, each element of the Plan is integrated and consistent with the other elements of the Plan. Elements have been carefully prepared so as to collectively achieve the Town of York's vision and goals.

Implementation Timeline

In order to carry out the objectives of this Plan, a timetable for action was created (Table I). Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Planning Committee. As is evident from the table, most of the activities are, and will continue to be, ongoing

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Table 1: Action Plan and Timeframe

Element	Recommendation	Timeframe
Agricultural, Natural and Cultural Resources	Follow the plan's residential density policy in the Agricultural Preservation District	Ongoing
	~~Continue to implement the town driveway ordinance~~	Ongoing
	Work with the county in exploring programs to preserve farmland, such as purchase of development rights and transfer of development rights programs	Ongoing
Housing & Economic Development	~~Encourage redevelopment of properties in the commercial/retail land use district~~ <u>Allow for limited commercial uses appropriate to a rural town, consistent with the land use policies in Chapter 8</u>	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan	Ongoing
	Promote the careful placement of homesites in an effort to preserve farmland and protect natural features	Ongoing
	Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program for maintenance and rehabilitation of existing housing stock	Ongoing
Transportation	Continue to maintain town local roads	Ongoing
Utilities and Community Facilities	~~Relocate recycling facility to more centralized location in the town~~ <u>Work with Dane County to develop policies and guidelines for wind turbines, communication towers, solar fields, and management of solid and liquid manure.</u>	2005-2007 Ongoing
Land Use	Follow the recommendations of the York Comprehensive Plan when considering all zoning petitions and land divisions. ~~Review and update Town General Ordinance~~	Ongoing 2006-2011
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended	Ongoing

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Commented [KB3]: Is this an ordinance in York?

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