



2006 Comprehensive Plan
Town of Vienna, Dane County, Wisconsin
Adopted June 19th, 2006

(The April 24th, 2006 Draft Version was the text that was adopted by ordinance)

An Ordinance to Adopt the Town of Vienna Comprehensive Plan

Ordinance No. 06-19-06-1

An Ordinance to Adopt the Comprehensive Plan of the Town of Vienna, Dane County, Wisconsin.

The Town Board of the Town of Vienna, Dane County Wisconsin, hereby ordains as follows:

Section 1. Pursuant to section 62.23(2) and (3), for cities, villages, and towns exercising village powers under 60.22(3) of the Wisconsin Statutes, the Town of Vienna, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Vienna, has adopted written procedures designed to foster public participation in the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.


Section 3. The plan commission of the Town of Vienna, by a majority vote (5 Aye and 0 Nay) of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "Town of Vienna Comprehensive Plan" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

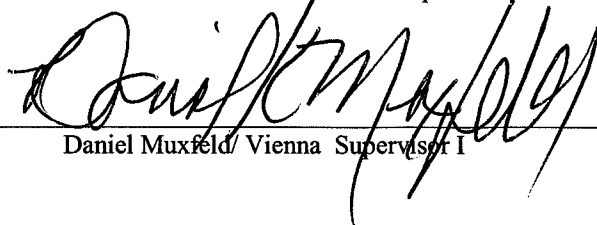
Section 5. The Town Board of the Town of Vienna, Dane County, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Vienna Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect on June 29, 2006 upon passage by a majority vote of the members-elect of the Town Board and posted as required by law.

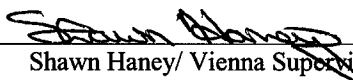
Adopted by the Vienna Town Board this 19th day of June, 2006



Carlton B Hamre/ Vienna Town Chairperson

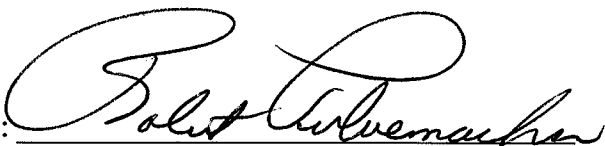


Daniel Muxfeld/ Vienna Supervisor I



Shawn Haney/ Vienna Supervisor II

Dated: June 19, 2006

ATTEST: 

Robert Pulvermacher/ Vienna Town Clerk

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2006 Comprehensive Plan Town of Vienna, Dane County, Wisconsin

Introduction

What is a Comprehensive Plan?

A comprehensive plan is...

...a long-range plan for development of a community that recognizes the physical, economic, social, political, aesthetic, public safety¹ and related factors of the community. A land use plan is only one component of a comprehensive plan. Other components typically include housing, economic development, natural resources, community facilities, and implementation.

(Taken from the Land Use Guidebook for Dane County, Wisconsin)

The Wisconsin Comprehensive Planning Law (Smart Growth) [s. 66.1001 Wis. Stats.]

The State of Wisconsin's Comprehensive Planning Law, also known as Smart Growth, requires that all programs and actions of local governmental units that affect land use must be guided by and consistent with that governmental unit's adopted comprehensive plan after January 1, 2010.

THE LAW DEFINES A COMPREHENSIVE PLAN AS CONTAINING NINE REQUIRED ELEMENTS:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural and Cultural Facilities
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. "Public participation" is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

¹ Public safety was added to the Dane County description at the request of the Planning Commission.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, that the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Land Council, the regional planning commission, the public library serving the area, and all other area jurisdictions that are located entirely or partially within the boundaries of the community.

Required Comprehensive Planning Goals that Must be Addressed by Planning Grant Recipients

Listed below are the fourteen local comprehensive planning goals as described in s. 16.965(4), Wis. Stats.:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.

13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

The Role of the Comprehensive Plan for the Town of Vienna

This planning document is intended to be a “living” guide for the future overall development of the Town of Vienna. It serves the following purposes:

- The plan acts as a benchmark to where the community is now in terms of current strength, weaknesses, opportunities and threats to quality of life.
- It also provides a means of measuring progress for existing and future Town leaders.
- It clearly defines the direction and manner that the Town of Vienna would like to grow and how that growth should occur.
- It identifies what resources and infrastructure will be needed to facilitate that growth and provides direction on how to meet those needs effectively and efficiently.
- It also recommends areas where the Town’s land use implementation tools can be strengthened.
- It can be used as supporting documentation for Town policies and regulations as well as public grant funding requests for public projects.
- In addition to the Town Land Division and Subdivision Ordinance, it will be a primary document used by the Town Plan Commission, and the Town Board to evaluate requests for rezoning within the Town of Vienna.

The most important function the plan will serve is as a resource manual to assist in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard by which all land use decisions in the Town need to be based. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

Notice of Severability

It should be clearly noted that the policies in this plan are not intended to implement or enforce themselves, and therefore rely on local, county, state and federal ordinances, statutes and regulations to enforce these policies. This plan often references specific edits that are recommended to one of the many regulatory ordinances, statutes, and other tools available to the Town of Vienna to implement the desired directives presented herein. The primary implementation tool for much of this plan will be the Town’s Land Division and Subdivision Ordinance.

In the event that a court should determine that a portion of this comprehensive plan is invalid, such invalidity shall not affect the other provisions of this comprehensive plan.

Element 1 - Agricultural Goals, Objectives and Policies

(NOTE: These goals, objectives and policies refer to areas designated as "Agriculture" on the Proposed Land Use Maps in this document. Specific land use related policies are defined in the Land Use Element of this plan.)

Agricultural Goal 1: Continue to maintain the Town's rural character through the preservation of agriculture.

Objective 1.0:

Emphasize the preservation of agriculture as the primary land use in the Town of Vienna through the enforcement of state, county and Town regulations.

Policies:

- 1.01 Applicable Zoning - The predominant zoning classification within Agricultural Preservation areas as shown on the Proposed Land Use Map is the Exclusive Agriculture classification of the Dane County Zoning Ordinance (s. 10.123, Dane County Code).²
- 1.02 Amendment of the Land Division and Subdivision Ordinance - Update and maintain the Town's Land Division and Subdivision Ordinance as the primary tool to control residential development within the Town.
- 1.03 Density Policy - Within Agricultural Preservation areas that are outside of approved urban service areas, limit non-farm residential development to a maximum density of one unit per 75 contiguous acres. Implementation of this policy will be primarily achieved through a combination of enforcement of the Town of Vienna Land Division and Subdivision Ordinance, and A-1 Exclusive Agriculture zoning).³ (See also Section 1.04 Tenure Policy)
 - 1.03.1 Definition of Contiguous - For purposes of this plan, the term "contiguous" is defined to mean "parcels of land which share a common boundary, including a connection at only one point (i.e. a public road, navigable waterway or railroad shall not be considered to break up contiguity)." *NOTE: This definition differs from Dane County's definition which states "Lots or parcels shall be considered contiguous if they share a common boundary for a distance of at least sixty-six (66) feet. Roads, navigable waterways and other public easements" do not affect contiguity. "*

²Except for areas within the extraterritorial zoning jurisdiction of the Village of DeForest, where a separate extraterritorial zoning ordinance and agricultural classification applies to this area.

³ The land division and subdivision ordinance does not apply to approved urban service areas. See Housing Element for details.

- 1.03.2 Areas To Be Included in Density Calculations - Permanent bodies of water, mapped wetlands, floodplains or environmental corridors are to be included with the original farm acreage when determining the eligible density of non-farm development. Rights of way shall also be included in the original farm acreage for purposes of calculating density.
- 1.03.3 Split Tracking Policy - Any residential rezone or residential building site(s) created in the Agricultural Preservation Area on or after January 1, 1986⁴ shall be subtracted from and count against the total available splits from the original parcel.
- 1.03.4 Identification of Original Farms- Farm parcels or units are defined as contiguous lands under single ownership, with roads and other public rights-of-way not interrupting contiguity (i.e. land on two sides of a road or meeting at a single point owned by the same person or persons is considered part of a single farm unit.
- 1.03.5 Source of Measurement Data- The source of data to be utilized when determining the size of the original farm parcel on or after January 1, 1986 should be net acreage data including rights-of-way.
- a) Definition of Parcel - For purposes of this plan, the term "Parcel" is defined to mean "contiguous lands under single ownership."
 - b) Definition of Single Ownership - For purpose of this plan, the term "single ownership" may include any land singly owned by one individual, jointly owned by a married couple including that individual, family-owned including that individual, or owned by a partnership or corporation in which the individual is a member."
 - c) Definition of Split, Density Unit or Land Division - For the purposes of this plan, the term "split," "density unit," or "land division" are used interchangeably and is defined to be any countable non-farm residential use created on or after January 1, 1986 as per the split tracking policy under 1.04.
- 1.03.6 Rounding - If a density calculation results in a fraction, the calculation is rounded down to the nearest split.
- 1.03.7 Separation of Existing Farm Buildings - Separation or division of existing farm buildings or structures would be exempt from this policy and not count as a residential building split as per the density limitation of one split per 75 acres. In order to eligible for consideration under this policy existing structures proposed for separation or division from the primary residence must be effectively functioning as a part of a farming operation

⁴This date was based on the 20-year period up to the adoption of this comprehensive plan.

or otherwise usable for such operations as determined by the Town Plan Commission and/or Town Board.

1.03.8 Land Divisions Prior to January 1, 1986 - Any land divisions existing prior to January 1, 1986 do not count as "splits" and are not tracked for purposes of this comprehensive plan.

1.03.9 Multiple Single Family Unit Residential (Subdivisions) - Any proposed development with multiple (as in more than one) single-family units (homes) would be limited to one split (or lot) per unit within agricultural preservation areas, and is limited to one unit per lot. Multi-Family residential uses are strongly discouraged within the Town, including but not limited to duplexes, tri-plexes, four-plexes, and other multiple-unit residential structures such as apartments, condominiums and zero-lot line town homes.

1.03.10 Non-Farm Development - Any proposed non-farm, non-residential uses development such as cell towers, commercial buildings or other eligible uses that would require a rezoning, conditional use permit, or a certified survey map (CSM) will not be considered to have used a split for each lot or CSM.

1.03.11 General Sale of Divided Land or Splits - There is no provision to prevent the sale of divided parcels once an owner has requested and received approval for a split in this plan. However, splits or density units are not automatically transferred with a parcel when sold.

a) Acknowledgement of Property Owners' Right to Sell Land - The Town acknowledges that land-owners may sell their land at any time.

b) Sale of Parcels Under 75 Acres - For newly purchased parcels of less than 75 acres⁵ in an agricultural preservation area there shall be no more than one available housing site available to the new owner. A new housing site under 75 acres will only be permitted if it complies with the applicable zoning requirements and is not subject to any other sort of permanent development restrictions (e.g. deed restrictions). Additional land divisions on parcels under 75 acres will be prohibited by the Town Land Division and Subdivision Ordinance and this comprehensive plan.

⁵ The actual building footprint and lot area may be significantly less than 75 acres, but the proposal must permanently prohibit further development in an area at least equivalent to 75 acres.

c) Sale of Parcels 75 Acres or More - For newly purchased parcels of at least 75 acres or greater in an agricultural preservation area, no more than one available housing site may be available to the new owner. A housing site will only be permitted if it complies with the applicable zoning requirements and is not subject to any other sort of permanent development restrictions (e.g. deed restrictions). If permitted by the applicable zoning ordinance, additional homesites and land divisions will only be considered in 75-acre increments (see footnote 6), must be owned for at least 20 years, and meet the other siting requirements of the Town Land Division and Subdivision Ordinance and this comprehensive plan.

d) Tracking of Tenure of Ownership When Sold - Resale of newly purchased property resets any accumulated ownership years to "zero," and does not automatically carry forward any ability to build on a site unless specifically stated in the Town Land Division and Subdivision Ordinance and this comprehensive plan.

1.03.12 Sale of Lands to Local, State or Federal Governments - Lands sold to local, state or federal governments will not count as a split unless otherwise stipulated by the Town of Vienna and Dane County.

1.03.13 Transfer of Splits From Sale of Lands After Plan Adoption - Splits or density units are not automatically transferred with a parcel if sold after adoption of this plan. Availability of splits for building homesites are defined in section 1.03.8 and 1.03.12.

1.03.14 Mechanism for Tracking Splits Over Time - For eligible splits through December 31, 2008, the Town of Vienna will coordinate with Dane County to ensure that any approved development results in a formal record of available splits to be incorporated into appropriate documents.⁶ This may be accomplished through deed restrictions or other means deemed appropriate by the Town Board in consultations with the Town attorney. A report should be developed as necessary with the assistance of Dane County Planning staff to regularly monitor available splits and to address areas where additional information may be needed. After this date, the Town of Vienna policy is that any sale of land, building site and/or required associated preservation area consisting of at least 75 acres and is not subject to any other sort of permanent development restrictions (e.g. deed restrictions) must be owned for a minimum of 20 years before being eligible for a land division

⁶ While it may be the Town's responsibility to track splits, establishing a base line figure and subsequent tracking will need to be accomplished with assistance from Dane County as the primary zoning enforcement entity;

- 1.03.15 Non-Conforming Parcels with A-1 Exclusive Zoning - Parcels that are less than 35 acres and zoned as A-1 EX are not allowed a new homesite. These parcels may not be further divided unless rezoned in accordance with the policies and maps in this comprehensive plan.
- 1.03.16 Annexed Lands - If part of an original farm is annexed into a city or village, the applicable number of splits that would go with that land are retired and are not transferable to the remainder of the farm.
- 1.03.17 Transfer of Splits Between Different Original Farms - The transfer of splits between different original farms is generally not permitted, even if the same individual or family owns them both. Exceptions *may* be considered if proposed splits or buildings sites are to be clustered on one farm, while measures to permanently preserve the other farmland are proposed. These sites remain subject to other policies of this plan, and applicable zoning and land division regulations.
- 1.03.18 Previous Actions Exceeding Density Limitations - In any area where previous actions by either the Town of Vienna or Dane County resulted in a development exceeding its density limitations, the only case in which additional splits or density units would be considered would be if a rezoning for such a parcel was requested by the owner and such a request was in compliance with the Town Comprehensive Plan.
- 1.03.19 Continuation of Existing Development Limitations on Restricted Parcels - Any deed restriction or otherwise legally enacted limitation on development directly associated with a particular parcel remains in full effect and is not impacted by any policy of this comprehensive plan.
- 1.04 Tenure Policy - Within Agriculture Preservation areas, require that a property owner must own his/her property for a minimum of 20 years prior to the date of application for a rezone or a land division before being able to divide off a parcel, building site with associated preservation area, or lot under density policies of this plan. (See also Section 1.03 Density Policy, and 3.01.2 Zoning for Farm Related Residential Uses)
 - 1.04.1 Ownership Transfer to Immediate Family - Where ownership of farm parcels is transferred from one immediate family member to another, the years owned for the original owner will carry forward to the subsequent owner.
 - 1.04.2 Applicability of Tenure Policy to Alternative Farm Ownership - Farms that are owned by a legally recognized entity, corporation, or group of persons other than an individual are also subject to this tenure policy. If an existing owner incorporates or establishes ownership with one or more individuals, the ability to divide up the property will be based on the duration of ownership from the original owner (or qualified immediate family member if

the farm has been passed on) so long as that owner (or immediate family member) is part of the corporation and is a majority owner in that corporation. If at any time that owner (or immediate family member) ceases to be a part of the corporation, the ownership duration resets to zero years.

1.04.3 Applicability of Splits Taken During Ownership Period - Any residential splits since January 1, 1986 shall be subtracted from and count against the total available splits from the original parcel.

- 1.05 Approvals - The approval of land divisions and subdivisions are subject to review by the Town Plan Commission and Town Board based on their evaluation of the criteria defined in this plan, the applicable zoning ordinance, and the requirements of the Town Land Division and Subdivision Ordinance.
- 1.06 Other Resources - Promote local, state and federal programs and resources that help farming be more economically feasible and foster sustainable agriculture in the Town of Vienna.
- 1.07 Agricultural Enterprise Area – Continue agricultural land use and investment in the agricultural economy by designating land as an agricultural enterprise area.

Agricultural Goal 2: Reduce and eliminate the potential for land use conflicts between farm and non-farm uses, as well as between farms.

NOTE: Some goals, objectives, and policy recommendations in this plan may be impacted by or subject to statewide livestock operation siting requirements.⁷

Objective 2.0:

Encourage the location, siting, and design of any new non-agricultural development to be conducted in a manner that does not conflict with neighboring uses.

Policies:

- 2.01 Use of Onsite Buffers on New Non-Agricultural Development - Any new non-agricultural development is responsible for providing an adequate buffer on its property between itself and existing farm operations. (Existing farms are not responsible for providing a buffer on their property to aide new development on adjacent properties.)
- 2.02 Siting New Housing Away From Existing Livestock Facilities - Discourage new residential uses from being built within ¼ mile of an existing livestock operation or manure storage facility.

⁷ Wisconsin Act 235 was signed in to law on April 13, 2004. The Act can be viewed at: <http://www.datcp.state.wi.us/core/environment/land-water/pdf/03Act235.pdf>. According to the Wisconsin Towns Association, the Wisconsin Livestock Siting Law (Sec. 93.90 of Wis. Statutes, created by 2003 Wis. Act 235) was designed to facilitate the siting of new and expanded livestock facilities in Wisconsin, yet retain some local government authority over facilities covered by the law. The law provided for Department of Agriculture, Trade, and Consumer Protection (DATCP) authority to develop state standards that would apply to covered livestock facilities. DATCP has developed the rule (ATCP 51) which will become effective May 1, 2006 for most designated livestock facilities, if the local government (town or county) want these livestock facilities to be covered by the state standards.

- 2.03 Siting Controls on New Housing - Any residential uses requested to be located in an area zoned Exclusive Agriculture must be done in accordance with appropriate zoning regulations and Town land division and subdivision regulations when applicable, including single-family homes.
- 2.04 Preserving Large Agricultural Parcels - Larger agricultural parcels are to be maintained if possible when siting any development in an agricultural area.⁸ Non-agricultural development shall not take place in a designated agricultural enterprise area.
- 2.05 Maintaining Wetlands as Buffers - Maintain existing wetlands as buffers between uses and as natural habitat for wildlife.
- 2.06 Preserving Woodlands as Resource Areas - Preservation of woodlands as groundwater recharge areas and erosion control areas are encouraged whenever feasible.
- 2.07 Siting Based on Productivity and Compatibility - Any proposed development in a primarily agricultural area meeting subdivision requirements should be located on non-productive, non-tillable land that does not significantly threaten or affect natural resources, neighboring properties, existing farm operations, or public safety whenever feasible.

Objective 2.1:

Encourage the siting of intensive agricultural uses (e.g. livestock operations and manure storage facilities) in a manner that is compatible with neighboring uses.⁹

Policies:

- 2.11 Required Agricultural Zoning - Any *new or expanded* livestock farming operation must be sited on an agriculturally zoned parcel.
- 2.12 Impacts to Natural Resources and Neighboring Properties - All *new or expanded* livestock operations are encouraged to minimize or prevent whenever feasible any significant negative impacts to natural resources or neighboring properties.
- 2.13 Applicable Regulations - All *new or expanded* livestock farming operations must meet the Town's Livestock Siting Ordinance, Chapter 14 of the Dane County Zoning Ordinance (Manure Storage), NR 151, NR 243, and ACTP 50 where appropriate.

⁸Subject to state livestock siting regulations.

⁹According to the Wisconsin Towns Association, the Wisconsin Livestock Siting Law (Sec. 93.90 of Wis. Statutes, created by 2003 Wis. Act 235) was designed to facilitate the siting of new and expanded livestock facilities in Wisconsin, yet retain some local government authority over facilities covered by the law. The law provided for Department of Agriculture, Trade, and Consumer Protection (DATCP) authority to develop state standards that would apply to covered livestock facilities. DATCP has developed the rule (ATCP 51) which will become effective May 1, 2006 for most designated livestock facilities, if the local government (town or county) want these livestock facilities to be covered by the state standards.

- 2.14 Best Management Practices - All *new or expanded* livestock farming operations are strongly encouraged to incorporate the most current "Best Management Practices" (or BMP's) as identified by but not limited to the following agencies:
- Dane County
 - Wisconsin Department of Agriculture, Trade and Consumer Protection.
 - Wisconsin Department of Natural Resources
 - National Resource Conservation Service
 - University of Wisconsin Extension
- 2.15 Coordination of Local, County, and State Policies - Work directly with those agencies charged with the implementation of regulating livestock facilities to incorporate policies of the Town's comprehensive plan into their efforts, and to stay informed of any efforts to implement statewide regulations on siting of livestock facilities.

Objective 2.2:

Encourage voluntary educational activities to help farmers coexist with their neighbors.

Policies:

- 2.21 Public Information Efforts - Publish a bi-annual article in the Town newsletter or other media available to the Town that alerts residents of high activity periods for farmers including spreading manure, night-time operations, farm equipment on local roadways, planting, harvesting, etc.
- 2.22 Communication Between Neighbors - Encourage farmers to notify their neighbors in advance of significant spreading of manure or manure hauling operations.

¹⁰ According to the Wisconsin Towns Association, the Wisconsin Livestock Siting Law (Sec. 93.90 of Wis. Statutes, created by 2003 Wis. Act 235) was designed to facilitate the siting of new and expanded livestock facilities in Wisconsin, yet retain some local government authority over facilities covered by the law. The law provided for Department of Agriculture, Trade, and Consumer Protection (DATCP) authority to develop state standards that would apply to covered livestock facilities. DATCP has developed the rule (ATCP 51) which will become effective May 1, 2006 for most designated livestock facilities, if the local government (town or county) want these livestock facilities to be covered by the state standards.

livestock facilities in the Town should be created and adopted that identifies buffer and setback requirements for all new and expanded livestock operations that is based on the following:¹⁰

- 2.16.1 Required Setback for New Operations – Any *new* livestock operation must incorporate a ¼ mile setback or buffer between the operation site and any residential or commercial structures on neighboring parcels.
- 2.16.2 Submittal Requirements for New Operations – Any *new* livestock operation must submit a site plan and landscaping plan for review, comment and approval by the Town Plan Commission and Town Board.
- 2.16.3 Required Setback for Expanded Operations – Any *expanded* livestock operation must incorporate a 1/8-mile setback or buffer between the operation site and any residential or commercial structures on neighboring parcels. If it can be documented that affected neighboring property owners do not oppose a lesser setback, or the Town otherwise makes determination based on reasonable factors that the operation will not create a nuisance, the Town may consider whether to allow a setback less than 1/8 mile.

Objective 2.2:

Encourage voluntary educational activities to help farmers coexist with their neighbors.

Policies:

- 2.21 Public Information Efforts – Publish a bi-annual article in the Town newsletter or other media available to the Town that alerts residents of high activity periods for farmers including spreading manure, night-time operations, farm equipment on local roadways, planting, harvesting, etc.
- 2.22 Communication Between Neighbors – Encourage farmers to notify their neighbors in advance of significant spreading of manure or manure hauling operations.

¹⁰ According to the Wisconsin Towns Association, the Wisconsin Livestock Siting Law (Sec. 93.90 of Wis. Statutes, created by 2003 Wis. Act 235) was designed to facilitate the siting of new and expanded livestock facilities in Wisconsin, yet retain some local government authority over facilities covered by the law. The law provided for Department of Agriculture, Trade, and Consumer Protection (DATCP) authority to develop state standards that would apply to covered livestock facilities. DATCP has developed the rule (ATCP 51) which will become effective May 1, 2006 for most designated livestock facilities, if the local government (town or county) want these livestock facilities to be covered by the state standards.

Agricultural Goal 3: Establish clear criteria for evaluating requests to rezone Exclusive Agricultural parcels.

Objective 3.0:

Define the criteria and review procedure for considering rezoning of any parcels currently under Exclusive Agricultural zoning.

Policies:

- 3.01 Applicable Zoning Ordinances – Any land divided for purposes of building a new single home under the Town’s Land Division and Subdivision Ordinance must be zoned in accordance with relevant zoning requirements (i.e. Dane County or DeForest ETZ).
 - 3.01.1 Zoning for Non-Farm Residential Uses – Proposed new residential uses on an Exclusive Agricultural parcel not related to the existing farm operation may be rezoned to the proper residential zoning classification (based on lot size as defined in the applicable zoning ordinance), not be encumbered as to land uses in any fashion from previous land divisions or rezoning, and reviewed as to its consistency with this comprehensive plan.
 - 3.01.2 Zoning for Farm Related Residential Uses – Proposed new residential uses on an Exclusive Agricultural parcel that are related to the existing farm operation may retain Exclusive Agricultural status if it can be documented that the new residential use is permanently to be used in relation to the existing farm operation by use of a deed restriction or other legally recognized guarantee.¹¹
- 3.02 Single-Family Home Sites and Subdivisions - Proposed new single-family home sites should meet the following criteria:
 - 3.02.1 Siting Based on Land Productivity – A proposed new single-family home site created under the Town Land Division and Subdivision Ordinance should be sited on non-productive or non-tillable land whenever possible. Proposed new home sites located in agricultural preservation areas as identified on the proposed land use map of this comprehensive plan must be at least two acres in size to provide for a reserve septic area.
 - 3.02.2 Minimum Buildable Area – Proposed new home sites (i.e. building area) located in agricultural preservation areas must be at least two acres for installation or provision of reserve septic areas. Land divisions for a single-family residential home site must set aside the remainder of the 75 acres to be permanently protected from future development

¹¹ This policy is intended to offer guidance to the proper zoning authority as to how land use decisions should be evaluated and enforced..

- 3.02.3 Mitigating Impacts to Natural Resources – A proposed new single-family home site should not significantly threaten or affect natural resources, especially groundwater resources.
- 3.02.4 Siting Based on Compatibility with Neighboring Uses – A proposed new single-family home site should be designed or sited in a manner that is compatible with neighboring agricultural uses or adjacent home sites.
- 3.02.5 Impacts Relating to Driveways and Public Roads – A proposed new single-family home site must be sited in such a manner as to not create unnecessary multiple driveways, driveways of excessive length, or the need for new public roadways unless otherwise required to meet the other objectives and policies of this plan.
- 3.02.6 Preference for Grouping Home Sites on Parcels – If a new single-family home site is proposed on a parcel where there is an existing home or homes, it should be located in close proximity to existing homes in such a manner as to minimize impacts on productive agricultural lands whenever reasonable.
- 3.03 Number of Units per Lot Allowed – New residential development is limited to one unit per lot within the Town.
- 3.04 Applicability of Land Division and Subdivision Ordinance to Multiple Single-Family Lot Proposals – Proposed multiple single-family dwellings, lots or residential units (e.g. residential subdivisions) must meet all Town Land Division and Subdivision Ordinance requirements unless proposed in an adopted urban service area. Any proposed development with multiple (more than one) single-family units (or homes) would be limited to one split (or lot) per unit (or home) within agricultural preservation areas, and is limited to one unit (or home) per lot. Multi-Family residential uses are strongly discouraged within the Town, including but not limited to duplexes, tri-plexes, four-plexes, and other multiple-unit residential structures such as apartments, condominiums and zero-lot line town homes.
- 3.05 Utility Availability for Multiple Single Family Lot or Qualified Multiple Single-Family Unit Proposals – Proposals for multiple single-family dwellings, lots or residential units (e.g. residential subdivisions) may only be developed in areas where public sanitary sewer service is readily available and as identified in this comprehensive plan. There are currently two potential multi-unit single-family subdivision developments located directly between existing subdivision developments in the southeast part of the Town at this time (*see the Proposed Land Use Map*).

- 3.06 Fiscal/Economic Impact Analysis – Any proposed residential development that would require a rezoning *may* be required to complete a fiscal/economic impact analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval.¹² Requirements of this analysis will be provided by the Town of Vienna, and will be standardized for all proposed development.
- 3.07 Impacts Relating to Driveways and Public Roads – Any new or expanded development that would require a rezoning must be sited in such a manner as to not create excessive driveways or the need for new public roadways unless 1) the development is part of an approved plat or 2) the development has been sited to meet other objectives and policies of this plan.
- 3.08 Allocation of Splits (e.g. Additional Land Divisions) – If rezoned from Exclusive Agriculture, split restrictions on future development on that parcel(s) will remain with that parcel by default unless otherwise agreed upon by the Town. Specifically, a first owner under this policy would have one split immediately available, and that owner could not utilize any further splits until they had owned the property for 20 years—regardless of how many splits were available under the previous policy. Furthermore, subsequent owners would have to wait the full 20 years to divide off any property for building purpose. (See also 1.03.12 on p. 7)
- 3.08.1 Additional Land Division Restrictions on Parcels - Additional restrictions for future uses may be negotiated as a condition of approval from the Town. Any such restrictions will be recorded on the property deed unless otherwise agreed upon between the landowner and the Town.
- 3.09 Waiver of Split Restrictions – Restrictions on residential splits may also be waived at the discretion of the Town if eliminating such restrictions does not permit development contrary to this land use plan.
- 3.10 General Commercial Uses – Requests for rezoning for general commercial uses will only be considered in the Commercial Development District with the Village of DeForest as identified on the Proposed Land Use Map.¹³
- 3.11 Limited Agriculture Related Commercial Uses – Limited agriculture related commercial uses requiring a rezoning may be considered in other areas of the Town if:
- 3.11.1 Proposed Customer Service Area – The primary market served by such a use is local farmers.

¹² An individual single family home will not be required to conduct a fiscal/economic impact analysis

¹³ Mutual adoption of a joint land use map for this area by both the Town of Vienna and the Village of DeForest is strongly recommended. The Town has currently defined commercial zoning districts within the ETZ area.

- 3.11.2 Compatibility with Agricultural Uses – The proposed use does not disrupt existing agricultural lands operations.
- 3.11.3 Compatibility with Residential Uses – The proposed use does not create a conflict with neighboring residential uses (e.g. excessive traffic, noise, dust, light, etc.).
- 3.11.4 Reuse and Rehabilitation of an Existing Property – The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.
- 3.11.5 Voluntary Restrictions on Business Operations – The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. through a development agreement).
- 3.12 Limited Reuse of Agricultural Buildings - Limited, low-intensity non-agricultural use of existing agricultural related buildings¹⁴ with excess capacity may be permitted without a change in zoning if ¹⁵:
- 3.12.1 Limited Traffic Impacts – The additional use does not generate more than 10 trips per day by persons not directly involved in the farming operation.
- 3.12.2 Restrictions on Outdoor Storage – The additional use does not require outdoor storage of vehicles, or other materials.
- 3.12.3 Compatibility with Residential Uses – The additional use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).
- 3.12.4 Signage – Signage is subject to the following restrictions:
- a) Size – No more than one sign totaling less than 10 square feet is permitted.
 - b) Lighting – No lighting or other electric illumination is permitted.
 - c) Location – The sign must be hung on the building structure where the limited, low-intensity non-agricultural use is located.
- 3.13 Reuse of Inactive Quarry Facilities – Limited reuse/rezoning for an inactive quarry facility may be considered if:

¹⁴ The construction of new buildings for commercial use on agricultural parcels is not permitted, unless the owner rezones the applicable parcel or portion of the parcel.

¹⁵ While the Town does not have the authority to allow a use change without County approval or possibly a County zoning change, the Town does make a recommendation based on the policies of this planning document.

- 3.13.1 Accelerated Reclamation – The quarry facility in question will be reclaimed to a level and schedule mutually agreed to between the Town and the owner prior to the development of the proposed use.
- 3.13.2 Traffic Safety – The location of the proposed use does not adversely impact Town roadways, create unsafe travel conditions, or cause undue maintenance of roadways by the Town without adequate compensation from the owner/operator to the Town.
- 3.13.3 Compatibility with Agricultural Uses – The proposed use does not disrupt existing agricultural lands operations.
- 3.13.4 Compatibility with Residential Uses – The proposed use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).
- 3.13.5 Reuse and Rehabilitation of an Existing Property – The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.
- 3.13.6 Voluntary Restrictions on Business Operations – The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. development agreement).
- 3.13.7 Site Planning and Landscaping – A formal site plan and landscaping plan is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board.
- 3.13.8 Environmental Assessment Requirement – An environmental assessment is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board. (A full environmental impact analysis may be required by the Town Board if the Environmental Assessment (EA) does not satisfactorily address all known and potential environmental concerns.)
- 3.13.9 Cessation of Mining Activity – The petitioner waives the right to conduct any further mineral extraction on the site.
- 3.13.10 Regulatory Measures – The development of the proposed use must follow all applicable Town, County and State ordinances and regulations.
- 3.13.11 Compliance with Comprehensive Plan – The proposed use meets all other requirements outlined in this plan (including the section on Mineral Extraction uses.)

- 3.14 Industrial Uses – No industrial uses are currently designated in the Town Proposed Land Use Plan.
- 3.15 Fiscal/Economic Impact Analysis – Any proposed commercial, industrial or other *non-agricultural* development that would require a rezoning *may* be required to complete a fiscal/economic impact analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval.¹⁶ Requirements of this analysis will be provided by the Town of Vienna and will be standardized for all proposed development.
- 3.16 Impacts Relating to Driveways and Public Roads – Any new or expanded commercial, industrial or other *non-agricultural* development that would require a rezoning must be sited in such a manner as to not create excessive driveways or the need for new public roadways unless 1) the development is part of an approved plat or 2) the development has been sited to meet other objectives and policies of this plan.
- 3.17 Splits After Rezoning – If rezoned from Exclusive Agriculture, split restrictions on commercial development designated in this plan do not remain with that parcel by default. However, the Town may require split restrictions if it is determined that the site may be converted to residential uses in the future, or if farmland preservation efforts would be best served by requiring some degree of limitation on future splits. Such uses would need to be in compliance with other ordinances and policies of this plan. Any restrictions would be negotiated as a part of the approval process.
- 3.18 Mechanism to Document and Track Use Restrictions – Additional restrictions may be negotiated as a condition of approval from the Town. Any such restrictions will be recorded on the property deed unless otherwise agreed upon between the landowner and the Town.

Agricultural Goal 4 (*Mineral Extraction*): Develop additional local siting, nuisance and reclamation restrictions on active and potential quarrying operations with an emphasis on encouraging the reclamation of existing facilities within the Town of Vienna.

Objective 4.0:

Establish a set of local policy guidelines to evaluate new and expanded mineral extraction operations in relation to their impact on the Town, both as an individual site and in conjunction with the total number of approved and open sites within the Town of Vienna.

Policies:

¹⁶ An individual single family home will not be required to conduct a fiscal/economic impact analysis

- 4.01 Evaluation of Proposed Quarry Sites – The Town of Vienna will evaluate any proposed quarry use to see if it is consistent with the Town Comprehensive Plan and neighboring uses.
- 4.01.1 Compatibility with Agricultural Uses – That it is not an activity that will limit the use of surrounding land for agricultural purposes.
- 4.01.2 Compliance with Farmland Preservation Agreement and Regulations – That it is not an activity which will conflict with agricultural operations subject to a farmland preservation agreement (or zoning certificate) on the subject property.
- 4.01.3 Compatibility with Existing or Planned Uses – That it is not an activity that will conflict with 1) existing agricultural operations on other properties, 2) existing or planned residential uses, or 3) existing or planned commercial uses.
- 4.02 Acreage Cap Guideline – The Town of Vienna establishes a policy guideline that no more than **975 acres**¹⁷ be approved for mineral extraction sites within the Town at any one time *unless* the owner/operator of a site enters into a an agreement with the Town of Vienna that address the appearance, access, impacts, potential nuisances, overall safety, and the timely reclamation of proposed sites. *This guideline does not automatically limit the maximum number of open acres nor automatically approve a proposed site that falls within the acreage guideline.*
- 4.03 Regulatory Requirements – All operations must conform to all appropriate federal regulations administered by the Mine Safety and Health Administration (MSHA), the Wisconsin Department of Natural Resources (WDNR) and Dane County
- 4.03.1 Chapter 14 - Erosion Control & Stormwater Management; Chapter 11 - Shoreland and Wetland Regulations; Chapter 10 – Zoning; and Chapter 74 Reclamation of the Dane County Code of Ordinances (DCCO).
- 4.03.2 Chapter 30 - DNR Administrative Code
- 4.03.3 Village of DeForest Extraterritorial Zoning Code
- 4.04 Conditional Use Permit Requirements – All proposed operations must obtain a Conditional Use Permit ("CUP") under the Dane County Zoning Ordinance and/or the Village of DeForest Extraterritorial Zoning Ordinance and must meet the minimum site plan requirements thereof. The operator must secure a CUP for the mineral extraction operation from Dane County or the Village of DeForest (via the ETZ Committee) and must meet all applicable requirements of Dane County or the Village of DeForest and the State of Wisconsin. Proposing operators will be required to meet or exceed all applicable public hearing requirements, including

¹⁷ Based on research from the Town Clerk and Dane County Planning, there are currently 826 approved acres in the Town of Vienna as of March 28, 2005. The Town reserves the right to amend this guideline as necessary. The Town is proposing to use 150 acres as a planned growth figure if the approved figure is amended or updated.

timely notification of the proposed use to neighboring property owners. (Notifying all residents within at least a ½ mile of the proposed mineral extraction site is recommended.)

- 4.05 Application Submittals – A complete copy of the Dane County application or the Village of DeForest Extraterritorial Zoning Application must be submitted to the Town as a part of the conditional use process.
- 4.06 Required Operational Agreement with the Town of Vienna – Any proposed mineral extraction operation may only receive a recommendation for approval at the Town level if the owner/operator of the site enters into a specific operational contractual agreement with the Town of Vienna that addresses appearance, access, potential impacts, potential nuisances, overall safety, and timely reclamation.
- 4.06.1 Emphasis on Reclamation of Existing Sites – Owner/operators with existing sites in the Town of Vienna will be strongly encouraged to address any appearance and reclamation concerns raised by the Town Board or Town Plan Commission with their existing sites within the Town. *The Town reserves the right to consider the status and condition of existing sites when evaluating new or expanded proposals from owner/operators already operating other facilities. Additional screening for existing sites or accelerated reclamation of existing sites is strongly recommended. The Town Plan Commission and Town Board will consider reclamation efforts for existing sites more favorably than mere screening alone.*
- 4.06.2 Agreement as a Condition of Town Approval – Operational agreements between the operator and the Town of Vienna will be required for all new or expanding quarrying operations. Failure to enter into an agreement will result in an unfavorable recommendation from the Town Plan Commission and Town Board to Dane County through the Conditional Use Permit review process.

Objective 4.1:

Establish a set of local policy guidelines that governs what issues must be addressed in any operational contract agreement between the Town of Vienna and an owner/operator of a proposed new or expanded mineral extraction site.

Policies:

- 4.11 Basis of Operational Agreements – Operational agreements between the owner/operator and the Town of Vienna will be based on a set of common guidelines but will be individually negotiated for each new or expanded site.

- 4.11.1 Review of Operational Agreements – Operational agreements will be reviewed on an annual basis unless otherwise agreed upon, and such agreements will be required to be renewed before continued operations will be allowed.
 - 4.11.2 Potential for Additional Requirements – Individual requirements more stringent than established minimums may be negotiated by the Town of Vienna and the owner/operator of the proposed mineral extraction operation as conditions of Town approval of the conditional use permit.
 - 4.11.3 Justification for Conditions and Restrictions in Operational Agreements – The Town of Vienna may place certain conditions and restrictions on proposed uses and operations to protect against any activity that may be considered a nuisance, hazardous, harmful, offensive, or otherwise adverse to the environment and/or town roads, or may be detrimental to the value of the neighborhood or the community, or the public health, safety and general welfare of the community.
- 4.12 Minimum Terms and Covenants – Any agreement required for a recommendation of approval by the Town of Vienna to Dane County must meet or at least address the minimum terms and covenants as outlined as follows:
- 4.12.1 Description of Premises. The legal description of the property to be used as the quarry must be provided and shall include a description of the total size of the property and the total amount of the property subject to mining. There shall be a minimum 150 feet setback from the conditional use permit (CUP) boundary unless otherwise agreed upon from the perimeter of the property where no mining will occur.
 - 4.12.2 Use. The mineral extraction operations to be conducted on the Property shall be clearly defined and may include the removal of rock, gravel, sand, or any other minerals from the earth from excavating, stripping or leveling. These operations include reasonable accessory uses for mineral extraction, including, but not limited to, blasting, crushing, sorting, washing (with settling basins), stockpiling and sale of aggregate material. Specific limitations regarding operating hours for all uses (including accessory uses) shall be defined in the agreement.
 - 4.12.3 Term. The agreement shall commence on the date the CUP is issued by Dane County and shall continue in effect for so long as the CUP is in effect. The agreement shall be reviewed annually unless otherwise agreed upon by the Town Board to insure compliance with its terms. The projected duration of operation shall be included in the agreement.

4.12.4 Description of Operations. The quarry will be used to produce aggregate mineral products for various purposes, including, but not limited to, construction of buildings and roads. The quarry operations will consist of:

- a) Removing topsoil and overburden to form berms at the perimeter of the quarry for the purpose of noise reduction, landscaping and reclamation,
- b) Blasting to loosen rock from the quarry wall,
- c) Crushing of the rock into appropriately sized material to meet government and private contractor specifications,
- d) Washing crushed rock to meet those same specifications,
- e) Stockpiling the crushed rock and other aggregate in accordance with appropriate size and physical characteristics,
- f) Selling and hauling the crushed rock and aggregate from the quarry site and related activities.
- g) Equipment to be used in the quarry operations include earthmovers, bulldozers, loaders, scrapers, trucks, rock drills, blasting equipment, conveyors, dewatering pumps, primary, secondary, and tertiary crushers, sizing and washing equipment, seismographic monitoring equipment and scales. All equipment and their operation shall be screened from view by way of berms, plantings, and/or fencing.

4.12.5 Other Operational Regulations. Regulations regarding specific operations related to this general plan of operations are described as follows:

- a) Blasting. Prior to commencement of any blasting the Town may, at request of operator, inspect all buildings, structures and wells within a pre-determined radius (500 to 1,300 feet recommended) of the perimeter of the property to determine the present condition and quality of the buildings, structure and wells. Inspections shall be conducted by independent qualified inspectors agreeable to the Town selected and paid for by operator. Water quality tests may also be desirable where potential contamination may be an issue for neighboring properties with wells. All blasting shall be conducted in strict accordance with the State of Wisconsin regulations and will be undertaken by licensed blasters. No explosives shall be stored on the quarry site. No blasting will have peak particle velocity that exceeds 0.3 inches per second (unless otherwise agreed upon in writing) when measured in accordance with State of Wisconsin blasting regulations. Blasting will only occur between set hours of operation (8 a.m. and 4 p.m. recommended), Monday through Friday. No blasting will occur on Saturdays, Sundays or legal holidays. Records of blasting shall be made available to the Town upon request. No flyrock may leave the property. Written notice shall be provided to all residents within 500 feet, unless otherwise agreed upon, of the mineral extraction site one week prior to the start of any scheduled blasting sequence. The

operator shall submit to Town of Vienna proof of sufficient liability insurance coverage for any potential damage to structures located within 500 feet of the blast site or as otherwise determined in the agreement between the operator and the Town of Vienna. Sufficient liability insurance coverage shall be defined in the agreement between the operator and the Town. Seismograph testing and blasting records shall be filed with Dane County and copied to the Town of Vienna before the end of each calendar year.

- b) Damage Claims. Any damage caused by quarry operations to buildings, structures and wells shall be subject to compensation by operator in accordance with the procedures identified in the agreement.
- c) Claims Procedures. Any damage to buildings, structures and wells caused by blasting or from quarry operations shall be compensated by operator in accordance with the following procedures:
 - 1. Any claim for damage shall be presented to operator in written form, with a sworn certification, estimate of damage, and request for payment.
 - 2. Operator shall have the right to inspect the building, structure, or well to determine whether, in its own good faith judgment, the damage was caused by quarry operations or blasting.
 - 3. In the event of a dispute, operator shall post 125% of the amount of claimed damage with a bank identified by the Town and the matter shall be referred to the University of Wisconsin-Madison Department of Geological Sciences or other qualified neutral party for determination of the cause of the damage claimed by the property owner. Such determination shall be promptly rendered after presentation. Operator shall pay the claim within five (5) business days of decision if the decision maker determines that blasting or quarry operations caused the damage.
 - 4. In the event of a dispute, operator shall take reasonable steps to mitigate any inconvenience to the property owner pending a decision by the University of Wisconsin-Madison Department of Geological Sciences or other neutral consultant. The non-prevailing party to the dispute shall have the responsibility for payment of all costs and reasonable attorney's fees of the prevailing party and the costs of the University of Wisconsin-Madison Department of Geological Sciences or other qualified neutral consultant incurred in rendering its decision.
- d) Noise. Operator will create a landscaped earthen berm (recommended to be a minimum eight feet in height) around the opened area of the quarry for the purpose of mitigating the noise,

visual and safety concerns of the neighbors. The berms shall be seeded. Operator shall require all trucks entering and leaving the quarry to have proper muffler systems. Noise levels from the mineral extraction operation shall not exceed 75 decibels within 50 feet of the nearest residence unless otherwise agreed upon without obtaining a permit to exceed this sound level from the Town of Vienna. A study of the potential noise that will be generated from the proposed mineral extraction site shall be done by an independent engineer and submitted to the county and the Town Board for approval as a part of the CUP process. In addition to the required use of equipment mufflers and berms, the operator shall use landscaping, walls, etc., to assure that the noise does not exceed the maximum permitted level.

- e) Transportation. Access to the quarry area shall be identified and agreed upon in writing prior to start up of operations. If this road is a Town road, it will be constructed and maintained at a width, capacity and overall design as recommended by the Town Engineer. Any road or intersection improvements required to service this operation (including acceleration and deceleration lanes if deemed necessary) will be improved and maintained at the operator's sole expense in accordance with standards set by Town Engineer¹⁸ or the county highway department to allow for safer truck movements in and out of the quarry. The improvements will be made prior to the commencement of any hauling out of the quarry except for hauling of material necessary to improve the intersection. The entrance road will be paved. Haul roads will be maintained in a dust-free manner in accordance with local, state, and federal regulations. Restrictions on use of Town roads may be placed on the operation, only to be lifted by the Town Board in unusual circumstances. A detailed traffic study will be conducted and submitted to the Town that addresses the effects of trucking on traffic volume, patterns, safety, and roadway capacity on all affected routes within ½ mile of the quarrying operation.
- f) Hours of Operation. Hours of operation for trucking and crushing shall be identified and agreed upon (6:00 a.m. to 4:00 p.m. recommended), not including maintenance time, Monday through Friday. These hours may be expanded with the approval of the Town Board if the quarry operations are being performed for public contracts. Operations on Saturdays, Sundays and nationally recognized holidays are not allowed unless written permission is obtained from the Town Board.

¹⁸ The Town Engineer may require additional maintenance at the owner/operator's expense if it can be documented that the mineral extraction operation has resulted in the road's PASER rating to drop below a score of "7."

- g) Stormwater Control. Stormwater in the opened area of the quarry shall be controlled by use of one or more of the following methods: grading, contouring, berming, landscaping and using detention ponds. Stormwater within the quarry area shall be directed to detention areas. All operations must be in accordance with Dane County stormwater regulations.
- h) Dust Control. Operator will maximize dust control in accordance with local, state and federal regulations. The site's ingress/egress roads shall be paved from the public highway a minimum distance into the site as agreed upon with the Town of Vienna. Dust shall be controlled so that there are no visible emissions at the boundaries of the permitted mineral extraction area. Air monitoring may be required to be conducted at the operation site or at other potentially impacted areas if determined to be necessary by the Town.
- i) Impact on Groundwater. A hydrologic study, done by an independent firm, to provide verification that the mineral extraction operation will not affect the quantity or quality of water in nearby wells, lakes, streams, or wetlands shall be submitted to the Town for comment as a part of the CUP process.

4.12.6 Reclamation Plan. The quarry shall be reclaimed to farming agricultural uses unless otherwise agreed upon in writing by the Town Board. All quarry operations will be developed in sequenced phases and reclaimed as new areas of the quarry are developed as defined in the agreement with the Town. Reclaimed areas shall be covered with overburden and topsoil and shall be seeded as soon as practicable after placement of the topsoil. The quarry shall not have more than an identified and agreed upon acreage opened for mining at any time. A detailed quarry operations plan showing the reclamation pattern must be provided to the Town as a condition of entering an agreement. Topsoil on the property shall remain on-site. Sufficient amounts of overburden shall remain on-site for reclamation needs. A detailed recovery plan that specifically identifies how topsoil and overburden will be managed on-site must be provided as a part of the conditional use permit (CUP) process and application. The reclamation plan must identify what sorts of fill materials are to be utilized on the site. Only materials that will allow the site to return to agricultural use or be sufficient for building purposes will be allowed. Final reclamation of the last opened area shall be finished within one (1) year after all active mining operations have ceased.¹⁹ Operator shall post a bond or letter of credit in an amount equal or exceeding the estimated cost of reclamation as agreed between the operator and the Town of Vienna payable to the

¹⁹ Active mining is defined as the harvesting of in tact mineral deposits, excluding mined materials that are being stored on site. A site shall be considered to be inactive if there has not been more than 30 days of active mining in any given two-year period.

Town of Vienna to insure compliance with the reclamation plan.²⁰ The Town of Vienna may consider effectiveness of previous reclamation activities at other extraction sites within the Town when negotiating terms with owner/operators of multiple sites, including terms on completing acceptable reclamation at these other sites.

- 4.12.7 Permits and Environmental Compliance. Operator shall secure all permits from federal, state and local authorities necessary to open and operate the quarry prior to commencement of any quarry operations. Operator shall be responsible that all permits remain in full force and effect during any quarry operations and for the term of the agreement.
- 4.12.8 Insurance. Operator will secure public liability insurance in an amount to be jointly determined by the operator and the Town naming the Town, its agents, representatives and engineer as an additional insured as the Town's interests may appear during the term of the agreement. Operator shall be responsible for ensuring that insurance coverage remains in full force and effect during any quarry operations and for the term of the agreement.
- 4.12.9 Perimeter Fencing. Operator shall maintain adequate perimeter fencing as required by the Town of Vienna, Dane County, Wisconsin DNR, and Mine Safety and Health Administration (MSHA) regulations. The quarry shall be posted "NO TRESPASSING OR HUNTING" and include signage warning of the quarrying activities on the associated property placed at regular intervals (300 feet is recommended as a maximum). The haul road and any other access roads, shall have a gate securely locked when the quarry is not in operation.
- 4.12.10 Notification of Existence of Quarry. Operator shall supply to the Town written reports describing the nature, extent, location and duration of its activities that the Town shall have available for interested residents and prospective applicants for subdivision approval, zoning approvals or building permits. The burden is on the applicant (i.e. person or persons proposing a new use or building) to identify existing active and approved mineral extraction facilities that may affect a building or development prior to their application. All quarry operators are required to provide the Town a copy of the annual activity and reclamation reports provided to Dane County each year at the time such reports are required to be filed with Dane County. All reports will be available at the Town Hall for public review.

²⁰ These funds must be available at all times for at least 18 months after reclamation is completed. A minimum amount of \$1,500 per acre (above and beyond any amounts required by Dane County) is recommended, unless otherwise agreed upon by the Town.

- 4.12.11 Quarry Advisory Committee. Operator shall participate in the affairs of the Quarry Advisory Committee established by the Town Board. The Quarry Advisory Committee shall advise the Town Board regarding issues that may arise during the term of the agreement. The Quarry Advisory Committee will consist of a Town Board representative, one representative from the property owners or neighboring residents within the predetermined radius of the property, and a Plan Commission representative. The Town Board will select the members of the Committee. The function of the Quarry Advisory Committee is to prepare and make recommendations to the Town Board for: community relations, complaints by area residents concerning quarry impacts, and for initial consideration and recommendations concerning other aspects of quarry operations as they may arise from time to time during the term of the agreement. In addition, if the Quarry Advisory Committee believes that there has been a violation of any term of the agreement, then in such event, the chairperson of the Committee shall give written notice of such violation to the Town Clerk and affected operator(s). Thereafter, the Quarry Advisory Committee will investigate the potential violation and make a report back to the Town Board within thirty (30) days. The Town Board may act on such report as it sees fit; and further, if the Town Board determines that there has been noncompliance with the provisions of the agreement, then the Town Board may proceed with enforcement set forth below. Operator shall reimburse the Town for the expenses of the Quarry Advisory Committee. The Committee will meet once per year or as necessary to address concerns with quarry operations.
- 4.12.12 Enforcement. The Town shall enforce any agreement by the commencement of an action in the Dane County Circuit Court. Prior to commencing such action, the Town Board shall give the operator thirty (30) days' advance written notice of any alleged default under the agreement, and the operator shall have the right to cure such alleged default within such thirty (30) day period or within such other periods of time as the parties may mutually agree. If the alleged default is not cured, the Town Board is entitled to seek such equitable or other relief as it may deem appropriate, including, but not limited to, its actual costs and attorney's fees. This section is solely for the benefit of the parties to the agreement.
- 4.12.13 Right of Inspection. The Town Board and/or Quarry Advisory Committee shall have the right to periodically inspect the property during normal business hours upon reasonable advance notice to operator. Such inspection will be carried out by the Town Engineer or other designee of the Town Board and will not disrupt quarry operations. The inspecting agent will observe all safety procedures as specified by operator. A representative of the operator may be present during any such inspection.

- 4.12.14 Indemnification. In the agreement between the operator and the Town, the operator shall agree to indemnify and save harmless the Town, its agents, representatives, board members, officers, Town Engineer, and employees from any and all liability, loss or damage²¹, costs, attorneys' fees and expense that the Town or its agents, representatives, board members, officers, Town Engineer, and employees suffer as a result of any proceeding, action or claim against the Town arising in any way out of the operation or use of the mineral extraction site. The operator's agreement to the indemnification in this section of the agreement shall run with the mineral extraction site and be perpetual. The operator may be required to include adequate insurance to cover this indemnification obligation.
- 4.12.15 Waiver. No waiver of any breach of the agreement shall be held to be a waiver of any other subsequent breach. The failure of the Town to enforce at any time any of the provisions of the agreement, or to exercise any option which is herein provided, or to require any time performance by operator of the provisions hereof shall be in no way construed to be a waiver of such provision, nor in any way affect ability of the agreement or any part thereof or the right of the Town to thereafter enforce each and every provision.
- 4.12.16 Severability. If any portion of the agreement is held invalid, the remainder of the agreement shall not be affected thereby.
- 4.12.17 Recording. It is understood that the agreement may be recorded with the Dane County Register of Deeds.
- 4.12.18 Effective Approval. Approval and adoption of the agreement by the Town does not constitute approval or disapproval by the Town of the mineral extraction site, the need for the site, and/or the feasibility or method of operation. The parties acknowledge that Dane County or the Village of DeForest is vested with the final decision-making authority as to whether to grant a Conditional Use Permit for mineral extraction, dependent upon whether or not the proposed site is in or out of the Extraterritorial Jurisdiction of the Village of DeForest.
- 4.12.19 Applicable Law. The agreement shall be interpreted according to the laws of the State of Wisconsin.
- 4.12.20 Conflict. In the event there is any conflict between the terms and conditions of the agreement with the Conditional Use Permit issued by the county, the terms and conditions of the Conditional Use Permit shall prevail and control.

²¹ Whether caused in whole or in part by the negligent act of omission by the Town together with its agents, representatives, board members, officers and employees.

4.12.21 Required Escrow Amounts. The Town of Vienna reserves the right to require stand alone escrow deposits from the owner/operator.

- a) Landscaping – A minimum dollar amount²² may be required to ensure that landscaping plants and trees survive after planting and that other landscaping work is completed. The Town can utilize these funds for this purpose at its discretion. The Town of Vienna will hold this amount for 18 months after completion of all landscaping as required in an adopted landscaping plan for the quarry site. The Town Engineer shall make a determination when landscaping as been completed. At the end of this 18-month period, any remaining funds will be returned to the operator. If no problems occur with required landscaped areas, the full amount will be returned to the operator. Specific landscaping plans and requirements will be incorporated into an agreement between the operator and the Town.
- b) Roadway Maintenance – Operators may be required to make capacity improvements to Town roads prior to approval of the proposed facility if the Town Engineer determines that the current road capacity is inadequate. All improvements will be made at the sole cost of the operator. In addition, a minimum dollar amount per affected mile of Town road as determined by the Town Engineer may be required for operations that utilize Town roadways.²³ The Town may utilize these funds for this purpose at its discretion. This amount will be held for one (1) year after the Town of Vienna approves final reclamation. At the end of this one-year period, any remaining funds will be returned to the owner/operator. If no problems occur with affected Town roads or associated right of way, the full amount will be returned to the operator. Specific amounts for improvements or maintenance will be incorporated into an agreement between the operator and the Town.

²² A minimum of \$10,000 is recommended. The final amount should be based on anticipated landscaping costs.

²³ A PASER rating of 7 will be the standard utilized to evaluate the condition of affected roadways.

Element 2 - Housing Goals, Objectives and Policies

(NOTE: These goals, objectives and policies refer to areas designated as “Single Family Residential” on the Proposed Land Use Maps. Specific land use related policies are defined in the Land Use Element. Currently, only a limited amount of infill development is identified on the proposed land use map. This does not preclude future amendments being proposed or added under this section, and therefore serves as a placeholder if such amendments occur.)

Housing Goal 1: Continue to maintain the Town’s rural character through the preservation of agriculture and the discouraging of housing development that conflicts or could conflict with agriculture. *(See Agricultural Section of this Plan)*

Objective 1.0:

Emphasize the preservation of agriculture as the primary land use in the Town of Vienna through the enforcement of state statutes, county zoning ordinances and Town Land Division and Subdivision regulations. *(See Agricultural Section of this Plan)*

Policies:

- 1.01 Applicability of the Town Land Division and Subdivision Ordinance –Update and maintain the Town’s Land Division and Subdivision Ordinance as the primary tool to control residential development within the Town. *(See Agricultural Section of this Plan)*
- 1.02 Review of Proposals for a New Single-Family Home Site – Requests for single-family homes will be evaluated on a case-by-case basis in accordance with the policies defined in this plan as well as Town ordinances.
- 1.03 Location of Proposed Residential Uses – Residential uses in agricultural areas are only allowed within the guidelines of this plan and its maps, the regulations of this zoning classification, any associated encumbrances on a parcel from previous land division or rezoning, and the Town Land Division and Subdivision Ordinance²⁴.
- 1.04 Density Policy for Agriculture Preservation Areas – Within Agricultural Preservation areas that are outside of approved urban service areas, limit non-farm residential development to a maximum density of one unit per 75 contiguous acres. Enforcement of this policy will be primarily achieved through the Town of Vienna Land Division and Subdivision Ordinance, and other policies of this comprehensive plan. (Also see the Agricultural Element of this plan.) Implementation of this policy will be primarily achieved through a combination

²⁴ The Town Land Division and Subdivision Ordinance supersedes the Exclusive Agricultural Zoning lot size requirements so long as it remains more restrictive than county regulations.

of A-1 Exclusive Agriculture zoning, and enforcement of the Town of Vienna Land Division and Subdivision Ordinance.²⁵

1.04.1 Exemptions from Density Policy in Agricultural Preservation Areas –

Immediate family members are permitted to divide off a lot or parcel for purposes of building a home without meeting the minimum acreage requirement through December 31, 2008. After this date, all persons wishing to divide or subdivide land in an Agricultural Preservation area must meet all requirements of the Town's density and tenure policies. Enforcement of these policies will be primarily achieved through the Town of Vienna Land Division and Subdivision Ordinance.

1.04.2 Related Definitions and Split Policies for Ag Preservation Areas – Please see the Agricultural Element of this Plan for additional information.

1.05 Density Policy for Urban Service Areas – Densities within existing urban service areas or limited urban service areas shall be consistent with existing development within the Urban Service Area, and will be subject to the applicable zoning ordinance (either Dane County Zoning Ordinance or Village of DeForest ETZ Ordinance), the ability to connect to public sanitary utilities, and overall compatibility with existing uses within the area.

1.06 Tenure Policy – Within Agriculture Preservation areas, require that a property owner must own his/her property for a minimum of 20 years prior to the date of application for a rezone or a land division before being able to divide off a parcel, building site with associated preservation area, or lot under density policies of this plan. Enforcement of this policy will be primarily achieved through the Town of Vienna Land Division and Subdivision Ordinance. Areas within designated urban service areas are not subject to the Town of Vienna Land Division and Subdivision Ordinance.

1.06.1 Exemptions from the Tenure Policy – The tenure policy does not apply to the following situations:

- a) Separation of existing farm buildings from the primary residence would be exempt from this policy.
- b) This tenure policy would not be applicable in approved urban service areas or limited urban service areas.
- c) Available splits for immediate family members may be proposed through December 31, 2008.

1.07 Zoning for Farm Related Residential Uses – The applicable zoning classification for rural residential uses within agricultural areas that are outside of the

²⁵ The land division and subdivision ordinance does not apply to approved urban service areas. See Housing Element for details.

extraterritorial zoning jurisdiction of the Village of DeForest is the Exclusive Agriculture classification of the Dane County Zoning Ordinance. The applicable zoning ordinance within the extraterritorial zoning jurisdiction of the Village of DeForest is the adopted ETZ Ordinance.

- 1.08 Zoning for Non-Farm Residential Uses – The applicable zoning classifications for non-farm related residential uses outside of the extraterritorial zoning jurisdiction of the Village of DeForest is the Rural Housing (RH) and Residential (R) Districts of the Dane County Zoning Ordinance²⁶ The applicable zoning ordinance within the extraterritorial zoning jurisdiction of the Village of DeForest is the adopted ETZ Ordinance. The appropriate zoning category for the proposed use will be based upon whether or not urban services are available (namely water and sewer) or adequate soils for septs and well-drilling are available, the area is not encumbered as to future land uses in any fashion from previous land divisions or rezoning, and the proposed use is compatible with existing uses in the area.
- 1.09 Locations of New Subdivisions – There are currently two potential single-family residential subdivision developments located directly between existing single-family subdivision developments in the southeast part of the Town at this time (*see the Proposed Land Use Map*). No other areas have been identified as this time.

Housing Goal 2: Reduce and eliminate the potential for land use conflicts between farm and residential uses.

NOTE: Some goals, objectives, and policy recommendations in this plan may be impacted by or subject to statewide livestock operation siting requirements.

Objective 2.0:

Encourage the location, siting, and design of any new residential development to be conducted in a manner that does not conflict with neighboring uses.

Policies:

- 2.01 Access to Sanitary Sewer Services – Multiple dwellings, lots or residential units (e.g. residential subdivisions) may only be developed in areas where public sanitary sewer service is readily available.
- 2.02 Use of Adequate Buffers Between New Residential Uses and Existing Agricultural Uses – Any new residential development is responsible for providing an adequate buffer on its property between itself and existing farm operations. (Existing farms are not responsible for providing a buffer on their property to aide new residential development on adjacent properties.)

²⁶ A two-acre lot size is required to ensure adequate area for a septic system, and only one unit is permitted for each lot.

- 2.03 Siting of Residential Uses Away from Livestock Facilities – Discourage new residential uses from being built within ¼ mile of an existing livestock operation or manure storage facility.
- 2.04 Rezoning of Exclusive Agricultural Parcels – Any residential uses requested to be located in an area zoned Exclusive Agriculture must be done in accordance with appropriate zoning regulations and Town subdivision regulations, including single-family homes.
- 2.05 Preserving Large Agricultural Parcels – Larger agricultural parcels are to be maintained as much as possible when siting residential development in an agricultural area.
- 2.06 Maintaining Buffers Between Wetlands and Residential Uses – Maintain buffers between existing wetlands and residential uses.
- 2.07 Maintaining Wetlands as Buffers from Other Natural Areas – Utilize existing wetlands as buffers between uses and as natural habitat for wildlife.
- 2.08 Preserving Woodlands as Resource Areas – Preservation of woodlands as groundwater recharge areas and erosion control areas are encouraged wherever feasible when siting new residential development.
- 2.09 Siting Based on Productivity and Compatibility – Any proposed residential development in a primarily agricultural area meeting subdivision requirements should be located on non-productive, non-tillable land that does not significantly threaten or affect natural resources, neighboring properties, existing farm operations, or public safety whenever feasible.

Objective 2.1:

Encourage the siting of residential uses in a manner that is compatible with existing or potential intensive agricultural uses (e.g. livestock operations and manure storage facilities).

Policies:

- 2.11 Preserve large, contiguous parcels to allow for potential intensive agricultural uses where feasible and appropriate.
- 2.12 See Agricultural Element of this plan for specific siting recommendations for livestock facilities and residential uses within proximity to each other.

Housing Goal 3: Establish clear criteria for evaluating requests to rezone Exclusive Agricultural parcels for residential uses.

Objective 3.0:

Define the criteria and review procedure for rezoning any parcels currently under Exclusive Agricultural zoning.

Policies:

- 3.01 Applicable Zoning Ordinances – Any land divided for purposes of building a new single home under the Town’s Land Division and Subdivision Ordinance must be zoned in accordance with relevant zoning requirements (i.e. Dane County or DeForest ETZ).
 - 3.01.1 Zoning for Non-Farm Residential Uses – Proposed new residential uses on an Exclusive Agricultural parcel not related to the existing farm operation shall be rezoned to the proper residential zoning classification (based on lot size as defined in the applicable zoning ordinance), not be encumbered as to land uses in any fashion from previous land divisions or rezoning, and reviewed as to its consistency with this comprehensive plan. Such a rezoning shall be in accordance with Town and County procedures and requirements.
 - 3.01.2 Zoning for Farm Related Residential Uses – Proposed new residential uses on an Exclusive Agricultural parcel that are related to the existing farm operation may retain Exclusive Agricultural status if it can be documented that the new residential use is permanently to be used in relation to the existing farm operation by use of a deed restriction or other legally recognized guarantee.
- 3.02 Single-Family Home Sites and Subdivisions - Proposed new single-family home sites should meet the following criteria:
 - 3.02.1 Siting Based on Land Productivity – A proposed new single-family home site created under the Town Land Division and Subdivision Ordinance should be sited on non-productive or non-tillable land whenever possible. Proposed new home sites located in agricultural preservation areas as identified on the proposed land use map must be at least two acres in size for installation or provision of reserve septic areas.
 - 3.02.2 Minimum Buildable Area – Proposed new home sites (i.e. building area) located in agricultural preservation areas must be at least two acres in size for installation or provision of reserve septic areas. Land divisions for a single-family residential home site must set aside the remainder of the 75 acres to be permanently protected from future development.

- 3.02.3 Mitigating Impacts to Natural Resources – A proposed new single-family home site should not significantly threaten or affect natural resources, especially groundwater resources.
- 3.02.4 Siting Based on Compatibility with Neighboring Uses – A proposed new single-family home site should be designed or sited in a manner that is compatible with neighboring agricultural uses or adjacent home sites.
- 3.02.5 Impacts Relating to Driveways and Public Roads – A proposed new single-family home site must be sited in such a manner as to not create unnecessary multiple driveways, driveways of excessive length, or the need for new public roadways unless otherwise required to meet the other objectives and policies of this plan.
- 3.02.6 Preference for Grouping Home Sites on Parcels – If a new single-family home site is proposed on a parcel where there is an existing home or homes, it should be located in close proximity to existing homes in such a manner as to minimize impacts on productive agricultural lands whenever reasonable.
- 3.03 Number of Units per Lot Allowed – New residential development is limited to one unit per lot within the Town.
- 3.04 Applicability of Land Division and Subdivision Ordinance to Multiple Single-Family Lot Proposals – Proposed multiple (more than one) single-family dwellings, lots or residential units (e.g. residential subdivisions) must meet all Town Land Division and Subdivision Ordinance requirements unless proposed in an adopted urban service area. Any proposed development with multiple (more than one) single-family units (or homes) would be limited to one split per unit (or home) within agricultural preservation areas, and is limited to one unit (or home) per lot. Multi-Family residential uses are strongly discouraged within the Town, including but not limited to duplexes, tri-plexes, four-plexes, and other multiple-unit residential structures such as apartments, condominiums and zero-lot line town homes
- 3.05 Utility Availability for Multiple Single Family Lot or Qualified Multiple Single-Family Unit Proposals – Proposals for multiple single-family dwellings, lots or residential units (e.g. residential subdivisions) may only be developed in areas where public sanitary sewer service is readily available and as identified in this comprehensive plan. There are currently two potential multi-unit single-family subdivision developments located directly between existing subdivision developments in the southeast part of the Town at this time (*see the Proposed Land Use Map*).
- 3.06 Fiscal/Economic Impact Analysis – Any proposed residential development that would require a rezoning *may* be required to complete a fiscal/economic impact

analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval.²⁷ Requirements of this analysis will be provided by the Town of Vienna, and will be standardized for all proposed development.

- 3.07 Impacts Relating to Driveways and Public Roads – Any new residential development that would require a rezoning must be sited in such a manner as to not create excessive driveways or the need for new public roadways unless 1) the development is part of an approved plat or 2) the development has been sited to meet other objectives and policies of this plan.
- 3.08 Allocation of Splits – If rezoned from Exclusive Agriculture, split restrictions on future development on that parcel(s) will remain with that parcel by default unless otherwise agreed upon by the Town.
 - 3.08.1 Additional Restrictions on Parcels - Additional restrictions may be negotiated as a condition of approval from the Town. Any such restrictions will be recorded on the property deed unless otherwise agreed upon between the landowner and the Town.
 - 3.08.2 Waiver of Split Restrictions – Restrictions on splits may also be waived at the discretion of the Town if eliminating such restrictions does not permit development contrary to this land use plan.

Housing Goal 4: Work with neighboring jurisdictions to identify the future development of Smart Growth areas for residential development.

Objectives and Policies:

- 4.01 Smart Growth Areas for the Town – Preserve agriculture and limit residential development in the Town of Vienna as described in previous sections of this plan. (Housing development is not actively promoted within the Town)
- 4.02 Affordable Housing Policy – Work with neighboring municipalities to plan for opportunities for a range of affordable homes for all incomes, ages, and persons with special needs. (The provision of housing alternatives for a wide array of needs is best addressed in urbanized areas with public utility access.)
- 4.03 Jointly Plan for Higher Density Housing with Neighboring Municipalities – Work with neighboring municipalities to plan for opportunities for the development or redevelopment of low-income and moderate income housing in urbanized areas with public utility access. (Both Waunakee and DeForest currently have phasing limits on new housing units.)

²⁷ An individual single family home will not be required to conduct a fiscal/economic impact analysis

- 4.04 Encourage Care of Local Housing Stock – Create and publish an article in the Town newsletter or other media available to the Town to inform residents of resources on home rehabilitation and maintenance.

Element 3 - Economic Development Goals, Objectives and Policies

(NOTE: These goals and objectives refer to areas designated as "Highway Commercial" and "Light Industrial/Warehousing" on the Proposed Land Use Maps. Specific land use related policies are defined in the Land Use Element.)

Economic Development Goal 1: Continue to maintain the Town's rural character through the selective location of light industrial or commercial uses that do not conflict with existing agricultural uses.

Objective 1.0:

Attract and retain the types of industrial and commercial uses that meet the priorities of the Town, targeting the 1-39/90/94 interchange area.

Policies:

- 1.01 Desired Characteristics of Commercial Uses - Proposed commercial or industrial uses must do the following:
 - 1.01.1 Compatibility - Maintain a high degree of compatibility with existing uses.
 - 1.01.2 Sustainability - Maintain a sustainable revenue to cost ratio over the long term.
 - 1.01.3 Mitigation of Potential Negative Impacts - Minimize potential negative impacts on the surrounding community.
 - 1.01.4 Enhancement of Tax Base - Create sufficient tax base.
 - 1.01.5 Enhancement of the Local Economic Base - Diversify and stabilize the local economic base.
- 1.02 Utility Access for Interchange Area - Any proposed larger commercial and light industrial uses should be located in the Town in those areas designated for development in proximity of the I-39/90/94 interchange and connected to public utilities. These uses may include but are not limited to warehousing uses, professional offices, and light manufacturing.
- 1.03 Compatibility with Existing Uses - Proposed commercial and light industrial uses within the Town in the immediate area of the 1-39/90/94 interchange should be located and designed in a manner that will not adversely impact the value or use potential for commercial uses on adjacent properties.

- 1.04 Design Standards - Development in this area should be subject to a minimum design standard to help enhance the value of such developments and to help maintain a minimum level of aesthetic coordination. Note: The Village of DeForest ETZ ordinance contains specific development design standards that are required. A development within this ETZ is also subject to any additional standards included in any commercial or developer plat covenants.
- 1.05 Regional Market Uses - Highway commercial uses targeted for regional traffic such as restaurants, hotel/conference center, and a water park would be permitted if compatibility with the rest of the area can be assured.
- 1.06 High Traffic Uses - Any proposed uses that have the potential for significant traffic generation should be located in a manner as to minimize the impact on the Town.
- 1.07 Local Market Uses - Compatible, low impact commercial uses that primarily serve Town residents and the Village of DeForest will be encouraged to locate in area around the 1-39/90/94 interchange as designated on the Proposed Land Use Map.
- 1.08 Reuse of Inactive Quarries - Limited reuse/rezoning for commercial uses in an inactive quarry facility may be considered if:
 - 1.08.1 Accelerated and Completed Reclamation - The quarry facility in question will be reclaimed to a level and schedule mutually agreed to between the Town and the owner prior to the development of the proposed use.
 - 1.08.2 No Impact to Town Transportation Infrastructure - The proposed use will not 1) damage affected Town roadways, 2) cause excessive maintenance, or 3) require existing Town roads to be redesigned and new improvements constructed due to high traffic or use by heavy vehicles.
 - 1.08.3 Compatibility with Existing Agriculture - The proposed use does not disrupt existing agricultural lands operations.
 - 1.08.4 Compatibility with Existing Residential Uses - The proposed use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).
 - 1.08.5 Exhaustion or Non-Feasibility of Other Alternative Uses - The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.
 - 1.08.6 Limited Operation of Proposed Commercial Use - The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. development agreement)

- 1.08.7 Presentation of Site Plan for Town Approval - A formal site plan and landscaping plan is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board.
- 1.08.8 Environmental Assessment or Impact Studs - An environmental assessment is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board. (A full environmental impact analysis may be required by the Town Board if the Environmental Assessment (EA) does not satisfactorily address all known and potential environmental concerns.)
- 1.08.9 Cessation of Mineral Extraction Activities - The petitioner waives the right to conduct any further mineral extraction on the site.
- 1.09 Agricultural Related Commercial Uses - Limited agriculture related commercial uses requiring a rezoning may be considered in other areas of the Town if:
 - 1.09.1 Local Market/Customer Base - The primary market served by such a use is local farmers.
 - 1.09.2 Compatibility with Existing Agriculture - The proposed use does not disrupt existing agricultural lands operations.
 - 1.09.3 Compatibility with Existing Residential Uses - The proposed use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).
 - 1.09.4 Exhaustion or Non-Feasibility of Other Alternative Uses - The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.
 - 1.09.5 Limited Operation of Proposed Commercial Use - The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. through a development agreement)
 - 1.09.6 Agricultural Enterprise Area – The agricultural business is located within a designated agricultural enterprise area.
- 1.10 Regulatory Standards - The development of the proposed use must follow all applicable Town, county and state ordinances and regulations.
- 1.11 Marketing for the Area - The Town will continue to work with the Village of DeForest Chamber of Commerce and the Village of DeForest as the primary marketing agencies to promote the development of the lands surrounding the 1-39/90/94 interchange.

- 1.12 Joint Planning of Interchange Commercial District - The Town proposes to work with the Village of DeForest and the Extraterritorial Zoning Committee to define the most appropriate commercial uses for the interchange area through a joint land use planning process and to implement the most appropriate land use controls to protect the integrity of this development area.
- 1.13 Fiscal/Economic Impact Analysis - Any proposed commercial development that would require a rezoning *may* be required to complete a fiscal/economic impact analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval.²⁸ Requirements of this analysis will be provided by the Town of Vienna, and will be standardized for all proposed development.

²⁸ An individual single-family borne will not be required to conduct a fiscal/economic impact analysis

Element 4 - Utility & Community Facility Goals, Objectives and Policies

Utility and Community Facility Goal 1: Continue to cost effectively maintain the Town's infrastructure at a level of service desired by Town residents, farmers and businesses.²⁹

Objective 1.0:

Provide reasonable access to adequate and safe water for drinking and fire protection.

Policies:

- 1.01 Protection of Groundwater – Restrict or prohibit any land uses that could damage or threaten groundwater supplies.
- 1.02 Maintain Groundwater Testing Program – Maintain the Town's groundwater testing program to monitor for possible contamination (e.g. atrazine) and to protect drinking water supplies.
- 1.03 Cooperate on Preserving Firefighting Capabilities in the Commercial District – Continue to work with the Village of DeForest to ensure adequate service and fire protection flows to those areas (i.e. commercial districts) within the Town near the I-39/90/94 interchange.
- 1.04 Monitoring and Maintenance of Existing Private Wells – Ensure that existing private wells are properly maintained and monitored through inspections as necessary.
- 1.05 Proper Installation of New Private Wells – Ensure that new private wells are properly installed according to Wisconsin DNR and Dane County regulations through inspections.
- 1.06 Utility District No. 1 Public Water Service - Continue to provide public water service in Utility District No. 1 and plan for the potential future expansion of Utility District No. 1 and the Town's urban service area to appropriate areas as consistent with the comprehensive plan.
- 1.07 Establishment of New or Expanded Urban Service Areas – Any proposed new or expanded urban service areas or limited urban service areas must be addressed as a formal amendment to this comprehensive plan. Such areas may not be submitted or approved until the Town Comprehensive Plan is formally updated and amended to incorporate such areas on the Proposed Land Use Map, and appropriate policies for the location, capacity and need for the expansion of services has been incorporated into the proposed amendment to this plan. The

²⁹ Utility District No. 1 is serviced with water from the Village of DeForest and sanitary service by the Town of Vienna.

Utility District No. 2 is currently serviced with sanitary sewer from the Town of Vienna, and there are not currently any plans to service this area with water during the life of this plan (20 years).

formal adoption/amendment process identified in this plan must be followed to consider and potentially approve a formal amendment to this plan.

Objective 1.1:

- Provide reasonable access to adequate and safe disposal of wastewater and management of stormwater throughout the Town.

Policies:

- 1.11 Protection of Groundwater – Restrict or prohibit land uses that could threaten groundwater supplies.
- 1.12 Mandatory Connection to Public Sanitary System – Require uses of any significant density or intensity in the area of the I-39/90/94 interstate area to connect to the Town sanitary system.
- 1.13 Consistency with Comprehensive Plan – Encourage the development of residential subdivisions or commercial areas (as defined in the Town ordinance) that are consistent with the comprehensive plan, which includes requiring such developments to connect to public sanitary facilities.
- 1.14 Coordination with Dane County on Septic Inspections – Dane County should continue to ensure that existing private septic systems are adequately maintained and inspected on a regular basis and that new private septic systems are designed, constructed, and inspected according to Wisconsin DNR and Dane County regulations.
- 1.15 Coordination on Stormwater Management Enforcement – Work with other jurisdictions as necessary to enforce the Dane County Stormwater Management and Erosion Control Ordinances.
- 1.16 Utility District No. 1 Public Sanitary Service - Continue to provide public sanitary service in Utility District No. 1 and No. 2 and plan for the potential future expansion of Utility District No. 1 and No. 2, along with the Town's urban service areas to appropriate areas as consistent with the comprehensive plan.
- 1.17 Establishment of New or Expanded Urban Service Areas – Any proposed new or expanded urban service areas or limited urban service areas must be addressed as a formal amendment to this comprehensive plan. Such areas may not be submitted or approved until the Town Comprehensive Plan is formally updated and amended to incorporate such areas on the Proposed Land Use Map, and appropriate policies for the location, capacity and need for the expansion of services has been incorporated into the proposed amendment to this plan. The formal adoption/amendment process identified in this plan must be followed to consider and potentially approve a formal amendment to this plan.

Utility and Community Facility Goal 2: Continue to cost effectively maintain the Town's public services desired by Town residents and businesses.

Objective 2.0:

Work with neighboring jurisdictions, special districts and other providers to ensure Town residents, farmers and businesses receive adequate service levels.³⁰

Policies:

- 2.01 Emergency Services Coordination – Continue to work with neighboring municipalities and Dane County to continue to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses and review service provision levels with the appropriate agency once per year or sooner if necessary.
- 2.02 Solid Waste Disposal and Recycling – Annually review levels of service provided by the contracted solid waste disposal and recycling carrier and meet with them to address any concerns raised by residents or local businesses (currently contracted to a private provider: Green Valley Disposal).
- 2.03 Utility Corridors and the Town Plan – Actively participate in the planning and siting of any major transmission lines for electricity or natural gas. In the event that major transmission lines for electricity or natural gas are being proposed, work with potentially affected landowners and jurisdictions to determine if such lines can be run through the Town safely and in a manner that will not overly disrupt life in the Town. (If such an area is identified and approved, these areas should be identified on the Town Proposed Land Use Map through a formal amendment to this plan.)
- 2.04 Siting of Major Utility Facilities – Major power production facilities, substations, lines or other related facilities should be located in an area away from significant residential uses, high traffic area, and major livestock operations whenever possible.
- 2.05 Telecommunications Towers – No new telecommunications tower shall be located within the Town of Vienna without the owner/operator entering into an agreement with the Town that addresses the use, design, site location, overall safety and potential impacts to the Town and neighboring jurisdictions of such a facility. Note: If such an area/use is identified and approved, these areas should be identified on the Town Proposed Land Use Map through a formal amendment to this plan. While the Town may not be able to fully regulate the location of such uses, their siting and location can affect other land use decisions.

³⁰ These policies are advisory in nature, and should be tracked for progress. If actions are not completed in the identified time frame, such policies should be amended to reflect when they might be achieved.

- 2.06 School Facilities – Continue to work with overlapping school districts to provide high quality educational facilities for Town residents.
- 2.07 Public Libraries – Work with neighboring jurisdictions to maintain and improve access to public library facilities for Town residents through mobile or “traveling” collections.
- 2.08 Recreational Facilities and Preserve Areas – Evaluate the need for recreational or natural preserve areas in the Town of Vienna and work with the Wisconsin DNR and Dane County as necessary to develop and maintain these areas if established. (NOTE: If such an area is identified and approved in the future, these areas should be identified on the Town Proposed Land Use Map.)
- 2.09 Special Needs Care Facilities – Work with neighboring jurisdictions to conduct a formal survey on the need for public and private special care facilities such as day care or health care facilities.
- 2.10 Cemeteries – Revisit the need for additional cemeteries within the Town with local churches and neighboring municipalities.

Objective 2.1:

Evaluate the condition of the Town Hall, garage and associated equipment to ensure that it will continue to meet Town needs.

Policies:

- 2.11 Schedule a Facility Needs Assessment – Conduct a formal facilities needs assessment.
- 2.12 Continue Capital Improvement Planning – Maintain and fund the Town’s capital replacement program for maintenance vehicles and equipment.
- 2.13 Review of Proposed Major Capital Equipment Purchases - Continue to utilize the Town of Vienna Equipment Committee as the principal review resource for the Town Board to make major capital equipment purchases.

Element 5 - Transportation Goals, Objectives and Policies

Transportation Goal 1: Continue to cost effectively maintain the Town's road infrastructure at a level of service desired by Town residents and businesses.

Objective 1.0:

Provide reasonable access to an adequate and safe public transportation system for all residents, farmers, and businesses.

Policies³¹:

- 1.01 Coordination of Park and Ride Maintenance – Work with the Wisconsin Department of Transportation to formalize the arrangement of the Town's maintenance of the existing park and ride facility³² and to coordinate the design of proposed neighboring uses to maintain the facility's compatibility with those uses.
- 1.02 Transportation Alternatives for Disabled Residents – Publicize the availability of assistance for disabled Town residents through the Town newsletter and continue to rely on neighboring urban areas and regional programs to provide transportation access for disabled residents.
- 1.03 Coordination of Bicycle Planning – Review and comment on any updates to proposed bicycle routes through the Town of Vienna planned by Dane County or the Madison Area Metropolitan Planning Organization (MPO).
- 1.04 Incorporation of Pedestrian Planning – Incorporate adequate walking areas in between proposed commercial uses in the I-39/90/94 interchange area that connect to the Village of DeForest.
- 1.05 Designation of Truck Routes – Continue to designate weight restrictions and truck routes for quarrying operations as well as in the proposed commercial area around the I-39/90/94 interchange area.
- 1.06 Protection of Town Roads – Encourage traffic patterns that do not increase traffic on Town roads unnecessarily.
- 1.07 Coordination of North Mendota Parkway Planning – Work with Dane County and the Madison Area Metropolitan Planning Organization to plan and implement a North Mendota Parkway corridor that is not located any further north than STH 19.

³¹ Two rail lines cross the far southwest and northeast corners of the Town and do not have any notable impact on the Town. There are no airport facilities within the Town of Vienna. The Dane County Regional Airport is 5 miles from the Town boundary, but no impacts are anticipated at this time. No actions regarding these facilities were proposed.

³² The Town currently mows the area and empties trash receptacles on a regular basis.

- 1.08 Coordination of Improvements to County Highways – Stay apprised of Dane County’s efforts to maintain and improve CTH I and CTH V as necessary, and discuss CTH V near the I-39/90/94 interchange area if development accelerates here.
- 1.09 Continue Implementation of Town Driveway Ordinance – Continue to implement the Town driveway ordinance to minimize the amount of access points onto Town roads.
- 1.10 Continue to Maintain Condition Standards for Town Roadways – Maintain an average PASER rating of 7 for all Town roads and establish and prioritize future road projects based on the applicable PASER score.³³
- 1.11 Joint Planning of Roads that Cross Jurisdictions – Work with neighboring municipalities to plan, construct and maintain those roadways that affect both jurisdictions.
- 1.12 Maintain Town Culvert and Ditch Program – Maintain the Town’s culvert and ditch inspection program and implement culvert replacements and grading of ditches on Town roadways as needed on an annual basis.
- 1.13 Schedule Easy St. Bridge Replacement – Replace the Easy Street bridge by 2008.

³³ The current average annual Town expenditure for road improvements and maintenance is about \$180,000 and is intended to maintain roads at a 6.5 to 7 PASER rating annually.

Element 6 - Natural Resource Goals, Objectives and Policies

Natural Resource Goal 1: Promote compatibility between agricultural uses, commercial development efforts, natural areas and environmental corridors within the Town of Vienna as identified in this plan.

Objective 1.0:

Consider the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial and intensive agricultural uses.

Policies:

- 1.01 Compatibility with Threatened and Endangered Species – Discourage potential uses that would have an impact on documented threatened and endangered species.
- 1.02 Encroachment on Wetlands and Floodplains - Direct any new development to locate in a manner that does not encroach upon or impact delineated wetlands or floodplains.
- 1.03 Enforcement of Water Quality Regulations – Work with Dane County to enforce water quality standards for both surface water (rivers and streams) and groundwater through its stormwater management and erosion control ordinance.
- 1.04 Continue Groundwater Monitoring – Continue to monitor groundwater quality in the Town of Vienna through a testing program.
- 1.05 Coordinate Inspection of Private Septics and Private Wells – Ensure that proposed new development outside of the urban service area conducts proper soils tests and uses current design standards when installing septic systems and wells.
- 1.06 Joint Planning, Review and Enforcement – Reviews of proposed developments in the Town will be coordinated with neighboring communities, Dane County, and the drainage district as necessary.

Objective 1.1:

Utilize recreational opportunities and the preservation of open space to maintain the rural character of the Town wherever feasible.

Policies:

- 1.11 Role of the Town Park Commission – The Town Board may charge the Town Park Commission with the planning of future park facilities or expanded facilities in the Town as needed.

- 1.12 Preservation of Woodlands – Encourage the preservation of woodland areas to the extent possible while maintaining the preservation of productive agricultural lands as a priority.
- 1.13 Identification and Planning for Natural Resource Areas – Work with Dane County, Wisconsin DNR and other agencies to identify, plan for, and preserve open spaces, natural habitat and environmental corridors within the Town where appropriate.
- 1.14 Existing and Future Park Areas – Maintain the existing park spaces within the Town and consider expanding or adding to these areas by 2010 if the Town grows as anticipated.
- 1.15 Bike Trail Planning – Work to plan and develop a formal bike trail and route system throughout the Town that connects to the larger, regional system.
- 1.16 Coordination of Recreational Opportunities – Work with neighboring municipalities and school districts to ensure access to recreational opportunities for all Town residents.

Element 7 - Cultural Resource Goals, Objectives and Policies

Cultural Resource Goal 1: Consider rural character and local history when evaluating new developments, land uses and programs.

Objective 1.0:

Encourage the sustaining of family farms as economically feasible for owners.

Policies:

- 1.01 Compatibility with Neighboring Uses – Establish and maintain land use policies that encourage agricultural land uses and limit the creation of potential conflicts with non-compatible uses.
- 1.02 Provide Farming Informational Resources – Actively maintain a list of public resources and programs available to assist farmers in planning and implementing sustainable practices.
- 1.03 Encouragement of Agricultural Education Programs – Encourage local school districts to have agricultural related course work or studies and career alternatives presented as a part of their curricula.
- 1.04 Coordinate With Rural Planning Efforts at the County Level – Monitor Dane County's efforts to encourage or regulate the preservation of rural areas and comment on any designation of land uses for Town lands contrary to what is approved in the Town's Comprehensive Plan.

Objective 1.1:

Cooperate with state, county and local efforts to celebrate people, sites, and events of local significance whenever appropriate and feasible.

Policies:

- 1.11 Coordination with Local Historical Societies – Coordinate with the Dane County Historical Society and the DeForest Historical Society when those groups have initiatives that involve the history of the Town of Vienna.
- 1.12 Education and Information on Local History – Consider providing information on people, sites, and events of local significance on the Town website, newsletter, and at the Town Hall for Town residents, including:
 - 1.12.1 Ella Wilcox Wheeler Home/School (Westport-Vienna border)
 - 1.12.2 Old Military Road (north portion of Town)
 - 1.12.3 Norway Grove Settlement (Town Hall area near CTH V & CHT I)

Element 8 - Intergovernmental Cooperation Goals, Objectives and Policies

Intergovernmental Cooperation Goal 1: Continue to work with the Village of DeForest on issues related to the shared boundary with the Town of Vienna.

Objective 1.0:

Continue to work with the Village of DeForest to maintain effective policies regarding the land uses near the Interstate 39/90/94 interchange.

Policies:

- 1.01 Coordination of ETZ Ordinance Updates – Consider updates and revisions to the zoning regulations that apply to the Town of Vienna portion of the extraterritorial zoning area (ETZ) as necessary.
- 1.02 Improve Coordination on ETZ Proposals – Improve and review procedures and communication between the Village of DeForest and Town staff, the Town Plan Committee, and Town Board.
- 1.03 Coordination of Review and Approval Procedures – Ensure the ETZ committee has information regarding the Town recommendations from both the Town Plan Commission and the Town Board before voting on development related proposals.
- 1.04 Town Representation on ETZ Committee – Formalize the relationship between the Town Plan Commission and the ETZ joint plan commission members by adjusting the Town membership to be as follows:
 - 1.04.1 One (1) Town Board representative
 - 1.04.2 One (1) Plan Commission representative
 - 1.04.3 One (1) at-large representative appointed by the Town Board
- 1.05 Sharing of Village Staff Reviews – Request that any report generated by Village staff or committee that provides comments or reviews of a prospective development within the Town area of the ETZ area be provided to the Town in a timely manner.
- 1.06 Coordination of Marketing the Interchange – Work with the Village of DeForest and the DeForest Chamber of Commerce to competitively market the Town's portion of the interchange development area.
- 1.07 Applications for Grant Funds – Jointly consider grant opportunities that will help develop the interchange area (Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, Dane County BUILD, etc.)

- 1.08 Joint Transportation Planning and Maintenance – Annually review major roads that carry both Village and Town traffic and jointly plan for maintenance programs and scheduled reconstruction projects.
- 1.09 Cooperative Provision of Utility Services – Continue to cooperate in the provision of water and sewer services to the interchange area.
- 1.10 Cooperative Planning for Potential Shared Services – Work with the Village of DeForest to plan appropriate locations for any public facilities or shared public services that may affect the Town of Vienna.³⁴
- 1.11 Formal Joint Land Use Plan and/or Boundary Agreement Recommended – Propose the development of a updated joint land use plan or long-term boundary agreement between the Village of DeForest and the Town of Vienna that formally defines preferred uses, their location, responsibilities for providing water and sewer services, construction and maintenance of roads, and the long-term jurisdiction for the joint development/commercial area around the interchange.
- 1.12 Intergovernmental Review of Plan Prior to Adoption and Future Amendments - Formally request comments on this plan document, as well as any future amendments or revisions, from the Village. Conversely, allow the Town to comment on appropriate planning efforts being undertaken by the Village.

Intergovernmental Cooperation Goal 2: Continue to work with the Dane County to ensure enforcement of local, county and state regulations.

Objective 2.0:

Monitor the effectiveness and appropriateness of Dane County plans, regulations and programs and communicate any issues to the appropriate staff and elected officials.

Policies:

- 2.01 Coordination of Review of Development Proposals – Work with Dane County Planning staff to ensure timely reviews of land divisions (CSM's), rezoning requests, and conditional use permits.
- 2.02 Coordination of Implementing State Livestock Siting Regulations – Work with Dane County Planning and Zoning Department to review and monitor proposed changes to livestock siting regulations prior to implementation.

³⁴ It is assumed that any new public school facilities will need to be located in an urban service area, and therefore most likely will end up within the Village of DeForest. Local school districts have used public Town meetings to share information about district referenda for capital expenditure.

- 2.03 Coordination of Review for Proposed Quarry Sites – Work with Dane County Planning and Zoning to implement regulations regarding mineral extraction uses and encourage the development of tools to accelerate the reclamation of exhausted or non-utilized sites.
- 2.04 Coordination of Enforcement of Stormwater Management Regulations – Maintain information regarding the Dane County Stormwater Management and Erosion Control Ordinance and assist Dane County Land Conservation staff to ensure compliance as necessary.
- 2.05 Coordination of Road Projects – Annually coordinate the proposed maintenance and reconstruction schedule of county highways and Town roads with the Dane County Highway Department.
- 2.06 Coordination of Amendments to Farmland Protection Policies - Work with the Dane County Land Conservation Department to identify and review any changes to the Wisconsin Farmland Protection/Tax Relief program prior to their implementation.
- 2.07 Coordination with Amendments to Dane County Plans and Ordinances Regarding Preservation of Rural Areas – Monitor Dane County’s efforts to encourage or regulate the preservation of rural areas, and comment on any designation of land uses for Town lands contrary to what is approved in the Town’s Comprehensive Plan.
- 2.08 Monitor Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) Proposals at the County Level – Monitor Dane County’s efforts to purchase private land within the Town for open space preservation or resource protection.
- 2.09 Coordination of Public Safety Services - Continue to utilize the Dane County Sheriff for public safety services and cooperate where feasible on service provision to boundary areas.
- 2.10 Coordination of the Inspection of Septic Systems – Continue to utilize Dane County Environmental Health Department to inspect septic systems.
- 2.11 Review of County and Regional Planning Efforts – Review and comment any updates to the following Dane County planning documents or efforts:
 - 2.11.1 Dane County Land Use and Transportation Plan and Transport 2020
 - 2.11.2 Dane County Parks and Open Plan
 - 2.11.3 Bicycle Transportation Plan for the Madison Urban Area and Dane County

2.11.4 North Mendota Parkway Planning Efforts

Intergovernmental Cooperation Goal 3: Work with other units of government, departments and agencies to promote Town interests as necessary.

Objective 3.0:

Work with other neighboring municipalities and special districts³⁵ to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.

Policies:

- 3.01 Coordination With the Plans of Other Neighboring Municipalities – Coordinate the Town’s Comprehensive Plan with the Village of Waunakee and the Village of Dane.
- 3.02 Other Proposed Boundary Agreements – Propose a long-term boundary agreement with the Village of Waunakee and the Village of Dane.
- 3.03 Identify Opportunities for Shared Services or Facilities – Identify any common public facility needs or shared public services between the Village of Waunakee, the Village of Dane, and neighboring Towns that may impact the Town of Vienna.
- 3.04 Coordination With the Plans of Other Neighboring Towns – Coordinate the Town’s Comprehensive Plan with those of the neighboring Towns of Dane, Springfield, Westport, Windsor, Burke, Lodi (Columbia County), Arlington (Columbia County), and Leeds (Columbia County).
- 3.05 Coordination with Local School Districts – Share the Town’s Comprehensive Plan with the DeForest, Lodi, Poynette and Waunakee community school districts and request comments on future facility needs that could impact the Town of Vienna.
- 3.06 Identify Opportunities for Shared Equipment Use or Joint Purchasing –Continue to use joint purchases or sharing of equipment to provide more cost effective services.
- 3.07 Coordination with Local Drainage Districts – Coordinate the review of proposed developments with local drainage districts.

³⁵ It is assumed that any new public school facilities will need to be located in an urban service area, and therefore most likely will end up within the Village of Waunakee, DeForest, Poynette or Lodi. Local school districts have used public Town meetings to share information about district referenda for capital expenditure.

Objective 3.1:

Monitor state regulatory efforts in areas that most directly impact the Town.

Policies:

- 3.11 Monitor State Revenue Sharing Formulas – Monitor state revenue sharing to ensure adequate funding of Town services.
- 3.12 Coordinate Pending Changes to the Livestock Siting Regulations - Monitor pending changes to livestock siting regulations with the policies of this plan and Dane County regulations.
- 3.13 Promote Awareness of Current Stormwater Regulations – Ensure developers in the Town’s portion of the interchange development area are aware of and are following state, county and Village stormwater management and erosion control regulations where appropriate.

Intergovernmental Cooperation Goal 4: Identify existing and potential conflicts between jurisdictions and establish procedures to address them.

Objective 4.0:

Minimize the unnecessary costs and negative impacts associated with boundary or service area conflicts between jurisdictions through mutually agreed upon plans and procedures.

Overview of Relationships and Conflicts With Neighboring Jurisdictions:

4.01 Village of DeForest

- 4.01.1 Existing Conflicts: The Village of DeForest has exercised extraterritorial zoning over the 1.5-mile area surrounding the I-39/90/94 interchange, and has assumed land use decision-making authority from the Town and Dane County for at least two significant commercial developments. The ETZ committee consists of equal representation from the Town and the Village and acts as the planning committee for the ETZ area.
- 4.01.2 Potential Conflicts: Additional growth pressures in the Village may result in additional annexations that could negatively impact the Town tax base and future development potential within the Town itself. Provision of urban services in these areas is difficult due to the presence of the interstate.
- 4.01.3 Proposed Means of Resolving Conflicts: The Town of Vienna proposes to eventually move beyond the ETZ process into a formal boundary agreement that would address long-term growth boundaries, provision of

utility services, public safety services, and transportation maintenance issues. The Village is currently undergoing a court-ordered process with the Town of Windsor, and the Town would prefer a more constructive, cooperative process. The existing ETZ procedures are thought to be effective for the short term but do not address all prospective issues that are likely to arise near the interchange. This effort should be evaluated as the Village formally updates its comprehensive plan to Smart Growth standards and implements it as a part of its formal adoption.

4.02 Dane County

- 4.02.1 Existing Conflicts: Dane County's primary role in relation to the Town is the zoning enforcement agency for the Town of Vienna. The Exclusive Agricultural zoning category dominates a majority of the Town, and works in conjunction with the Town's Land Division and Subdivision Ordinance. The fundamental issue with this category is that it generally prevents the Town from developing any tax base but cannot stop annexation from neighboring municipalities. Current efforts to plan for rural and open space preservation on a county level are creating additional concerns about losing local land use control. Dane County is also the primary enforcement agency for stormwater management and erosion control ordinances. Despite the fact that many of these regulations are pass throughs from the State of Wisconsin, any problems perceived or otherwise are attributed to the county level.
- 4.02.2 Potential Conflicts: All of the previously mentioned areas are likely to continue to be areas of contention simply due to the nature of control being located with the county. Additional conflicts may include the planning and funding of future transportation corridors for the Town, the siting of future mineral extraction sites, and use of county and Town roads by bicyclists.
- 4.02.3 Proposed Means of Resolving Conflicts: Formal communications with the appropriate county department on how regulations may be changing in the next 3-5 years will be critical. Organizations such as the Dane County Towns Association, the Wisconsin Towns Association, the Dane County Farm Bureau, the Wisconsin Farm Bureau Federation, and UW Extension will need to be called upon to provide relevant policy evaluations for any significant policy that could impact farming in rural areas. The Town Plan Commission and Town Board also need to provide formal comments on Dane County projects, planning efforts and policy proposals whenever possible. Conflicts between bicyclists and farmers/residents need to be addressed by a countywide educational effort, and the Town will certainly wish to be involved in such an effort if it moves ahead.

4.03 Village of Waunakee

4.03.1 Existing Conflicts: No existing conflicts were identified.

4.03.2 Potential Conflicts: Growth in the Village of Waunakee has reached the Town's southern boundary. Continued residential growth in this area may conflict with existing agricultural and mineral extraction uses in the Town.

4.03.3 Proposed Means of Resolving Conflicts: The Town is proposing the development of a joint planning or boundary agreement to address potential land use and transportation conflicts.

4.04 Village of Dane

4.04.1 Existing Conflicts: No existing conflicts were identified.

4.04.2 Potential Conflicts: Growth in the Village of Dane has reached the Town's western boundary. Continued residential growth in this area may conflict with existing agricultural uses in the Town.

4.04.3 Proposed Means of Resolving Conflicts: The Town is proposing the development of a joint planning or boundary agreement to address potential land use and transportation conflicts.

4.05 State of Wisconsin

4.05.1 Existing Conflicts: As the legislative and executive agency that mandates several regulations that the Town wrestles with every day, the implementation of those measures and paying for them create the most conflict. Ongoing cuts proposed for shared revenue, regulation of wetland areas, pending regulation of livestock siting, implementation of EPA phase II stormwater and erosion control standards, and statutory advantages of municipalities when it comes to annexation and revenue generation.

4.05.2 Potential Conflicts: The previously identified conflicts are projected to continue to be the primary areas of conflict in the future.

4.05.3 Proposed Means of Resolving Conflicts: Formal communications with the appropriate state agencies and local legislators on how the previously mentioned regulations may be changing in the next 3-5 years will be critical. The Town Plan Commission and Town Board also need to provide formal comments on relevant legislation, State projects, planning efforts and policy proposals whenever possible.

Objective 4.1:

The Town of Vienna wishes to maintain its integrity as a Town and must be able to adequately provide service to its own territory when annexations to neighboring municipalities occur.

Objective 4.2:

The Town of Vienna will regularly review this comprehensive plan and make updates as needed, and will coordinate updates of this plan with Dane County and neighboring municipalities as necessary.

Element 9 - Land Use Goals, Objectives and Policies

(NOTE(This element is a composite of the Agriculture, Housing, Economic Development and Natural Resource elements and their goals, objectives and policies.)

Land Use Coordination Goal 1: Establish a planned, and coordinated approach to the designation of proposed land uses in the Town of Vienna that maximizes compatibility between neighboring uses and preserves rural character.

Objective 1.0:

Preserve agricultural uses outside of the Village of DeForest extraterritorial zoning area as designated on the Proposed Land Use map of this plan.

Policies:

- 1.01 Implementation and Enforcement of Land Use Policies - Update and maintain the Town's Land Division and Subdivision Ordinance as the primary tool to control development within the Town.
- 1.02 Compatibility with Neighboring Uses - Encourage the location, siting, and design of any new non-agricultural development to be conducted in a manner that does not conflict with neighboring agricultural uses.
- 1.03 Buffers and Setbacks for Non-Ag Uses - Any new non-agricultural development is responsible for providing an adequate buffer on their property between themselves and existing farm operations. (Existing farms are not responsible for providing a buffer on their property to aide new development on adjacent properties.)
- 1.04 Location Restriction on New Residential Development - Discourage new residential uses from being built with ¼ mile of an existing livestock operation or manure storage facility.
- 1.05 Siting of Intensive Agricultural Uses - Encourage the siting of intensive agricultural uses (e.g. livestock operations and manure storage facilities) in a manner that is compatible with neighboring uses. Emphasize siting of agricultural operations and businesses within existing agricultural enterprise area.
- 1.06 General Preservation of Farmland - See the Housing and Agriculture sections of this plan for a detailed list of Goals, Objectives, and Policies relating to farming and preservation of farmland.

Objective 1.1:

Designate the 1-39/90/94 interchange as the primary area for economic development within the Town.

Policies:

- 1.11 Compatibility with Neighboring Uses - Encourage the location of highway commercial, light industrial, and warehousing uses that are compatible with one another, and with surrounding agricultural and residential uses.
- 1.12 Connection to Public Utilities - Require the connection of any proposed commercial or industrial uses to public water and sewer in the urban service area.
- 1.13 Review of Development Proposals in the ETZ Area - Coordinate the land use planning and the development review process for this area with the Village of DeForest.
- 1.14 Marketing of the Town Commercial District - Work with the DeForest Chamber of Commerce to market this area.
- 1.15 General Economic Development Policies - See the Economic Development section of this plan for a detailed list of Goals, Objectives and Policies relating to commercial and industrial uses.

Objective 1.2:

Designate areas for future residential development as designated on the Proposed Land Use map.

Policies:

- 1.21 Applicable Development Regulations - Review requests for new single family homes in accordance with the Town land division and subdivision regulations and the applicable zoning ordinance (either Dane County Zoning or DeForest Extraterritorial Zoning).
- 1.22 Designated Areas for Future Subdivisions - The only area currently designated for future consideration of a residential subdivision is the area immediately between the two existing subdivisions within the Town.
- 1.23 Compatibility with Neighboring Uses - Encourage the siting of residential uses that are compatible with one another, and with surrounding agricultural uses.
- 1.24 General Housing and Agricultural Policies - See the Housing and Agriculture sections of this plan for a detailed list of Goals, Objectives and Policies relating to residential uses.

Objective 1.3:

Ensure residential, commercial, and agricultural uses are sited in a manner to minimize the impact on identified natural resource areas as designated on the proposed land use map of this comprehensive plan.

Policies:

- 1.31 Impacts to Natural Resources - Consider the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial and intensive agricultural uses.
- 1.32 Recreation and Open Space as a Part of Rural Character - Utilize recreational opportunities and the preservation of open space to maintain the rural character of the Town wherever feasible.
- 1.33 General Natural Resources and Agricultural Policies - See the Natural Resource and Agriculture sections of this plan for a detailed list of Goals, Objectives and Policies relating to environmental compatibility.

Element 10 - Implementation Goals, Objectives and Policies

Implementation Goal 1: Identify Measurable Actions to Implement and Achieve the Goals, Objectives and Policies of the Town of Vienna Comprehensive Plan.

Objective 1.0:

Maintain and amend local ordinances and procedures where appropriate to address new objectives and policies of the Town of Vienna.³⁶

Policies/Actions:

- 1.01 Severability – In the event that a court should determine that a portion of this comprehensive plan is invalid, such invalidity shall not affect the other provisions of this comprehensive plan.
- 1.02 Update the Town Land Division and Subdivision Ordinance – Update the Town of Vienna Land Division and Subdivision Ordinance to reflect the 1 unit per 75 acres ratio as well as the proposed 20-year ownership requirements.
- 1.03 Coordinate on Updates to the Dane County Zoning Ordinance and Land Use Plan – Continue to work with Dane County to update the County Zoning Ordinance and Land Use Plan (including sign requirements) as necessary to ensure maximum applicability to the Town.
- 1.04 Maintain and Enforce the Town Driveway Ordinance – Maintain the Town's Driveway Ordinance to ensure that residents have safe access to local roads and emergency vehicles have adequate access to developed parcels.
- 1.05 Coordinate on the Enforcement of Stormwater Management Regulations – Work with Dane County Land Conservation to assist in the enforcement of the Dane County Stormwater Management and Erosion Control Ordinance as necessary.
- 1.06 Town Discretion Over Unanticipated Land Use Decisions – To the extent allowed by law, the Town of Vienna preserves its discretion in evaluating unanticipated land use proposal scenarios not specifically addressed in this plan. The three primary alternative courses of action are: 1) The Town Plan Committee and Town Board may offer a recommendation or decision based on the key premises listed in this plan by applying them to the question at hand; 2) The Town may also amend this plan through the procedures identified herein to address whatever

³⁶ The Town of Vienna discussed multiple implementation tools but determined that several of these tools identified in the Smart Growth grant checklist were not applicable to the Town or would not help the Town meet the goals, objectives, and policies identified in this plan. These included: official mapping, historic preservation ordinances, design review codes, building codes, mechanical codes, and housing codes.

unanticipated land use proposal has been put forth; or 3) Deny the request as it is not listed as an approved land use scenario in the Town Plan.

Objective 1.1:

Update the Town's development review procedure, fees, and requirements.

Policies/Actions:

- 1.11 Advance Submittal Requirement – Require all land divisions, subdivisions, rezonings, and conditional use permits to have submitted a complete packet of materials as required by the Town at least **12** days in advance of the meeting date.
 - 1.11.1 Agenda Requirement – Any item that requires action must have been posted on the published meeting agenda.
 - 1.11.2 Completion of Submittal – Incomplete materials may result in removal of the item from the Plan Committee or Town Board agenda.
 - 1.11.3 Exemptions - Exemptions from this policy will only be considered in emergency situations.
- 1.12 Development Agreements – Prior to review of any development presented to the Town, the petitioner must enter into a development agreement with the Town. This agreement will include the rates to be charged for review by the Town engineer, attorney, planner or other professional technical assistance required by the review.
- 1.13 Application Packets – Update the required application packet for land divisions, subdivisions, rezonings, and conditional use permits within the Town outside of the ETZ area including detailed site plan requirements—and make them available on the Town website and Town Hall.
- 1.14 Use of Common Application Review Requirements – Utilize the Village of DeForest application packet for reviewing any development proposals on parcels within the ETZ area—and make them available on the Town website and Town Hall.
- 1.15 Adjustment of Town Meeting Schedules – Require that the Town Board not take action on a particular item on the same evening as the Town Plan Committee but rather wait until the next regularly scheduled meeting. (This will allow the Board to review the Plan Commission minutes and to request a staff analysis should it so desire and allows for proper notification of proposed actions and hearings as well as time to contact neighboring property owners if necessary.)

- 1.16 Ordinance Updates for the DeForest ETZ Area – Adopt the updated Village of DeForest Zoning Ordinance for the Town’s share of the ETZ area to allow for the application of conditional use permits to restrict commercial and industrial uses subject to conditions recommended by the Town Plan Committee and Town Board based on analysis of the Town attorney, Town Engineer, and/or Town Planner.
- 1.17 Review of Application Materials by Plan Commission and Town Board – Ensure that the ETZ committee has all relevant information from both the Town Plan Commission and Town Board prior to making recommendations on proposed developments.

Objective 1.2:

Actively pursue boundary agreements or similar joint planning efforts with the Village’s of Dane, DeForest, and Waunakee.

Policies:

- 1.21 Proposed Planning Scope with DeForest – Work with the Village of DeForest to plan for specific land uses, utility service areas, public service boundaries, long-term growth boundaries, and annexation limits in the ETZ area around the I-39/90/94 interchange as a part of the Village’s update of its comprehensive plan.
- 1.22 Proposed Planning Scope with Waunakee – Within the next three years, work on a similar agreement with the Village of Waunakee.
- 1.23 Proposed Planning Scope with Dane – Within the next five years, work on a similar agreement with the Village of Dane.

Implementation Goal 2: Identify Adoption and Amendment Procedures for Town of Vienna Comprehensive Plan.

Objective 2.0:

Ensure consistency across the required nine elements of the Wisconsin Smart Growth legislation.

Policies/Actions:

- 2.01 Review of Plan Document by Town Planner – Require the Town Planner to conduct a review of the draft plan document prior to submittal to the Town Plan Committee to check for any identifiable inconsistencies or at any other time the Town Plan Committee or Town Board requires clarification on a policy or issue in the plan.

- 2.02 Review of Plan Document by Town Plan Committee – Require the Town Plan Committee to review a draft version of the proposed plan document and to identify any inconsistencies.
- 2.03 Review of Plan Document by Town Board – Require the Town Board to review a draft version of the proposed plan document and to identify any inconsistencies.
- 2.04 Review of Plan Document by Public – Request that members of the public who review the draft also check for any inconsistencies prior to adoption.
- 2.05 Correction of Inconsistencies – Should any inconsistencies be identified after the plan has been adopted, the Town Plan Committee and the Town Board shall utilize the amendment procedure identified in this plan to correct the inconsistency.

Objective 2.1:

Follow statutorily required adoption procedures as identified in s. 66.1001 (4)

Policies/Actions:

- 2.11 Compliance Criteria – A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:
 - 2.11.1 Public Participation Procedures – The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.
 - 2.11.2 Solicitation of Public Comments – The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.
 - 2.11.3 Plan Commission Recommendation – The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan.

2.11.4 Distribution of Adopted Plans – One copy of an adopted comprehensive plan or of an amendment to such a plan shall be sent to all of the following:

- a) Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
- b) The clerk of every local governmental unit that is adjacent to the local governmental unit, which is the subject of the plan that is adopted or amended.
- c) The Wisconsin Land Council.
- d) The Department of Administration (After September 1, 2003).
- e) The regional planning commission in which the local governmental unit is located.
- f) The public library that serves the area in which the local governmental unit is located.

2.11.5 Date of Effectiveness – No comprehensive plan that is recommended for adoption or amendment may take effect until the local governmental unit enacts an ordinance that adopts the plan or amendment.

2.11.6 Conditions for Enacting the Adoption Ordinance – The local governmental unit may not enact an ordinance under s. 66. 1001, Wis. Stats unless the comprehensive plan contains all of the elements specified in s. 66. 1001, Wis. Stats. An ordinance may be enacted under this paragraph only by a majority vote of the members elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted under this paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under s. 66. 1001, Wis. Stats.

2.11.7 Public Hearing Requirements - No local governmental unit may enact an ordinance under s. 66. 1001, Wis. Stats unless the local governmental unit holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The local governmental unit may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

- a) The date, time and place of the hearing.

- b) A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
- c) The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
- d) Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

Objective 2.2:

Establish and consistently follow a formal procedure for amendments to the Town Comprehensive Plan.

Policies/Actions:

- 2.21 Annual Review – This Comprehensive Plan shall be reviewed annually by the Town Plan Commission to review progress on achieving goals, objectives and policies of this plan, and to evaluate any proposed amendments to the plan.
- 2.22 Amendments to the Plan – The Town Board may amend this Comprehensive Plan at any time. The procedure for amending text and/or maps is as follows:
 - 2.22.1 Persons Eligible to Request an Amendment – Any person owning land in the Town of Vienna may request an amendment to the Comprehensive Plan.
 - 2.22.2 Plan Commission Consideration of the Request and Public Hearing Requirement – The Town Plan Commission shall consider the request for an amendment and forward a recommendation to the Town Board if it deems the amendment should be formally proposed. At such time, the Town will notify Town residents through a newspaper notice and other means as deemed effective by the Town and shall conduct a public hearing to gather and present information on any proposed amendment to the Comprehensive Plan.
 - 2.22.3 Plan Commission Action – Following the public hearing, the Town Plan Commission shall make a recommendation to the Town Board. The Town Plan Commission's recommendation is only advisory and is not binding on the Town Board.

- 2.22.4 Town Board Action – The Town Board, at a regular meeting, shall act on the Town Plan Commission’s recommendation and shall approve, deny or amend the proposed amendment to the Comprehensive Plan.
- 2.22.5 Coordination with Dane County – Approved amendments will be transmitted to the County Board for adoption as part of the Farmland Preservation Plan.
- 2.22.6 Amendments Affecting USA Boundaries – Plan Amendments that include proposed amendments to the urban service area boundary also require approval of the WDNR and the Dane County Regional Planning Commission (or currently designated agency.)
- 2.22.7 Applicability of Public Notice and Public Hearing Requirements – All hearings and notices required for the original plan adoption are also applicable for any amendments to the Comprehensive Plan.

Objective 2.3:

Ensure that all application and contractual and requirements of the Wisconsin Smart Growth Planning Grant program are met.

Policies:

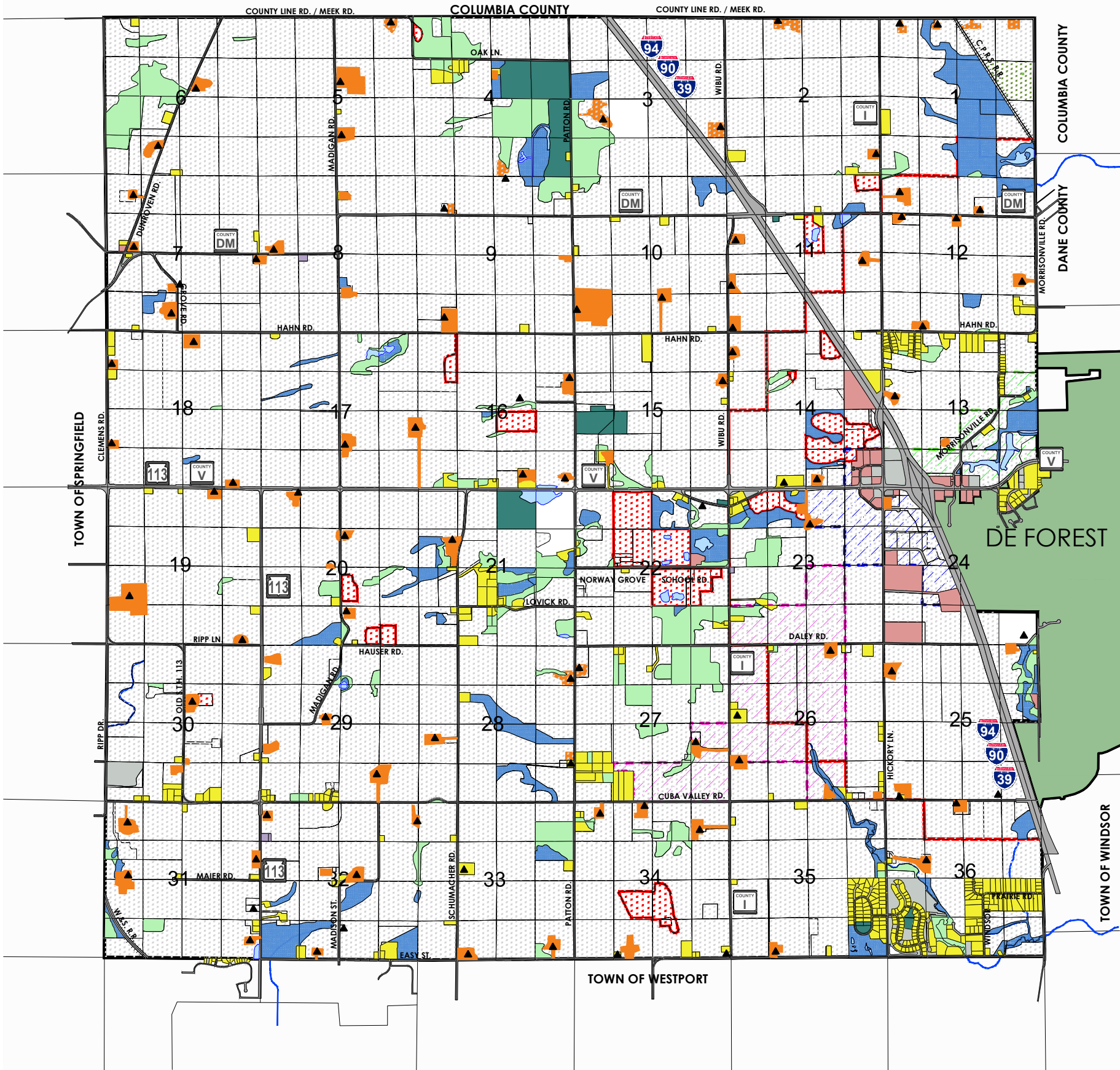
- 2.31 Required Documentation – A completed grant checklist to document this plan’s compliance with Wisconsin state statutes shall be included in the appendix of this Comprehensive Plan.

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

EXISTING LAND USE

DRAFT



DRAFT

| |
|--------------------------|
| ADOPTED - MAY 17, 2005 |
| DRAFT AMENDED 07/09/2012 |
| |
| |
| |
| |

Jurisdictions

- Town of Vienna
- Village of De Forest
- De Forest Extraterritorial Zone
- Sections
- Parcels
- Railroads
- Road Right-of-Ways

Key

Existing Land Use

- Agriculture
- Forest Agriculture
- Open Space
- Residential
- Farmstead & Dwelling

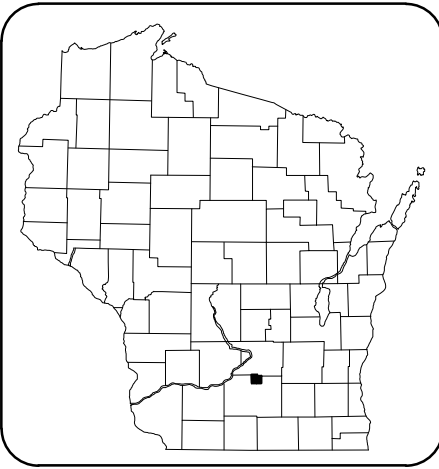
Drainage Districts

- 22
- 25
- 29

Land Use Legend

- Commercial
- Cemetery
- Public
- Quarry
- Open Water
- Wooded Lands
- Wetlands
- Transportation

NOTE: BASE DATA PROVIDED BY DANE CO. AND THE TOWN OF VIENNA



North arrow pointing North (N), South (S), East (E), and West (W).

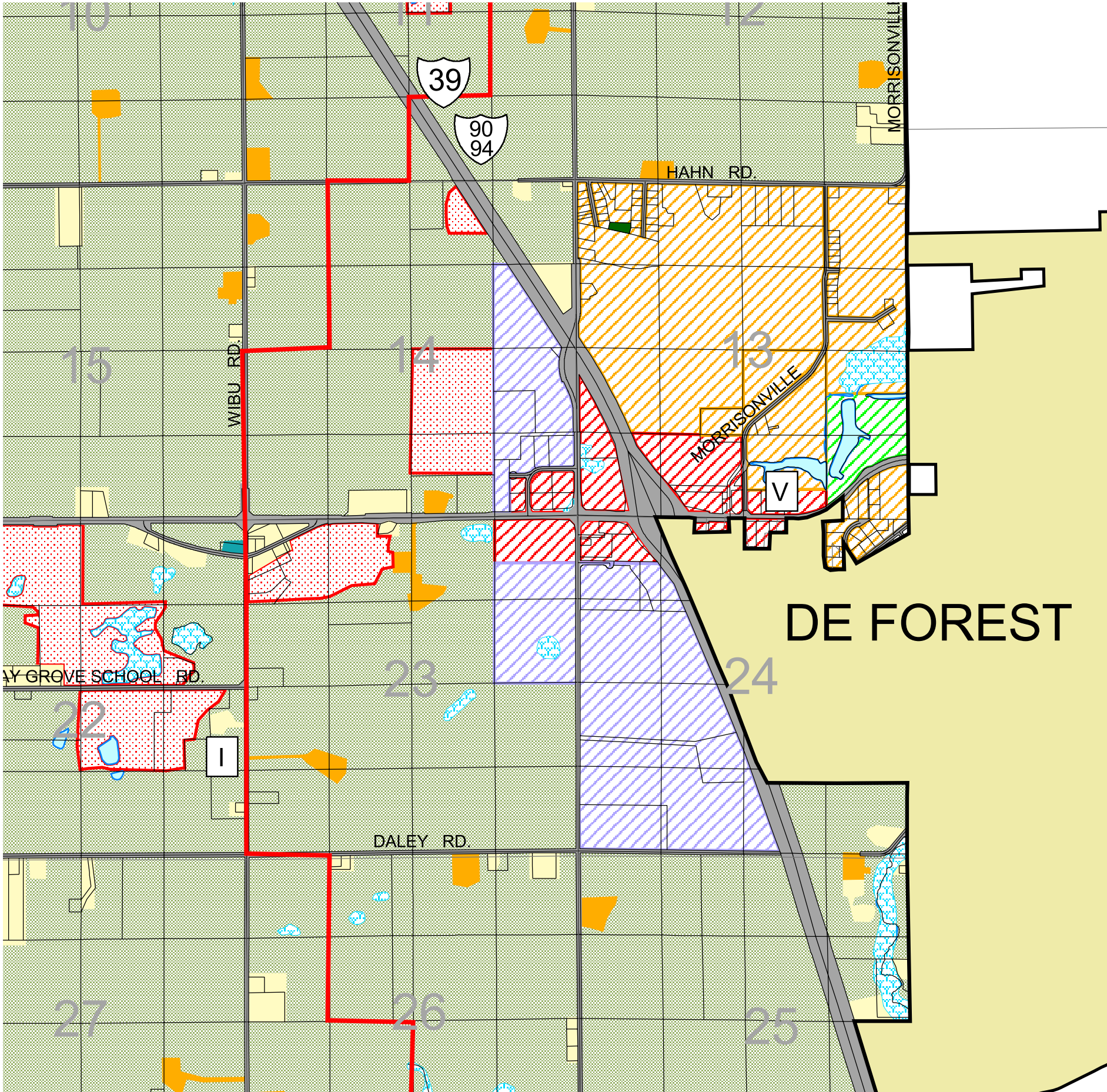
Scale bar: 0 to 4000 feet, with a midpoint at 2000 feet.

GEC

General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

TOWN OF VIENNA
DANE COUNTY, WISCONSIN
PROPOSED LAND USE (INSET MAP)



2000 0 2000 4000 6000 Feet

Jurisdictions

- Town of Vienna
- Village of De Forest
- DeForest Extraterritorial Zone
- Parcels
- Railroads
- Road Right-of-way
- Rivers
- Lakes

Existing Land Use

- Residential
- Farmstead
- Commercial
- Cemetery
- Public
- Quarry
- Open Water
- Wetlands

Proposed Land Use

- Future Residential (Urban Standards)
- Rural Subdivision
- Highway Commercial
- Office, Warehouse, Light Industrial
- Open Space
- Agriculture
- Existing Town Park
- Future Parks



PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

(A) Issues and Opportunities Information

1. TOWN SURVEY OF RESIDENTS

The Town of Vienna completed a detailed survey of residents in 2003. The following is a summary of some of the more notable results:

Household Demographics

- The predominance of respondents living in single-family homes is not surprising. It should be noted that the ratio of residents living in platted subdivisions is significant and likely to increase. This may eventually alter the balance of opinions on the development of agricultural land in the future.
- Most respondents have resided in the Town for a considerable amount of time, and likely have very set opinions about the Town that are not likely to be altered without significant cause.
- The number of households with only two persons is most likely tied to the presence of an older population whose kids have moved out of the house. It is possible that there are some younger couples with no children yet in this statistic, but this would be a minority of the respondents.
- A significant number of households are more than two persons, which indicates the likely presence of school age children in these households.

Living in Vienna

- The general location and the rural atmosphere appear to be the two most selected reasons that people reside in the Town of Vienna.
- Respondents were overwhelmingly satisfied with the Town as a place to live (estimated at more than 2/3 of all residents).
- The overall appearance and rural nature is thought to be the same as other Towns in the area, but a majority of respondents said it was worth preserving.
- The highest response rate (243 responses) of “strongly agree” was scored for the statement that “Vienna should remain mostly a rural Town.”

Government Services

- More than 260 of an estimated 290 respondents perceived the Town government, facilities and services as satisfactory or better.
- A significant amount of respondents were satisfied with local public schools, the administration and the Public Library. In the context of the recent referendum proposal, this could mean that no change is desired due to either its associated costs, or the belief that no changes are currently warranted. Considering the majority of homes that appear to have no children of their own, it becomes easier to understand the results of recent referendum.
- Roadway conditions and snow plowing in the Town were found to be satisfactory.
- Trash collection services were found to be satisfactory.

- EMS and law enforcement services were also found to be satisfactory.
- There is general satisfaction with the Town's park, recreation, and open space areas.

Assessments and Mill Rates

- Local assessment practices and the local mill rate were also found to be satisfactory at almost the same degree as other areas being evaluated.

Communication

- The Town Newsletter received the highest amount of responses of very satisfied at 217. As this will be one of the key tools to disseminating information to the public regarding the progress of the plan, this is excellent news.
- A majority of respondents felt that the town actively shares timely and important information and makes effective use of technology.
- A majority of respondents felt that regional coordination with neighbors would be important.

Current Plan and Ordinances

- Most respondents are familiar and satisfied with the current Town plan and ordinances, however there is considerable room for improvement. It should be noted that these issues scored significantly lower than other service or local government questions. It should also be noted that the responses themselves do not eliminate the potential for misconceptions on these documents.
- Respondents did indicate a strong desire to review long-range growth plans, but provided mixed results as to how this needs to be done (i.e. a complete rewrite, minor updates, etc.)

Location of Commercial Uses

- There was considerable consensus among respondents that new business and commercial development be located near the I-90 interchange.
- A smaller majority indicated that more business and commercial uses should be developed in the Town.

Location and Design of Residential Uses

- The wide mix of responses to the cluster development question seem to indicate that there is not a common understanding to what exactly this means. The Town Plan committee may want to consider some efforts to define cluster development more clearly, and decide if it is something that needs to be pursued further.
- Most respondents would like to see new residential uses develop near existing residential development.
- A majority of respondents stated that subdivisions should only be allowed where there is public sewer available.

Regulations on Development

- While most respondents believed that regulations on development should not be reduced, a significant number of respondents did indicate that a reduction in regulations would be preferred. It is possible if not likely that those respondents who indicated a preference for a reduction in regulations have an issue with a particular part of a specific ordinance or guideline. It is also likely that the majority of these respondents own agricultural land that could potentially be developed.
- Land use conflicts have been identified as a significant problem in the Town of Vienna.
- Opinions on the individual's ability to determine the use of their property varied. A slight majority was against allowing the individual owner being the sole determinant on the use of a property. Additional definitions and clarification may improve the response.
- There was a mixed response to allowing "limited family businesses" in unused agricultural buildings. The concept received considerable support once the words "only with specific and strict conditions" were added. Additional definitions to what this refers to may further alter the response rate to this question.

Environmental Protection

- A majority of respondents stated that environmental protection was an acceptable reason to regulate private land.

Agricultural Preservation Efforts

- A majority of residents support agricultural compensation programs, but it is a significantly less figure than other supported measures identified previously in the survey.
- Respondents also indicated that preserving agricultural land is an acceptable reason to regulate private land.
- Respondents were all across the board when it came to compensation to owners of ag land to cover the loss of development potential. Additional research and more specific policies will likely adjust the responses one way or the other.
- The statement with the second highest level of strong agreement (240) felt that the Town needed to protect and preserve prime agricultural lands.
- However, a majority of respondents did not agree that tax dollars should be used to support property compensation programs. This means that regulations of land use are the logical choice for preserving agricultural lands.

A complete summary of the survey results is included as a separate part of this appendix.

2. LOCATION

Vienna Township is a 36-square-mile geographic and governmental unit located due west of DeForest, Wisconsin and just north of Waunakee, Wisconsin. The Vienna town hall is located at the corner of Highways V and I.

Figure 1 – General Location Map

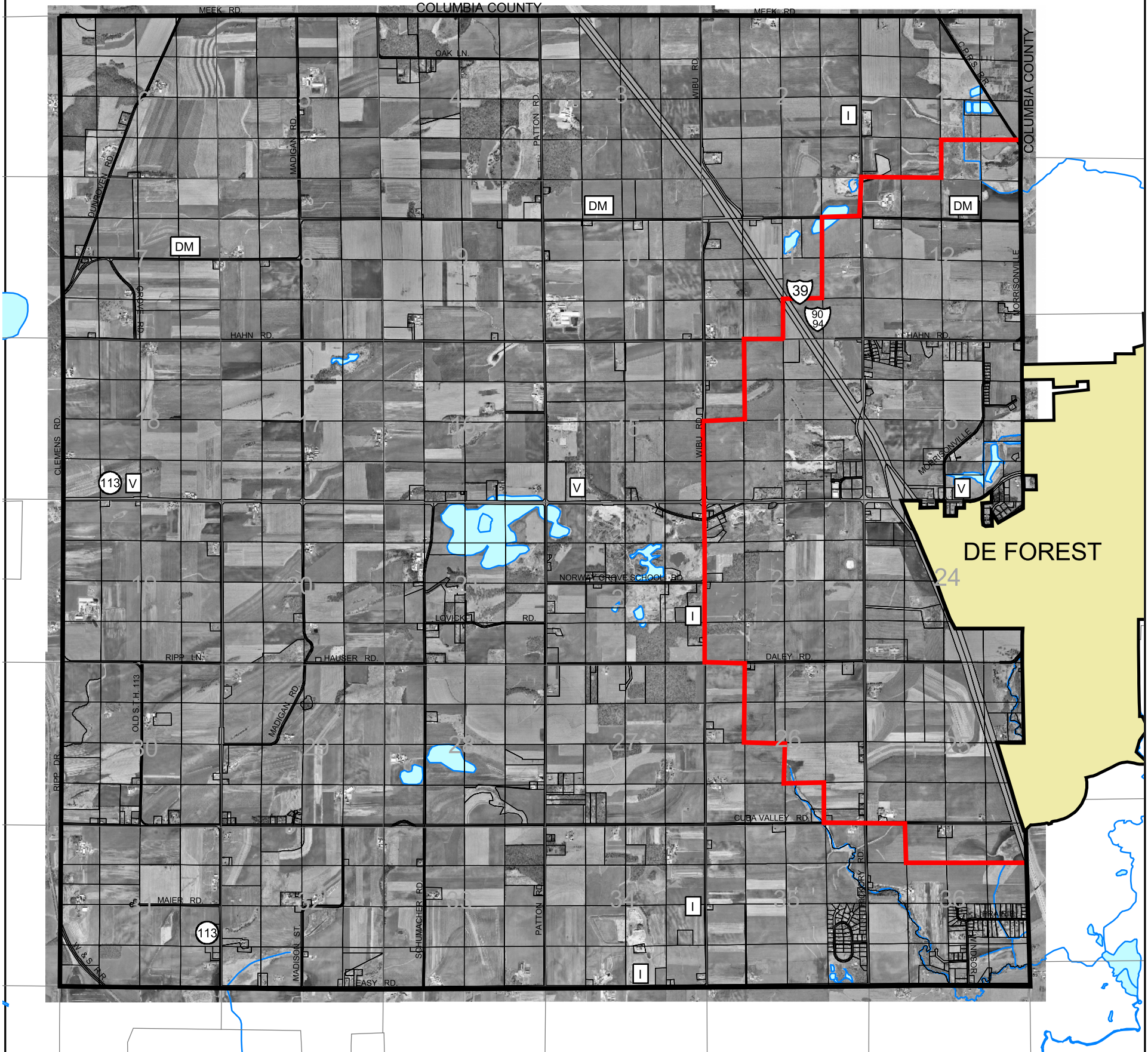


Source: <http://vienna-wis.com/>

TOWN OF VIENNA

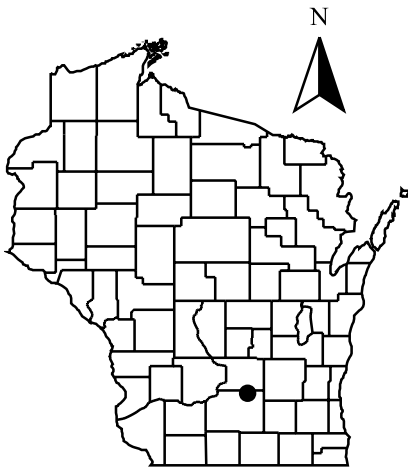
DANE COUNTY, WISCONSIN

AERIAL BASE MAP



Key

| | |
|--------------------------------|-------------------|
| Jurisdictions | Railroads |
| Town of Vienna | Road Right-of-way |
| Village of De Forest | Rivers |
| DeForest Extraterritorial Zone | Lakes |
| Parcels | |



3. CLIMATE

Vienna is located approximately 10 miles from the Madison WSO Airport Station. The climate is moderate, with average low/high temperatures ranging from 59° to 80° in the summer, and 11° to 28° in the winter. Annual average temperatures are 36° to 55°. Average snow precipitation is over 50 inches annually, while rainfall is over 32 inches.

Source: NOAA, National Weather Service Data

Figure 2 – Vienna Temperature Information

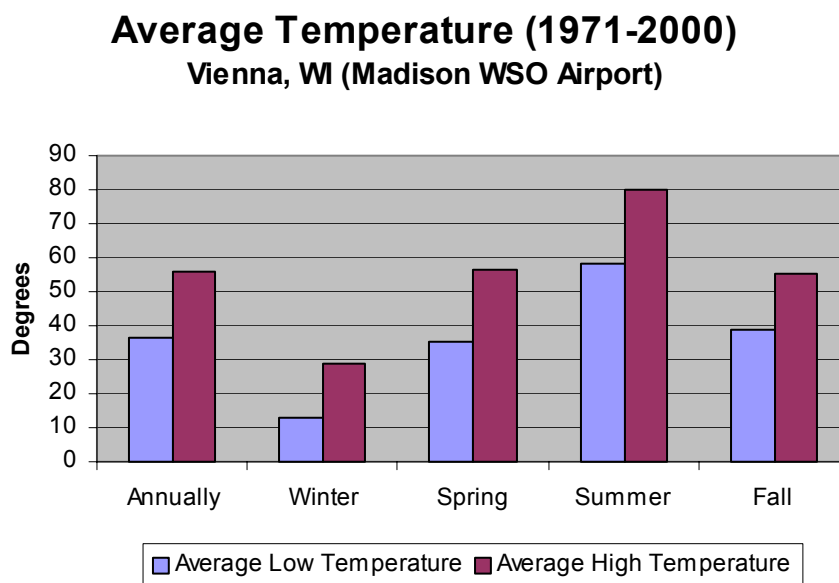
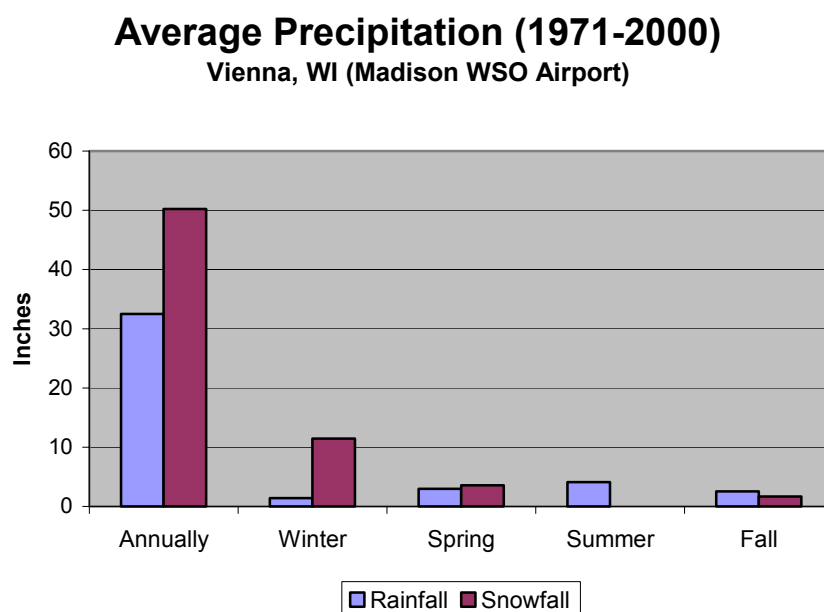


Figure 3 – Vienna Precipitation Information



4. POPULATION GROWTH

The US Census shows that the Vienna population has decreased slightly, 4%, from 1990 to 2000. Comparable communities show various patterns. The nearby municipalities of Waunakee and DeForest are growing dramatically. Nearby Towns of Burke and Leeds remain stable in terms of population.

Figure 4 – Population Change 1990-2000

| | 2000 | 1990 | Change | % of change |
|--------------------|-----------|-----------|---------|-------------|
| Vienna (Town) | 1,294 | 1,351 | -57 | -4.22% |
| Arlington (Town) | 848 | 748 | 100 | 13.37% |
| Burke (Town) | 2,990 | 3,000 | -10 | -0.33% |
| Dane (Town) | 968 | 921 | 47 | 5.10% |
| DeForest (Village) | 7,368 | 4,882 | 2,486 | 50.92% |
| Waunakee (Village) | 8,995 | 5,847 | 3,148 | 53.8% |
| Leeds (Town) | 813 | 809 | 4 | 0.49% |
| Lodi (Town) | 2,791 | 1,913 | 878 | 45.90% |
| Springfield (Town) | 2,762 | 2,650 | 112 | 4.23% |
| Westport (Town) | 3,586 | 2,732 | 854 | 31.26% |
| Windsor (Town) | 5,286 | 4,620 | 666 | 14.42% |
| Dane County | 426,526 | 367,085 | 59,441 | 16.19% |
| Columbia County | 52,468 | 45,088 | 7,380 | 16.37% |
| Wisconsin | 5,363,575 | 4,891,769 | 471,806 | 9.64% |

Source: US Census Bureau

5. POPULATION PROJECTIONS (2000 - 2015)

Wisconsin Department of Administration projects that the Town of Vienna will grow modestly through 2015. The projections were completed in 1993 and are typically conservative estimates. Thus, it is reasonable to assume that the Town's population will grow in excess of the 1,517 mark for 2015. 2000 Census figures show the Town having a population of 1,294.

Figure 5 – DOA Population Projections

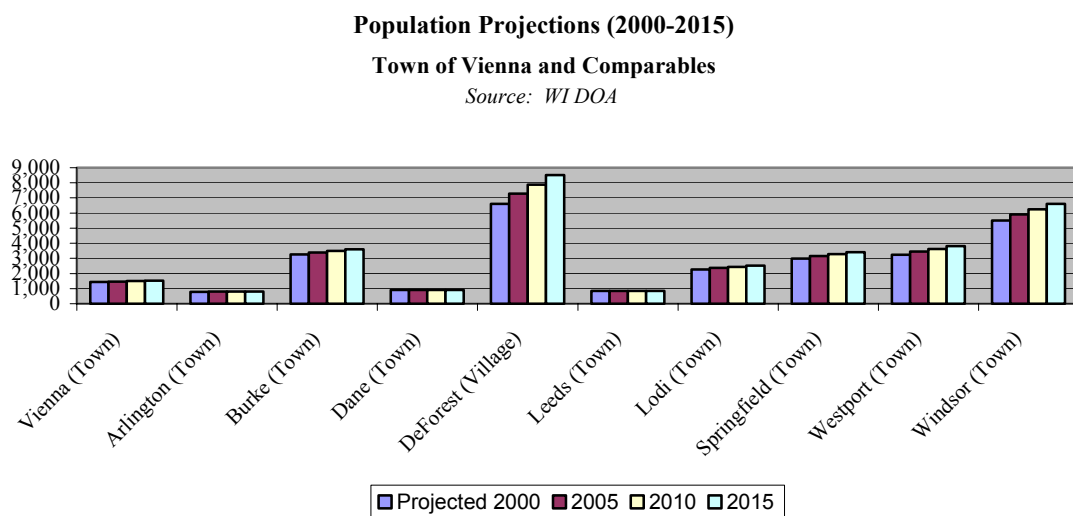


Figure 6 – Straight Line Census Population Projections

| | Actual 2000 | 2005 | 2010 | 2015 | 2020 Dane County Growth Rate 1990-2000 (16% @ decade) | 2020 Current Dane County Growth Rate (31% @ decade) |
|--------------------|-------------|-----------|-----------|-----------|--|--|
| Vienna (Town) | 1,294 | 1,464 | 1,496 | 1,517 | 1,760 | 1,987 |
| Arlington (Town) | 848 | 800 | 805 | 807 | 936 | 1,057 |
| Burke (Town) | 2,990 | 3,379 | 3,493 | 3,594 | 4,169 | 4,708 |
| Dane (Town) | 968 | 914 | 914 | 902 | 1,046 | 1,182 |
| DeForest (Village) | 7,368 | 7,291 | 7,872 | 8,507 | 9,868 | 11,144 |
| Leeds (Town) | 813 | 844 | 843 | 837 | 971 | 1,096 |
| Lodi (Town) | 2,791 | 2,364 | 2,440 | 2,520 | 2,923 | 3,301 |
| Springfield (Town) | 2,762 | 3,147 | 3,280 | 3,406 | 3,951 | 4,462 |
| Westport (Town) | 3,586 | 3,447 | 3,624 | 3,802 | 4,410 | 4,981 |
| Windsor (Town) | 5,286 | 5,901 | 6,246 | 6,603 | 7,659 | 8,650 |
| Dane County | 426,526 | 436,646 | 454,699 | 471,823 | 547,315 | 618,088 |
| Columbia County | 52,468 | 48,716 | 49,106 | 49,307 | 57,196 | 64,592 |
| State of Wisconsin | 5,363,575 | 5,409,436 | 5,512,313 | 5,603,528 | 6,500,092 | 7,340,622 |

Source: State Department of Administration, and "Straight Line" projections based on Census Data

6. AGE DISTRIBUTION

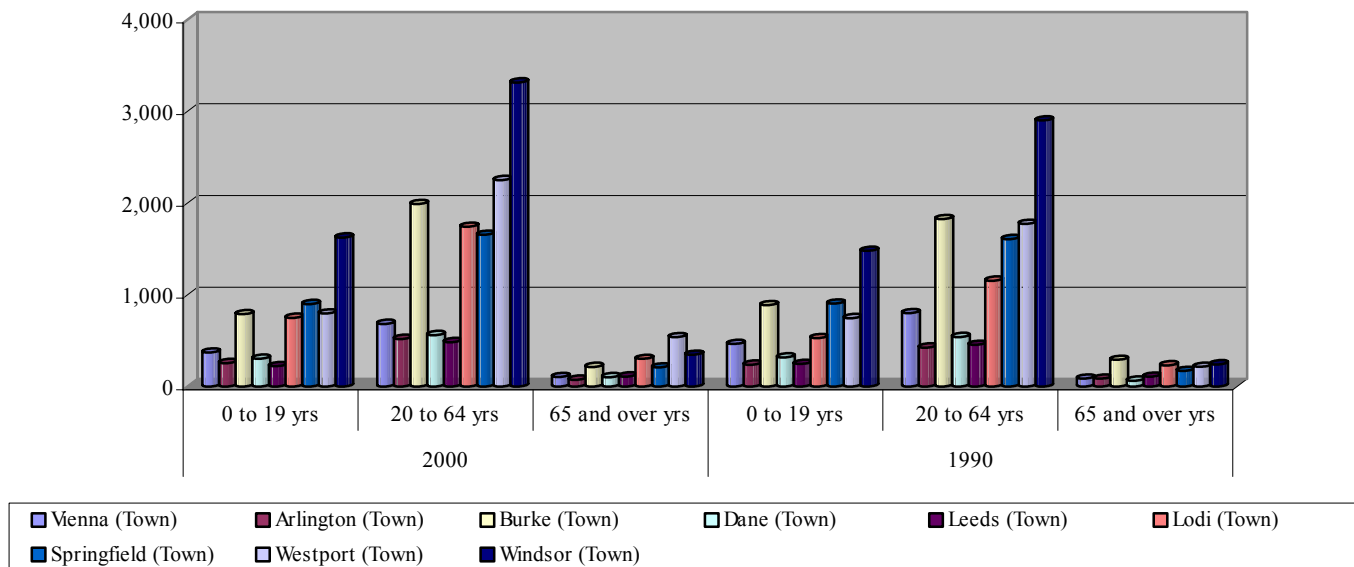
The median age in the 2000 Census was 36.8 years. A relatively low percentage of Town residents are over the age of 65. Census data shows that only 12% of the total population is in that age group. School aged children (ages 5 to 19) make up 22% of the population. The largest groups are middle-aged adults. Just under 40% of Vienna residents are between the ages of 35 to 54 years.

Figure 7 – Population by Age Comparison

Age Distribution

Vienna, WI

Source: 2000 U.S. Census

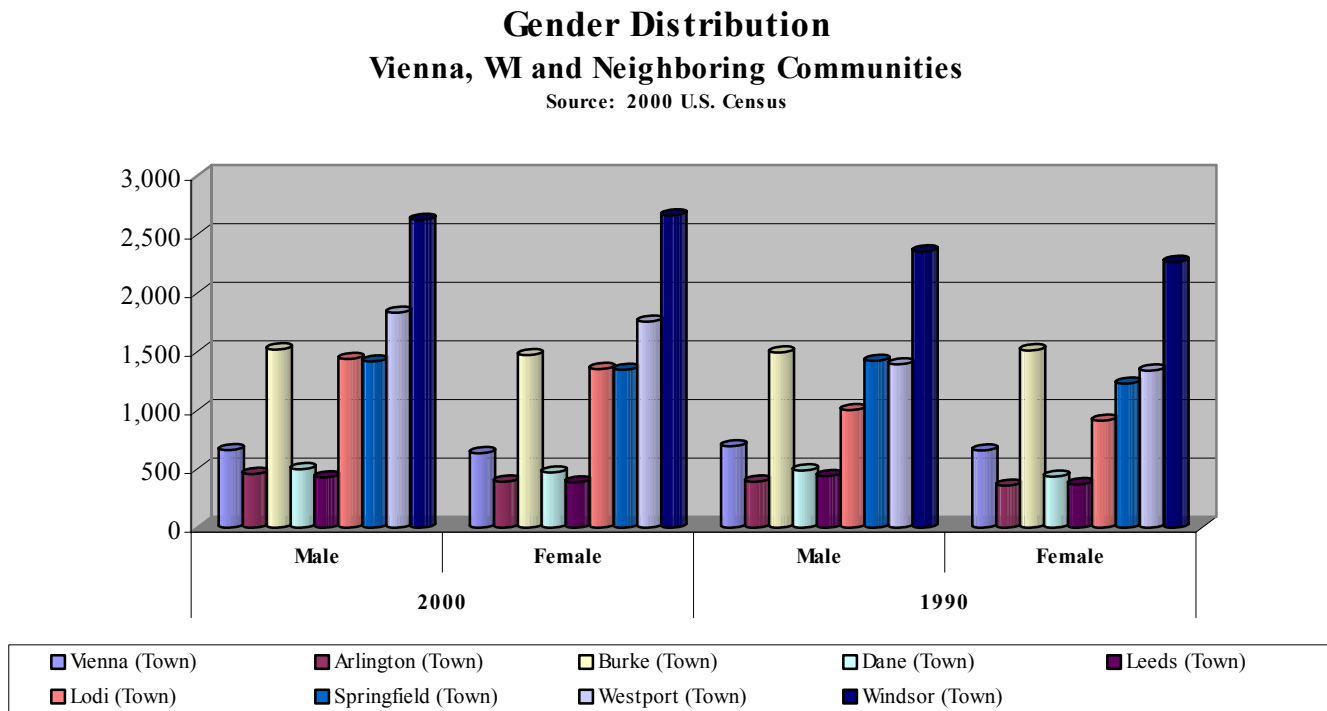


Source: US Census Bureau

7. GENDER DISTRIBUTION

US Census data show that the gender distribution remained fairly stable from 1990 to 2000. Males make up approximately 51% of the Town's population while females account for the other 49%.

Figure 8 – 2000 and 1990 Gender Distribution

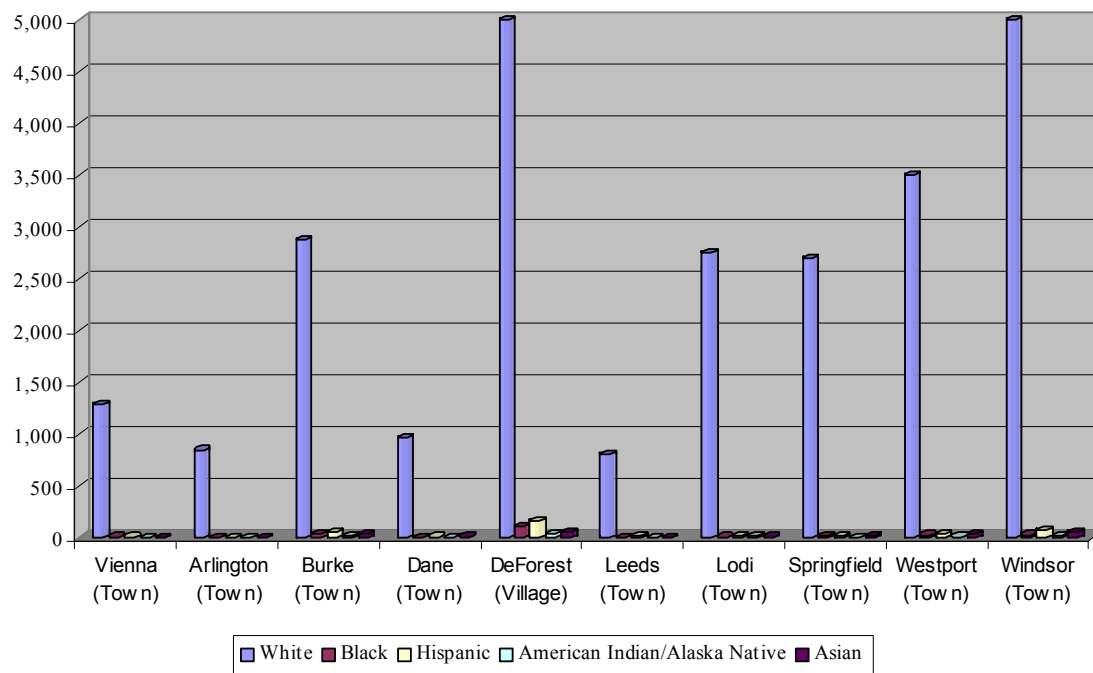


Source: US Census Bureau

8. RACIAL MAKEUP

Both the 2000 and 1990 Census indicate that the population of Vienna is primarily Caucasian; 98% of the population.

Figure 9 – 2000 Population by Race

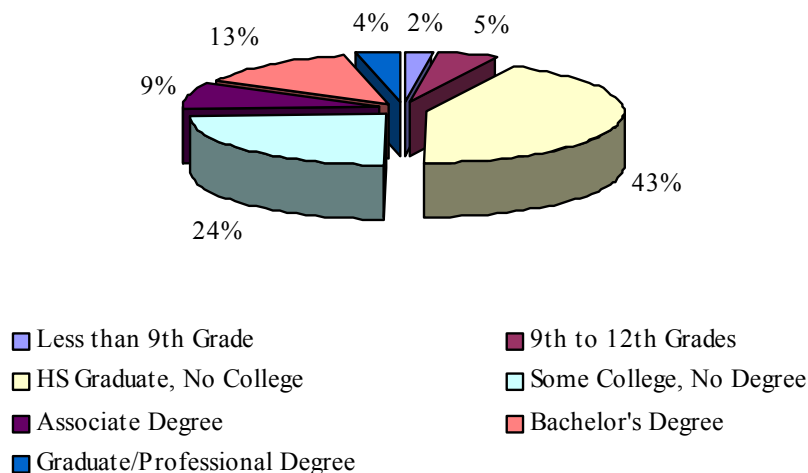


Source: US Census Bureau

9. EDUCATIONAL ATTAINMENT

In 2000, 43% of Town residents had graduated from high school without pursuing further education, 24% had some college experience, and 26% of residents had a post-secondary degree.

Figure 10 – Town of Vienna Educational Attainment, 2000



Source: US Census Bureau

10. INCOME AND POVERTY RATES

Three demographic variables were extracted from the 2000 Census to gauge incomes for residents of Vienna, Dane County and the State of Wisconsin. Vienna income characteristics are similar to those of Dane County, with the exception of Median Household Income, which is \$10,000 higher per household than in all of Dane County and \$16,000 higher than statewide figures.

- Median Household Income (MHI) includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income.¹
- Median Family Income (MFI) includes incomes of all individuals living together that are 15 years old and over and related to the householder. The incomes are summed and treated as a single amount.²
- Per capita income is the mean (average) income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group.³

Figure 11 – Select Income Characteristics for Town of Vienna and Comparables, 2000

| Poverty Measurement | Vienna | Dane County | Wisconsin |
|--------------------------------------|----------|-------------|-----------|
| Median Household Income (MHI) - 1999 | \$60,000 | \$49,223 | \$43,791 |
| Median Family Income (MFI) - 1999 | \$62,500 | \$62,964 | \$52,911 |
| Per Capita Income (PCI) - 1999 | \$24,783 | \$24,985 | \$21,271 |

Source: US Census Bureau

¹ 2000 Census of Population Technical Documentation Manual

² IBID

³ IBID

(B) Housing Information

1. STRUCTURAL CHARACTERISTICS

The US Census classifies approximately 91% of housing in the Town of Vienna as “single-family detached” housing. Roughly 3% of the housing is considered single-family attached. 5% of the Town’s total housing stock is classified as duplex.

The US census reports that all Town housing units have complete plumbing and kitchen facilities. Telephone service is provided to all but 1% of Town housing units. Most homes in the Town of Vienna are heated with gas. 44% of homes are heated by utility gas, while 37% report using bottled, tank, or LP gas. 13% of homes report using fuel oil or Kerosene as a heating source. Nearly 4% of all homes list wood as their house heating fuel.

2. OCCUPANCY STATUS AND TYPE

Housing in Vienna has increased by 41 units from 1990 to 2000, an average of 4.1 houses per year. As of the 2000 Census, 83% of the units were owner-occupied and 16% rental properties. Only 1% of Town housing was vacant.

Figure 12 – Comparison of Housing Units by Occupancy Type, 1990-2000

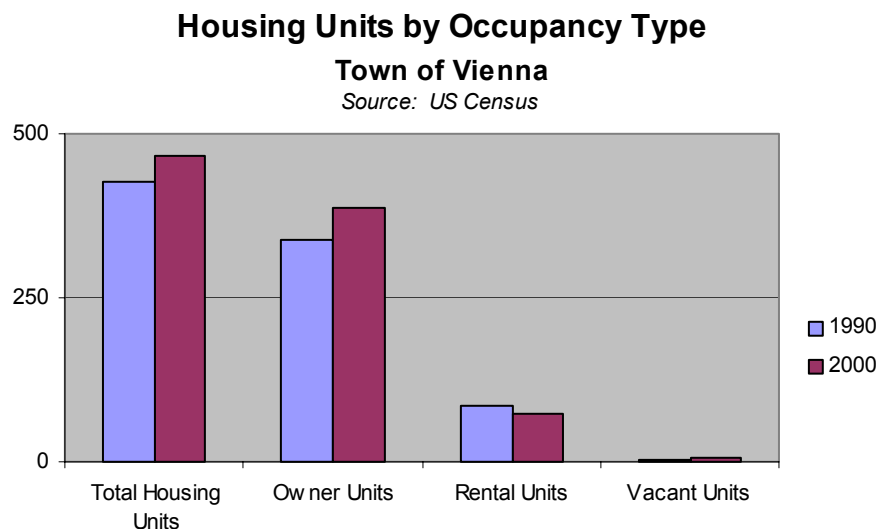


Figure 13 – Comparison of Housing Units by Vacancy Rate and Type in Vienna, 2000

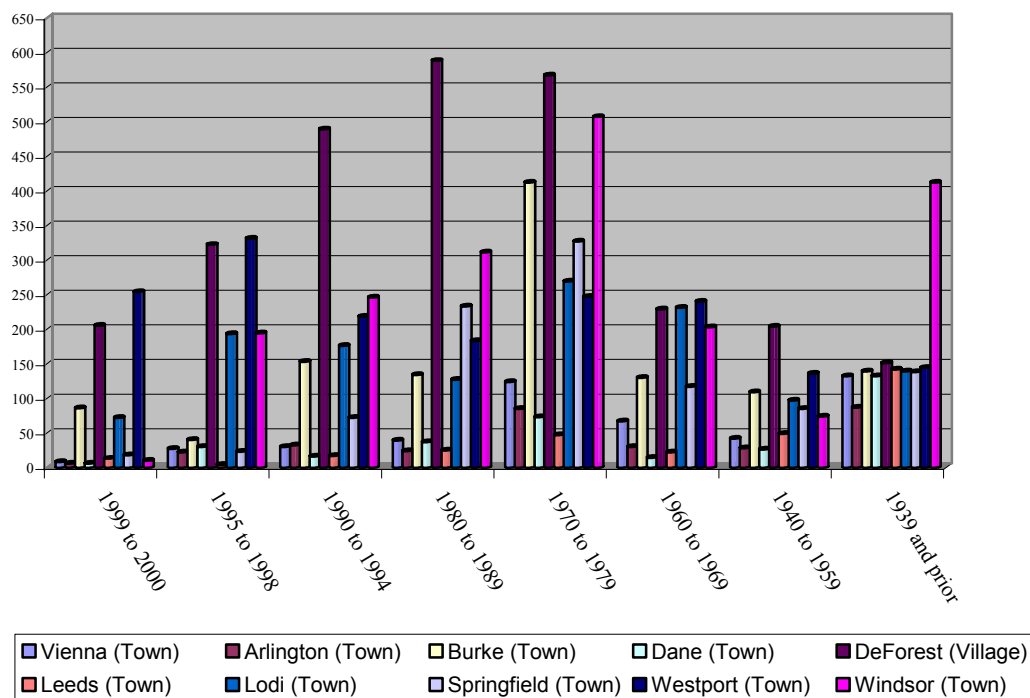
| | Count | % of Total Housing Units |
|--|-------|--------------------------|
| Total Housing Units | 467 | |
| Occupied Housing Units | 461 | 99% |
| Owner-Occupied Housing Units | 387 | 83% |
| Renter-Occupied Housing Units | 74 | 16% |
| Vacant Housing Units | 6 | 1% |
| For Seasonal, Recreational, Occasional Use | 2 | |
| Homeowner Vacancy Rate | 0.30% | |
| Rental Vacancy Rate | 1.30% | |

Source: US Census Bureau

3. HOUSING AGE

The chart and table below highlight housing age for the Town of Vienna. Census records indicate 65 homes were built during the 1990s. The Town has a significant amount of older housing, as the highest percentage (28%) of homes in Vienna was constructed in 1939 or earlier.

Figure 14 – Housing Age



Source: US Census Bureau

Figure 15 – Number of Structures Built by Year -Vienna and Comparable Communities

| Number of Structures built by year | | | | | | | | |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| | 1999 to 2000 | 1995 to 1998 | 1990 to 1994 | 1980 to 1989 | 1970 to 1979 | 1960 to 1969 | 1940 to 1959 | 1939 and prior |
| Vienna (Town) | 8 | 27 | 30 | 39 | 124 | 67 | 42 | 132 |
| Arlington (Town) | 6 | 22 | 32 | 24 | 85 | 30 | 28 | 87 |
| Burke (Town) | 86 | 40 | 153 | 134 | 412 | 130 | 109 | 139 |
| Dane (Town) | 6 | 30 | 16 | 37 | 73 | 14 | 26 | 132 |
| DeForest (Village) | 205 | 322 | 489 | 588 | 567 | 229 | 204 | 151 |
| Leeds (Town) | 13 | 4 | 17 | 25 | 47 | 22 | 49 | 142 |
| Lodi (Town) | 72 | 193 | 176 | 127 | 269 | 231 | 97 | 139 |
| Springfield (Town) | 18 | 23 | 72 | 233 | 327 | 117 | 85 | 138 |
| Westport (Town) | 254 | 331 | 218 | 183 | 247 | 240 | 136 | 144 |
| Windsor (Town) | 10 | 194 | 246 | 311 | 507 | 203 | 74 | 412 |
| Dane County | 4860 | 15,923 | 17,300 | 23,560 | 36,115 | 26,265 | 29,194 | 27,181 |
| Columbia County | 489 | 2,134 | 1,769 | 2,154 | 3,408 | 2,238 | 3,258 | 7,235 |
| Wisconsin | 50735 | 170,219 | 168,838 | 249,789 | 391,349 | 276,188 | 470,862 | 543,164 |

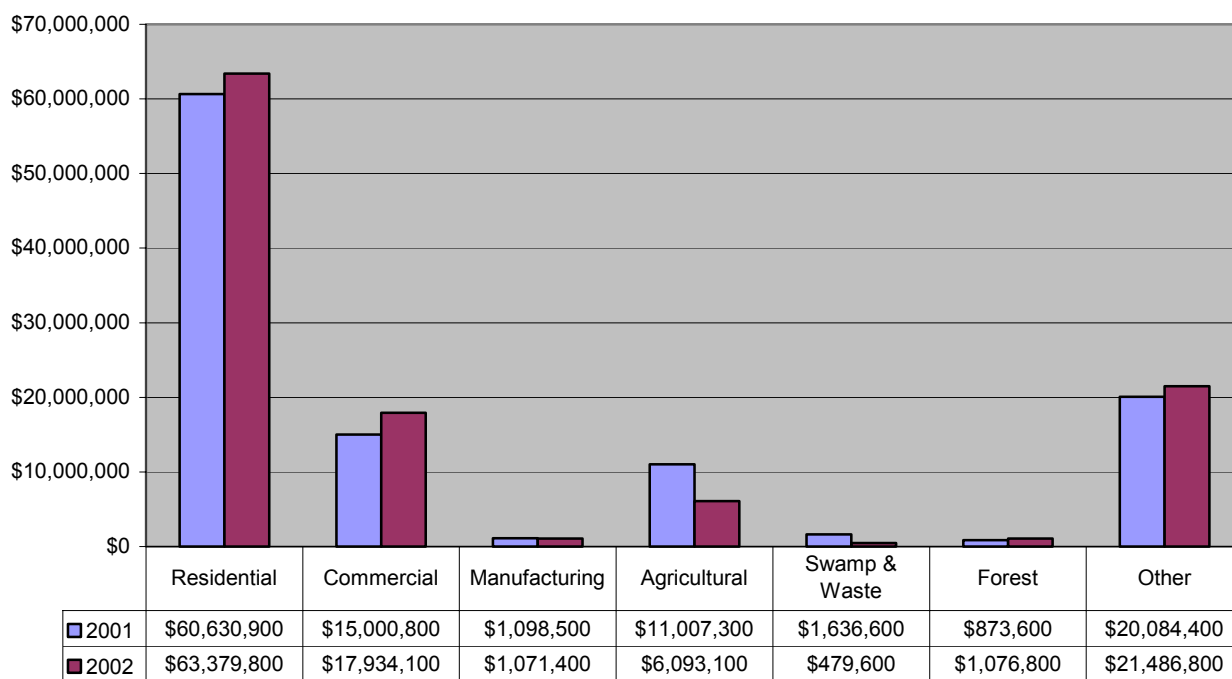
Source: US Census Bureau, 2000

4. PROPERTY VALUES

The Town of Vienna's total Equalized Assessed Valuation (EAV) has increased from 2001 to 2002 by 1.06%, rising from \$110,332,100 to \$111,521,600. The change from 1998 to 2002 was more dramatic, rising 31%. Residential development makes up the largest segment at \$63,379,800.

Changes in the assessment method for agricultural property in Wisconsin have had an impact on property values and tax levies in the Town. New policies base the assessment of agricultural properties on their current use, not as an estimation of a future use as done before. One intent of the policy to lessen the overall tax burden on farmers so that they can afford to continue farming the land.

Figure 16 – 2001, 2002 Equalized Assessed Valuation (EAV)



Source: Wisconsin Department of Revenue

Figure 17 – 1998 to 2002 Equalized Assessed Valuation (EAV)

| Use | 1998 | 1999 | 2000 | 2001 | 2002 | Change 1998-2002 | % Change 1998- 2002 |
|---------------|--------------|--------------|--------------|---------------|---------------|---------------------|------------------------------|
| Residential | \$42,920,600 | \$48,848,400 | \$53,025,600 | \$60,630,900 | \$63,379,800 | \$20,459,200 | 48% |
| Commercial | \$3,824,700 | \$6,188,900 | \$9,869,600 | \$15,000,800 | \$17,934,100 | \$14,109,400 | 369% |
| Manufacturing | \$1,019,500 | \$1,090,300 | \$1,094,300 | \$1,098,500 | \$1,071,400 | \$51,900 | 5% |
| Agricultural | \$22,652,000 | \$21,293,200 | \$10,833,300 | \$11,007,300 | \$6,093,100 | -\$16,558,900 | -73% |
| Swamp & Waste | \$84,000 | \$1,165,600 | \$1,591,600 | \$1,636,600 | \$479,600 | \$395,600 | 471% |
| Forest | \$417,800 | \$534,600 | \$815,900 | \$873,600 | \$1,076,800 | \$659,000 | 158% |
| Other | \$13,901,100 | \$16,919,700 | \$19,045,100 | \$20,084,400 | \$21,486,800 | \$7,585,700 | 55% |
| Totals | \$84,819,700 | \$96,040,700 | \$96,275,400 | \$110,332,100 | \$111,521,600 | \$26,701,900 | 31% |

5. HOUSEHOLDS, HOUSING UNITS AND VACANCY RATES

Over 41 new housing units were built from 1990 to 2000. Thirty-nine more households were established. Vacancy rates also rose slightly from 1990 to 2000. Roughly 10% of the County's housing stock was constructed in the 1990s.

Figure 18 – Town of Vienna and Comparable Communities Household Statistics

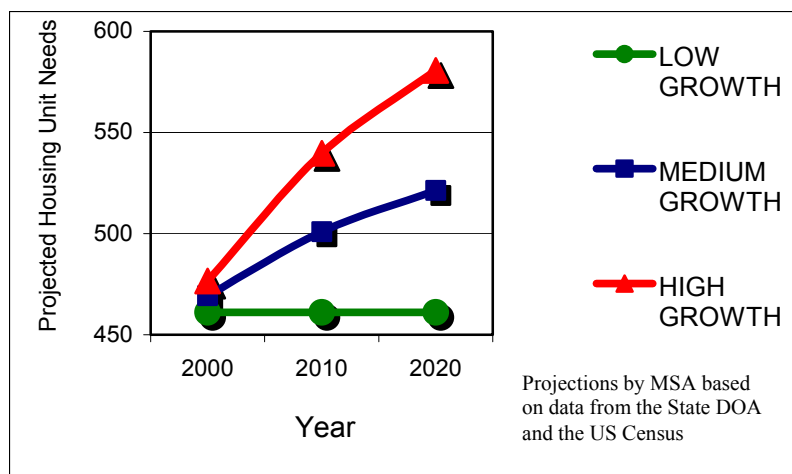
| | 2000 | | | 1990 | | |
|--------------------|------------|---------------|---------------|------------|---------------|---------------|
| | Households | Housing Units | Vacancy Rates | Households | Housing Units | Vacancy Rates |
| Vienna (Town) | 461 | 467 | 1.3% | 422 | 426 | 0.9% |
| Arlington (Town) | 302 | 308 | 1.9% | 253 | 262 | 3.4% |
| Burke (Town) | 1,148 | 1,208 | 5.0% | 1,029 | 1,049 | 1.3% |
| Dane (Town) | 335 | 339 | 1.2% | 291 | 297 | 2.0% |
| DeForest (Village) | 2,675 | 2,761 | 3.1% | 1,724 | 1,757 | 1.9% |
| Leeds (Town) | 309 | 317 | 2.5% | 291 | 303 | 4.0% |
| Lodi (Town) | 1,078 | 1,285 | 16.1% | 696 | 898 | 22.5% |
| Springfield (Town) | 967 | 993 | 2.6% | 879 | 897 | 2.0% |
| Westport (Town) | 1,546 | 1,752 | 11.8% | 995 | 1,029 | 3.3% |
| Windsor (Town) | 1,880 | 1,923 | 2.2% | 1,556 | 1,580 | 1.5% |
| Dane County | 173,484 | 180,398 | 3.8% | 142,231 | 147,851 | 3.4% |
| Columbia County | 20,439 | 22,685 | 9.9% | 16,882 | 19,258 | 12.4% |
| Wisconsin | 2,084,544 | 2,321,144 | 10.2% | 1,824,252 | 2,055,774 | 11.4% |

Source: US Census Bureau

6. FUTURE HOUSING NEEDS PROJECTIONS

The following housing projections are based on three different growth scenarios, breaking out anticipated occupancy types and income levels (Median Household Income or MHI). These projections are based on 2000 Census Data, and represent total housing need including existing units, potential vacancies, existing vacancy rates, existing income patterns, and housing prices.

Figure 19. Housing Needs Projections 2000-2020



The table to the left shows preliminary housing needs projections for the Town of Vienna for 2010 and 2020. Three alternate growth patterns were used.

Based on these three scenarios, The Town of Vienna could likely see between 470 and 540 housing units in the Town by 2010. By 2020, housing growth could potentially reach 580

units, based on a high growth rate. It should be noted that from 1990-2000, there was an increase of 45 housing units according to the US Census.

The following tables show more detailed projections about what types of housing needs may be expected within the Town of Vienna by 2010 and 2020. Assumptions used in the preparation of these tables are found on the following page.

Figure 20. 2010 Potential Town Housing Needs by Income Level and Occupancy

| | Income Level | | | | | |
|-----------------------------------|--------------|------------|-----------|--------------|-----------|------------|
| | Low | Moderate | Middle | Upper/Middle | Upper | Totals |
| <i>Low Growth Projection</i> | | | | | | |
| Owner Occupied Housing Units | 28 | 72 | 71 | 163 | 47 | 381 |
| Renter Occupied Housing Units | 34 | 28 | 10 | 14 | 2 | 88 |
| Total Housing Units-Low Growth | 62 | 100 | 80 | 177 | 49 | 469 |
| <i>Medium Growth Projection</i> | | | | | | |
| Owner Occupied Housing Units | 30 | 77 | 75 | 174 | 50 | 407 |
| Renter Occupied Housing Units | 37 | 30 | 10 | 15 | 2 | 94 |
| Total Housing Units-Medium Growth | 66 | 107 | 86 | 189 | 52 | 501 |
| <i>High Growth Projection</i> | | | | | | |
| Owner Occupied Housing Units | 31 | 80 | 78 | 181 | 52 | 423 |
| Renter Occupied Housing Units | 38 | 31 | 11 | 16 | 2 | 98 |
| Total Housing Units-High Growth | 69 | 111 | 89 | 197 | 55 | 521 |

Figure 21. 2020 Potential Town Housing Needs by Income Level and Occupancy

| | Income Level | | | | | |
|-----------------------------------|--------------|------------|-----------|--------------|-----------|------------|
| | Low | Moderate | Middle | Upper/Middle | Upper | Totals |
| <i>Low Growth Projection</i> | | | | | | |
| Owner Occupied Housing Units | 28 | 73 | 72 | 166 | 48 | 387 |
| Renter Occupied Housing Units | 35 | 29 | 10 | 14 | 2 | 90 |
| Total Housing Units-Low Growth | 63 | 102 | 82 | 180 | 50 | 477 |
| | | | | | | |
| <i>Medium Growth Projection</i> | | | | | | |
| Owner Occupied Housing Units | 32 | 83 | 81 | 188 | 54 | 439 |
| Renter Occupied Housing Units | 39 | 32 | 11 | 16 | 2 | 101 |
| Total Housing Units-Medium Growth | 72 | 115 | 92 | 204 | 57 | 540 |
| | | | | | | |
| <i>High Growth Projection</i> | | | | | | |
| Owner Occupied-TOTAL | 35 | 89 | 87 | 202 | 58 | 472 |
| Renter Occupied-TOTAL | 42 | 35 | 12 | 18 | 2 | 109 |
| Total Housing Units-High Growth | 77 | 124 | 99 | 220 | 61 | 581 |

Projections by MSA based on data from the State DOA and the US Census

Assumptions for Preparing Housing Needs Projections

General: 2.81 average persons/household, (2000 US Census); Town of Vienna Vacancy Rate 1.3% (2000 Census); Population of 1,294 (2000 Census); 467 housing units, 461 households (2000 US Census).

Low Growth: Based on Wisconsin Department of Administration's population projection for the Town for 2010. Housing projections based on a 2010 population projections.

Medium Growth: Based on the number of Housing Units added in the Town between 1990 and 2000.

High Growth: Based on the new structures, built between 1990 and 2000 according to US Census, Profile of Selected Housing Characteristics.

Median Household Income for Town of Vienna: \$60,000, (2000 US Census)

7. AREA HOUSING PROGRAMS AND RESOURCES

The following programs and resources are available to the residents of the Town of Vienna.

Dane County Community Development Block Grant Program

In 1998, 43 Dane County communities, including the Town of Vienna, joined together to establish the Dane County Community Development Block Grant (CDBG) program. This new partnership was recognized by the U.S. Department of Housing and Urban Development (HUD), allowing Dane County to receive CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. In 2001, five additional communities joined the Dane County Urban County Consortium, expanding the number of participating municipalities to 48 and representing 87% of the population outside the City of Madison.

Both Dane County and the City of Madison produced and adopted Five-Year Consolidated Plans for the allocations of these Federal resources, and both the Madison Community Development Authority (CDA) and the Dane County Housing Authority (DCHA) have also produced Five-Year plans for their respective operations.

Approximately \$1 million in CDBG funds is available annually for eligible projects in participating municipalities. Funds are awarded on a competitive basis and are available to municipalities, not-for-profit and for-profit entities.

Approximately 39% of funds in the Dane County CDBG program are targeted for housing assistance and aid for the homeless. Priorities of the program include:

- Increasing the number of housing units affordable to renter, particularly for elderly and for persons with disabilities
- Increasing the financial assistance available for repair and maintenance of low to moderate income homeowners
- Increasing the financial assistance available for moderate income renters to purchase homes
- Providing housing education, training and counseling for purchasing and repairing homes
- Providing assistance to the homeless or near homeless in the form of emergency and transitional shelter
- Supporting up-front planning required to design successful housing programs

CDBG funding for housing rehabilitation, down-payment assistance, housing counseling, homeless services, small or micro business loans, and business counseling are available on an annual basis through the Consolidated Application/Joint Proposal process in conjunction with the United Way, the City of Madison, and the Dane County Department of Human Services.

These applications are available around mid-April and are due in the County CDBG Office no later than noon on the 2nd Friday in June. If you have a question about whether your program would qualify for these funds, contact [Ann Webbles](#) at (608) 261-9781. Application materials are available online at: http://www.co.dane.wi.us/plandev/cdbg/how_to_apply.htm

Dane County Housing Authority (DCHA)

The Dane County Housing Authority (DCHA) offers education and counseling for first time homebuyers. First time buyers can learn about the home buying process, financing and caring for your home by attending courses offered at DCHA. Lenders, REALTORS®, Home Inspectors and Closing Agents explain their role in the process and help you become an informed consumer.

The Home Buyer Education Course is a comprehensive, two-session course. Participants who complete the course will earn a Certificate of Home Buyer Education. Homebuyer education certificates are required for many down-payment-assistance programs and some lenders require home buyer education certificates to qualify for first-time-homebuyer mortgage loans.

For additional information, contact Paula at the Dane County Housing Authority, 2001 W. Broadway, Suite 1, Monona, WI 53713 or by calling (608) 224-3636, Ext. 18.

The Home Buyers Round Table of Dane County Resource List

The Round Table is comprised of a group of individuals from the public and private sectors, as well as nonprofit groups, who share a common goal of promoting home ownership through education. They host an annual Home Buyers Fair in the spring of the year that provides a broad range of information regarding the total home purchase process. Throughout the remainder of the year, various subcommittees work on projects that will enhance home ownership education. Examples include Website Development, Financial Literacy, Housing Resources and Post Purchase Education. The following program list was taken from the Round Table website at:

<http://www.homebuyersroundtable.org/>

Down Payment / Closing Cost Assistance Programs

Down Payment Assistance Program

Loans offered through the Dane County Housing Authority for first time home buyers whose income does not exceed 80% of the Dane County Median Income.
608-224-3636 ext. 18. E-mail: pgorham@dcha.net

Down Payment Plus Program

A down payment and closing cost assistance program for low and moderate income home buyers whose income is under 80% of the median household income. This is a WI statewide program. Lender must be a member of the Federal Home Loan Bank (FHLB) of Chicago and a participant of this program.
1-888-318-4486. www.wphd.org

Home-Buy

A down payment/closing cost assistance loan program for first time home buyers in Dane County, whose income does not exceed 80% of the Dane County Median Income.
608-266-4223 www.ci.madison.wi.us/planning/homeser.pdf

South Central Wisconsin Housing Foundation

A low interest, short term loan to be used for down payment and/or closing costs for residents of Dane, Sauk, Green, Columbia, Iowa, Rock, Dodge, or Jefferson County whose income is below 90% of the County median income.

608-240-2800 e-mail: Kristine Wiese (kristine@wisre.com)

[REALTORS® Association of South Central Wisconsin](#)

WHEDA Easy Close

A loan for up to \$1,000 to cover closing costs.

1-800-334-6873 www.wheda.com

Zero Down Payment Loan Programs**Federal VA**

A program for veterans, often no down payment and lower interest rates.

1-800-827-1000

Open Door

A 10-year forgivable grant program for down payment and a portion of closing costs.

Wells Fargo: 608-827-6565 or Home Savings: 608-282-6000.

"Rent to Own" Programs

See [below](#).

Rural Development

A federal agency that provides direct loans for low-income families and loan guarantees to moderate-income families for the purchase of a home. These loan programs may offer 100% financing and do not require private mortgage insurance. Often closing costs and repairs can also be financed. Eligible areas include communities under 10,000 population in Dane and surrounding counties. Household income cannot exceed the adjusted annual income limits established for each county.

608-935-2791 ext. 4. www.rurdev.usda.gov/wi

Other Special Programs**FHA (Department of Housing & Urban Development)**

Contact your lender for more info.

www.hud.gov/buying

Madison Area Community Land Trust (MACLT)

An organization that uses the land trust ownership model to assist families with home ownership. Income limit is 80% of Dane County Median Income.

608-280-0131 www.emill.com/macit/

Operation Fresh Start

Builds and sells a few homes each year for families whose income is no more than 80% of the Dane County Median Income

608-244-4721 www.operationfreshstart.org

Project Home

- **Home Repair Programs** -- For minor and major home repair programs in Dane and Green County for income qualified homeowners.
- **Weatherization Program** -- Low or no cost installation of measures to improve energy efficiency of homes in Dane and Green Counties for income qualified homeowners and renters.

608-246-3737 www.projecthomewi.org

Rural Development

A federal agency that provides direct loans for low-income families and loan guarantees to moderate-income families for the purchase of a home. These loan programs may offer 100% financing and do not require private mortgage insurance. Often closing costs and repairs can also be financed. Eligible areas include communities under 10,000 populations in Dane and surrounding counties.

608-935-2791 ext. 4. www.rurdev.usda.gov/wi

WI State VA

A program for eligible veterans with a 5% for down payment. These 30-year mortgages usually have an interest rate that is lower than comparable mortgages. No private mortgage insurance is necessary. 608-266-1311 dva.state.wi.us/

Rent to Own (Lease-Purchase Programs)**Urban League of Greater Madison**

Single-family rent-to-own program. For families with incomes less than 60% of the Dane County Median Income. No down Payment required.

608-251-8550 www.ulgm.org

Programs for People with Disabilities**Ebtide, Inc.**

Down payment, closing cost, and modification assistance in the purchase of a home for WI residents with disabilities or those who have family members with disabilities living with them whose family income is less than 60% of the area median income.

608-232-9388 or 1-888-838-9021 e-mail: jvogt@itis.com

Movin' Out, Inc. -- AHP Loans

For households with incomes less than 80% of the County Median Income and has a family member with a permanent disability.

608-251-4446 or 1-877-861-6746 e-mail: movin@chorus.net

Rehab Programs

Federal VA

1-800-827-1000

FHA (Department of Housing & Urban Development)

Contact your lender for more info.

www.hud.gov/buying

Movin' Out, Inc. -- AHP Loans

For households with incomes less than 80% of the County Median Income and has a family member with a permanent disability.

608-251-4446 or 1-877-861-6746. E-mail: movin@chorus.net

Project Home

Home Repair Programs-For minor and major home repair programs in Dane and Green County for income qualified homeowners.

608-246-3737 www.projecthomewi.org

Rural Development

Loan/grant program to help very low-income owners/occupants of modest single family homes in rural areas repair those homes. Household income cannot exceed the adjusted annual income limits established for each county.

608-935-2791 ext. 4. www.rurdev.usda.gov/wi

WHEDA

A Program to assist with purchase and rehab or rehab of a property you already own.

Must have at least 10% equity in the property. Rehab costs must be at least one-third of original purchase price.

1-800-334-6873 www.wheda.com

WI State VA

A Loan to eligible veterans for additions, construction, repairs and alterations of a veteran's principal residence and for garage construction.

608-266-1311 dva.state.wi.us/

Home Investment Partnerships Program (HOME)

A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance for homebuyers, rental rehabilitation, weatherization related repairs, accessibility improvements and rental housing development. Approximately \$13 million is awarded annually.

Information from Wisconsin Department of Administration Website

Homeless Programs

The Division administers three programs specifically designed to help homeless people:

HUD Emergency Shelter Grants -- funds may be used for homelessness prevention, essential services, rehabilitation of shelters and operating costs. Approximately \$1.4 million is awarded each year.

State Shelter Subsidy Grants -- provides up to one-half of an emergency homeless shelter's operating budget. Approximately \$1.1 million is awarded each year.

Transitional Housing -- provides housing and counseling to formerly homeless households so that they may become self-sufficient. Biennial awards totaling \$800,000 are made.

Information from Wisconsin Department of Administration Website

Housing Cost Reduction Initiative (HCRI)

Local sponsors compete for \$2.6 million in state grants annually to reduce the housing costs of low-income renters or home buyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and nonprofit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts and related housing initiatives.

Information from Wisconsin Department of Administration Website

Local Housing Organization Grant (LHOG)

State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services. Approximately \$630,000 is awarded annually.

Information from Wisconsin Department of Administration Website

8. HOUSING CONTACT LIST

Ms. Ann Webbles
CDBG Program Specialist
Dane County Community Development Office
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703
Phone: (608) 261-9781
e-mail: cdbg@co.dane.wi.us

Wisconsin Housing and Economic Development Authority
201 W. Washington Ave., Suite 700
P.O. Box 1728
Madison, WI 53701-1728
Phone: 608-266-7884
Toll Free: 1-800-334-6873
Fax: 608-267-1099

Wisconsin Department of Administration
Department of Housing and Intergovernmental Relations
Judy Wilcox
Special Needs Housing
101 East Wilson
Madison, WI 53702
Phone: 608-266-9388

Dane County Housing Authority
2001 West Broadway, Suite 1
Monona, WI 53713
Phone 608-224-3636 ext. 18

(C) Transportation Information

1. EXISTING ROADWAY AND TRAFFIC CONDITIONS

The following table shows average daily traffic counts as recorded by the State D.O.T. Figures from 1996, 1999 and 2002 are presented. Modest increases are seen along most of these thoroughfares with the exception of the CTH V- south bound on ramp. The most significant increases have been along CTH V.

Figure 22 – Average Daily Traffic

| Location | at | 1996 | 1999 | 2002 Average Daily Traffic | Change 1996-2002 | |
|---------------|--------------------|--------|-------|-------------------------------------|---------------------|--------|
| 1. I-90/94/39 | CTH V- NB off ramp | 3,400* | 3,500 | 3,700 | +300 | 8.6% |
| 2. I-90/94/39 | CTH V- NB on ramp | 2,300* | 3,000 | 2,500 | +200 | 8.7% |
| 3. I-90/94/39 | CTH V- SB off ramp | 1,500* | 1,900 | 1,800 | +300 | 20.0% |
| 4. I-90/94/39 | CTH V- SB on ramp | 5,200* | 3,500 | 3,400 | -1800 | -34.6% |
| 5. CTH I | North of DM | 1,400 | 2,300 | 1,700 | +300 | 21.4% |
| 6. CTH DM | East of CTH I | 300 | 430 | 390 | +90 | 30.0% |
| 7. CTH V | East of CTH I | 3,400 | 4,000 | 4,500 | +1,100 | 32.3% |
| 8. CTH V | West of CTH I | 2,600 | 2,900 | 3,700 | +1,100 | 42.3% |

* 1998 Figures Source: WI DOT

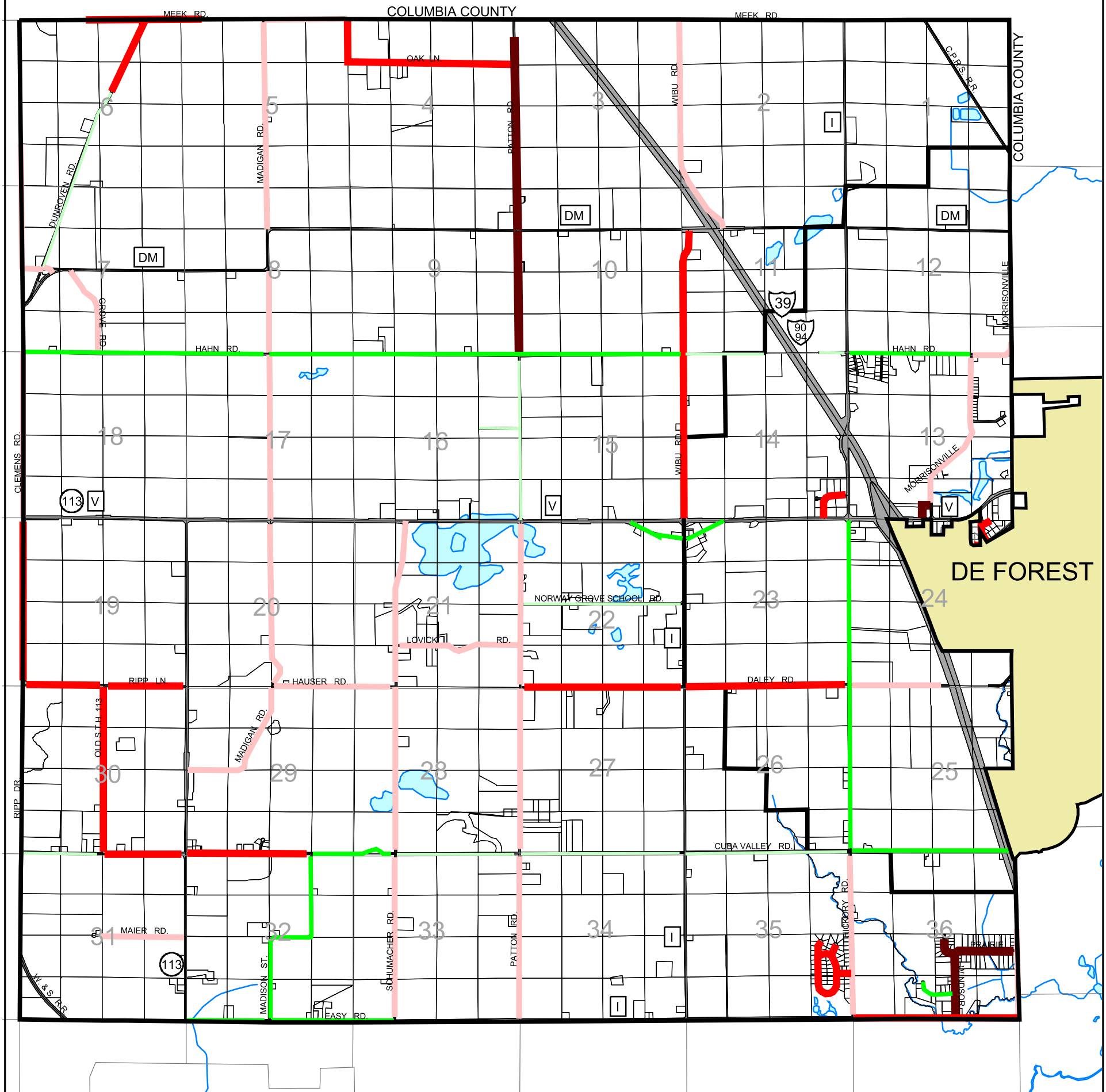
2. EXISTING ROADWAY CONDITION ANALYSIS

This information is available at the Town Clerk's office. Please see Bob Pulvermacher for a detailed report on this subject. A map demonstrating the current roadway conditions follows this narrative.

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

ROAD CONDITIONS MAP



Key

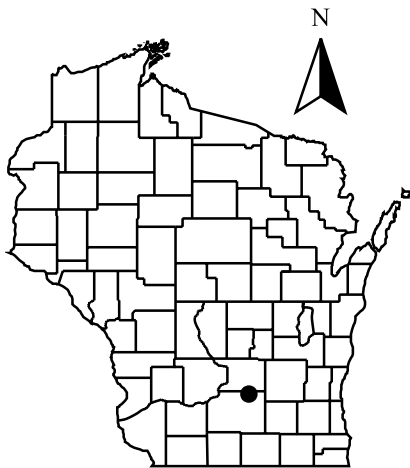
Jurisdictions

- Town of Vienna
- Village of De Forest
- DeForest Extraterritorial Zone
- Parcels
- Rivers
- Lakes

Road Condition Rating

- 4
- 6
- 7
- 8
- 9

2000 0 2000 4000 Feet



MSA

PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

3. LOCAL ACCIDENT SUMMARY

Historical accident data obtained from the Department of Transportation shows that there were over 88 auto accidents within the Town of Vienna between 1994 and August 2002. Approximately 57% of these accidents happened on Interstate 90/94/39.

Figure 23 – Local Town of Vienna Accidents: 1994-2002

| Street/Highway | At Intersection of: | # Accidents |
|----------------|---------------------|-------------|
| CTH V | Schumacher | 15 |
| CTH V | Patton Road | 13 |
| CTH V | McChesney Road | 13 |
| CTH V | CTH I | 12 |
| CTH V | Morrisonville Road | 8 |
| CTH I | Easy Street | 7 |
| Easy Street | Hickory Lane | 7 |
| River Road | Easy Street | 7 |
| Schumacher | Cuba Valley Road | 6 |

Source: WI DOT, District 1

The above figure shows some of the most dangerous intersections within the Town. Accidents involving the interstate or its on/off ramps are not included in the table.

4. COMMUTING PATTERNS

Data from the 2000 census shows that the mean travel time among Vienna residents was approximately 21 minutes. 1990 and 2000 Census data show that about 40% of Vienna residents have a one-way commute of 20 to 44 minutes to work. 45.25% traveled to work in less than 20 minutes in 2000. Only about 4% report commutes of 45 minutes or more in 2000, a slight decline from 1990. Dane County and the State Census counts, however, show increases in the number of people making long commutes.

In terms of methods of commuting, 77% of workers (16 and over) reported driving alone to work in 2000. Approximately 10% of workers car pool as their primary means to work. Another 10% reported that they work at home.

Figure 24 – Travel Times, 1990

| Travel Time to Work Minutes | Town of Vienna | | Dane County | Wisconsin |
|--------------------------------|----------------|---------|-------------|-----------|
| | Count | % | % | % |
| Under 10 | 132 | 17.67% | 18.30% | 22.00% |
| 10 to 19 | 203 | 27.18% | 37.90% | 35.70% |
| 20 to 44 | 298 | 39.89% | 35.50% | 30.90% |
| 45 or more | 35 | 4.69% | 4.70% | 6.60% |
| Worked at Home | 79 | 10.58% | 3.60% | 4.90% |
| Total | 747 | 100.00% | 100.00% | 100.00% |

Source: US Census Bureau

Figure 25 – Travel Times, 2000

| Travel Time to Work Minutes | Town of Vienna | | Dane County | Wisconsin |
|--------------------------------|----------------|---------|-------------|-----------|
| | Count | % | % | % |
| Under 10 | 139 | 17.62% | 16.25% | 19.84% |
| 10 to 19 | 218 | 27.63% | 36.17% | 34.09% |
| 20 to 44 | 321 | 40.68% | 38.28% | 33.49% |
| 45 or more | 32 | 4.06% | 5.48% | 8.67% |
| Worked at Home | 79 | 10.01% | 3.83% | 3.92% |
| Total | 789 | 100.00% | 100.00% | 100.00% |

Source: US Census Bureau

5. BIKE ROUTES

The Bicycle Transportation Plan for the Madison Urban Area and Dane County, Wisconsin prepared by the Madison Metropolitan Area Planning Organization staff in September of 2000. The following is a summary of relevant findings and recommendations of the plan around Vienna:

- STH 113 – STH 19 to Cuba Valley Road – 2nd Priority
- STH 113 – Cuba Valley Road to CTH V – Programmed ‘01
- STH 113 – CTH V to Dane – 2nd Priority
- STH 113 – Dane to V. Lodi – Programmed ‘03
- STH 113 – CTH P (South) to Clemens Road – 2nd Priority
- CTH V – CTH I to River Road; I-90 Interchange – Programmed ‘02

A complete copy of the plan can be viewed on the Internet at:

<http://www.ci.madison.wi.us/transp/Bicycle/sept2000/BicycleTranPlan.html>

6. BICYCLE FACILITY DESIGN STANDARDS

According to the Federal Highway Administration’s “Implementing Bicycle Improvements at the Local Level”, the following specifications are recommended:

“To accommodate bicyclists, a minimum paved shoulder width of 1.2 m (4 ft.) should be provided. However, paved shoulders that are as narrow as 0.9m (3 ft) can also help improve conditions for bicyclists and are recommended where 1.2-m (4-ft.) widths cannot be achieved. Generally, any additional paved shoulder width is better than none at all. The width of a usable paved shoulder should be measured from the edge of a gutter pan. Where guardrails, curbs, or other roadside barriers exist, the minimum recommended width of a paved shoulder is 1.5 m (5 ft). Additional shoulder width over the recommended minimums is always desirable where higher bicycle usage is expected; where motor vehicle speeds exceed 90 km/h (56 mi/h); where there is a high percentage of large vehicles such as trucks, buses and recreational vehicles; or where static obstructions exist at the right side of the roadway. In general, the recommendations for paved shoulder widths found in AASHTO’s A Policy on Geometric Design of Highways and Streets serve bicycles well since wide shoulders are required on heavily traveled, high-speed roads carrying large numbers of trucks. To be useful for bicyclists, shoulders should be smoothly paved.”

Specific standards can be located in the American Association of State Highway and Transportation Officials AASHTO’s *Guide for the Development of Bicycle Facilities* published in 1999. Contact the American Association of State Highway and Transportation Officials (AASHTO) by mail at P.O. Box 96716, Washington, DC, 20090-6716 or by Phone at (888) 227-4860.

The Bicycle Transportation Plan for the Madison Urban Area and Dane County, Wisconsin maintains a detailed section on recommended design guidelines for bike facilities, signage, lane markings, and bicycle parking.

The Wisconsin Department of Transportation (WisDOT) also encourages planning for bicyclists at the local level, and is responsible for developing long-range, statewide bicycle plans.

Wisconsin Bicycle Transportation Plan 2020 provides guidelines for accommodating travel by bicycles when roadways are reconstructed, or new roads are built.

The plan is available on the WisDOT website at:

<http://www.dot.wisconsin.gov/projects/state/bike2020.htm>

7. HIGHWAY DESIGN STANDARDS AND SETBACKS

The Wisconsin State Administrative Code Chapter Trans 204 establishes “Existing Town Road Improvement Standards.” These standards should be met at all times, and coordinated with the Dane County Highway Department when they are working on improving existing Town roads.

In addition, the Wisconsin Department of Transportation Facilities Development Manual (FDM) identifies minimum design standards for Town roads (new construction only), Rural State Trunk Highway Paved Shoulder Width Requirements, typical sections for two-lane rural highways, and four-lane divided highways.

Finally, Chapter Trans 214 establishes “Town Road Bridge Standards.”

The appropriate sections of the Administrative Code and the FDM are included here as a reference when looking at these specific types of transportation improvements.

Setbacks from the Right-of-Way (ROW) line of the highway are required. Setbacks are areas where structures and improvements are not allowed to be constructed. The size of these setbacks vary by the type of highway. State and Federal highways will generally require 110' from the centerline of the highway or 50' from the ROW line, whichever is further from the ROW line. Items that may be allowed within the setback are landscaping, fences, noise berms and movable items.

Title 4, Chapter 2, pages 1 through 9 of the Town of Vienna Code of Ordinances reference these State of Wisconsin standards, and includes some additional local standards and policies.

8. PENDING CONSTRUCTION PROJECTS

Wisconsin DOT District 1 Plans

According to the District 1 Six-Year Highway Improvement Program, the Wisconsin Department of Transportation will be completing the following projects:

1. Resurfacing along STH 113 from Waunakee to Village of Dane was scheduled to take place in 2001 according to the District 1 6-year program.

Dane County Highway Projects

The following projects within the Town of Vienna are included in the Dane County Capital Projects list.

1. CTH I from CTH V to CTH DM.

Project is scheduled to begin in April 2008 and be finished by November 2008.

2. CTH DM from the Dane village limits to WIBU road. This project is currently scheduled to take place in 2010.

Additional project information is available on the Dane County Website at <http://www.co.dane.wi.us>, or by contacting Pam Dunphy at (608) 266-4036.

9. PARK AND RIDE FACILITIES

A park and ride facility has been established at the intersection of HWY V and Interstates 90/94/39.

10. RAIL SERVICE

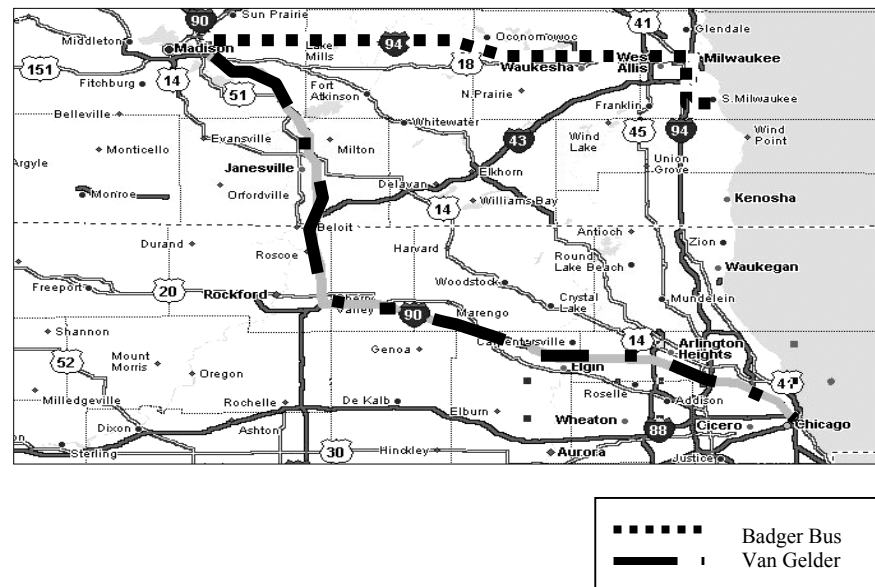
No passenger rail service exists within the boundaries of the Town of Vienna .

11. AIR SERVICE

The Town of Vienna is served by the Dane County Regional Airport. Commercial air carriers that offer service from the Dane County Regional Airport include Northwest, United Express, Midwest Airlines, American Eagle (American), Trans World Express (TWA), Comair (Delta), Skyway (Midwest Airlines), Continental Express, and Chicago Express (ATA). Every year, more than 1.6 million passengers use this airport. A small airport is located in the Village of Waunakee for private plane owners.

12. LOCAL AND REGIONAL TRANSIT AND BUS SERVICE

Currently, no regional bus service is available in Vienna. Greyhound Bus lines serves the entire Midwest, with a bus depot in Madison. Badger Bus Lines primarily provides service between Madison and Milwaukee. Van Gelder Bus Lines provides service stops in Madison, Janesville, South Beloit, Rockford, O'Hare and downtown Chicago. These bus services have stops available in Madison. The primary service areas and routes for these bus services are shown on the map on the following page (Figure 25). The Badger Bus is displayed as a dashed line, and the Van Gelder bus route as a solid line.

Figure 25 – Regional Bus Service

13. RUSTIC ROAD PROGRAM

The Rustic Roads System in Wisconsin was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists.

Unique brown and yellow signs mark the routes of all officially-designated Rustic Roads. These routes provide bikers, hikers, and motorists with an opportunity to leisurely travel through some of Wisconsin's scenic countryside.

A small placard beneath the Rustic Roads sign identifies each Rustic Road by its numerical designation within the total statewide system. Each Rustic Road is identified by a 1 to 3 digit number assigned by the Rustic Roads Board. To avoid confusion with the State Trunk Highway numbering, a letter "R" prefix is used such as R50 or R120. The Department of Transportation pays the cost of furnishing and installing Rustic Roads marking signs.

An officially designated Rustic Road shall continue to be under local control. The county, city, village or town shall have the same authority over the Rustic Road as it possesses over other highways under its jurisdiction. A Rustic Road is eligible for state aids just as any other public highway. To qualify for the Rustic Road program, a road:

- Should have outstanding natural features along its borders such as rugged terrain, native vegetation, native wildlife, or include open areas with agricultural vistas that singly or in combination uniquely set this road apart from other roads.
- Should be a lightly traveled local access road, one which serves the adjacent property owners and those wishing to travel by auto, bicycle, or hiking for purposes of recreational enjoyment of its rustic features.
- Should be one not scheduled nor anticipated for major improvements that would change its rustic characteristics.

- Should have, preferably, a minimum length of 2 miles and, where feasible, should provide a completed closure or loop, or connect to major highways at both ends of the route.

A Rustic Road may be dirt, gravel or paved road. It may be one-way or two-way. It may also have bicycle or hiking paths adjacent to or incorporated in the roadway area. The maximum speed limit on a Rustic Road is 45 mph. A speed limit as low as 25 mph may be established by the local governing authority.

The Town Board or some Town residents may want to consider nominating some local roads in the Town of Vienna for this designation some time in the future. Application materials are available on the Wisconsin Department of Transportation website at:

<http://www.dot.state.wi.us/dtim/bop/rustic-app.htm>

14. REGIONAL TRANSPORTATION PLANS

Vision 2020: Dane County Land Use and Transportation Plan

The result of the Vision 2020 process is a land use and transportation plan that will guide growth in the county through the year 2020. It was developed with two years of research, analysis, and modeling and a framework of goals derived from the community's collective view of its desired future. The plan shows Hwy 51 from DeForest to Stoughton as a Secondary Potential Commuter Rail Corridor.

For the full report visit the Dane county website:

<http://www.co.dane.wi.us/vis2020/2020home.htm>

Transport 2020

Transport 2020 is a study of transportation improvement alternatives for the Dane County/Greater Madison Metropolitan Area. The study is:

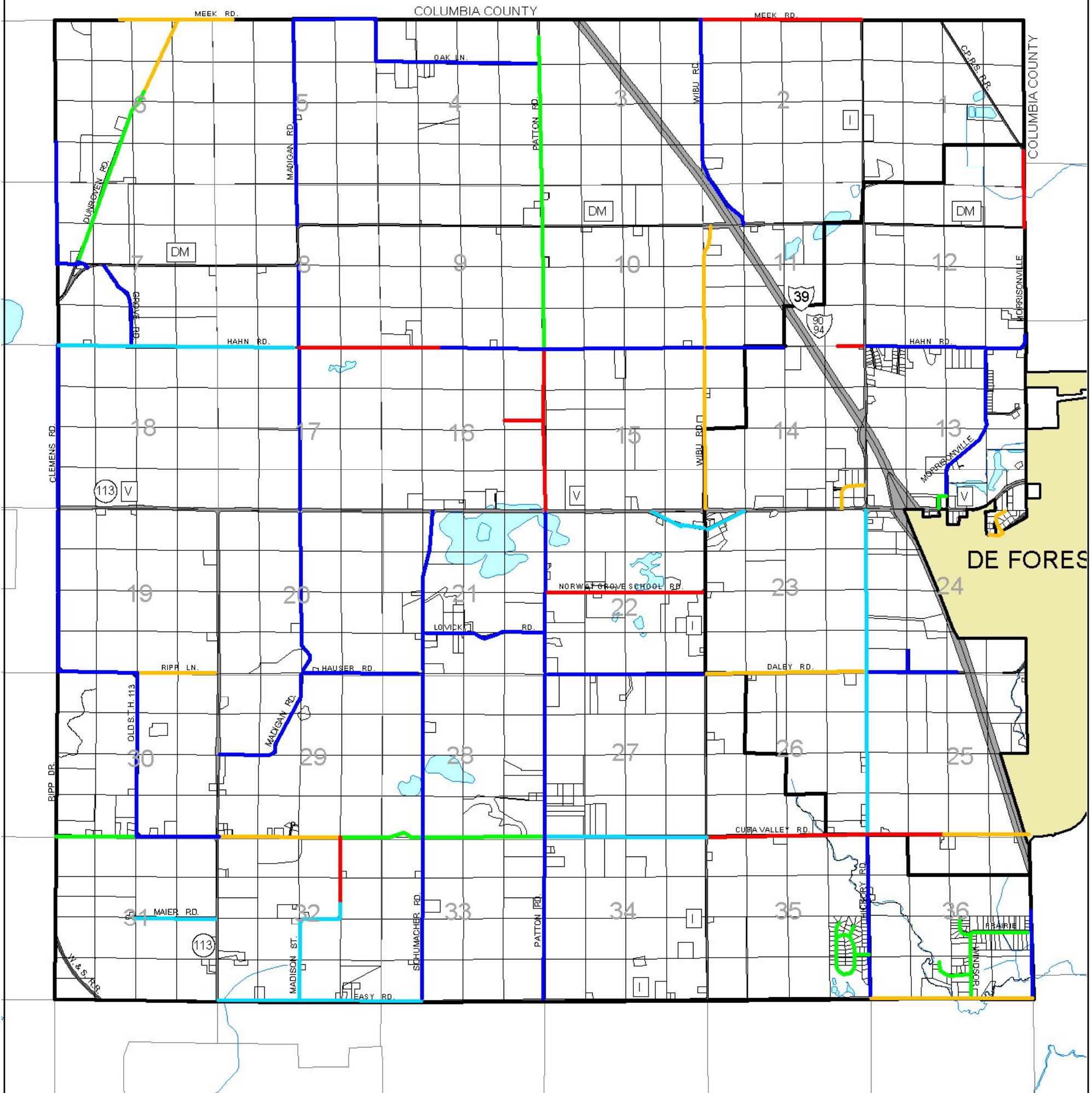
- Investigating regional transportation needs in the greater Madison metropolitan area.
- Identifying problems to be addressed.
- Defining possible alternatives to address the problems.
- Evaluating various improvement options in terms of costs, benefits, impacts and effectiveness.

The Transport 2020 recommended commuter rail in the Madison metropolitan area from Sun Prairie on the east to Middleton on the west, plus express bus service into several outlying communities, including Waunakee and DeForest.

For the full report and updates on the planning process, visit the Transport 2020 website:

<http://www.transport2020.net/>

TOWN OF VIENNA DANE COUNTY, WISCONSIN ROAD CONDITIONS MAP



2000 0 2000 4000 Feet

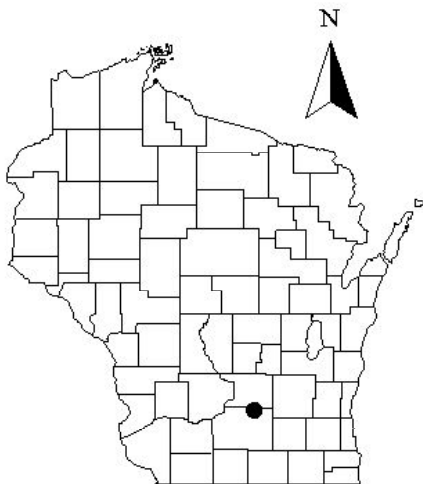
Key

Jurisdictions

- Town of Vienna
- Village of De Forest
- DeForest Extraterritorial Zone
- Parcels
- Rivers
- Lakes

Transportation Conditions

- 4
- 6
- 7
- 8
- 9

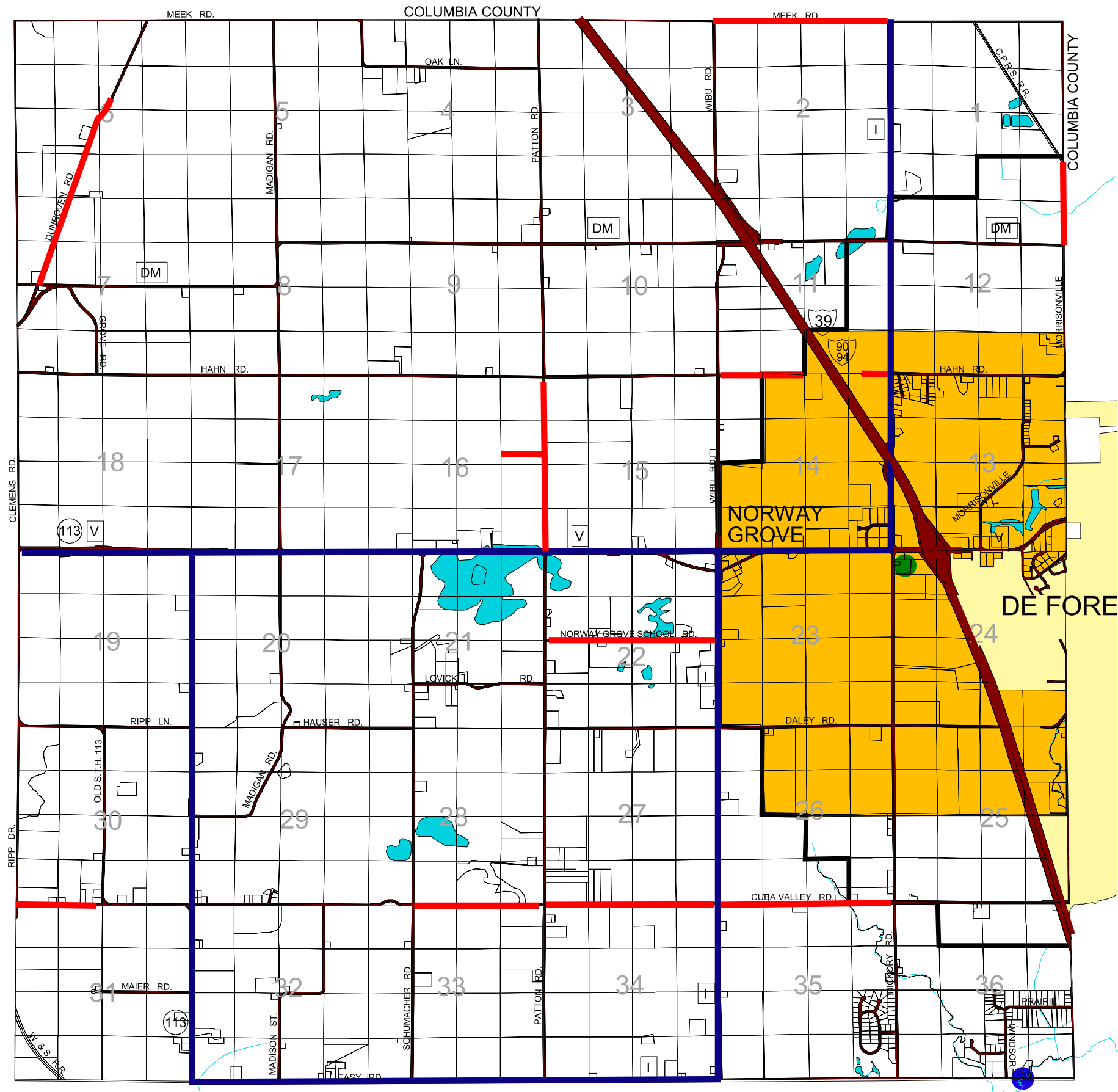


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TOWN OF VIENNA DANE COUNTY, WISCONSIN TRANSPORTATION PLAN MAP

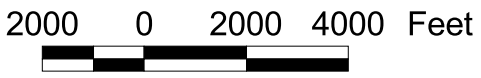
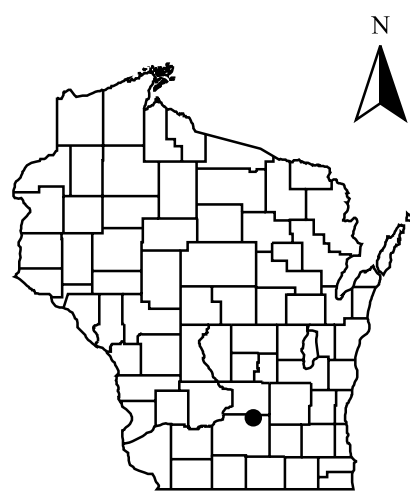


Key

Jurisdictions

- Town of Vienna
- Village of De Forest
- DeForest Extraterritorial Zone
- Parcels
- Lakes
- Rivers

- No Local Access
- Limited Local Access (Increasing Traffic Projected)
- Neighborhood Level Transportation Planning Area
- Probable Roads in Need of Repair by 2010
- Probable Bridge Replacement
- Existing Park n Ride



(D) Utility and Community Facilities Information

1. PUBLIC WORKS FACILITIES AND SERVICES

The Town of Vienna maintains one principal Town Hall facility for general public works operations and administrative duties. The primary public works services provided by the Town of Vienna include road maintenance, sanitary main maintenance, and water service. The Town Clerk maintains all required permitting and administrative duties through the Town Hall.

2. PRIVATE WATER SUPPLY

Persons interested in installing a new well or upgrading an existing water supply must check in with the Dane County Zoning Office and the Wisconsin DNR statewide water supply office to find out what restrictions may exist for your project. At a minimum, wells must meet NR 812 of the Wisconsin Administrative Code. State statutes require that any owner who constructs and/or operates a well or wells on one property capable of producing at least 70 gallons per minute all together, must obtain an approval from the DNR prior to construction.

Always ensure that your well is located upslope and as far as possible from sources of contamination, but at least:

- 8 feet from an approved building sewer pipe or 25 feet from building sewers made of other non-approved materials.
- 8 feet from a swimming pool.
- 8 feet from any clear water drain (for example, a rainwater downspout outlet or foundation drain discharging to the ground).
- 100 feet from any buried petroleum tank, except that only 25 feet of separation is required for a buried fuel oil tank if the tank is used only for private residential heating.
- 25 feet from a septic or holding tank, or laundry or wastewater sump.
- 25 feet from the high water mark of a lake, pond or stream.
- 50 feet from a privy, soil absorption system (drainfield) or mound system; or a municipal sanitary sewer or private collector storm sewer, either larger than 6" in diameter or serving more than 4 living units.
- 50 feet from the nearest existing or future grave site in a cemetery.
- 250 feet from a sludge disposal area, a salvage yard or a salt storage area.
- 250 feet from an absorption, storage, retention or treatment pond; ridge and furrow system; or spray irrigation waste disposal site.
- 1,200 feet from any existing, proposed or abandoned landfill site.

Common Well Installation Practices:

- Make certain the well constructor extends the well casing pipe at least 12 inches above the finished ground surface and two feet above the floodplain. (Take future landscaping into account.)
- Make certain any underground connection to the well is made with an approved pitless adapter or unit. Properly installed, this will provide a water tight connection to the well and allow pump repair or well cleansing without further excavation around the well, unless it is a driven point well.
- Properly fill and seal any unused wells from the bottom to the top (a DNR brochure on Well Abandonment is available).
- Collect a water sample for bacteriological analysis at least once each year and anytime you notice a change in taste, odor, color or appearance. Sample for nitrate if the water is to be used for an infant or a pregnant woman.
- Construct your driven point well to a depth of at least 25 feet, or, 10 feet below the static water level, whichever is greater. Shallow wells are not recommended in areas of small lots and high-density homes.
- Install an accessible downward-facing, non-threaded sampling faucet between the pump and the pressure tank or on the T for the tank. It must be at least 12 inches above the floor to allow for sampling water directly from the well.
- Use only approved well casing pipe. (see NR 812.17).
- Do not install a well in the basement or crawl space of your home or the well won't be accessible for repair. If the basement is of the walk-out type, installation is permissible (but not recommended), if certain requirements are met. Offset pumps may be installed in dry basements.
- Do not construct a well, pump, or pressure tank pit. Pits may only be constructed after obtaining State approval and must be built to stringent State specifications. The DNR does not recommend pits because of the potential for flooding and subsequent contamination of the water supply. Pitless adapters and units have made pits unnecessary and obsolete.
- Do not bury an unprotected suction line from a well to a pump installed in a basement. If it develops a hole or crack, it could allow surface water to enter. Instead use a pitless adapter or unit with a concentric pressurize piping arrangement (inner-suction, outer-pressure) to connect the offset pump to well. Also, do not use a non-pressure conduit to enclose the suction piping.
- Do not use any well for disposal or drainage of solid wastes, sewage, surface water or wastewater. This includes water from heat exchangers (heat pumps). This can contaminate our precious aquifers.
- Do not develop a spring as a drinking water source without obtaining advance approval from DNR. The DNR does not recommend the use of a spring as a source of water from drinking because they usually are not properly protected from contamination.

3. PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS (POWTS)

All private onsite wastewater treatment systems must comply with Wisconsin Administrative Code COMM 83.

Soil restrictions dictate where various types of systems may be used. The most common type used in Wisconsin is the conventional in-ground system, also referred to as a **below-grade** system. Wastewater is fed into a septic tank, where solids settle out of the waste stream and anaerobic bacteria begin to breakdown of organic matter (primary treatment). Clarified effluent then discharges via gravity feed into a soil absorption bed for treatment by physical filtration, biological reduction by aerobic bacteria, and ion bonding to clay particles. This type of system can experience localized clogging along the trench as solids and biomass accumulate along the areas of primary flow, and requires periodic pumping of solids from the septic tank. This system can generally be used in areas where there is 56" of unsaturated, native soils.

The next most common system is the Wisconsin Mound, or **new mound** system. Wastewater drains into a septic tank for primary treatment. It then is pumped to the soil absorption bed for treatment by physical filtration, biological reduction by aerobic bacteria, and ion bonding to clay particles. Controlled pressurized doses of effluent are pumped through an above ground, freestanding sand layer. The sand layer, in addition with a lesser amount of native, unsaturated soils than a conventional system, serves as the medium where biologic secondary treatment occurs. Because the system is under pressure, the wastewater is more equally distributed and reduces the chance of clogging. In addition, the "rest period" between doses allows for more effective pathogen and nutrient removal. Solids must be periodically pumped from the septic tank and the pump chamber. Finally, special efforts must be made to prevent leakage of the effluent at the base of the mound. The sand layer and native soil provide a combined 36" of soil depth for treatment of effluent (12" sand, 24" unsaturated, native soils). This type of system is for the most restrictive use sites that are still considered to be feasible sites for a private onsite treatment system.

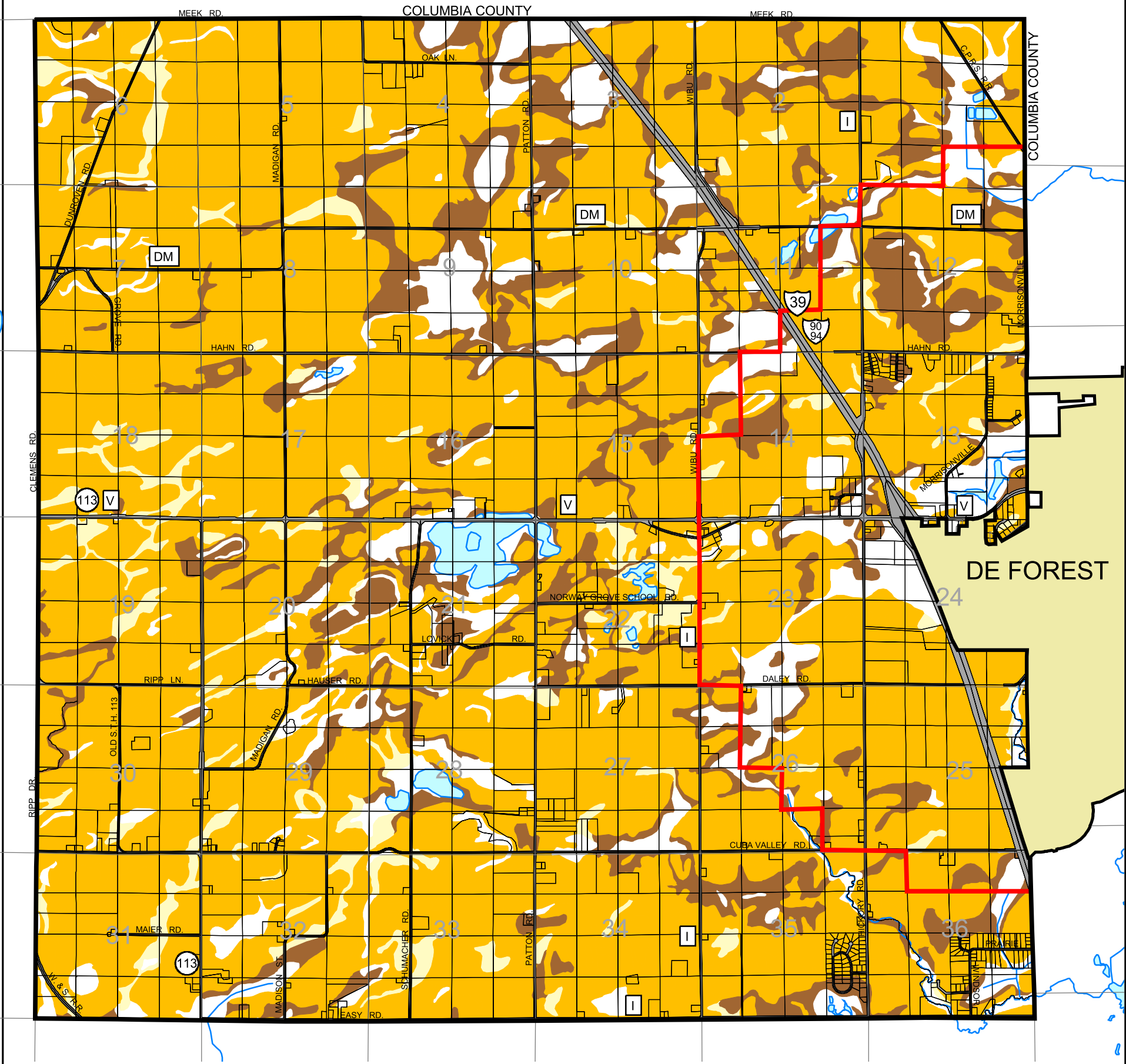
The third most common type of system is the **at-grade** system. This system works identically as the new mound system, but is simply not elevated off of ground level. This type of system can be used on sites with 36" of native, unsaturated soils.

Homeowners should always have their soils of their property analyzed by certified professionals before installing or replacing any sort of private onsite wastewater treatment system.

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

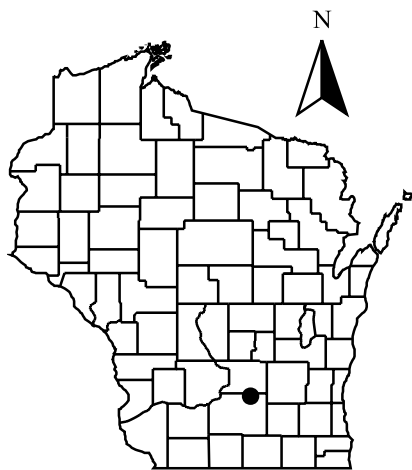
COMM83 SEPTIC SYSTEM MAP



Key

| | |
|--------------------------------|---------------------|
| Jurisdictions | Rivers |
| Town of Vienna | Lakes |
| Village of De Forest | Septic Soils |
| DeForest Extraterritorial Zone | at grade |
| Parcels | below grade |
| Railroads | new mound |
| Road Right-of-way | |

2000 0 2000 4000 Feet



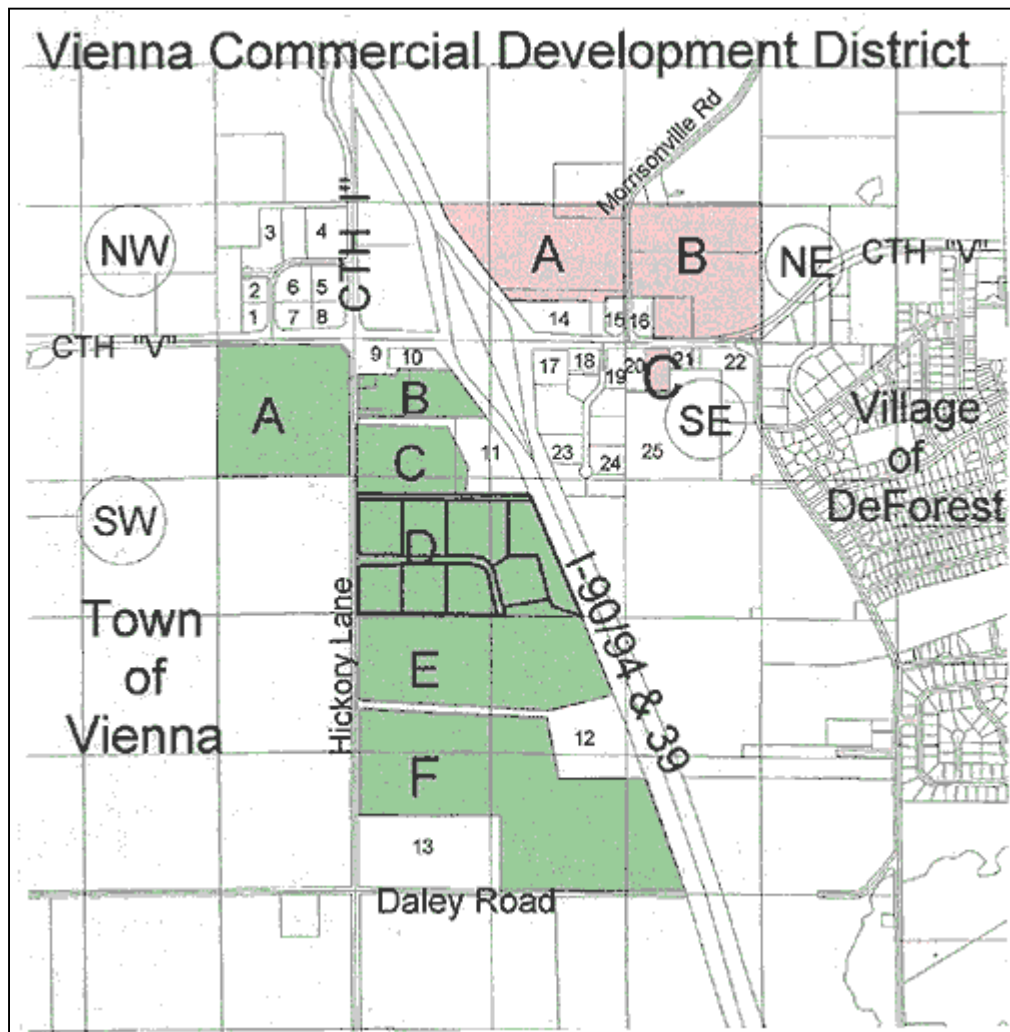
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4. PUBLIC WATER & WASTEWATER TREATMENT FACILITIES

The Town of Vienna currently provides sanitary sewer service in two areas near the CTH V & I39/I90/94 interchange. This area, often referred to as the commercial development district, is fully served by sanitary sewer (with the exception of future growth areas "E" & "F" in the Southwest quadrant as shown on the map below) along with public water, natural gas, and fiber optic service.

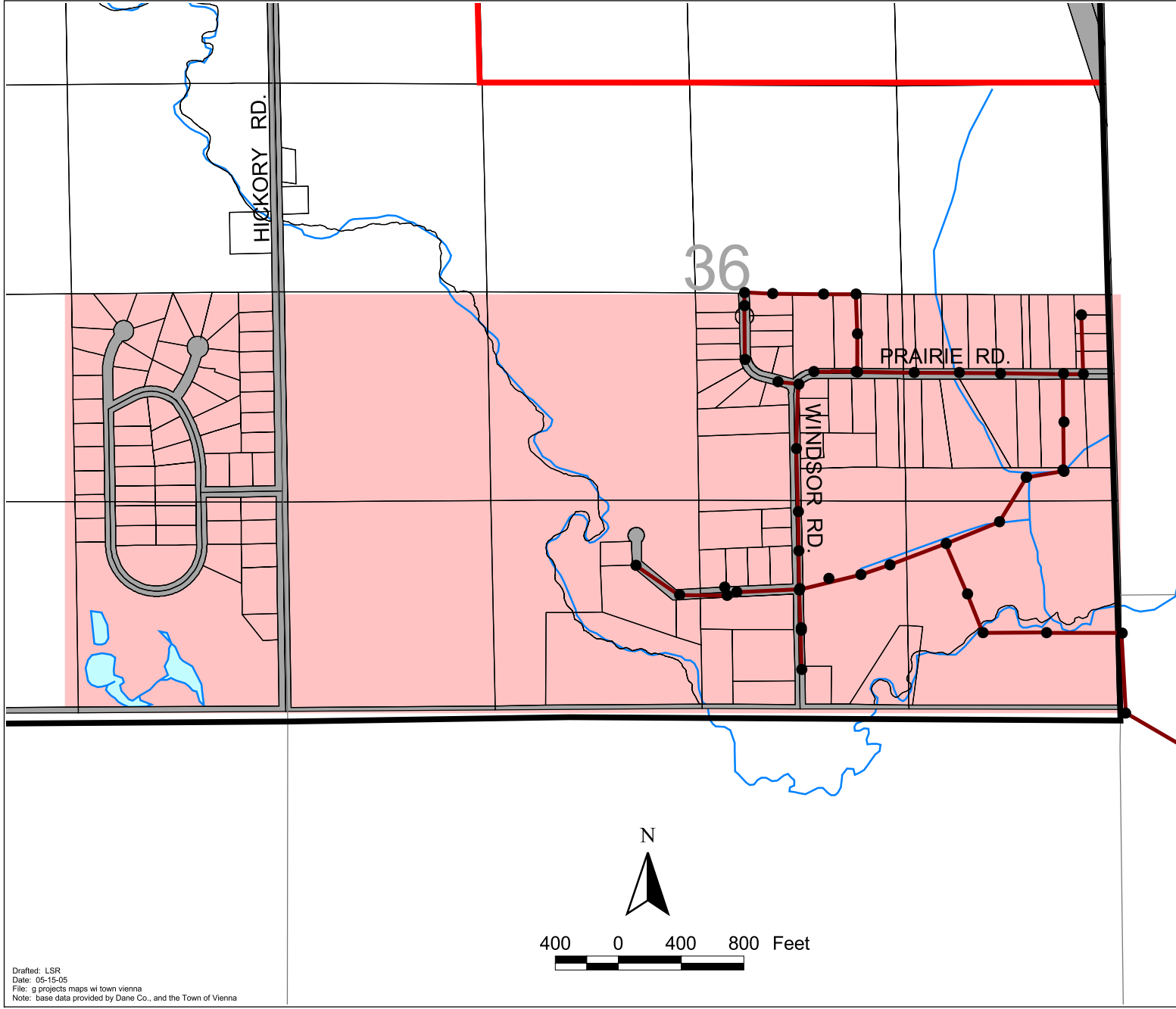
The entire commercial development district (with the exception of future growth areas "E" & "F" in the Southwest quadrant as shown on the map below) is within the Dane County Urban Service Area, the MMSD Sewerage District boundary, and the Town of Vienna Utility District No.1 service area boundary.



In addition, there is a limited urban service area located in the Southeast portion of the Town along Easy St., Prairie Rd. Windsor Rd., and the southern most part of Hickory Rd where only sanitary services are provided.

Maps of both existing urban service areas follows on the next couple of pages.

Town of Vienna Urban Service Area

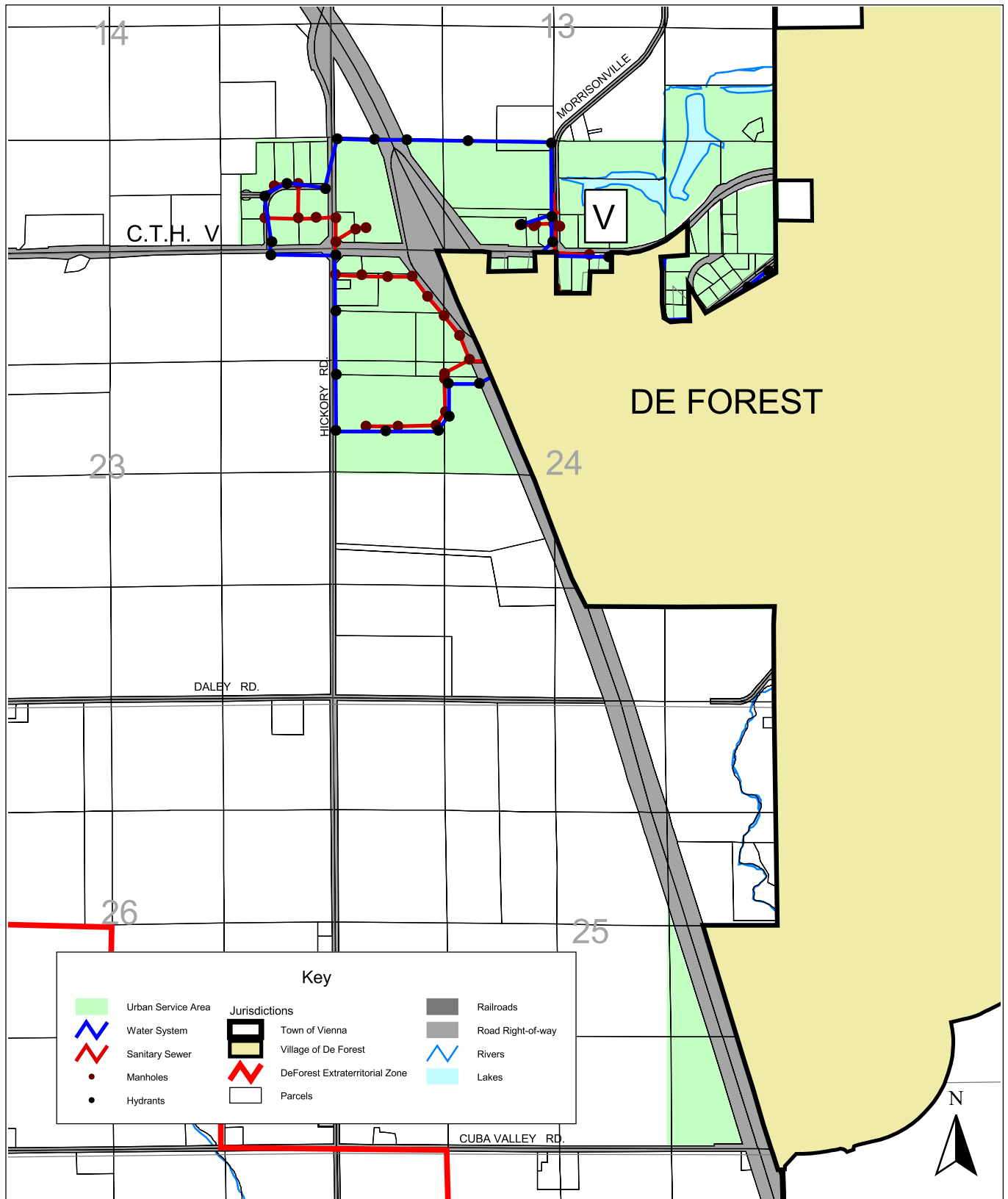


Key

- Limited Urban Service Area
- Manholes
- Sanitary Sewer
- DeForest Extraterritorial Zone
- Sections
- Parcels
- Railroads
- Road Right-of-way
- Rivers
- Lakes

Drafted: LSR
 Date: 05-15-05
 File: g projects maps vi town vienna
 Note: base data provided by Dane Co., and the Town of Vienna

Town of Vienna Urban Service Area



5. STORM WATER

All urbanized areas, including the Town of Vienna, are required by federal law to prepare for and apply for a NPDES Phase II storm water permit. The Town is currently preparing their permit.

Revisions to Dane County's existing construction site erosion control ordinance took effect on August 22, 2002. The amended Chapter 14 now includes county-wide storm water management standards which address the quantity and quality of the water that runs off of areas under construction in urban and rural areas and on farms. The ordinance also provides flexibility for landowners in how they meet those standards, in recognition of the unique characteristics of each project and every site.

Permitting requirements will be as follows:

An **erosion control permit** is required, and construction site erosion control standards apply, to any of the following activities:

- Land disturbance more than 4,000 square feet;
- Land disturbance on a slope more than 12%;
- Land disturbance involving excavation and/or filling more than 400 cubic yards of material;
- Land disturbance of more than 100 lineal feet of road ditch, grass waterway, or other area where surface drainage flows in defined, open channels;
- New public or private roads or access drives longer than 125 feet;
- Development that requires a subdivision plat; and
- Land disturbance less than 4,000 square feet that has a high risk of soil erosion or water pollution, as determined by local ordinance administration.

A **storm water control permit** is required, and storm water management provisions apply, to any of the following:

- Development that results in the **cumulative** addition of 20,000 square feet of impervious surface to the site;
- Construction of agricultural buildings where the **new** total impervious surface area exceeds 20,000 square feet;
- Development that requires a subdivision plat;
- Development that requires a certified survey map;
- Other development or redevelopment that may have significant downstream impacts; and
- Buildings and activities of municipalities and school districts, local highway projects, and municipal streets.

The administration of the ordinance in unincorporated areas (towns) will be done by the Dane County Zoning Administrator and the Dane County Conservationist. Municipalities that do not adopt erosion control and storm water standards at least as restrictive as the County ordinance will also be subject.

For a summary of the new regulations, go to:

<http://www.co.dane.wi.us/commissions/lakes/pdf/revsum.pdf>

6. PARKS AND RECREATION

Wheeler Park

Wheeler Park was named after famed poet Ella Wheeler Wilcox, who was born and lived in the immediate area of the park's location. A country grade school in the area, one half mile to the east on Easy Street, was also named after Ella Wheeler Wilcox. (The school remains and has since been converted into a single family residence).

The park was dedicated in 1979 and became a wonderful and exciting reality in the summer of 1980. The Hickory Meadows Neighborhood Association purchased and donated two additional subdivision lots to the park in 1982. In the succeeding years the neighborhood association has donated additional playground equipment, labor and support for necessary upkeep and maintenance, and supervised and managed the park as necessary.

Since its inception, the park has become a comfortable neighborhood gathering spot, a site for neighborhood picnics and park fund raisers, and has even been used for a wedding. The efforts and generous donations of the neighborhood and community has clearly made this park a Community Park in every important sense.

Hillcrest Park

Hillcrest Park is located on approximately one acre of land in the Hillcrest Subdivision Plat (between lots 12 & 13). The land was obtained as a required donation for parks and open space when that plat was established.

7. CHILD CARE FACILITIES

The 2005 Dane County Book of Business lists no licensed child care facilities in the Town, but indicates over 250 state-licensed facilities and 700 home-based care options throughout the region. Residents with children generally rely on facilities in DeForest, Waunakee, Middleton, and Madison, as well as networks of friends and family. Child care was not identified as a problem issue during the planning process.

For referrals to regulated child care facilities in or near the Town contact:

Community Coordinated Child Care, Inc.

5 Odana Court

Madison, WI 53719

608-271-9181 (Dane County, WI)

Email: info@4-C.org

<http://www.4-c.org/>

8. CEMETERIES

There are three cemeteries in the town: One Hundred Mile Grove Cemetery on CTH DM west of Madigan Road, Matsen Cemetery on CTH I south of Norway Grove, and Vienna Cemetery on STH 113 south of Cuba Valley Road.

9. ELECTRIC UTILITY SYSTEM

Consumer electrical service in the Town is supplied by Madison Gas & Electric.

Existing Transmission Facilities - There are currently two high voltage transmission lines through the Town. A 138 kV line runs north along the west side of the 90/94/39 highway, and then west through the town north of CTH V. There is also a 69 kV line that runs east to west from DeForest to Dane along CTH V. The two lines meet at the North Madison substation, located north of CTH V on Patton Rd.

Planned Transmission Facilities - The Dane County Energy Initiative (EI), a consortium of Wisconsin utilities, public advocacy organizations, and environmental groups, was formed in 2003 to evaluate energy needs and plans for new electric transmission lines in Dane County. The EI report identifies a clear need for more lines in order to ensure the reliability of the energy delivery system in the County. The EI's 2004 "*Report on Electric Reliability in Dane County*" identifies four major transmission line projects in the county, including two that would pass through the Town of Vienna:

- "A new 138 kV transmission line from the North Madison substation to the Waunakee substation is needed immediately, with a planned in-service date of 2008."
- "A new 345 kV transmission line from the West Middleton substation to the North Madison substation will be needed to reduce vulnerability of the network to widespread outages, with a planned in-service date of 2015." This line follows the route of the existing 138 kV line.

10. SOLID WASTE AND RECYCLING COLLECTION

Solid waste and recycling collection is contracted out to private vendors. Currently, this service is provided by Green Valley Disposal. The town has licensed and opened a brush, wood, and garden composting site at: 7122 County Highway I (1/4-mi. south of the Vienna Town Hall).

11. PUBLIC LIBRARY

The Town is served by the DeForest Public Library, located at 203 Library Street, (608) 846-5482. For more information, go to <http://www.deforest.lib.wi.us/default.html>.

12. POLICE DEPARTMENT

Town police service is provided by the Dane County Sheriff (608) 284-6800.

13. FIRE AND RESCUE

Fire Services in the Town of Vienna are provided by the DeForest Fire Department (608) 846-4364. Rescue services are provided by the DeForest Area EMS (608) 846-4364.

14. COMMUNITY HEALTH

Hospitals serving Vienna and the surrounding areas located in Madison are Meriter Hospital, St. Mary's Hospital, U.W. Hospital and Clinics and Veterans Health Care Primary Care Center.

Dean Care and Physicians Plus have satellite clinics in Waunakee, in addition to local chiropractic, dental, and optometric offices.

15. SCHOOL DISTRICTS

The Town of Vienna is served by four area school districts—Waunakee, DeForest, Lodi and Poynette.

Waunakee Community School District - More than 3,000 students attended classes in the Waunakee Community School District in the fall of 2004. Students have consistently exceeded state and national standardized test score averages. The community has continued to back the educational needs of its children recently with three large building projects. In 1991, Waunakee built a new middle school, followed by renovation and an addition to the high school in 1993 and 1994. An impressive new elementary school opened its doors to the children of Waunakee in 1996.

DeForest Area School District - The DeForest Area School District serves a diverse citizenry in the Northeast quadrant of Dane County. The majority of the 3,100 students reside in the rural-suburban communities of DeForest and Windsor, though the District serves portion of six other municipalities in a 100-square mile area. The other communities include Hampden, Leeds, Bristol, Burke, Vienna and portions of Sun Prairie and Madison.

Lodi School District – Primary, Elementary, Middle, High and Charter Schools.

Poynette School District - The Poynette School District (K-12) serves approximately 1,139 students. Poynette has two rural elementary schools, one elementary school in Poynette, a middle school, and Poynette High School.

A map of Dane County School Districts is included on the following page.

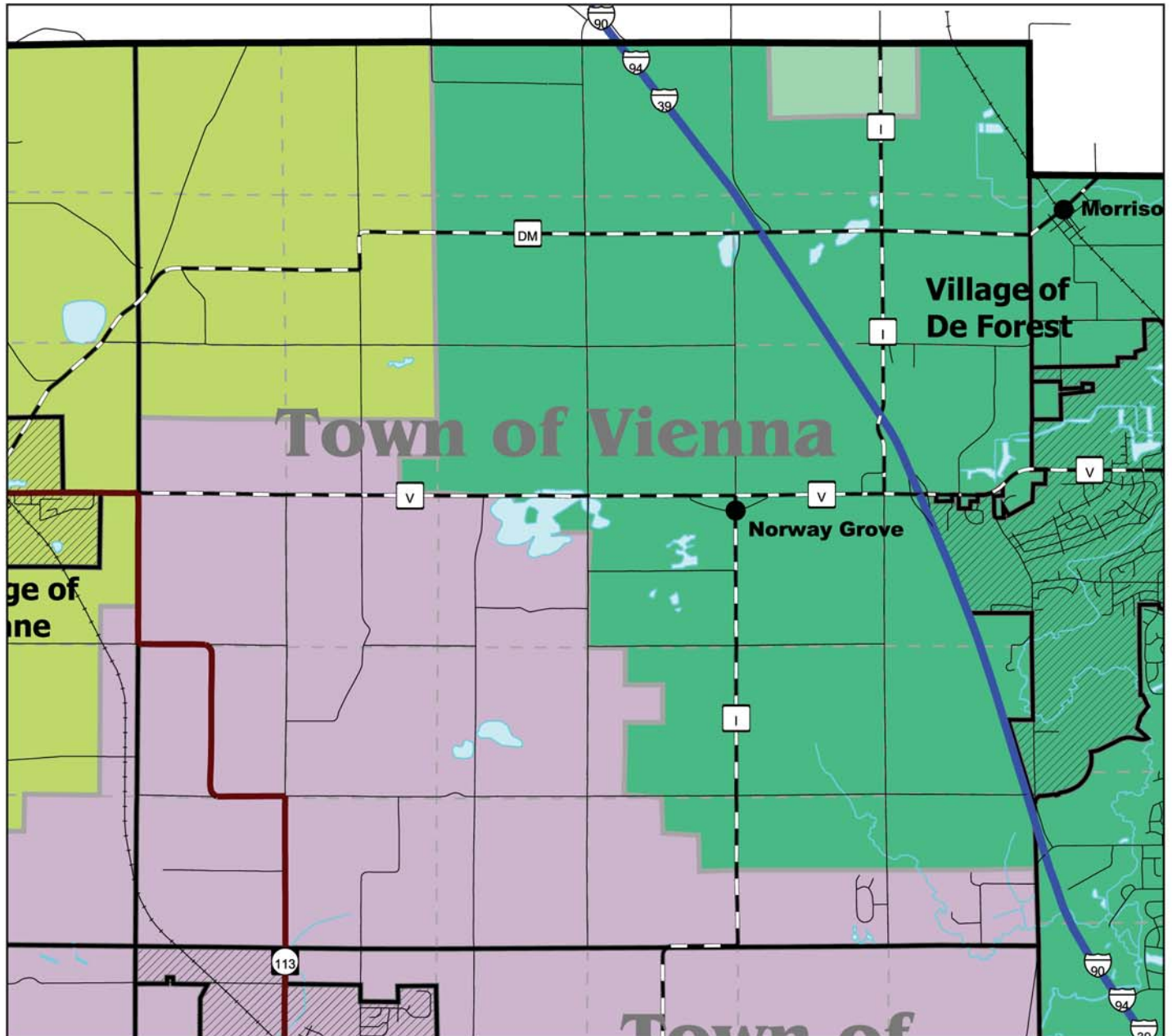
16. CELLULAR COMMUNICATION TOWERS

The placement of cellular or communication towers in the Town of Vienna is governed by an Ordinance adopted January 7, 2002. The ordinance can be found at: <http://vienna-wis.com/>

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

SCHOOL DISTRICTS MAP



School Districts Dane County, Wisconsin

- DeForest
- Lodi
- Poynette
- Waunakee Community

Inset of map created by Dane County Regional Plan Commission in 9/99.

Source Info:

School Districts: 6/97, Annexation Records (DCRPC).

Street Network: 4/95, Orthophoto Derived (DCLIO).

Hydrography Network: 4/95, Orthophoto Derived (DCLIO).

Civil Division Limits: 9/00, Annexation Records (DCRPC).

E) Agricultural, Natural and Cultural Resources Information

1. COMMUNITY DESIGN

In terms of community design, Vienna would best be classified as a rural community, as a majority of town land is devoted to agricultural uses. Commercial and industrial developments have been primarily limited to the area surrounding the Interstate-Highway V interchange. Two suburban styled subdivisions: Hickory Grove and Windsor Prairie are located in the South East section of the Town, in sections 35 and 36, respectively.

2. AGRICULTURAL USES

Dane County is one of the most productive agricultural counties in Wisconsin. At the same time, according to the American Farmland Trust, Dane County is in the third most threatened farm area in the country. According to the July 2000 Dane County Executive's Farms and Neighborhoods Report, Dane County loses 5,000 acres per year – an area larger than Lake Monona each year. Two powerful forces are working together to contribute to the farmland loss and farm failure in Dane County: 1) the rapid pace of development in the county and; 2) market forces and federal policies that make it increasingly difficult for many farmers to make profits. The Town of Vienna is no exception.

Vienna has some of the most productive soils in the Midwest.

The state, in order to protect this important industry, created Wisconsin's Farmland Preservation Program. Under the Wisconsin Farmland Preservation Program, the state provides income tax credits to farm owners who keep their property in agricultural use. The law allows the income tax credit for landowners in counties with Farmland Preservation Plans and who have land zoned for exclusive agricultural use.

This program provides property tax relief in the form of tax credits to owners of farmland. The amount of credit is determined by a formula based on the household income of the farmland owner, the amount of property tax, and the type of land use provisions protecting the farmland. These land use provisions include Farmland Preservation Plans and Exclusive Ag Zoning.

A county agriculture preservation plan is required for participation in the program. The plans contain statements of policy regarding preservation of agricultural lands, urban growth, the provision of public facilities and the protection of significant natural resource, open space, scenic, historic or architectural areas. The Dane County Farmland Preservation Plan, adopted by the County Board on December 3, 1981, is largely a compilation of town land use plans

3. SOIL TYPE, COMPOSITION, AND DRAINAGE

Soils within the Town of Vienna belong to the following soil associations:

- Batavia-Houghton-Dresden Association
- Plano-Ringwood-Griswold Association
- Dodge-St. Charles-McHenry Association

The Batavia-Houghton-Dresden Association range from well drained to poorly drained soils with deep and moderately deep silt loams and mucks that are underlain by silt, sand, and gravel. Batavia soils are nearly level to sloping and generally well drained. Houghton soils are nearly level and poorly drained muck soils. Dresden soils are gently sloping to steep. A large part of this association is cultivated, typically with corn. Limitations for onsite sewage disposal range from moderate to very severe.

The Plano-Ringwood-Griswold Association consists mainly of gently sloping areas on glacial uplands, with some areas on uplands that are nearly level to sloping. There is a small acreage of moderately steep rises or ridges. Plano soils are either nearly level or gently sloping and are well drained to moderately well drained. Ringwood soils are gently sloping to sloping and well drained. Griswold soils are mainly sloping but they range from gently sloping to moderately steep and are well drained. County-wide, most areas of these soils are cultivated. Common crops include corn, oats, and alfalfa. This series has slight or moderate limitations for onsite sewage disposal.

The Dodge-St. Charles-McHenry Association has a varied landscape that is characterized by drumlins and by ground, end, and recessional moraines. The landscape is mostly gently sloping to sloping with some level areas on benches. Ringwood soils are gently sloping to sloping and well drained. Griswold soils are mainly sloping and well drained. These soils have slight to moderate limitations for cropping. The common crops are corn, oats, and alfalfa. These soils have slight or moderate limitations for onsite sewage disposal. A small amount of these soils are found along the Town's western border.

(Information taken from Dane Co Soil Survey).

NRCS Soil Data

Data is collected nationally by the Natural Resource Conservation Service (NRCS) and stored in the NRCS Map Unit Interpretations Record database. Each state and region of the State in the United States use the same parameters for understanding and managing agricultural land bases (soils). The NRCS database gave us a proportionate definition of the component soils and their properties across the Town of Vienna. This information is helpful when addressing land use and infrastructure management decisions. The data that the NRCS database contains is both estimated and measured for physical and chemical soil properties to enhance engineering, water management, recreation, agronomic, woodland, range and wildlife uses of the soil.

NRCS Data collected includes, but is not limited to:

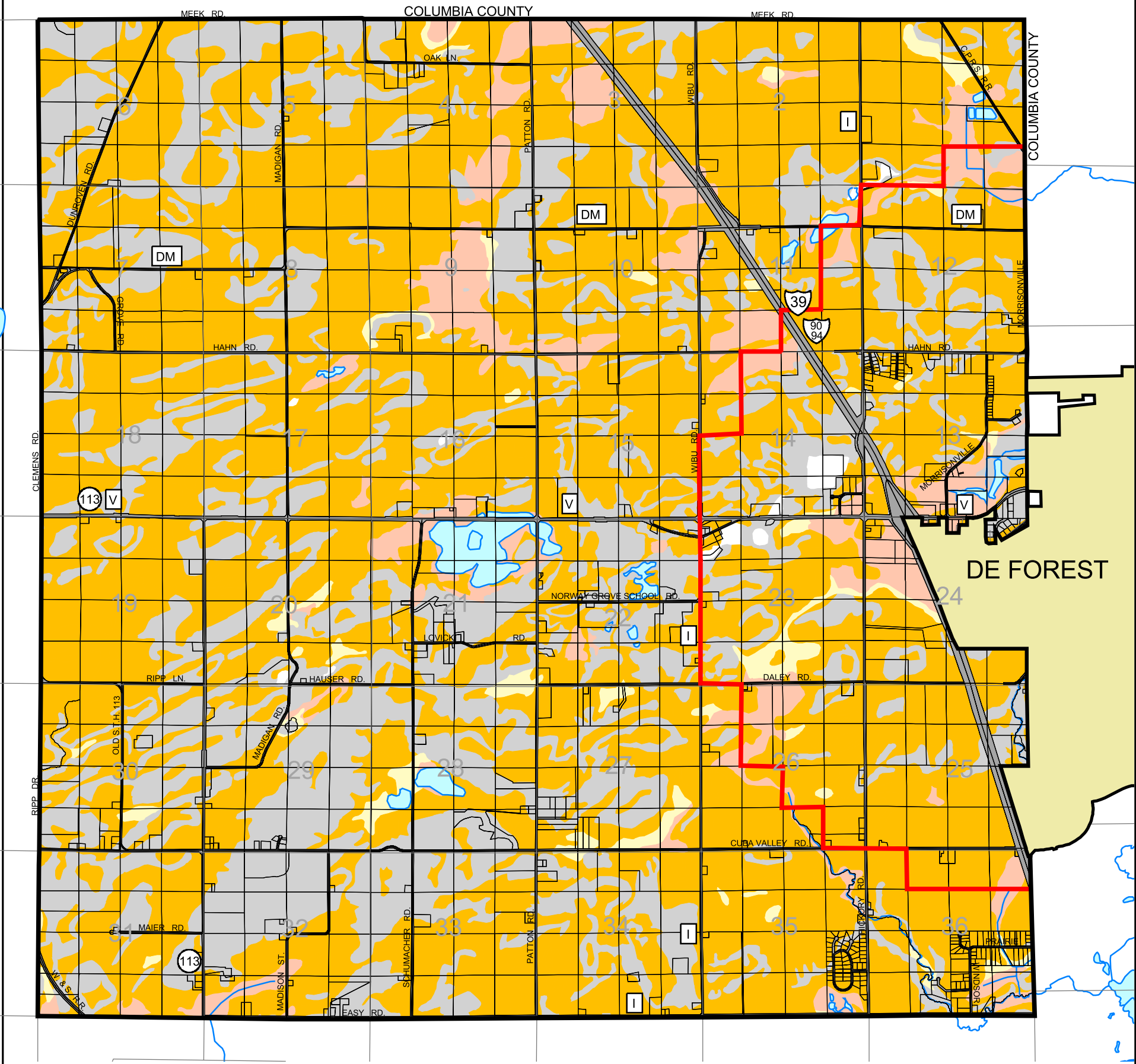
1. Crop yield information
2. Plant cover name (common and scientific)
3. Erodible land classifications for wind
4. Erodible land classifications for water
5. Soil hydric classification criteria and land form
6. Names of soils by type
7. Soil limitations by type
8. Soil type by land mass (acreage)
9. Taxonomic (biological relationships) of soils
10. Wildlife habitat information for soil units
11. Woodland management information for soil units

Maps of soil conditions and their suitability for development and agricultural production are included in the following pages.

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

PRIME FARMLAND MAP



Key

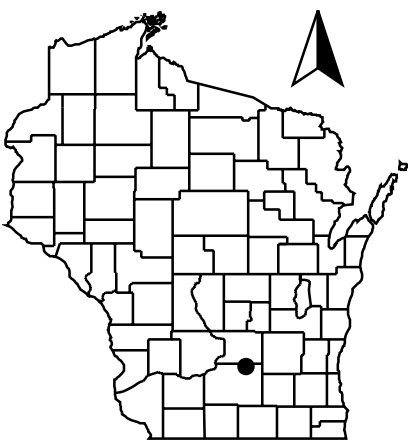
Jurisdictions

- Town of Vienna
- Village of De Forest
- DeForest Extraterritorial Zone
- Parcels
- Rivers

Prime Farmland Soils

- Not prime farmland
- Prime if drained and not flooded
- Prime if drained
- Prime farmland

Lakes



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DEVELOPMENT • ENVIRONMENTAL

4. OTHER AGRICULTURE PROGRAMS

CROP- Credit Relief Outreach Program

Crop features 90% guarantees on loans of up to \$30,000 made by local lenders by WHEDA (Wisconsin Housing and Economic Development Authority). Payment is not due until March 31 of the following year. To be eligible for CROP, applicants must meet the following guidelines: 1) Unable to obtain conventional financing at the lender's standard interest rate, 2) Debt-to-Asset ratio 40% or greater, and 3) Applicant meets lender's underwriting standards. CROP can be used for feed, seed, fertilizer, pesticides, land rent, hires, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental/repair, or utilities for commodity production. Crop funds may not be used for property taxes, farm house utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.

FARM

The FARM program, sponsored by WHEDA, gives applicants access to credit by guarantying loans made by local lenders. The purpose is for the expansion or modernizing of existing farms. The maximum loan guarantee is the lesser of your net worth, 25% of the loan amount, or \$200,000. Qualified applicants have a debt-to-asset ratio of 85% or less and meet lender's underwriting standards.

Agribusiness Guarantee

This loan guarantee is available through WHEDA for agribusinesses in Wisconsin looking to purchase equipment, land, buildings, permanent working capital, or marketing materials. Successful applicants will be involved with the development of a new product, new market, or improved marketing method. The maximum guarantee is 80% on loans up to \$750,000.

Purchase of Development Rights (PDR)

Purchase of Development Rights (PDR) and (PACE) Purchase of Agricultural Conservation Easements Programs are farmland preservation programs based on the idea that property owners have several different rights. These include the right to use land, lease, sell and bequeath it, borrow money using it as security, construct buildings on it and mine it, or protect it from development. Such rights are subject to reasonable local land use regulations. The basis of PDR/PACE is that some or all of these rights can be transferred or sold to another person.

When a landowner sells property, generally all the rights are transferred to the buyer. PACE/PDR programs enable landowners to sell their right to develop land from separately from their other property rights. The buyer, however, does not acquire the right to build anything on the land, but only the right and responsibility to prevent development. After selling an easement, the landowner retains all other rights of ownership, including the right to farm the land, prevent trespass, sell, bequeath or otherwise transfer the land.

The programs are voluntary for interested landowners wishing to sell agricultural conservation easements to a government agency or private conservation organization. The agency or organization usually pays them the difference between the value of the land as restricted and the value of the land for its "highest and best use," which is generally residential or commercial development.

Removing the development potential from farmland generally reduces its future market value. The goal is to help facilitate farm transfer to the children of farmers and make the land more

afford-able to beginning farmers and others who want to buy it for agricultural purposes. The reduction in market value may also reduce property taxes and help prevent them from rising. PACE/PDR compensates landowners for permanently limiting non-agricultural land uses. Selling an easement allows farmers to cash in a percentage of the equity in their land, thus creating a financially competitive alternative to development.

Drawbacks to the program typically include the limited availability of funds to purchase rights. Some funding sources are highlighted by the American Farmland Trust.

(Information taken from American Farmland Trust Fact Sheet)

Transfer of Development Rights (TDR)

Transfer of development rights (TDR) programs give landowners the ability to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. In the context of farmland protection, TDR is used to shift development from agricultural areas to designated growth zones closer to municipal services. The parcel of land where the rights originate is called the "sending" parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the "receiving" parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning.

Like PDR, TDR programs are based on the idea that property owners have several different rights. These include the right to use land, lease, sell and bequeath it, borrow money using it as security, construct buildings on it and mine it, or protect it from development. Such rights are subject to reasonable local land use regulations. The basis of PDR/PACE is that some or all of these rights can be transferred or sold to another person.

(Information taken from American Farmland Trust Fact Sheet)

Land Evaluation Site Assessment (LESA)

The Farmland Policy Protection Act (7 CFR 658) identifies a point system that can be used to help determine the appropriateness for development of a particular site. The system has historically been used by federal agencies to help assess impacts of federal projects on an area, but it also very applicable to assist Towns and Municipalities in evaluating individual developments as well. The Federal Code of Regulations is available online for review at:

<http://www.gpo.gov/nara/cfr/index.html>

Regulation of Livestock Operations

Wisconsin law grants local governments the authority to enact zoning controls and regulations on livestock operations (s. 92.15). However, Wisconsin law also limits the authority of local governments to impose those controls.

Local units of government may not regulate livestock operations that were in existence as of October 14, 1997 unless or until cost sharing is provided. State statute 92.15 also prohibits local regulation of livestock operations in a manner inconsistent with state standards unless the local unit of government can show that more stringent regulation is necessary to achieve water quality standards and such a showing is approved by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) or DNR. The current state regulations applicable to livestock

operations do not provide or allow for any limitation to size, nor provide for or allow the wholesale cessation of permitting of these facilities.

UPDATE: 2003 Wisconsin Act 235 directs the Department of Agriculture, Trade and Consumer Protection to develop a rule that provides a predictable framework for county and municipal decisions to site or expand livestock facilities. For more information on ATCP Rule 51, go to:

http://www.datcp.state.wi.us/core/environment/land-water/siting_rule.html

Dane County currently provides standards of the number of livestock that may be kept on variously sized parcels in Sections 10.12 through 10.127 of their zoning ordinance.

As a means to provide local units of government with a responsible tool to respond to the political pressure being exerted from local farm opponents, DATCP has formed a Model Livestock Ordinance Advisory Committee. The Committee is charged to provide advice on the design of a model ordinance to regulate livestock-related activities and the use of the model ordinance within a framework of local land use planning. This process is on-going. Current recommendations from the Ordinance Advisory Committee are titled "Local Responses to Livestock Operations."

Planning and zoning assistance for agricultural uses and areas are also available through the American Planning Association. Report Number 482, titled "Planning and Zoning for Concentrated Animal Feeding Operations" is available to aid municipalities with historical information, key issues, federal, state and local government responses and sample ordinances. This and other information can be obtained at the APA website at:

<http://www.planning.org>

5. OTHER AGRICULTURAL RESOURCES

American Farmland Trust

American Farmland Trust is a nationwide nonprofit organization dedicated to protecting agricultural resources. Founded by a group of concerned farmers in 1980, AFT's mission is to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment. The AFT provides a technical information and resources including program fact sheets, data, and maps regarding agricultural preservation. For more information, contact:

American Farmland Trust
1200 18th St., NW, Suite 800
Washington, DC 20036
Phone: (202) 331-7300
Fax: (202) 659-8339
e-mail: info@farmland.org
<http://www.farmland.org>

NRCS-Wisconsin

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of

Agriculture (USDA). The NRCS provides technical support and information through a variety of Programs including: “One-on-one” conservation assistance for farmers, Soil survey, National resources inventory, Wetland Reserve Conservation Easement Program, Wetland Identification Program, Soil Quality research, and water quality research. For more information, contact the State office at:

United States Department of Agriculture
Natural Resources Conservation Service
6515 Watts Road, Suite 200
Madison, WI 53719
Phone (608) 276-USDA
<http://www.wi.nrcs.usda.gov/>

Wisconsin Farm Bureau Federation

The WFBF Website states that “The Wisconsin Farm Bureau Federation is the state’s largest general farm organization representing the needs and interests of all farmers for all commodities. There are 48,190 member families that belong to the Wisconsin Farm Bureau. Voting Farm Bureau members (farmers) annually set the policy the organization follows, and are involved in local, state and national affairs making it a true grassroots organization.” Each county has its own chapter organization. The Bureau offers discounted insurance and other benefits for members. The bureau supports programs geared at increasing the roles of women and youth in agriculture. The organization can be reached at:

Wisconsin Farm Bureau Federation
PO Box 5550
Madison, WI 53705-0550
Phone: 1 (800) 261-FARM or (608) 836-5575
<http://www.wfbf.com>

Wisconsin DATCP

The mission of the Wisconsin Department of Agriculture, Trade and Consumer Protection is to serve the citizens of Wisconsin by assuring:

- The safety and quality of food
- Fair business practices for the buyer and seller
- Efficient use of agricultural resources in a quality environment
- Consumer protection
- Healthy animals and plants
- The vitality of Wisconsin agriculture and commerce

For more information:

Agricultural Resource Management Office
2811 Agriculture Drive
P.O. Box 8911
Madison, WI 53708-8911
Phone: (608) 224-4500
Fax: (608) 224-4656.
<http://www.datcp.state.wi.us>

6. ENVIRONMENTAL CONSTRAINTS AND TOPOGRAPHY

Wetlands and Floodplains

Excessive slope, wetlands, and flood plains are areas typically referred to as “Environmentally Constrained”. It is recommended that these areas be protected from development in Vienna. Different definitions for environmental constraints are as follows:

The *Federal Emergency Management Agency* defines **floodplains** as “Any land area susceptible to being inundated by floodwaters from any source.”

The *U.S. Fish and Wildlife Service* define **wetlands** as follows:

A **wetland** is defined by the Cowardin classification system as Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface off the land and is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes, (2) the substrate is predominantly undrained hydric soil, and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year." The definition section of the Cowardin et al. paper states that "The primary objective of this classification is to impose boundaries on natural ecosystems for the purposes of inventory, evaluation, and management."

The **US Army Corps of Engineers (Corps)** and the **US Environmental Protection Agency** define **wetlands** as follows:

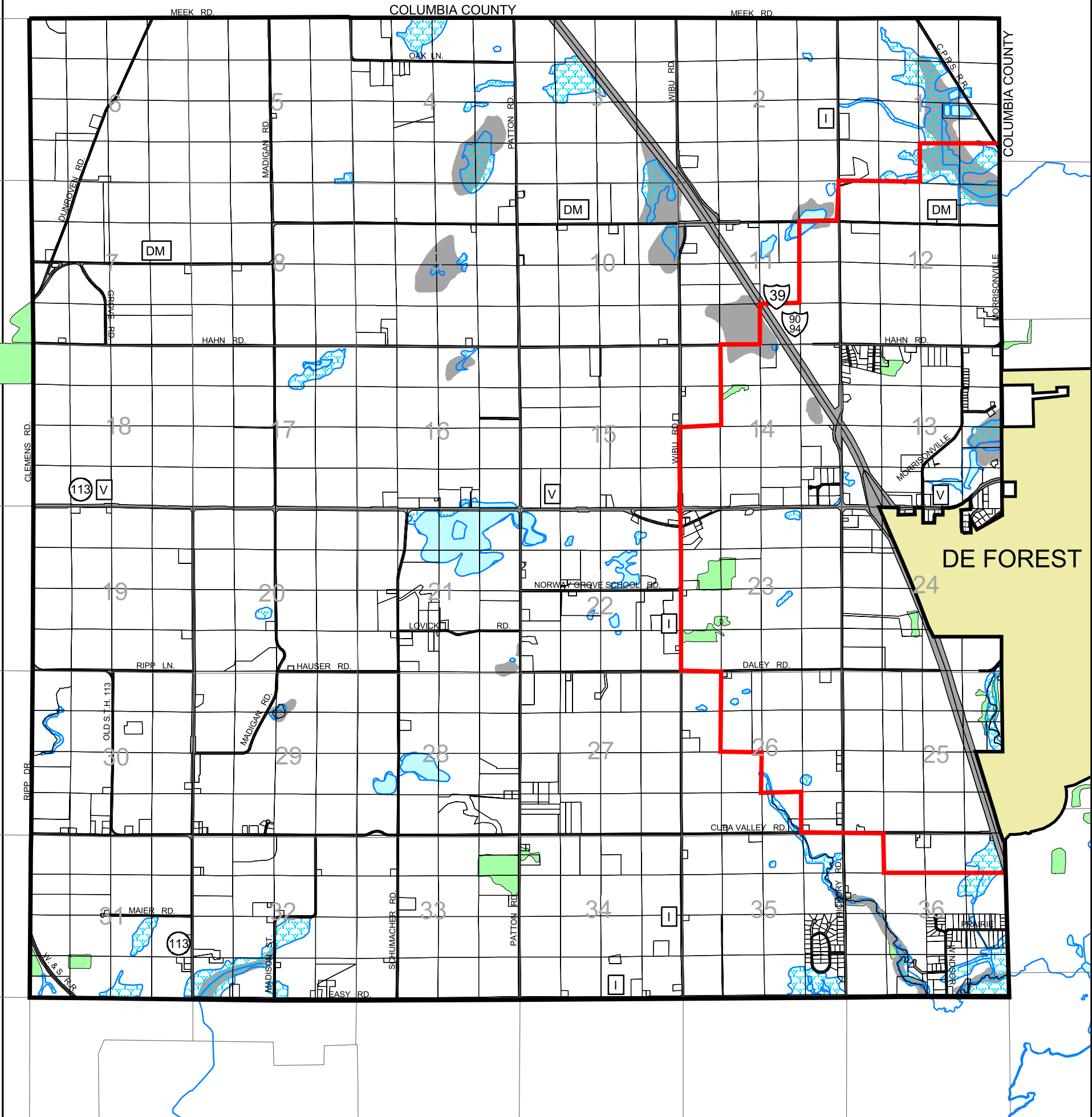
Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are areas that are covered by water or have waterlogged soils for long periods during the growing season. Plants growing in wetlands are capable of living in saturated soil conditions for at least part of the growing season. Wetlands such as swamps and marshes are often obvious, but some wetlands are not easily recognized, often because they are dry during part of the year or "they just don't look very wet" from the roadside. Some of these wetland types include, but are not limited to, many bottomland forests, pocosins, pine savannahs, bogs, wet meadows, potholes, and wet tundra. The information presented here usually will enable you to determine whether you might have a wetland.

In Vienna, a variety of wetlands and floodplains are scattered throughout the Town. In the southeast corner, wetlands and floodplains are found south of both the Hickory Meadows and Windsor Prairie subdivisions. A significant amount of wetlands are also found in the Northeast corner of the Town, primarily north of CTH DM and West of the Canadian Pacific Rail Line. Other wetlands and floodplains are shown adjacent to the interstate.

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

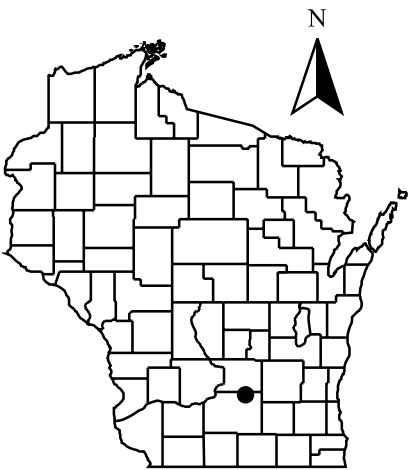
ENVIRONMENTAL CORRIDORS MAP



2000 0 2000 4000 Feet

Key

| | |
|--------------------------------|------------------|
| Jurisdictions | Lakes |
| Town of Vienna | Wetlands |
| Village of De Forest | Flood Plains |
| DeForest Extraterritorial Zone | Woodlands |
| Parcels | Woodlands |
| Rivers | |



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DEVELOPMENT • ENVIRONMENTAL

Steep Slopes

Typical definitions for steep slope in Wisconsin vary from 12% to 20% (and greater). Increased slope provides a number of development-related concerns and difficulties. A significant concern is that developments on steep slopes increase erosion and storm water runoff. This is problematic as it can adversely affect water quality as debris and excess sediment is deposited into surface and groundwater. Other concerns with developments on steep slope include questionable suitability for septic systems in many instances. It is broadly recommended that areas identified as having a slope in excess of 12% be avoided for development. If development is to happen on these areas, it is recommended that the developer prepare detailed erosion controlled plans.

In Vienna, the southern two thirds and northwest corner of the Town belong to the Plano-Ringwood-Griswold association. These areas generally consist of gently sloping areas on glacial uplands, with some areas on uplands that are nearly level to sloping. The center of the Town consists of the Batavia-Houghton-Dresden soils association that varies from being nearly level to having steep slopes.

Most of the steep slopes in the Town are found west of County Highway I and South of County Highway V. Some additional areas of steep slopes are found west of Dunroven Road.

About the USGS Topographic Map

Town Topography is illustrated on the USGS Topographic Map included on the following page. The first features usually noticed on a topographic map are the area features such as vegetation (green), water (blue), some information added during update (purple), and densely built-up areas (gray or red). Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar kinds or classes of information: brown for topographic contours; blue for lakes, streams, irrigation ditches, etc.; red for land grids and important roads; black for other roads and trails, railroads, boundaries, etc.; and purple for features that have been updated using aerial photography, but not field verified.

Topographic contours are shown in brown by lines of different widths. Each contour is a line of equal elevation; therefore, contours never cross. They show the general shape of the terrain. To help the user determine elevations, index contours (usually every fourth or fifth contour) are wider. The narrower intermediate and supplementary contours found between the index contours help to show more details of the land surface shape. Contours that are very close together represent steep slopes. Widely spaced contours, or an absence of contours, means that the ground slope is relatively level. The elevation difference between adjacent contour lines, called the contour interval, is selected to best show the general shape of the terrain. A map of a relatively flat area may have a contour interval of 10 feet or less. Maps in mountainous areas may have contour intervals of 100 feet or more. Elevation values are shown at frequent intervals on the index contour lines to facilitate their identification, as well as to enable the user to interpolate the values of adjacent contours.

Scale is the relationship between distance on the map and distance on the ground. The maps show and name prominent natural and cultural features. Those at scales of 1:24,000 (1 inch = 2,000 feet) show an area in detail. Such detail is useful for engineering, local area planning, and recreational purposes.

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

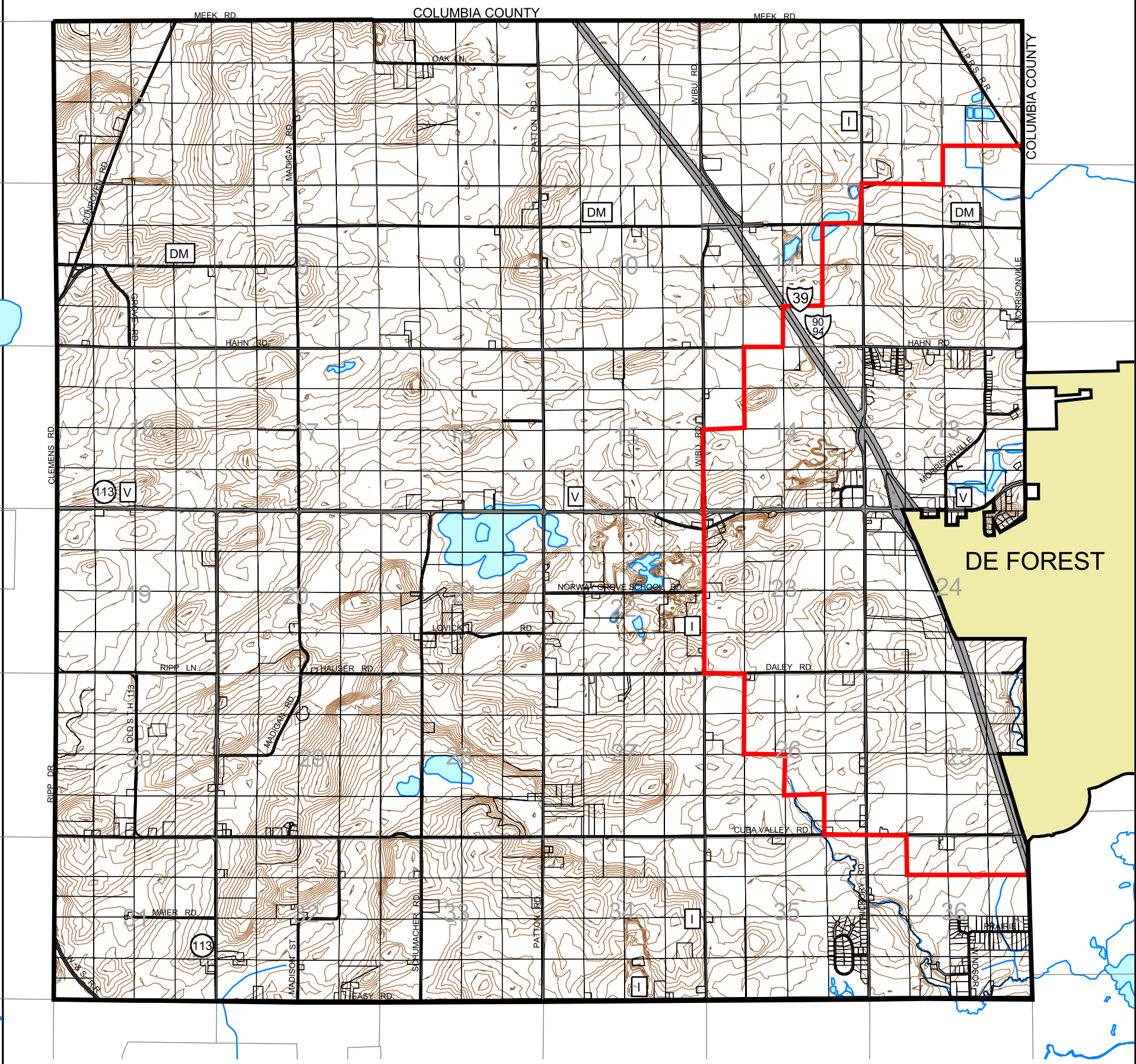
USGS TOPOGRAPHY MAP



TOWN OF VIENNA

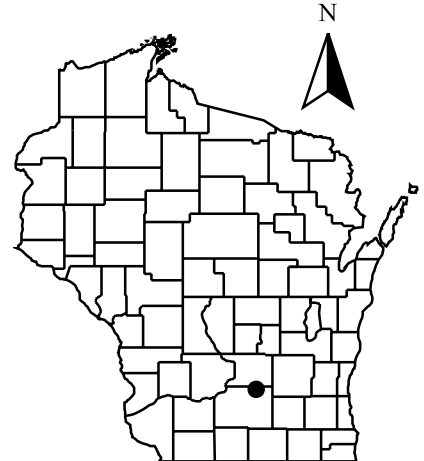
DANE COUNTY, WISCONSIN

CONTOUR MAP



Key

| | |
|--------------------------------|-------------------|
| Jurisdictions | Railroads |
| Town of Vienna | Road Right-of-way |
| Village of De Forest | Rivers |
| DeForest Extraterritorial Zone | Lakes |
| Parcels | Contours |



8. RARE, THREATENED AND ENDANGERED SPECIES AND NATURAL COMMUNITIES

Additionally, several rare and threatened and endangered species are found in the Vienna area. A list of all endangered species in Dane County can be found in Figure 26.

Figure 26. Rare, Threatened and Endangered Species of Dane County

| PLANTS | | |
|-------------------------------|--|-------------------------------------|
| Common Name | Species Name | Wisconsin Status¹ |
| Adder's-Tongue | <i>Ophioglossum vulgatum</i> | Special Concern |
| <u>American Fever-Few</u> | <i>Parthenium integrifolium</i> | Threatened |
| Autumn Coral-Root | <i>Corallorrhiza odontorhiza</i> | Special Concern |
| Broad Beech Fern | <i>Phegopteris hexagonoptera</i> | Special Concern |
| Cluster Fescue | <i>Festuca paradoxa</i> | Special Concern |
| Common Bog Arrow-Grass | <i>Triglochin maritimum</i> | Special Concern |
| Crossleaf Milkwort | <i>Polygala cruciata</i> | Special Concern |
| Cuckoo Flower | <i>Cardamine pratensis var palustris</i> | Special Concern |
| Dragon Wormwood | <i>Artemisia dracunculus</i> | Special Concern |
| Engelmann Spike-Rush | <i>Eleocharis engelmannii</i> | Special Concern |
| Flodman Thistle | <i>Cirsium flodmanii</i> | Special Concern |
| Glade Mallow | <i>Napaea dioica</i> | Special Concern* |
| <u>Hairy Wild-Petunia</u> | <i>Ruellia humilis</i> | Endangered |
| Hall's Bulrush | <i>Scirpus hallii</i> | Special Concern* |
| Hidden-Fruited Bladderwort | <i>Utricularia geminiscapa</i> | Special Concern |
| <u>Hill's Thistle</u> | <i>Cirsium hillii</i> | Threatened* |
| Horse-Tail Spikerush | <i>Eleocharis equisetoides</i> | Special Concern |
| Innocence | <i>Hedyotis caerulea</i> | Special Concern |
| <u>Kitten Tails</u> | <i>Besseyia bullii</i> | Threatened |
| Large Roundleaf Orchid | <i>Platanthera orbiculata</i> | Special Concern |
| Large Water-Starwort | <i>Callitriche heterophylla</i> | Threatened |
| Leafear Foxglove | <i>Tomanthera auriculata</i> | Special Concern* |
| Lesser Fringed Gentian | <i>Gentianopsis procera</i> | Special Concern |
| Marbleseed | <i>Onosmodium molle</i> | Special Concern |
| New Eng. Northern Reed Grass | <i>Calamagrostis stricta</i> | Special Concern |
| One-Flowered Broomrape | <i>Orobanche uniflora</i> | Special Concern |
| Pale Bulrush | <i>Scirpus pallidus</i> | Special Concern |
| <u>Pale False Foxglove</u> | <i>Agalinis skinneriana</i> | Endangered* |
| Pale Green Orchid | <i>Platanthera flava var herbiola</i> | Threatened |
| <u>Pale-Purple Coneflower</u> | <i>Echinacea pallida</i> | Threatened |
| <u>Pink Milkwort</u> | <i>Polygala incarnata</i> | Endangered |
| Pomme-De-Prairie | <i>Psoralea esculenta</i> | Special Concern |
| <u>Prairie Bush Clover</u> | <i>Lespedeza leptostachya</i> | Endangered** |
| Prairie False-Dandelion | <i>Nothocalais cuspidata</i> | Special Concern |
| Prairie Fame-Flower | <i>Talinum rugospermum</i> | Special Concern |

| | | |
|-------------------------------------|---|-----------------|
| <u>Prairie Indian Plantain</u> | <i>Cacalia tuberosa</i> | Threatened |
| <u>Prairie Milkweed</u> | <i>Asclepias sullivantii</i> | Threatened |
| <u>Prairie Parsley</u> | <i>Polytaenia nuttallii</i> | Threatened |
| <u>Prairie White-Fringed Orchid</u> | <i>Platanthera leucophaea</i> | Endangered** |
| Purple Meadow Parsnip | <i>Thaspium trifoliatum</i> var <i>flavum</i> | Special Concern |
| <u>Purple Milkweed</u> | <i>Asclepias purpurascens</i> | Endangered |
| Purple-Stem Cliff-Brake | <i>Pellaea atropurpurea</i> | Special Concern |
| Reflexed Trillium | <i>Trillium recurvatum</i> | Special Concern |
| Richardson Sedge | <i>Carex richardsonii</i> | Special Concern |
| Rock Stitchwort | <i>Minuartia dawsonensis</i> | Special Concern |
| <u>Rough Rattlesnake-Root</u> | <i>Prenanthes aspera</i> | Endangered |
| <u>Roundstem Foxglove</u> | <i>Agalinis gattereri</i> | Threatened |
| Shadowy Goldenrod | <i>Solidago sciaphila</i> | Special Concern |
| <u>Sheathed Pondweed</u> | <i>Potamogeton vaginatus</i> | Threatened |
| Short's Rock Cress | <i>Arabis shortii</i> | Special Concern |
| Showy Lady's-Slipper | <i>Cypripedium reginae</i> | Special Concern |
| Small Forget-Me-Not | <i>Myosotis laxa</i> | Special Concern |
| <u>Small Skullcap</u> | <i>Scutellaria parvula</i> var <i>parvula</i> | Endangered |
| <u>Small White Lady's-Slipper</u> | <i>Cypripedium candidum</i> | Threatened |
| Small Yellow Lady's-Slipper | <i>Cypripedium parviflorum</i> | Special Concern |
| Smooth-Sheath Sedge | <i>Carex laevivaginata</i> | Special Concern |
| Snowy Campion | <i>Silene nivea</i> | Special Concern |
| <u>Sticky False-Asphodel</u> | <i>Tofieldia glutinosa</i> | Threatened |
| Swamp Agrimony | <i>Agrimonia parviflora</i> | Special Concern |
| Sycamore | <i>Platanus occidentalis</i> | Special Concern |
| <u>Tussock Bulrush</u> | <i>Scirpus cespitosus</i> var <i>callosus</i> | Endangered |
| Twinleaf | <i>Jeffersonia diphylla</i> | Special Concern |
| Upland Boneset | <i>Eupatorium sessilifolium</i> <i>brittonianum</i> | Special Concern |
| Whip Nutrush | <i>Scleria triglomerata</i> | Special Concern |
| Wilcox Panic Grass | <i>Panicum wilcoxianum</i> | Special Concern |
| <u>Wild Hyacinth</u> | <i>Camassia scilloides</i> | Endangered |
| Wild Licorice | <i>Glycyrrhiza lepidota</i> | Special Concern |
| <u>Wooly Milkweed</u> | <i>Asclepias lanuginosa</i> | Threatened |
| <u>Yellow Gentian</u> | <i>Gentiana alba</i> | Threatened |
| <u>Yellow Giant Hyssop</u> | <i>Agastache nepetoides</i> | Threatened |

ANIMALS

| Common Name | Species Name | Wisconsin Status ¹ | Taxa |
|---------------------------|---|-------------------------------|--------|
| A Tiger Beetle | <i>Cicindela macra</i> | Special Concern | Beetle |
| A Tiger Beetle | <i>Cicindela patruela</i> <i>patruela</i> | Special Concern | Beetle |
| Little White Tiger Beetle | <i>Cicindela lepida</i> | Special Concern | Beetle |
| Giant Carrion Beetle | <i>Nicrophorus</i> | Endangered** | Beetle |

| | | | |
|----------------------------------|--------------------------------|------------------|-----------|
| | <i>americanus</i> | | |
| <u>American Peregrine Falcon</u> | <i>Falco peregrinus anatum</i> | Endangered** | Bird |
| <u>Barn Owl</u> | <i>Tyto alba</i> | Endangered | Bird |
| <u>Bell's Vireo</u> | <i>Vireo bellii</i> | Threatened | Bird |
| Black-Crowned Night-Heron | <i>Nycticorax nycticorax</i> | Special Concern | Bird |
| <u>Cerulean Warbler</u> | <i>Dendroica cerulea</i> | Threatened* | Bird |
| Dickcissel | <i>Spiza americana</i> | Special Concern | Bird |
| Grasshopper Sparrow | <i>Ammodramus savannarum</i> | Special Concern | Bird |
| <u>Henslow's Sparrow</u> | <i>Ammodramus henslowii</i> | Special Concern | Bird |
| <u>Loggerhead Shrike</u> | <i>Lanius ludovicianus</i> | Endangered* | Bird |
| Northern Harrier | <i>Circus cyaneus</i> | Special Concern | Bird |
| Yellow Breasted Chat | <i>Icteria virens</i> | Special Concern | Bird |
| Broad-Winged Skipper | <i>Poanes viator</i> | Special Concern | Butterfly |
| Dion Skipper | <i>Euphyes dion</i> | Special Concern | Butterfly |
| Little Glassy Wing | <i>Pompeius verna</i> | Special Concern | Butterfly |
| Mottled Dusky Wing | <i>Erynnis martialis</i> | Special Concern | Butterfly |
| Olive Hairstreak | <i>Mitoura grynea</i> | Special Concern | Butterfly |
| Ottoo Skipper | <i>Hesperia ottoe</i> | Special Concern | Butterfly |
| Regal Fritillary | <i>Speyeria idalia</i> | Endangered* | Butterfly |
| Elusive Clubtail | <i>Stylurus notatus</i> | Special Concern | Dragonfly |
| Great Spreadwing | <i>Archilestes grandis</i> | Special Concern | Dragonfly |
| Smoky Shadowfly | <i>Neurocordulia molesta</i> | Special Concern | Dragonfly |
| American Eel | <i>Anguilla rostrata</i> | Special Concern | Fish |
| Banded Killifish | <i>Fundulus diaphanus</i> | Special Concern | Fish |
| <u>Black Redhorse</u> | <i>Moxostoma duquesnei</i> | Proposed End. | Fish |
| <u>Blue Sucker</u> | <i>Cycleptus elongatus</i> | Threatened* | Fish |
| Lake Chubsucker | <i>Erimyzon sucetta</i> | Special Concern | Fish |
| Lake Herring | <i>Coregonus artedii</i> | Special Concern | Fish |
| Lake Sturgeon | <i>Acipenser fulvescens</i> | Special Concern* | Fish |
| Least Darter | <i>Etheostoma microperca</i> | Special Concern | Fish |
| <u>Paddlefish</u> | <i>Polyodon spathula</i> | Threatened* | Fish |
| Pirate Perch | <i>Aphredoderus sayanus</i> | Special Concern | Fish |
| Pugnose Minnow | <i>Opsopoeodus emiliae</i> | Special Concern | Fish |
| <u>Pugnose Shiner</u> | <i>Notropis anogenus</i> | Threatened | Fish |
| Redside Dace | <i>Clinostomus elongatus</i> | Special Concern | Fish |
| Silver Chub | <i>Macrhybopsis storeriana</i> | Special Concern | Fish |
| <u>Speckled Chub</u> | <i>Macrhybopsis aestivalis</i> | Threatened | Fish |
| <u>Starhead Topminnow</u> | <i>Fundulus dispar</i> | Endangered | Fish |
| <u>Striped Shiner</u> | <i>Luxilus chrysocephalus</i> | Endangered | Fish |
| Western Sand Darter | <i>Ammocrypta clara</i> | Special Concern | Fish |
| <u>Blanchard's Cricket Frog</u> | <i>Acris crepitans</i> | Endangered | Frog |

| | | | |
|-------------------------------------|--------------------------------------|------------------|--------|
| | <i>blanchardi</i> | | |
| Bullfrog | <i>Rana catesbeiana</i> | Special Concern | Frog |
| A Prairie Leafhopper | <i>Polyamia dilata</i> | Threatened | Insect |
| Red-Tailed Prairie Leafhopper | <i>Aflexia rubranura</i> | Endangered* | Insect |
| <u>Western Slender Glass Lizard</u> | <i>Ophisaurus attenuatus</i> | Endangered | Lizard |
| Arctic Shrew | <i>Sorex arcticus</i> | Special Concern | Mammal |
| Franklin's Ground Squirrel | <i>Spermophilus franklinii</i> | Special Concern | Mammal |
| Pigmy Shrew | <i>Sorex hoyi</i> | Special Concern | Mammal |
| Prairie Vole | <i>Microtus ochrogaster</i> | Special Concern | Mammal |
| Western Harvest Mouse | <i>Reithrodontomys megalotis</i> | Special Concern | Mammal |
| White Tailed Jackrabbit | <i>Lepus townsendii</i> | Special Concern | Mammal |
| Woodland Vole | <i>Microtus pinetorum</i> | Special Concern | Mammal |
| Newman's Brocade | <i>Mecropleon ambifusca</i> | Special Concern | Moth |
| Oithona Tiger Moth | <i>Grammia oithona</i> | Special Concern | Moth |
| Phyllira Tiger Moth | <i>Grammia phyllira</i> | Special Concern | Moth |
| Silphium Borer Moth | <i>Papaipema silphii</i> | Endangered | Moth |
| <u>Buckhorn</u> | <i>Tritogonia verrucosa</i> | Threatened | Mussel |
| <u>Bullhead</u> | <i>Plethobasus cyphus</i> | Endangered | Mussel |
| <u>Butterfly</u> | <i>Ellipsaria lineolata</i> | Endangered | Mussel |
| Elktoe | <i>Alasmidonta marginata</i> | Special Concern* | Mussel |
| Ellipse | <i>Venustaconcha ellipsiformis</i> | Threatened | Mussel |
| <u>Higgins' Eye</u> | <i>Lampsilis higginsii</i> | Endangered** | Mussel |
| <u>Monkeyface</u> | <i>Quadrula metanevra</i> | Threatened | Mussel |
| <u>Rock Pocketbook</u> | <i>Arcidens confragosus</i> | Threatened | Mussel |
| Round Pigtoe | <i>Pleurobema sintoxia</i> | Special Concern | Mussel |
| <u>Winged Mapleleaf</u> | <i>Quadrula fragosa</i> | Endangered** | Mussel |
| <u>Yellow Sandshell</u> | <i>Lampsilis teres anodontoides</i> | Endangered | Mussel |
| <u>Eastern Massasauga</u> | <i>Sistrurus catenatus catenatus</i> | Endangered* | Snake |
| <u>Timber Rattlesnake</u> | <i>Crotalus horridus</i> | Special Concern | Snake |
| <u>Blanding's Turtle</u> | <i>Emydoidea blandingii</i> | Threatened* | Turtle |
| <u>Ornate Box Turtle</u> | <i>Terrapene ornate</i> | Endangered | Turtle |

Natural Communities

Important examples of the following natural community types have been found in Dane county. Although communities are not legally protected, they are critical components of Wisconsin's biodiversity and may provide the habitat for rare, threatened and endangered species.

| | | |
|------------------|---------------------------|---------------------|
| Alder Thicket | Emergent Aquatic | Mussel Bed |
| Bat Hibernaculum | Ephemeral Pond | Northern Wet Forest |
| Bog Relict | Floodplain Forest | Oak Barrens |
| Calcareous Fen | Lake--Deep, Hard, Seepage | Oak Opening |
| Cedar Glade | Lake--Shallow, Hard | Open Bog |

| | | |
|---|---|-----------|
| Dry Cliff Dry Prairie Dry-Mesic Prairie | Drainage Lake--Shallow, Hard, Seepage Lake--Soft Bog Mesic Prairie | Shrub-Car |
|---|---|-----------|

¹Wisconsin Status:

Endangered: continued existence in Wisconsin is in jeopardy.

Threatened: appears likely, within the foreseeable future, to become endangered.

Special Concern: species for which some problem of abundance or distribution is suspected but not yet proven.

Rule: protected or regulated by state or federal legislation or policy; neither endangered nor threatened.

* indicates: A candidate for federal listing.

** indicates: Federally Endangered or Threatened.

9. THE LOWER ROCK RIVER BASIN PLAN

The Lower Rock River Basin is located in south central Wisconsin and covers 1,857 square miles, three sub-basins, and 15 watersheds, including all of the Town of Vienna. The basin is experiencing water quality problems from both developing urban areas and the agricultural areas. Primary problems include altered stream and groundwater hydrology, loss of habitat, sedimentation, pesticide and nitrate contamination, and increased storm water runoff. Other areas of concern include erosion control and continued loss of wetlands.

In response to these and other water quality issues, the Lower Rock Basin Plan was created in 1998. There are numerous community groups working with WDNR to implement this plan, including the Rock River Coalition, the Rock River Partnership, and the Upper Sugar River Initiative.

10. PRIORITY WATERSHED DESIGNATION

The Lake Mendota-Yahara River Watershed and the Six Mile And Pheasant Branch Creeks Watershed were designated as a joint priority DNR watershed in 1996. The Priority Watershed Program is a joint effort of the Department of Natural Resources (DNR), Department of Agriculture, Trade and Consumer Protection (DATCP), the University of Wisconsin Extension (UWEX), counties (usually through their Land Conservation Departments), municipalities, and lake districts with assistance from a variety of federal, state, and local agencies. The Wisconsin Land and Water Conservation Board designates priority watershed and lake projects, approves implementation plans, recommends funding levels and priorities, and recommends changes to the governor and DNR that will improve program effectiveness. The program provides grants to local governmental units in both urban and rural watersheds selected for priority watershed projects. Grants can reimburse up to 70 percent of the cost of installing best management practices, which reduce the likelihood of pollutants being carried to streams, lakes or groundwater via runoff. Examples of these practices include crop management, stream bank protection, feed lot drainage controls, construction site erosion control, and municipal storm water management.

11. THE LAKE MENDOTA-YAHARA RIVER WATERSHED

The Lake Mendota-Yahara River Watershed is a mixture of 85 square miles of urban, suburban, and agricultural lands. The watershed has a medium susceptibility for groundwater contamination based on WDNR groundwater susceptibility mapping. Some concerns regarding decreased groundwater recharge have been raised as development increases. These concerns have caused many of the communities in this watershed to develop comprehensive storm water management plans.

Lake Mendota is 9,842 acres in size, and is the major lake in the watershed. Its average depth is 42 feet, with its deepest point being 82 feet. Panfish are considered to be abundant, while northern pike, walleye, largemouth bass, smallmouth bass, and catfish are common. The lake is publicly accessible in multiple locations by boat ramps and barrier-free piers. It is classified as a drainage lake, meaning it is fed primarily by streams and with outlets into streams or rivers. They are more subject to surface runoff problems but generally have shorter residence times than seepage lakes. Watershed protection is usually needed to manage lake water quality.

The Yahara River originates in Columbia County and meanders through primarily agricultural lands to the 2,000 acre Cherokee Marsh, the largest wetland complex in the watershed, and eventually into Lake Mendota. The stream exhibits fair water quality and maintains an active warm water fishery. However, heavy fertilizer use, poor animal waste management and silage holding problems have an increasing negative impact on the rivers water quality. Continued development in northern Dane County threatens both water quality and habitat if adequate storm water and erosion controls are not established.

12. SIX MILE AND PHEASANT BRANCH CREEKS WATERSHED

Six Mile Creek's water quality along its 12-mile length is generally good, supporting a limited forage fishery west of Hwy 113, a diverse forage and warm water sport fishery from Hwy 113 to Lake Mendota, and abundant spawning areas. Six Mile Creek's 43-square-mile watershed is predominately agricultural (63%) but also includes Wastewater spray runoff the rapidly urbanizing village of Waunakee (WDNR 1996b). From 1995 to 2000, the village grew by 25%, to roughly 9,000 people. Waunakee's wastewater effluent is treated at the Madison Metropolitan Sewerage District (MMSD). Upstream of the village, Waunakee Marsh traps sediment from the area's row-cropped fields, which is adversely affecting the wetland's ecology. Downstream of the village of Waunakee to Lake Mendota urban development threatens the stream. Several small rural communities and large developments lie in the drainage area outside of the village, contributing pollutants from agricultural land spreading, construction site erosion, and habitat loss. In Summer 1991, Stokely's wastewater spray irrigation system--which landspreads its canning waste on 178 acres just outside of the village--malfunctioned, causing fish kills in Six Mile Creek. This incident was not the first caused by Stokely's land-spreading operations. Fish kills in Six Mile Creek occurred three times in a short two-year period. The July 12, 1991 spill released 6,000 gallons of untreated wastewater directly into the creek. This spill followed on the heels of a pipe leak July 1, 1991, during which 85,000 gallons of wastewater drained into the creek. In 1990 a spill released to the creek 230,000 gallons from a pipe leak (WDNR 1996a). Fish managers estimate hundreds to thousands of pike, walleye, bass etc., fingerlings were killed in the last incident, as a fish rearing marsh for Lake Mendota is located just off the creek.

A recent fishkill on Six Mile Creek on July 2, 2001, resulted in the death of over 200 fish (white suckers and creek chubs) near Madison Street Bridge in Waunakee. The fishkill coincided with the flushing of a new water main. New water mains are typically more heavily chlorinated as a means to sanitize and disinfect before bringing the main online. It's likely that this flushing event depressed oxygen levels or contained high levels of chlorine, resulting in a fishkill.

Pheasant Branch Creek is 7-mile-long stream that drains 22.7 square miles of west-central Dane County. It enters Lake Mendota from the west. The stream's South Fork is intermittent and flows north from its headwater near Mineral Point Road. It drains the rapidly urbanizing west side of Madison and the city of Middleton. The North Fork drainage area is predominately agricultural until its confluence with the South Fork at the western edge of the city of Middleton and Highway 12. Much of the North Fork has been channelized and straightened in the segment west of the city of Middleton. The stream is still rapidly eroding a channel through the terminal moraine that once blocked its outlet to Mendota. Cultivation of land draining to the creek, ditching, straightening, and urbanization have all increased the peak flows through the downstream section, accelerating channel and bank erosion (WDNR 1981). In addition, much of the historic wetland along the creek has been drained. Downstream of the confluence of the North and South forks, the stream passes through the city of Middleton and has a fairly steep gradient until it enters Pheasant Branch Marsh just upstream of its mouth. Despite extensive rip-rapping before 1991 to reduce severe channel erosion in the city of Middleton, streambank erosion continued. Given the extensive and rapid urbanization of both the North and South Fork areas, channel erosion will likely remain a problem. Increased urbanization delivers increasing amounts of sediment to Pheasant Branch Marsh and Lake Mendota, requiring occasional dredging of the mouth of the stream.

13. GROUNDWATER OVERVIEW

The Town of Vienna's water source is primarily from wells, which draw from a deep sandstone aquifer.

There are a variety of existing reports relating to groundwater quality including:

- Wis. Geological and Natural History Survey (WGNHS) and the U. S. Geological Survey have developed a groundwater model for Dane County in cooperation with the Dane County Regional Planning Commission (DCRPC).
- DNR Groundwater and its Role in Comprehensive Planning Fact Sheets.

14. TOWN WATER BODIES

There are no navigable water bodies in the town.

15. WOODED LANDS

There are relatively few areas with complete wood cover within the Town according to available land cover maps. One such area is located west of Patten Road, south of Cuba Valley Road. Others are located near CTH and Norway Grove School Road.

16. EXTRACTION OF MINERAL RESOURCES

There are several active and non-metallic mines in Vienna, as well as several inactive and unreclaimed sites. See the Existing Land Use Map for their locations. There are also additional parcels of land zoned for mineral extraction, see the Zoning Map. These activities are regulated by the State of Wisconsin (NR 135) and Dane County (Chapter 10 and 74) in addition to local planning policies and ordinances at the Town level.

17. HISTORICAL AND CULTURAL RESOURCES

The State registry for historical places lists the Dunroven House, located at 7801 Dunroven Road as a historic site on the State and Historic Register. Two buildings make up this site dating back to the Colonial Revival period.

(F) Economic Development Information

1. ANALYSIS OF EMPLOYMENT AND ECONOMIC BASE

Employment of Town Residents

Although a significant portion of the Town's lands is in agricultural use, data collected from the US Census show that only a relatively small portion of the Town's residents is employed in an agricultural-related occupation. Over half of Vienna's residents work in professional, sales, or office occupations.

Figure 27 – Vienna Resident Employment by Occupation, 2000

| | Count | % |
|--|-------|--------|
| Managerial and Professional specialty occupations | 265 | 33.21% |
| Service occupations | 81 | 10.15% |
| Sales and office occupations | 204 | 25.56% |
| Farming, fishing and forestry occupations | 27 | 3.38% |
| Construction, extraction and maintenance occupations | 113 | 14.16% |
| Production, transportation and material moving occupations | 108 | 13.53% |

Source: US Census Bureau

Agriculture-related industries employ just over 12% of the Town's workforce. Those employed by mining activities are also included in this category. Employment of Town residents is dispersed among several different industries.

Figure 28 – Vienna Resident Employment by Industry, 2000

| | Count | % |
|---|-------|--------|
| Agriculture, forestry, fishing and hunting and mining | 96 | 12.03% |
| Construction | 92 | 11.53% |
| Manufacturing | 110 | 13.78% |
| Wholesale trade | 24 | 3.01% |
| Retail trade | 76 | 9.52% |
| Transportation and warehousing, and utilities | 27 | 3.38% |
| Information | 17 | 2.13% |
| Finance, insurance, real estate, and rental and leasing | 77 | 9.65% |
| Professional, scientific, management, administrative, and waste management services | 64 | 8.02% |
| Educational, health and social services | 124 | 15.54% |
| Arts, entertainment, recreation, accommodation, and food services | 17 | 2.13% |
| Other services | 27 | 3.38% |
| Public Administration | 47 | 5.89% |

Source: US Census Bureau

Analysis of Local Industries

The previous section looked at employment statistics for Town residents. This section of the analysis looks at employment statistics for industries located in the Vienna area. The local area is being defined as the four zip codes that make up and immediately surround the Town. Thus this analysis shows employment for businesses located within the Town of Vienna, as well as parts of Waunakee, Deforest, and Dane.

The analysis shows that in this part of Dane County, a significant level of employment is found in the manufacturing sector. Roughly 32% of employees that work in the Vienna area report working in this industry. Local construction and retail industries are also significant employers located in or near Vienna.

Figure 29 – Employment Statistics for Businesses Located Vienna Area, 2000

| Industry | Number of Establishments | Estimated Number of Employees | Percent of Total Employment |
|--|--------------------------|-------------------------------|-----------------------------|
| Forestry, fishing, hunting, and agriculture services | 1 | 175 | 2% |
| Mining | 1 | 70 | 1% |
| Utilities | 72 | 72 | 1% |
| Construction | 162 | 1347 | 15% |
| Manufacturing | 51 | 2957 | 32% |
| Wholesale trade | 35 | 459 | 5% |
| Retail trade | 66 | 1010 | 11% |
| Transportation & warehousing | 45 | 491 | 5% |
| Information | 4 | 52 | 1% |
| Finance & insurance | 33 | 265 | 3% |
| Real estate & rental & leasing | 18 | 59 | 1% |
| Professional, scientific & technical servi | 44 | 222 | 2% |
| Admin | 42 | 353 | 4% |
| Educational services | 6 | 50 | 1% |
| Health care and social assistance | 52 | 548 | 6% |
| Arts, entertainment & recreation | 9 | 56 | 1% |
| Accommodation & food services | 43 | 602 | 7% |
| Other services | 68 | 372 | 4% |
| Auxiliaries | 35 | 35 | 0% |
| Unclassified establishments | 758 | 10 | 0% |

Source: County Business Patterns, 2000

2. UNEMPLOYMENT RATE

Figure 30 – Dane County Unemployment Rate

| | 1990 | 1995 | 1999 | 2000 | 2001 |
|-------------------|---------|---------|---------|---------|---------|
| Labor Force | 217,063 | 247,984 | 258,594 | 262,802 | 272,673 |
| Employed | 212,610 | 243,566 | 255,056 | 258,427 | 267,116 |
| Unemployed | 4,453 | 4,418 | 3,538 | 4,375 | 5,557 |
| Unemployment Rate | 2.1% | 1.8% | 1.4% | 1.7% | 2.0% |

Source: WI DWD

The above table shows unemployment statistics for Dane County. Recent figures reflect state and national increases in unemployment. Historically, employment statistics in Dane County often show lower unemployment rates than state trends, largely due to the higher percentage of government and university-related employment in the City of Madison.

3. EMPLOYMENT PROJECTIONS

The following state employment projections have been prepared by the Wisconsin Department of Workforce Development.

Figure 31 – Wisconsin Employment Projections

| Industry Title | 1998 Count | 2008 Projection | Change | % Change |
|--|---------------|--------------------|---------|-------------|
| Total All Industries (1) | 2,907,690 | 3,295,820 | 388,130 | 13.3% |
| Agricultural Services, Total | 13,830 | 18,280 | 4,450 | 32.2% |
| Mining, Total | 2,750 | 2,700 | (50) | -1.8% |
| Construction, Total | 112,530 | 124,800 | 12,270 | 10.9% |
| Manufacturing, Total | 616,720 | 642,200 | 25,480 | 4.1% |
| Durable Goods Manufacturing, Total | 377,870 | 391,000 | 13,130 | 3.5% |
| Nondurable Goods Manufacturing, Total | 238,850 | 251,200 | 12,350 | 5.2% |
| Transportation, Total | 107,930 | 120,420 | 12,490 | 11.6% |
| Communications | 17,950 | 20,660 | 2,710 | 15.1% |
| Utilities and Sanitary Services | 16,680 | 16,600 | (80) | -0.5% |
| Wholesale and Retail Trade, Total | 609,470 | 672,300 | 62,830 | 10.3% |
| Wholesale Trade, Total | 136,410 | 152,800 | 16,390 | 12.0% |
| Retail Trade, Total | 473,060 | 519,500 | 46,440 | 9.8% |
| Finance, Insurance, and Real Estate, Total | 143,780 | 163,800 | 20,020 | 13.9% |
| Services, Total | 1,097,070 | 1,327,500 | 230,430 | 21.0% |
| Government, Total | 168,970 | 186,560 | 17,590 | 10.4% |

Source: State Department of Workforce Development

Figure 32 – State of Wisconsin Employment Projections by Occupation

| Occupational Title | 1998 | 2008 | Growth | % Change |
|--|-----------|-----------|---------|----------|
| Total, All Occupations | 2,907,690 | 3,295,820 | 388,130 | 13.30% |
| Exec, Admin, Managerial Occs | 202,930 | 229,980 | 27,050 | 13.30% |
| Professional Specialty Occs | 582,570 | 708,600 | 126,030 | 21.60% |
| Marketing & Sales Occupations | 319,440 | 358,840 | 39,400 | 12.30% |
| Admin Support & Clerical Occupations | 437,010 | 474,220 | 37,210 | 8.50% |
| Service Occupations | 464,870 | 528,870 | 64,000 | 13.80% |
| Agriculture/Forestry/Fishing Occs | 30,160 | 36,900 | 6,740 | 22.30% |
| Precision Production/Craft/Repair Occs | 325,890 | 355,430 | 29,540 | 9.10% |

Source: State Department of Workforce Development

5. STRENGTHS AND WEAKNESSES FOR ATTRACTING BUSINESS

Strengths

- Access to the Dane County Workforce
- Lower Taxes
- Proximity to Madison, Middleton, DeForrest, Lodi, and Waunakee
- Direct Access to I-90/94
- Proximity to the University of Wisconsin
- Excellent quality of life – a rural lifestyle with the amenities of an urbanized area
- Served by good school districts
- Access to excellent health care
- Access to utilities and telecommunications
- High level of traffic passes through the area
- Infrastructure
- Commercial area master plan

Weaknesses

- Limited land available for commercial or industrial uses
- Business parks in other communities.
- Limited financial incentives for business development
- Proximity to other Municipal Urban Service Areas

6. CRITERIA FOR ATTRACTING BUSINESS

Business development activities in Vienna are led by the DeForest Area Chamber of Commerce (DACC). The DACC seeks “To provide proactive leadership to advance a positive business environment and foster economic growth through community identity, involvement, and membership participation.”

7. BROWNFIELDS INFORMATION

According to the WiDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS), there is one site in the Town classifiable as a brownfield: an inactive Village of DeForest landfill located on CTH I.

8. ECONOMIC DEVELOPMENT PROGRAMS

Forward Wisconsin, Inc

Forward Wisconsin, Inc., (forwardWI.com) is a unique public-private state marketing and business recruitment organization. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state. For more information contact Forward Wisconsin, 201 West Washington Avenue, Suite 500, Madison, Wisconsin 53703-2796, call (608) 261-2500, or e-mail info@ForwardWI.com.

-Forward Wisconsin Website

CROP- Credit Relief Outreach Program

Crop features 90% guarantees on loans of up to \$30,000 made by local lenders. Payment is not due until March 31 of the following year. To be eligible for CROP, applicants must meet the following guidelines: 1) Unable to obtain conventional financing at the lender's standard interest rate, 2) Debt-to-Asset ratio 40% or greater, and 3) Applicant meets lender's underwriting standards. CROP can be used for feed, seed, fertilizer, pesticides, land rent, hires, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental/repair, or utilities for commodity production. Crop funds may not be used for property taxes, farmhouse utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.

FARM

The FARM program (WHEDA) gives applicants access to credit by guarantying loans made by local lenders. The purpose is for the expansion or modernizing of existing farms. The maximum loan guarantee is the lesser of your net worth, 25% of the loan amount, or \$200,000. Qualified applicants have a debt-to-asset ratio of 85% or less and meet lender's underwriting standards.

Agribusiness Guarantee

This loan guarantee is available through WHEDA for agribusinesses in Wisconsin looking to purchase equipment, land, buildings, permanent working capital, or marketing materials. Successful applicants will be involved with the development of a new product, new market, or improved marketing method. The maximum guarantee is 80% on loans up to \$750,000.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce is the State's primary agency for delivery of integrated services to businesses. Commerce's purpose is to:

1. Foster the retention and creation of new jobs and investment opportunities in Wisconsin;
2. Foster and promote economic business, export, and community development; and
3. Promote public health, safety, and welfare through effective and efficient regulations, education and enforcement.

(G) Intergovernmental Cooperation Information

1. LOCAL AND REGIONAL PLAN COORDINATION

Smart Growth Grant Joint Application (Westport, Springfield, Waunakee, Middleton)
 North Mendota Parkway Corridor Project (2002 – ongoing)
 U.S. Highway 12 Planning Project (2002)
 Dane County Farmland Preservation Plan (1981)
 Dane County Design Dane! (1998)
 Dane County Farmlands and Neighborhoods Plan (2000)
 Dane County Storm Water Management Plan and Ordinance (?)
 Madison Urban Area and Dane County Bicycle Transportation Plan (2000)
 Village of Waunakee Comprehensive Plan
 City of Middleton Comprehensive Plan
 Town of Springfield Comprehensive Plan
 Lower Rock River Basin Plan (DNR) (1998)
 Lower Rock River Water Quality Management Plan (DNR) (2001)

- Lake Mendota-Yahara River Watershed Plan (DNR)
- Six-Mile Creek and Pheasant Branch Watershed Plan (DNR)

District 1 Six-Year Construction Project Plan (WisDOT)
 Dane County 10-Year Capital Projects Plan (2002)
 Town of Vienna Comprehensive Plan (1999)

2. INTERGOVERNMENTAL EFFORTS, AGREEMENTS AND RELATIONSHIPS

There are several areas of intergovernmental cooperation between the Town of Vienna and its neighbors:

- The Village of DeForest exercises extraterritorial zoning authority over the commercial development area near the I39/90/94 interchange, and jointly reviews development projects within the Town portion of this area through the ETZ committee.
- The Town of Vienna provides water and sanitary services to its urban service areas through cooperation with the Village of DeForest.
- There are informal growth management agreements with the Village of DeForest regarding annexation.
- There are no agreements in place with either the Village of Waunakee or the Village of Dane.
- The Town often works cooperatively with special districts such as the Waunakee and DeForest Public Libraries, as well as the Waunakee, DeForest, Poynette, and Lodi School Districts.
- There are also several instances of joint service districts for social services and emergency services.
- The Town of Vienna is a member of the Dane County Towns Association, as are its neighboring Towns.
- Dane County is the responsible zoning authority for a majority of the Town, and also is responsible for maintenance of the major County roads throughout the Town.
- The most noticed state presence is the Wisconsin Department of Transportation, who is responsible for the maintenance and policing of I39/90/94.

STATE DEPARTMENT CONTACTS/PROGRAMS:

Wisconsin Department of Administration

17 South Fairchild Street, 7th Floor
Madison, Wisconsin 53703-3219
Phone: (608) 264-6117
e-mail: sarah.kemp@doa.state.wi.us

DOA OLIS Plat Review Program

17 S Fairchild St, 7th Floor, Madison WI 53703-3219
PO Box 1645, Madison WI, 53701-1645
Phone: (608) 266-3200 Fax: (608) 264-6104
E-mail: plat.review@doa.state.wi.us

DOA OLIS Municipal Boundary Review

Mr. George Hall
Phone: (608) 266-0683
E-mail: george.hall@doa.state.wi.us

Wisconsin Department of Transportation, District 1

Ms. Barbara Kipp, Senior Planner
2101 Wright St.
Madison, WI 53704-2583
Phone: (608) 246-3869
Fax: (608) 246-3819
e-mail: barbara.kipp@dot.state.wi.us

Wisconsin Department of Natural Resources

DNR South Central Region Hdqrs
3911 Fish Hatchery Rd
Fitchburg WI 53711
608-275-3266-phone
608-275-3338-fax
608-275-3231-tdd

4. DANE COUNTY CONTACTS:Dane County Highway Department

Pam Dunphy, Assistant Commissioner
2302 Fish Hatchery Rd., Madison, WI 53713-2495
Phone/TDD: (608) 266-4261
Fax: (608)-266-4269
e-mail: dunphy@co.dane.wi.us

Dane County Planning and Zoning

210 Martin Luther King, Jr. Blvd., Room 116

Madison, Wisconsin 53703

Phone: 608-266-4251

Fax: 608-267-1540

5. NEIGHBORING MUNICIPALITIES AND CONTACTSVillage of DeForest

Village Hall

306 DeForest Street

DeForest, WI 53532

Phone: (608) 846-6751

Village of Waunakee

Village Hall

500 W. Main Street

P.O. Box 100

Waunakee, WI 53597

Phone: (608) 850-8500

6. NEIGHBORING TOWNSTown of Arlington

200 Commercial Street

Arlington, WI 53911

Town of Burke

Mr. Kevin Viney, Chairperson

5365 Reiner Rd.

Madison, WI 53718

Phone: (608) 825-8420

Fax: (608) 825-8422

Town of Dane

Mr. Robert Lee, Chairperson

7202 Black Hill Rd.

Lodi, WI 53555

Phone: (608) 849-7235

Fax: (608) 849-7235

Town of Leeds

Mary Ann Miller, Clerk

N1485 Pribbenow Road, HWY 60

Leeds, WI

Town of Lodi

Ms. Brenda Ayres, Clerk
125 Lodi Street
Lodi, WI 53555-0310

Town of Springfield

Mr. James Ripp, Chairperson
6157 CTH P
Dane, WI 53529
Phone: (608) 849-7887
Fax: (608) 849-6187

Town of Westport

Mr. Thomas Wilson, Administrator
5387 Mary Lake Road
Waunakee, WI 53597

Town of Windsor

Mr. Alan Harvey, Chairperson
4084 Mueller Road
DeForest, WI 53532
Phone: (608) 846-3854
Fax: (608) 846-2328

7. LOCAL SCHOOL DISTRICTS**Waunakee Community School District**

Mr. Gene Hamele, Superintendent
101 School Drive
Waunakee, WI 53597
Phone: (608) 849-2020
Fax: (608) 849- 9746
e-mail: ghamele@waunakee.k12.wi.us

DeForest Area School District

John Bales, Superintendent of Schools
District Office
520 East Holum Street
DeForest, WI 53532
Phone: (608) 842-6500
Fax: (608) 842-6576
e-mail: districtdialogue@deforest.k12.wi.us

School District of Lodi

115 School Street
Lodi, WI 53555

Poynette School District

Mailing Address: P.O. Box 10

Poynette, WI 53955

Address: 108 N. Cleveland Street

Poynette, WI 53955

Phone: 608-635-4347

Fax: 608-635-9200

e-mail: info@poynette.k12.wi.us

8. PUBLIC LIBRARY

DeForest Public Library

Janis D. Berg, Director

203 Library Street

DeForest, WI 53532

Phone: (608) 846-5482

email: bergjd@scls.lib.wi.us

Waunakee Public Library

Louise Bauer, Director

710 South Street

Waunakee, WI 53597

Phone: (608) 849-4217

Fax: (608) 849-7817

email: waupl@scls.lib.wi.us

NOTE: A listing of existing and potential conflicts by jurisdiction, including proposed conflict resolution measures, is included in the goals, objectives and policies in the Intergovernmental Coordination section of the plan document.

(H) Land Use Information

1. LAND USE CATEGORIES AND DEFINITIONS

Single Family Residential - Areas designated for homes meant to be occupied by one “family” per residential structure. This area excludes residential structures with more than one unit. Typical single-family lots will have only the residential structure, and will not have additional permanent outbuildings other than sheds and small accessory buildings. Land development involving environmentally constrained lands may be subject to additional restrictions.

Duplex Residential - Areas designated for residential structures meant for occupancy by two families in two separate dwelling units. Density limits are generally established by the plan committee. This area could include condominiums, rental units, owner-occupied units, or redevelopment of existing housing into duplexes. This use often serves as a buffer between single-family residential and multi-family residential uses. *(No areas for this use are currently designated in the Town of Vienna.)*

Multi-Family Residential - Areas designated for residential structures meant to be occupied by more than two “family” units, and usually having several units per structure. Density limits are generally established by the plan committee. This area includes rental apartments and owner-occupied condominiums. This use often serves as a buffer between low density residential and more intensive uses. *(No areas for this use are currently designated in the Town of Vienna.)*

Mobile Home or Manufactured Home - defined by Section 66.058(1)(d) Wisconsin Statutes:

"that which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and *includes* any additions, attachments, annexes, foundations and appurtenances." *(No areas for this use are currently designated in the Town of Vienna.)*

Highway Commercial - Areas designated for development or redevelopment as retail, sales, service, or recreational uses. Access to these developments is primarily by car or truck travel rather than pedestrian traffic. This area may or may not include manufacturing, production facilities, warehousing, or freight transfer operations. It is anticipated that additional efforts to maintain the aesthetics of a development will be required in the site planning process.

General Commercial - Areas designated for development or redevelopment as retail, sales, service, office, recreational or residential uses. Access to these developments is available by walking or bicycle in addition to car traffic. These uses generally include smaller shops, restaurants and offices.

Business Park - Areas designated for corporate office facilities, light manufacturing, freight transfer and warehousing uses. Business park properties generally have higher development standards, restrictions on outdoor storage, and each parcel in a business park setting should have a minimum size requirement. It is anticipated that additional efforts to maintain the aesthetics of a development will be required in the site planning process.

Industrial - Areas designated for manufacturing, warehousing, and uses which may require outdoor storage of materials, product or machinery, as described in the local Zoning Ordinance. Industrial lands generally have moderate development standards and each parcel in an industrial setting should have a minimum size requirement. These uses can have additional restrictions related to air emissions, noise, vibration and traffic impacts, resulting in specific classifications of industrial use—light, medium, or heavy. (*Only light industrial uses will be evaluated under this plan as currently defined.*)

Institutional - Areas of governmental, educational, religious, or medical property uses. Other quasi-public organizations such as public utility facilities are included in this category.

Transportation - Areas used for or owned by public transportation agencies.

Park/Recreational - Areas designated as public access recreational areas. These areas may include natural areas, playground equipment, picnic areas, or other facilities to be enjoyed by the general public. This category does not distinguish “ownership” by governmental jurisdiction.

Agriculture - Areas proposed for maintenance and protection as croplands, pasture, forested lands or other recognized agricultural activity. This includes provision of residential uses for the owner/tenant. Other sub-classifications may be created, but not the support facilities such as implement dealer, fuel stations, or feed mills. Residential uses are generally restricted to one unit per an established acreage (*78 acres based on the proposed revisions to the Town Land Division and Subdivision Ordinance*).

Open Pasture/Sparse Woodlands - Areas identified during the planning process as being primarily open grasslands with sparse trees located throughout. The area often serves as a transition between relatively level agricultural land and forested slopes. This area is generally either utilized for grazing areas for livestock or is unused.

Forest and Woodlands - Areas identified during the planning process as being predominantly tree covered so as to create a closed canopy over a significant geographic area.

Water - Existing navigable waters as identified on the USGS maps. Water areas include lakes, ponds, rivers, streams, creeks or any permanent bodies of water.

Environmental Corridors - This designation is an overlay to identify land with significant natural restrictions to development—particularly floodplains and wetlands. These areas are typically located around the rivers and streams throughout the town. Development in these corridors is highly restricted or prohibited.

Other Environmentally Constrained Lands - Other environmental conditions such as soil type or steepness of slopes may also create additional limitations to development of an area. Aesthetic characteristics such as bluffs, scenic vistas, shorelines, wetlands, prairies, or woods can also be included in this category if applicable. This overlay area generally restricts or prohibits development. (Wetland areas in particular are unsuitable for development due to flooding, and are sensitive ecological habitats that are often subject to preservation and protection efforts.) Additional site planning efforts may be required from the developer to locate a development in this corridor.

2. EXISTING LAND USE (2003)

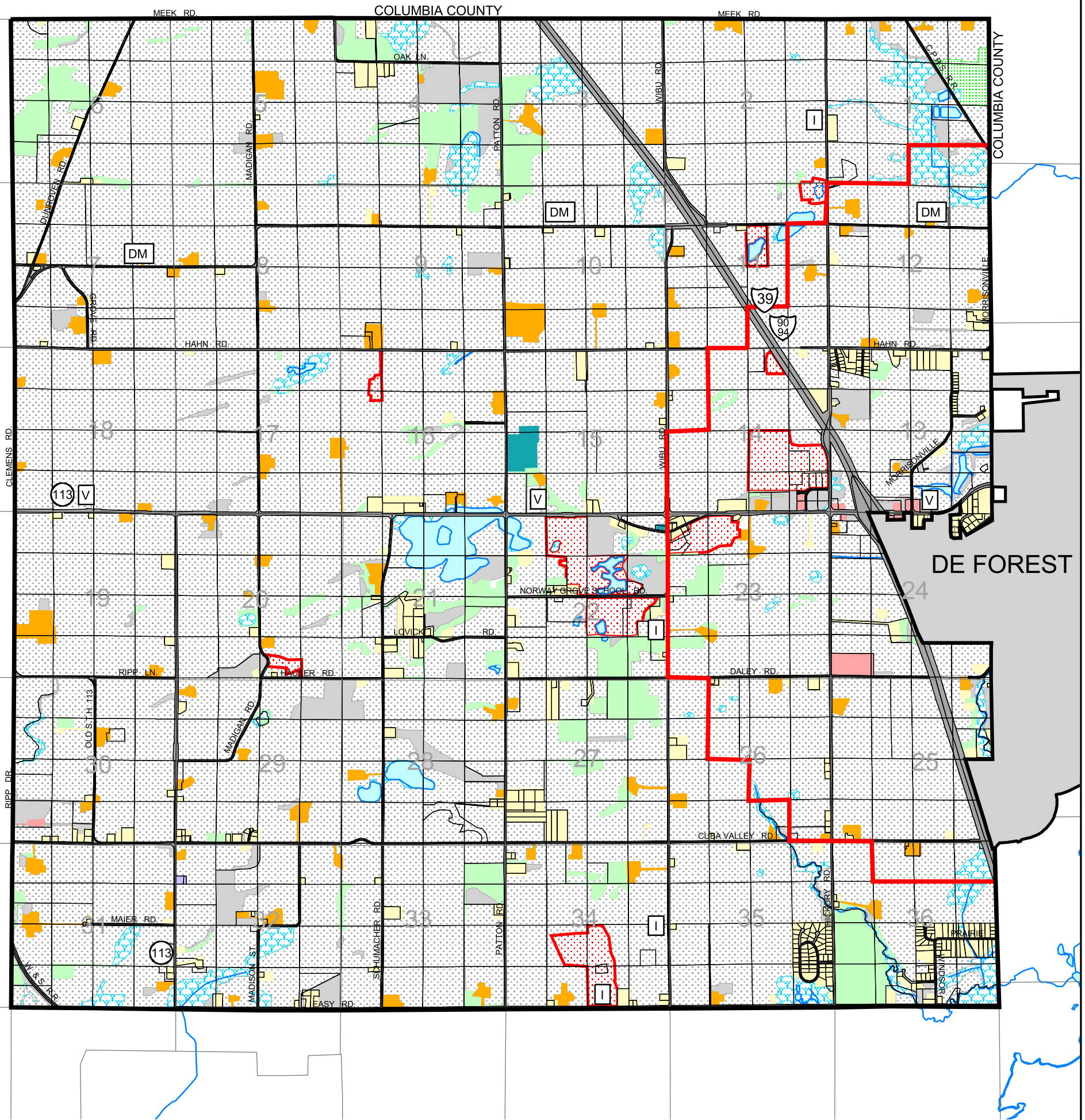
In preparation of preparing the land use plan, planners and Town officials reviewed and inventoried existing land uses in the Town.

The following table shows existing land use acreages within the Town. The vast majority of town land is considered agricultural (78%). Another 7% are woodlands or wetlands. Only 4% of Town land is used for transportation purposes, while just over three percent is single family residential.

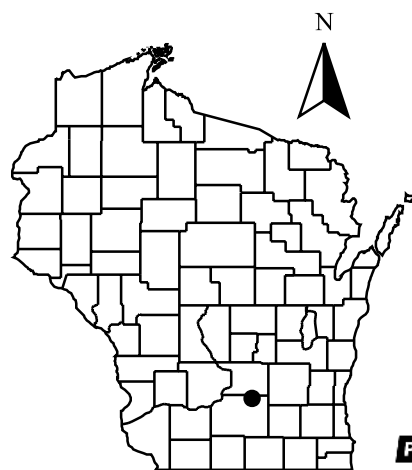
Figure 33 – Acreages of Existing Uses

| Existing Land Use | Acreage | Percentage |
|--------------------------|-----------------|----------------|
| Agriculture | 17716.6 | 77.77% |
| Commercial | 38.95 | 0.17% |
| Forest Agriculture | 45.31 | 0.20% |
| Farmstead | 478.16 | 2.10% |
| Government/Institutional | 31.03 | 0.14% |
| Cemetery | 2.02 | 0.01% |
| Wetland | 764.52 | 3.36% |
| Open Space | 699.66 | 3.07% |
| Quarry | 405.88 | 1.78% |
| Single Family | 745.88 | 3.27% |
| Transportation | 900.52 | 3.95% |
| Utility | ?? | #VALUE! |
| Water | 54.41 | 0.24% |
| Wooded Lands | 898.37 | 3.94% |
| Total | 22781.31 | 100.00% |

TOWN OF VIENNA DANE COUNTY, WISCONSIN EXISTING LAND USE



2000 0 2000 4000 Feet



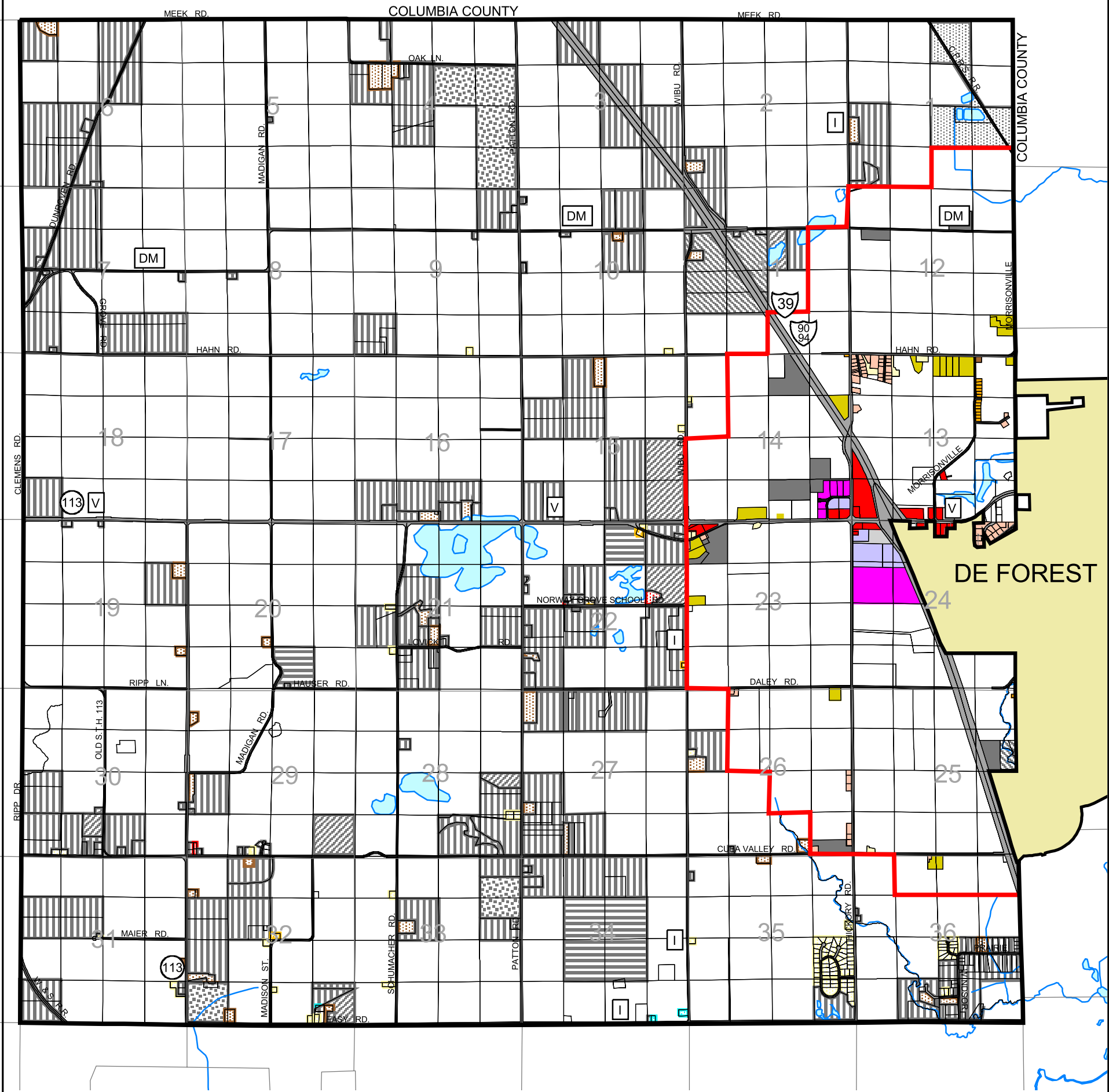
MSA
PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

Drafted: LSR
Date: 05-17-05
File: g projects maps wi town vienna
Note: base data provided by Dane Co., and the Town of Vienna

TOWN OF VIENNA

DANE COUNTY, WISCONSIN

ZONING MAP



Key

Jurisdictions

- Town of Vienna
- Village of De Forest
- DeForest Extraterritorial Zone
- Parcels
- Railroads
- Road Right-of-way
- Rivers
- Lakes

Extraterritorial Zoning

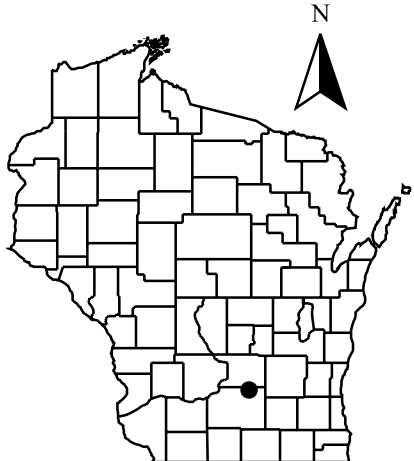
- A-1
- A-2
- A-B
- B-3
- M-1
- M-2
- RE-1
- RE-2

Town Zoning

- RH-1
- RN-1
- Re-2
- A-1
- A-1NON
- A-1minex
- A-1non
- A-2

Other

- A-3
- C-1
- LC-1
- R-1
- R-2
- RH-1



MSA
PROFESSIONAL SERVICES
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DEVELOPMENT • ENVIRONMENTAL

Drafted: LSR
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File: g projects maps wi town vienna
Note: base data provided by Dane Co., and the Town of Vienna

3. PROJECTED DEMAND/SUPPLY FOR FUTURE LAND USES

Figure 34 – Estimated Acreages of Proposed Uses

| Proposed Land Uses | 2005-2020 Acreage Demand | 2005-2020 Acreage Supply | 2005-2020 Acreage Difference | 5-Year Acreage Increment |
|-----------------------------|---|---|---|---|
| Residential (Single Family) | 80 | 80 | 0 | 26.7 |
| Agriculture | 18,190 | 17,980 | (210) | (70) |
| Commercial | 120 | 120 | 0 | 40 |
| Industrial* | 10 | 10 | 0 | 3.3 |

* - Proposed mineral extraction uses are included under agricultural uses.

(I) Implementation Information

1. PUBLIC PARTICIPATION PLAN

Public Participation Strategies:

Meetings will be announced in Town Clerk's monthly newsletter and at the Town Hall.

All agendas will be posted at Town Hall and in the Town Clerk's monthly newsletter.

Meeting notes will be available at the Town Hall during business hours.

All Ad Hoc Committee meetings are open to the public unless otherwise indicated in the posted meeting notice. Public attendees are encouraged to voice their ideas, opinions, and concerns at each meeting via a 10 minute Open Public Comment section. Attendees can also provide written comments on cards provided by MSA at each meeting. The public will be instructed to return cards to the Town Hall.

All public written comments will be consolidated and presented to the Ad Hoc Committee monthly.

Community Interview Surveys: Distributed to Community Members by Ad Hoc Committee. These sheets will be used to gain information on the opinion of Town residents on key issues and to raise awareness of the beginning of the planning process.

SWOT Analysis: The Community Interview Surveys will be used to assist the Committee members to list Strengths, Weaknesses, Opportunities and Threats in the Town. A nominal group technique will be used.

An Ad Hoc Committee meeting will serve as a Draft Land Use Plan Participatory Meeting. During the Participatory meetings, non-committee member residents are welcome to form their own work groups and present findings and concerns to the Ad Hoc Committee.

An Ad Hoc Committee meeting will serve as a Policy Development Participatory Meeting. During the Participatory meetings, non-committee member residents are welcome to form their own work groups and present findings and concerns to the Ad Hoc Committee.

A Public Informational Meeting (PIM) will be held upon completion of the draft plan. Residents will be encouraged to provide comments before the final plan is created and adopted. Public notification requirements as stated in Statutes 66.1001(4)(d)(1), (2), (3) & (4) will be followed.

The Draft Plan will be disseminated to neighboring jurisdictions and appropriate governments, providing 30 days for written comments.

Any comments by the above-mentioned governing bodies, and the public will be evaluated and incorporated as necessary into the Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.

The Ad Hoc Committee will recommend adoption of the Final Comprehensive Plan to the Plan Commission for adoption. The Plan Commission will recommend Plan for adoption to the Town Board as stated in Statute 66.1001(4)(b).

Prior to Town Board adoption, a Public Hearing will be held for presentation of the Recommended Final Comprehensive Plan as stated in Stat. 66.1001(4)(c).

The Town Board will vote on the ordinance adopting the Final Comprehensive Plan. The Adopted Plan and adopting ordinance will be disseminated to the same neighboring jurisdictions and County and State governments as stated in Wisconsin Statute 66.1001(4)(d).

Other public participation activities can be added as deemed necessary by the Ad Hoc Committee.

2. ADOPTION PROCEDURES

The Town of Vienna Comprehensive Plan will be adopted in accordance with §66.1001 (4), Wis. Stats., which reads as follows:

(4) PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS. A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan that is adopted or amended as described in par. (b) (intro.).
3. The Wisconsin Land Council.
4. After September 1, 2003, the department of administration.
5. The regional planning commission in which the local governmental unit is located.
6. The public library that serves the area in which the local governmental unit is located.

(c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the local governmental unit enacts an ordinance that adopts the plan or

amendment. The local governmental unit may not enact an ordinance under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted under this paragraph only by a majority vote of the members elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted under this paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).

(d) No local governmental unit may enact an ordinance under par. (c) unless the local governmental unit holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The local governmental unit may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

3. ZONING AUTHORITY

The Town of Vienna Commercial District and surrounding area are under the Village of DeForest's Extraterritorial Zoning jurisdiction. The Village Zoning Code applies to this area, and can be viewed online at:

http://www.vi.deforest.wi.us/government/planningzoning/pz_ordinances.php

The remainder of the Town of Vienna falls under the jurisdiction of the Dane County Zoning Ordinance. The Dane County Zoning Ordinance and other applicable ordinances can be viewed online at:

<http://www.co.dane.wi.us/ord/dcord.htm>

4. OTHER REGULATORY MEASURES THROUGH DANE COUNTY

The following are summaries of the major development review processes administered by the Zoning and Plat Review Division of the Dane County Department of Planning and Development. All applications for approvals and permits must be made in person in Room 116, City-County Building, 210 Martin Luther King, Jr. Blvd. in downtown Madison. If you have any questions or need further information, you may contact the Zoning Division at 266-4266.

The following is a summary of procedures in regards to land use permits and controls in Dane County:

Zoning Permit

Zoning permits are required to ensure that construction, remodeling, and earthmoving activities comply with Dane County ordinances, particularly the zoning ordinance.

You will need a zoning permit if you are:

- Constructing a new building.
- Altering or adding to a building.
- Doing major repairs.
- Cleaning out drainage ditches or ponds.
- Cutting brush or trees.
- Filling or grading in a floodplain, wetland, or shoreland area.

You may apply for a zoning permit from the Dane County Zoning Division. Once your project is complete, staff will conduct an inspection and issue a certificate of compliance if your project passes the inspection.

Your project may also require a building permit from the town in which your project is located. Check with the town clerk for any local permit requirements.

Rezoning

Before a zoning permit will be issued, your development or construction plans must comply with all requirements of the zoning district currently assigned to your property. **If your plans do not comply with the current zoning district, you may request rezoning of your property to an appropriate zoning district.**

After consulting with your Town Clerk, you may apply for a rezoning with the Dane County Zoning Division. Rezoning must be approved by your Town Board, the County Board, and the County Executive (unless the County Board overrides an Executive veto). The County Board will act after a recommendation from the County Zoning and Natural Resources Committee. The Zoning and Natural Resources Committee will hold a public hearing on your request, but will not make a recommendation until the Town Board has acted.

Among other factors, consistency with the recommendations of the Town Land Use Plan and County Farmland Preservation Plan will be important in the review of your rezoning request.

Expect a minimum of two months between the time you file an application for a rezoning and the time final action on your request is taken.

Conditional Use Permit

Each zoning district lists both uses permitted by right and uses allowed within that district only under certain conditions. **If your proposed use for a property is listed as a conditional use under its current zoning designation, you may request approval of a conditional use permit.**

After consulting with your Town Clerk, you may apply for a conditional use permit with the Dane County Zoning Division. Requests for conditional use permits are reviewed by your Town Board, which then forwards a recommendation to the County Zoning and Natural Resources Committee. That Committee, after holding a public hearing, must approve all requests for conditional use permits.

Your proposal must comply with each of six standards in the zoning ordinance for a conditional use permit to be granted, summarized as follows:

1. That the conditional use will not endanger the public health, safety, and welfare.
2. That uses, values, and enjoyment of other properties in the neighborhood will not be substantially impaired by the conditional use.
3. That the conditional use will not impede orderly development of the surrounding property
4. That adequate utilities, access roads, drainage, and other necessary site improvements will be provided.
5. That adequate measures are being taken to provide ingress and egress to minimize traffic congestion.
6. That the conditional use shall comply with all other applicable regulations.

Additional standards apply in the A-1 Exclusive Agriculture District. Consistency with the recommendations of the Town Land Use Plan and County Farmland Preservation Plan will also be important in the review of your conditional use permit request. Specific conditions may be required with approval of any conditional use permit.

Expect a minimum of six weeks between the time you file an application for a conditional use permit and the time final action on your request is taken.

Land Division

If you want to divide one or more lots from your property, with any lot 35 or fewer acres, you must receive County approval of a land division or subdivision. For fewer than five lots, you should have a surveyor prepare a certified survey map (CSM). For five or more lots, you should have a surveyor prepare a subdivision plat.

You or your surveyor may submit a CSM or plat to the County Land Division Review Officer. That Officer is empowered to approve CSMs for the County, while the Zoning and Natural Resources Committee is authorized to approve plats. Your town must also approve the CSM or plat. If your land is near a city or village, the city or village must approve the CSM or plat.

CSM's or plats are often required as a condition of rezoning approval through the "delayed effective date" process. Check with Zoning Division staff or the Land Division Review Officer for a description of that process.

Expect about a month between the time you file a CSM and the time final County action is taken. The review time for subdivision plats ranges from two to three months.

Variance

You may apply for a variance if literal enforcement of one or more provisions of the Dane County Zoning Ordinance would result in an "unnecessary hardship" to you. Generally, variance requests are associated with building or remodeling projects that cannot fulfill all ordinance requirement due to special conditions which exist on the property.

You may apply for a variance with the Dane County Zoning Division. The County Board of Adjustment is authorized to grant variances from ordinance provisions that are consistent with the spirit of the ordinance, the character of the surrounding neighborhood, and the public interest. Your town may also review variance requests.

Expect a minimum of six weeks between the time you file an application for a variance and the time final action on your request is taken.

Filling and Grading Permit

Filling and grading permits are required for filling, grading, lagooning, dredging, excavating and ditching in "shoreland areas" around lake, rivers and streams, and along steep slopes. Filling and grading permits are not required for septic systems or the construction of single or two family homes, provided total disturbed area does not exceed 4,000 square feet or occur on steep slopes.

You may apply for a Filling and Grading Permit with the Dane County Zoning Division. You will need to provide a site plan that shows the natural features of the property. The Zoning Administrator is authorized to grant filling and grading permits after evaluating the effects of the proposal on possible erosion or water pollution.

Other Permits

The Zoning and Plat Review Division administers other development permit and approval processes. These include the following:

- **EROSION CONTROL PERMITS** are required for many land-disturbing activities associated with building construction and grading.
- **SIGN PERMITS** are required for construction or alteration of many types of signs.
- **FARMLAND CERTIFICATES** are issued to farmers participating in the State Farmland Preservation Program and desiring to receive an income tax credit.
- **FLOOD ZONE PERMITS** are issued for any development activity proposed in a FEMA designated flood plain.
- **SALVAGE YARD LICENSES** are issued to all salvage yards, and must be renewed annually.

5. TOWN BOARD POWERS AND DUTIES IN REGARDS TO LAND USE PLANNING

As authorized under Sec. 60.10(2)(c), Wis. Stats., and Sec.2-1-2 of the Town of Vienna Code of Ordinances, the Town Board can exercise powers relating to villages and conferred on village boards under ch.61 (and ch. 62 by reference) Wis. Stats., except those powers which conflict with statutes relating to towns and town boards. This includes forming a plan commission that is advisory in nature as Dane County retains the zoning authority for this area. Duties include reviewing and commenting on zoning requests, implementing local permitting requirements, creating a Town Land Use Plan, review and comment on requests for Conditional Use Permits, review and comment on requests for subdivision of property, and review and comment on requests for variances. The Board's recommendation on such actions is forwarded to the Dane County Zoning and Natural Resources Committee, and then to the Dane County Board for final approval.

6. TOWN PLAN COMMISSION POWERS AND DUTIES

As defined in the Town of Vienna Code of Ordinances, the Plan Commission has powers that include the following:

- (1) To Employ Experts and Staff and to pay or their services and such other expenses as may be necessary, not to exceed the appropriations and regulations made by the Town Board.
- (2) To Make Reports and Recommendations relating to the town plan and development of the town to public officials, agencies, utilities, other organizations and citizens.
- (3) To Request Available Information from any public official to be furnished within a reasonable time.
- (4) To Enter Upon Any Land. The Commission members and employees may enter upon any land in the performance of its functions to make examinations and surveys.

The Town Plan Commission has the following functions and duties:

- (1) To Make and Adopt a Plan or the physical development of the Town in accordance with Sections 62.23(2) and (3) of the Wisconsin Statutes with continuing review and appropriate amendments to keep the plan current.
- (2) To Prepare and Recommend Changes to the Dane County Zoning Ordinance and/or maps for consideration by the Town Board.
- (3) To Prepare and Recommend Land Division Regulations to the Town Board in accordance with Section 236.45 of the Wisconsin Statutes, as well as subsequent amendments which appear advisable due to changing situations and experience.
- (4) To Consider and Report or Recommend on all matters referred to the Commission, including review of county and regional plans as they relate to the Town.

The Town Board or other officer of the Town having authority thereon can refer to the Town Plan Commission, for its consideration and report before final action is taken, the following matters:

- (1) Location and Architectural Design of any public building.
- (2) Location of Any Statue or other memorial.

- (3) Location, Acceptance, Extension, alteration, vacation, abandonment, change of use, sale, acquisition or lease of land for any street, alley or other public way, park, playground, airport, parking area or other memorial or public grounds.
- (4) Location, Extension, Abandonment, or authorization for any public utility whether publicly or privately owned.
- (5) All Annexations, incorporations or consolidations affecting the Town.
- (6) All Divisions of Land within the Town's platting jurisdiction.
- (7) All Proposed or Requested Changes and Amendments to the Town Plan, County Zoning Ordinance, and County and Town Subdivision Regulations.

The Town Plan Commission has all additional powers and duties granted or assigned by the Town Board or by other Town Ordinances. All the powers and duties granted or assigned by the Wisconsin Statutes to Plan Commissions and any amendments have been granted or assigned to the Commission and such Statutes are adopted by reference.

7. LOCAL TOWN ORDINANCES

The Town of Vienna maintains and enforces the following local ordinances, which may expand beyond the minimum requirements of state law:

| | |
|--|--|
| <u>Alcohol Control</u> | Governing the unlawful consumption, distribution and sale of alcoholic beverages. |
| <u>Alternate Side Parking</u> | Terms and penalties for violations of alternate parking between December 1 and April 15 on Vienna township roadways. |
| <u>Beer Carryout Sales</u> | Malt Beverage sales restrictions applicable to licensing. |
| <u>Bldg Construction & Inspection</u> | Amendment to regulations governing Building Construction and Appointment of Building Inspector within the township. |
| <u>Cellular Towers</u> | Regulation of cellular tower placement and use in township. |
| <u>Dog Ownership</u> | Licensing and regulations of canines. |
| <u>Driveway</u> | Licensing permits for private driveways in the township. |
| <u>Dwellings</u> | Establishment of dwelling-unit standards. |
| <u>Fire Hazards</u> | Relating to the control of fire hazards in the township. |
| <u>Mobile Homes</u> | Regulations and restrictions governing mobile homes within Vienna township. |
| <u>Mobile Home Park</u> | Regulation of mobile home parks and monthly permit fee guidelines. |
| <u>Open Burning</u> | Regulation of residential and commercial burning of combustible materials within township boundaries. |
| <u>Park Hours</u> | Restrictions to hours of use in township parks. |
| <u>Road Construction</u> | Notice of restrictions and regulation for road construction within township boundaries. |
| <u>Road Dumping</u> | Prohibition of trash and stone deposits along township roadways. |
| <u>Subdivision Roads</u> | Regulation of road layout and acceptance of subdivisions. |
| <u>Uniform Dwelling Code</u> | Adoption of Wisconsin Uniform Dwelling Code and for renumbering of existing building code. |
| <u>Weight Limit</u> | Regulation of weight limits of vehicles on town of Vienna roads. |

8. TECHNICAL AND FINANCIAL RESOURCES

| Grant | Maximum Award | Application Due Date | Granting Agency |
|---|--|---|-----------------|
| Transportation Economic Assistance Program (TEA) § Road, rail, harbor and airport projects that attract employers to Wisconsin or encourage business and industry to remain and expand in the state. | Up to \$1,000,000. 50% local match funds required. | March 1, June 1, Sept. 1 and Dec. 1 | WisDOT |
| TEA-21 Transportation Enhancements (TE) § Transportation-related activities that are designed to strengthen cultural, aesthetic, and environmental aspects of the US intermodal transportation system. (Must relate to surface transportation.) § Provides for implementation of non-traditional projects ranging from restoration of historic transportation facilities, bike and pedestrian facilities, landscaping and scenic beautification and environmental mitigation due to highway runoff. | \$6.25 million Construction projects must be \$50,000 and over. All other projects must be \$20,000 and over. | Quarterly - June 1, Sept. 1, Dec. 1, March 1 | WisDOT |
| State Infrastructure Bank Program § Provide low interest loans, loan guarantees, interest rate subsidies, lease-buy back options and other financial leveraging instruments that helps communities provide for transportation infrastructure improvements to preserve, promote and encourage economic development or to improve transportation efficiency and mobility. § Eligible projects include: bridges, transit facilities, rail-highway grade crossings, rail improvements, carpool projects, corridor parking facilities, bicycle transportation and pedestrian walkways, safety improvements, traffic management, enhancement activities, acquiring and improving scenic easements. | \$400,000 in state funds available. | 60 days loan approval, project agreement in place prior to authorization for construction | WisDOT |
| Local Roads Improvement Program (LRIP) § Feasibility studies, design, right-of-way acquisition, any item integral to street and road construction, and related engineering costs are eligible. | \$21.1 million | November 1 | WDOT |
| Lake Planning Grant § Small-scale projects are intended for lakes where a detailed plan is unwarranted, is in place, or needs updating. Also, a small-scale project is an ideal starting place for lake groups just getting started in management plan development. § Large-scale projects are designed to address more detailed and comprehensive planning needs for lakes. The goal of these grants is to develop local lake management plans. | 25% local match required. Small-scale projects - \$3,000 Large-scale projects - \$10,000 \$625,000 avail. per year. | February 1 August 1 | WiDNR |
| Lake Protection and Classification Grants § Designed to assist lake users, lake communities and local governments as they undertake projects to protect and restore lakes and their ecosystems. Eligible projects include: § Purchase of property or a conservation easement § Restoration of wetlands § Development of local regulations or ordinances § Lake classification projects that allow counties to design and implement local land and water management programs that are tailored to specific classes of lakes in response to various development and recreational use pressures (these grants are limited to \$50,000). § Lake improvement projects recommended in a DNR-approved plan including watershed management, lake restoration, diagnostic feasibility studies, and pollution prevention and control projects. | 25% local match required. \$200,000 per project | May 1 | WiDNR |

| Grant | Maximum Award | Application Due Date | Granting Agency |
|---|---|--|-----------------|
| <i>Municipal Flood Control Grant</i> \$ Local Assistance Grants that support municipal flood control administrative activities. \$ Acquisition and Development Grants to acquire and remove floodplain structures, elevate floodplain structures, restore riparian areas, acquire land and easements for flood storage, construct flood control structures, and fund flood mapping projects. | 30% local match required. \$3,000,000 avail. for 2002. | December 31 | WiDNR |
| <i>Non Point Source Pollution Abatement</i> \$ Target Runoff Management Grants - Grant funds are used to control polluted runoff from both urban and rural sites. The grants are targeted at high-priority resource problems. \$ Urban Non Point Source and Stormwater - Projects funded by these grants are site specific, generally smaller than a subwatershed, and targeted to address high-priority problems in urban project areas. | TRM - 30% local match required Maximum award - \$150,000 Urban Non Point - up to 50% local match required. | May 1 | WiDNR |
| <i>Recycling Grants to Responsible Units</i> \$ Provide financial assistance to local units of government to establish and operate effective recycling programs. | Grant amounts have averaged 20-40% of eligible recycling and yardwaste expenses | Continual | WiDNR |
| <i>River Planning and Protection Grants</i> \$ Designed to protect rivers under a program that aims to prevent water quality, fisheries habitat, and natural beauty from deteriorating as the number of homes and recreational, industrial, and other uses increases along rivers. | River Planning Grants 25% local match required \$10,000 maximum grant award River Mgmt. Grants 25% local match required \$50,000 maximum grant award | May 1 | WiDNR |
| <i>Well Compensation Grant</i> \$ Provides financial assistance to replace, reconstruct or treat contaminated private water supplies. | Only eligible for private land owners Funding dependent on income | Continual | WiDNR |
| <i>Recreational Trails Program</i> \$ Eligible projects include: maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails, and acquisition of easement or property for trails. \$ May only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or reference in a statewide comprehensive outdoor recreation plan required by the federal LAWCON. | Up to 80% of the total project costs of a recreational trail project. Payments are reimbursements on costs incurred <i>after</i> project approval. | Application due May 1 Application packet to be ready in January | WisDNR |
| <i>All Terrain Vehicle (ATV)</i> \$ Provide funds to accommodate all-terrain vehicles through the acquiring, insuring, developing and maintaining of all-terrain vehicle trails and areas, including routes. Eligible projects include: 1) maintenance of existing approved trails and areas, including routes 2) purchase of liability insurance 3) acquisition of easements 4) major rehabilitation of bridge structures or trails 5) acquisition of land in fee and development of new trails and areas. | Up to 100% funded - dependent on project | April 15 | WiDNR |

| Grant | Maximum Award | Application Due Date | Granting Agency |
|---|-----------------------------|----------------------|-----------------|
| <i>Land Recycling Loan (Brownfields) Program</i> \$ Loans with a 0% interest rate are available to remedy environmental contamination of sites or facilities at which environmental contamination has affected groundwater or surface water or threatens to affect groundwater or surface water. | 0% loan program | Continual | WiDNR |
| <i>Local Water Quality Management Planning Aids</i> \$ Funds to assist in the development and implementation of area-wide water quality management planning activities. Eligible projects include local and regional water resource management and watershed planning activities; sewer service area plans and amendments; regional wastewater facility planning initiatives; and, identification and protection of water quality sensitive areas known as environmental corridors. | Determined on project basis | October 31 | WiDNR |
| <i>Recreational Boating Facilities</i> \$ Construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities. | 50% local match required | April 15 | WiDNR |
| <i>Knowles Nelson Stewardship Program</i> \$ Acquisition and Development of Local Parks \$ Land and Water Conservation Fund Program \$ Urban Green Space Program \$ Urban Rivers Grant Program \$ Streambank Protection \$ National Recreational Trails Act Program | Rules under revision | May 1 | WiDNR |
| <i>Aids for the Acquisition and Development of Local Parks (Knowles Nelson Stewardship Program)</i> \$ Funds are available to assist local communities acquiring land for developing public outdoor recreation. \$ Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarcity of outdoor recreation land exists. | 50% local match required. | May 1 | WiDNR |
| <i>Urban Forestry (Knowles Nelson Stewardship Program)</i> \$ Provide technical service and financial assistance to communities for developing urban forestry programs. Priorities include: 1) Communities needing to develop an urban forestry plan; 2) Communities needing worker training; and 3) Communities needing to conduct a street tree inventory. Eligible projects include 1) Undertaking street tree inventories; 2) Training for city tree workers; 3) Developing urban open space programs; 4) Developing urban forestry plans; 5) Developing a tree ordinance; 6) Developing a public awareness program; and, 7) Tree planting and maintenance | 50% local match required. | May 1 | WiDNR |
| <i>Urban Green Space (Knowles Nelson Stewardship Program)</i> \$ Provide open natural space in proximity to urban development, to protect from development land with scenic, ecological or natural values in urban areas, and to provide land for noncommercial gardening in urban areas. | 50% local match required. | May 1 | WiDNR |

| Grant | Maximum Award | Application Due Date | Granting Agency |
|---|---|---|-----------------|
| Urban Rivers (Knowles Nelson Stewardship Program) § Improve outdoor recreation opportunities by increasing access to urban rivers for a variety of public uses, economic revitalization through the improvement of the environmental quality in urban river corridors, and preserving and revitalizing historical, cultural, or natural areas. | 50% local match required. | May 1 | WiDNR |
| Urban Wildlife Damage and Abatement Control § Funds are available for a variety of cost-effective wildlife damage and control measures for white-tailed deer and Canada geese. | 50% local match required. \$5,000 maximum grant award. | May 1 | WiDNR |
| Volunteer Fire Assistance § Organize, train and support county fire associations which serve the cooperative fire protection area of the State as authorized by the Cooperative Forestry Assistance Act as amended by the Forest Stewardship Act of 1990. | 50% local match required. \$5,000 maximum grant award. | May 1 | WiDNR |
| Community-Based Economic Development Grants (CBED) § To enhance business retention, expansion and entrepreneurship efforts in distressed areas. | \$750,000 annual appropriation. | Preapplications due Sept. 2002 Final applications due Oct. 2002 | Wis DComm |
| Community Development Block Grant (CDBG) § Public Facilities - to finance municipal infrastructure development. Water and waste treatment facilities, community centers, fire stations, and other facilities. Aimed to help communities with a high percentage of low and moderate income residents. § Public Facilities for Economic Development - Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. § Emergency Program - Emergency response program to help restore or replace critical infrastructure damaged or destroyed as a result of a natural or man-made catastrophe. § Housing - Provides downpayment, rehabilitation assistance and renter assistance to target areas within a community or county. § Blight Elimination/Brownfield Redevelopment - Designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community. | Varies throughout the program. \$750,000 maximum award Blight determination - up to \$500,000 maximum award Housing - Sept. 2002 award dependent on program Emergency - continual award dependent on need and fund availability | Continual | Wis DComm |
| Community Development Zone § Tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The program has \$38.155 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of 20 Community development zones. | Tax Credits provision Funding not provided directly. | Contact Development Zone Program Manager, 608/266-2688 | Wis DComm |

| Grant | Maximum Award | Application Due Date | Granting Agency |
|--|---|----------------------|--|
| <p>Comprehensive Planning Grant</p> <p>§ Development and adoption of a comprehensive plan under s. 66.0295, Wis. Stats.</p> <ul style="list-style-type: none"> < Contracting for planning consultant services, public planning sessions, and other outreach and educational activities, or for the purchase of computerized planning data, software or hardware required to utilize planning data or software. < Development and printing costs of the comprehensive plan document. < Public outreach and associated information and education materials including meeting costs and survey distribution, collection and analysis. < Development of data, maps, and computerized information utilized primarily for the development of the plan or plan update. < Other activities necessary for the development and preparation of a comprehensive plan or plan update. | <p>\$3 million available for FY 2002 grant cycle.</p> <p><i>Comprehensive Plans should address these issues.</i></p> | November 2002 | OLIS |
| <p>BUILD – Dane County</p> <p>All Dane County municipalities are eligible to apply for planning assistance for redevelopment and infill development projects, within portions of their communities, that are consistent with local and county master and land use/transportation plans. BUILD funds are available countywide. CDBG funds for planning assistance can only be used in communities participating in the Dane County CDBG program.</p> <ol style="list-style-type: none"> 1. Preparation of infill development (including downtown revitalization) or Great Neighborhood plans. Preparation usually includes information gathering, public participation, draft development plans and final development plans. 2. Facilitation of visioning sessions. Visioning sessions bring together diverse stakeholders to establish common values and goals, and to translate these values and goals into specific objectives and images for a development. 3. Facilitation of design workshops (also called charrettes). Design workshops bring together diverse stakeholders to actively participate in shaping the design of a neighborhood or infill development. While a visioning session is meant to generate a more generalized vision, a design workshop should generate a more specific development plan. 4. Stakeholder interviews. Consultants may interview key stakeholders, such as property or business owners within a project area, to ensure representation of their views in the planning process. 5. Facilitation of public participation processes that include visioning sessions, design workshops, stakeholder interviews and/or other components such as surveys, web sites, public information sessions, etc. 6. Preparation of land use ordinance language. Consultants may prepare zoning, subdivision ordinance, and/or building code language that enables the adoption and implementation of infill and Great Neighborhood goals and plans. 7. Preparation of “predevelopment” activities. Predevelopment activities follow general development plans and provide information necessary to successful plan implementation. Such activities may include architectural assessments, market studies, feasibility studies, traffic studies and engineering studies. 8. Implementation consultation. Consultants may provide on-going staffing support for implementation of adopted, BUILD-funded development plans. Such on-going support may include negotiations with property owners, drafting of Tax Increment Finance (TIF) documents, preparation of Business Improvement District (BID) documents, preparation of analyses and development recommendations, and presentation before public committees or bodies. | <p>CDBG funds are only available in communities that participate in the County CDBG program.</p> <p>Development of infill development plans Require 20 percent match</p> <p>Development of Great Neighborhood plans Require 35 percent match</p> <p>Predevelopment Activities or Implementation Consultation Require 50 percent match</p> | April, 2003 | Steve Steinhoff Dane County Planning and Development 210 Martin Luther King Jr., Blvd., Room 421 Madison, WI 53709 |

9. EFFORTS TO ENSURE INTEGRATION AND CONSISTENCY BETWEEN ELEMENTS

The Town of Vienna planning process utilized a multi-tiered approach to ensure consistency within the plan document:

- a) The Town hired a planning consultant to coordinate the development of each element, and charged them with reviewing all goals, objectives, and policies for accuracy, relevance and consistency. In many cases, the consultant addressed concerns for consistency by cross referencing policies or listing specific policies in multiple elements.
- b) The Town utilized specialty committees by element to review applicable elements and to point out any discovered inconsistencies.
- c) The plan commission requested specific review of the draft document by the Town Clerk, the Town Attorney, and the Town Engineer.
- d) Finally, an amendment process was defined to provide a mechanism to correct any inconsistencies discovered after adoption.

NOTE: Annual reviews of the plan will be conducted (most likely at the Annual Town Meeting) to review the progress made on objectives in the plan. Updates will be addressed as necessary through the defined amendment process.

Town of Vienna Community Survey - December 13, 2003

| Question Number | Question | Answer | Response Count | % of Responses |
|-----------------|---|--|----------------|----------------|
| 1 | Type of Residence in which you live? | A) single family house-FARM | 118 | 35% |
| | | B) single family house-NON-FARM-NOT located in a plated subdivision | 89 | 26% |
| | | C) single family house-NON-FARM-Located in a plated subdivision | 115 | 34% |
| | | D) RENTAL property-Located anywhere within the Town | 6 | 2% |
| | | E) OTHER (Please explain) | 12 | 4% |
| 2 | Number of years you have been a Town of Vienna resident? | A) less than one year | 6 | 2% |
| | | B) one to five years | 38 | 11% |
| | | C) six to ten years | 33 | 10% |
| | | D) eleven to twenty years | 101 | 30% |
| | | E) more than twenty years | 164 | 48% |
| 3 | Number of persons living in your household? | A) one person | 32 | 10% |
| | | B) two persons | 166 | 49% |
| | | C) three to four persons | 119 | 35% |
| | | D) five to six persons | 19 | 6% |
| 4 | PRIMARY place of employment? | A) At home or on the property | 92 | 20% |
| | | B) Elsewhere Town of Vienna | 19 | 4% |
| | | C) Waunakee, Dane, DeForest, Lodi or Poynette | 111 | 24% |
| | | D) Madison Metropolitan Area | 133 | 29% |
| | | E) Outside of Dane County | 16 | 3% |
| | | F) Forty or more miles from you household | 8 | 2% |
| | | G) Retired/Semi-retired | 83 | 18% |
| 5 | School District in which your residence is located? | A) Waunakee | 193 | 57% |
| | | B) DeForest | 119 | 35% |
| | | C) Lodi | 25 | 7% |
| | | D) Poynette | 3 | 1% |
| 6 | classify land, and mark the acreage category RESIDENTIAL | A) 0-5 acres | 207 | 63% |
| | | B) 6-10 acres | 5 | 2% |
| | | C) 11-25 acres | 1 | 0% |
| | classify land, and mark the acreage category AGRICULTURAL | A) 0-40 acres | 31 | 9% |
| | | B) 41-80 acres | 13 | 4% |
| | | C) 81-120 acres | 10 | 3% |
| | | D) 120+ acres | 55 | 17% |
| | classify land, and mark the acreage category COMMERCIAL | A) 0-5 acres | 1 | 0% |
| | | C) 11-25 acres | 1 | 0% |
| | | D) 25+ acres | 2 | 1% |
| | Other | Other | 1 | 0% |
| | I do not own land in the Town of Vienna | I do not own land in the Town of Vienna | 3 | 1% |
| 7 | If you own agricultural lands, which of the following apply? | A) land is currently used agriculturally by myself or a household member | 59 | 51% |
| | | B) land is rented and in agricultural use- by a non-household member | 44 | 38% |
| | | C) portion farmed by a household member, portion rented to others | 5 | 4% |
| | | D) land is currently not in agricultural use (set aside program etc.) | 8 | 7% |
| 8 | If you live in a residential subdivision, how satisfied are you living in the Town of Vienna? | A) Very satisfied | 84 | 56% |
| | | B) Somewhat satisfied | 41 | 27% |
| | | C) Somewhat dissatisfied | 8 | 5% |
| | | D) Very dissatisfied | 2 | 1% |
| | | E) I do not live in a residential subdivision | 16 | 11% |
| 9 | subdivision, how satisfied are you with your utilities and other local government services? | A) Very satisfied | 62 | 46% |
| | | B) Somewhat satisfied | 58 | 43% |
| | | C) Somewhat dissatisfied | 8 | 6% |
| | | D) Very dissatisfied | 1 | 1% |
| | | E) I do not live in a residential subdivision | 5 | 4% |
| 10 | subdivision satisfied with level of taxes in relation to services you receive? | A) Very satisfied | 44 | 34% |
| | | B) Somewhat satisfied | 58 | 44% |
| | | C) Somewhat dissatisfied | 17 | 13% |
| | | D) Very dissatisfied | 8 | 6% |
| | | E) I do not live in a residential subdivision | 4 | 3% |

Town of Vienna Community Survey - December 13, 2003

| Question Number | Question | Answer | Response Count | % of Responses |
|-----------------|---|---|----------------|----------------|
| 11 | Reason chose the Town of Vienna-location of the property/ near others | 1) Most Important | 34 | 26% |
| | | 2) Very Important | 39 | 29% |
| | | 3) Somewhat Important | 32 | 24% |
| | | 4) Least Important | 28 | 21% |
| 12 | Reason chose the Town of Vienna-School District | 1) Most Important | 29 | 29% |
| | | 2) Very Important | 36 | 36% |
| | | 3) Somewhat Important | 26 | 26% |
| | | 4) Least Important | 10 | 10% |
| 13 | Reason chose the Town of Vienna-general location | 1) Most Important | 24 | 17% |
| | | 2) Very Important | 44 | 31% |
| | | 3) Somewhat Important | 45 | 31% |
| | | 4) Least Important | 30 | 21% |
| 14 | Reason chose the Town of Vienna-rural atmosphere | 1) Most Important | 68 | 38% |
| | | 2) Very Important | 45 | 25% |
| | | 3) Somewhat Important | 39 | 22% |
| | | 4) Least Important | 27 | 15% |
| 15 | Reason chose the Town of Vienna-liked the site | 1) Most Important | 22 | 39% |
| | | 2) Very Important | 6 | 11% |
| | | 3) Somewhat Important | 15 | 26% |
| | | 4) Least Important | 14 | 25% |
| 16 | Reason chose the Town of Vienna-property tax level | 1) Most Important | 1 | 6% |
| | | 2) Very Important | 3 | 17% |
| | | 3) Somewhat Important | 7 | 39% |
| | | 4) Least Important | 7 | 39% |
| 17 | Reason chose the Town of Vienna-cost of the property | 1) Most Important | 15 | 22% |
| | | 2) Very Important | 10 | 14% |
| | | 3) Somewhat Important | 21 | 30% |
| | | 4) Least Important | 23 | 33% |
| 18 | Reason chose the Town of Vienna-liked the house | 1) Most Important | 12 | 17% |
| | | 2) Very Important | 14 | 20% |
| | | 3) Somewhat Important | 17 | 24% |
| | | 4) Least Important | 27 | 39% |
| 19 | Reason chose the Town of Vienna-employed on the property | 1) Most Important | 47 | 84% |
| | | 2) Very Important | 7 | 13% |
| | | 3) Somewhat Important | 2 | 4% |
| 20 | Reason chose the Town of Vienna-Born and raised in Vienna | 1) Most Important | 37 | 64% |
| | | 2) Very Important | 13 | 22% |
| | | 3) Somewhat Important | 2 | 3% |
| | | 4) Least Important | 6 | 10% |
| 21 | How satisfied are you with the Town of Vienna as a place to live? | A) Very satisfied | 217 | 67% |
| | | B) Somewhat satisfied | 97 | 30% |
| | | C) Somewhat dissatisfied | 10 | 3% |
| | | D) Very dissatisfied | 2 | 1% |
| 22 | If you answer dissatisfied or very dissatisfied to question above, Please list | A) Response | 15 | |
| | | B) No Response | 3 | |
| 23 | If you answer very satisfied or somewhat dissatisfied to question above, Please list reasons or explain | | | |
| | | A) Response | 98 | |
| 24 | In general, how would you rate the overall physical appearance of the Town of Vienna? | A) More attractive than neighboring towns | 76 | 24% |
| | | B) Same as neighboring towns | 205 | 65% |
| | | C) Less attractive than neighboring towns | 23 | 7% |
| | | D) No opinion | 10 | 3% |
| 25 | How would you rate the following services or facilities? Town of Vienna Government | A) Very Satisfied | 142 | 44% |
| | | B) Somewhat satisfied | 150 | 46% |
| | | C) Somewhat dissatisfied | 28 | 9% |
| | | D) Very dissatisfied | 4 | 1% |
| 26 | How would you rate the following services or facilities? Town of Vienna Officials | A) Very Satisfied | 149 | 46% |
| | | B) Somewhat satisfied | 139 | 43% |
| | | C) Somewhat dissatisfied | 32 | 10% |
| | | D) Very dissatisfied | 5 | 2% |
| | | E) No Opinion | 1 | 0% |
| 27 | How would you rate the following services or facilities? Public Schools & Administration | A) Very Satisfied | 105 | 34% |
| | | B) Somewhat satisfied | 149 | 48% |
| | | C) Somewhat dissatisfied | 33 | 11% |
| | | D) Very dissatisfied | 10 | 3% |
| | | E) No Opinion | 11 | 4% |

Town of Vienna Community Survey - December 13, 2003

| Question Number | Question | Answer | Response Count | % of Responses |
|-----------------|---|--------------------------|----------------|----------------|
| 28 | How would you rate the following services or facilities? Roadway Condition & Road maintenance | A) Very Satisfied | 129 | 38% |
| | | B) Somewhat satisfied | 166 | 49% |
| | | C) Somewhat dissatisfied | 37 | 11% |
| | | D) Very dissatisfied | 6 | 2% |
| 29 | How would you rate the following services or facilities? State/Federal Roadway Condition | A) Very Satisfied | 134 | 41% |
| | | B) Somewhat satisfied | 173 | 53% |
| | | C) Somewhat dissatisfied | 12 | 4% |
| | | D) Very dissatisfied | 6 | 2% |
| 30 | How would you rate the following services or facilities? Snow Plowing | A) Very Satisfied | 191 | 57% |
| | | B) Somewhat satisfied | 110 | 33% |
| | | C) Somewhat dissatisfied | 28 | 8% |
| | | D) Very dissatisfied | 8 | 2% |
| 31 | How would you rate-Trash & Recycling Collection, Town Brush Site etc. | A) Very Satisfied | 209 | 63% |
| | | B) Somewhat satisfied | 95 | 29% |
| | | C) Somewhat dissatisfied | 21 | 6% |
| | | D) Very dissatisfied | 3 | 1% |
| | | E) No Opinion | 2 | 1% |
| 32 | How would you rate-Fire protection and Emergency Medical Service | A) Very Satisfied | 184 | 60% |
| | | B) Somewhat satisfied | 108 | 35% |
| | | C) Somewhat dissatisfied | 8 | 3% |
| | | D) Very dissatisfied | 1 | 0% |
| | | E) No Opinion | 7 | 2% |
| 33 | How would you rate-Local Assessment Practices & Procedures | A) Very Satisfied | 94 | 30% |
| | | B) Somewhat satisfied | 152 | 49% |
| | | C) Somewhat dissatisfied | 44 | 14% |
| | | D) Very dissatisfied | 17 | 5% |
| | | E) No Opinion | 4 | 1% |
| 34 | How would you rate the following services or facilities? Public Library Services | A) Very Satisfied | 163 | 58% |
| | | B) Somewhat satisfied | 87 | 31% |
| | | C) Somewhat dissatisfied | 9 | 3% |
| | | D) Very dissatisfied | 4 | 1% |
| | | E) No Opinion | 20 | 7% |
| 35 | How would you rate-Town Newsletter | A) Very Satisfied | 237 | 71% |
| | | B) Somewhat satisfied | 86 | 26% |
| | | C) Somewhat dissatisfied | 9 | 3% |
| | | D) Very dissatisfied | 2 | 1% |
| | | E) No Opinion | 1 | 0% |
| 36 | How would you rate-Town actively shares timely and important information | A) Very Satisfied | 199 | 61% |
| | | B) Somewhat satisfied | 105 | 32% |
| | | C) Somewhat dissatisfied | 15 | 5% |
| | | D) Very dissatisfied | 4 | 1% |
| | | E) No Opinion | 2 | 1% |
| 37 | rate -Town employees make effective use of current technology | A) Very Satisfied | 179 | 59% |
| | | B) Somewhat satisfied | 105 | 35% |
| | | C) Somewhat dissatisfied | 5 | 2% |
| | | D) Very dissatisfied | 2 | 1% |
| | | E) No Opinion | 12 | 4% |
| 38 | rate-Local property tax mill rate (Town portion only) | A) Very Satisfied | 121 | 39% |
| | | B) Somewhat satisfied | 148 | 47% |
| | | C) Somewhat dissatisfied | 30 | 10% |
| | | D) Very dissatisfied | 8 | 3% |
| | | E) No Opinion | 6 | 2% |
| 39 | How would you rate the following services or facilities? General Town Services | A) Very Satisfied | 162 | 51% |
| | | B) Somewhat satisfied | 134 | 43% |
| | | C) Somewhat dissatisfied | 12 | 4% |
| | | D) Very dissatisfied | 4 | 1% |
| | | E) No Opinion | 3 | 1% |
| 40 | rate-Availability of park, recreation, and open space areas or facilities | A) Very Satisfied | 129 | 44% |
| | | B) Somewhat satisfied | 112 | 38% |
| | | C) Somewhat dissatisfied | 27 | 9% |
| | | D) Very dissatisfied | 8 | 3% |
| | | E) No Opinion | 15 | 5% |
| 41 | How would you rate the following services or facilities? Sheriff and Law Enforcement Services | A) Very Satisfied | 155 | 51% |
| | | B) Somewhat satisfied | 122 | 41% |
| | | C) Somewhat dissatisfied | 12 | 4% |
| | | D) Very dissatisfied | 5 | 2% |
| | | E) No Opinion | 7 | 2% |

Town of Vienna Community Survey - December 13, 2003

| Question Number | Question | Answer | Response Count | % of Responses |
|-----------------|---|---|----------------|----------------|
| 42 | How would you rate the following services or facilities? Community Events, Town Picnic | A) Very Satisfied | 187 | 65% |
| | | B) Somewhat satisfied | 83 | 29% |
| | | C) Somewhat dissatisfied | 6 | 2% |
| | | E) No Opinion | 12 | 4% |
| 43 | Services you believe the town should consider adding, or discontinuing | A) Response | 55 | 95% |
| | | B) No Response | 3 | 5% |
| 44 | list comments on local services or facilities that need improvement | A) Response | 78 | 99% |
| | | B) No Response | 1 | 1% |
| 45 | Are you aware and familiar with the plan and ordinances? | A) Very satisfied | 35 | 16% |
| | | B) Somewhat satisfied | 124 | 58% |
| | | C) Somewhat dissatisfied | 35 | 16% |
| | | D) Very dissatisfied | 13 | 6% |
| | | E) No Opinion | 8 | 4% |
| 46 | How satisfied are you with the Town plan? | A) Very satisfied | 45 | 20% |
| | | B) Somewhat satisfied | 116 | 52% |
| | | C) Somewhat dissatisfied | 43 | 19% |
| | | D) Very dissatisfied | 16 | 7% |
| | | E) No Opinion | 3 | 1% |
| 47 | How satisfied are you with the Town Land Division and Subdivision Ordinances? | A) Very satisfied | 42 | 18% |
| | | B) Somewhat satisfied | 123 | 53% |
| | | C) Somewhat dissatisfied | 48 | 21% |
| | | D) Very dissatisfied | 14 | 6% |
| | | E) No Opinion | 4 | 2% |
| 48 | satisfied with efforts to guide growth/dev through Town Plan and town Land Ordinance? | A) Very satisfied | 55 | 22% |
| | | B) Somewhat satisfied | 119 | 48% |
| | | C) Somewhat dissatisfied | 47 | 19% |
| | | D) Very dissatisfied | 23 | 9% |
| | | E) No Opinion | 2 | 1% |
| 49 | necessary for the town to review growth plans - long range planning 20 year "Smart Growth" Plan? | A) Strongly agree | 153 | 51% |
| | | B) Somewhat agree | 116 | 39% |
| | | C) Somewhat disagree | 17 | 6% |
| | | D) Strongly disagree | 9 | 3% |
| | | E) No Opinion | 5 | 2% |
| 50 | town should adjust current ordinances, or attempt to complete a new, detailed town growth plan? | A) town should review current plan, land and Subdivision Ordinances | 86 | 31% |
| | | B) Believe the town should complete a new, detailed 20-year growth plan | 77 | 28% |
| | | C) I would be comfortable with either choice listed above | 96 | 34% |
| | | D) No opinion | 21 | 8% |
| 51 | Vienna should remain a mostly rural town? | A) Strongly agree | 267 | 80% |
| | | B) Somewhat agree | 54 | 16% |
| | | C) Somewhat disagree | 8 | 2% |
| | | D) Strongly disagree | 4 | 1% |
| 52 | Vienna should promote the preservation of prime agricultural lands | A) Strongly agree | 264 | 80% |
| | | B) Somewhat agree | 49 | 15% |
| | | C) Somewhat disagree | 11 | 3% |
| | | D) Strongly disagree | 3 | 1% |
| | | E) No Opinion | 2 | 1% |
| 53 | Vienna should promote more commercial and business development | A) Strongly agree | 82 | 26% |
| | | B) Somewhat agree | 111 | 35% |
| | | C) Somewhat disagree | 74 | 23% |
| | | D) Strongly disagree | 44 | 14% |
| | | E) No Opinion | 6 | 2% |
| 54 | Business and commercial development should primarily be located near the Interstate exchange | A) Strongly agree | 209 | 65% |
| | | B) Somewhat agree | 92 | 28% |
| | | C) Somewhat disagree | 16 | 5% |
| | | D) Strongly disagree | 6 | 2% |
| | | E) No Opinion | 1 | 0% |
| 55 | Most new residential development should occur near existing subdivisions or residential development | A) Strongly agree | 146 | 46% |
| | | B) Somewhat agree | 114 | 36% |
| | | C) Somewhat disagree | 32 | 10% |
| | | D) Strongly disagree | 24 | 8% |
| | | E) No Opinion | 2 | 1% |

Town of Vienna Community Survey - December 13, 2003

| Question Number | Question | Answer | Response Count | % of Responses |
|-----------------|--|----------------------|----------------|----------------|
| 56 | Land use conflicts are an existing problem within the Town of Vienna | A) Strongly agree | 86 | 31% |
| | | B) Somewhat agree | 127 | 46% |
| | | C) Somewhat disagree | 31 | 11% |
| | | D) Strongly disagree | 13 | 5% |
| | | E) No Opinion | 17 | 6% |
| 57 | Development regulations should be reduced for community growth | A) Strongly agree | 36 | 12% |
| | | B) Somewhat agree | 55 | 18% |
| | | C) Somewhat disagree | 98 | 32% |
| | | D) Strongly disagree | 112 | 36% |
| | | E) No Opinion | 6 | 2% |
| 58 | The individual landowner should decide on use of his/ her property | A) Strongly agree | 54 | 17% |
| | | B) Somewhat agree | 78 | 24% |
| | | C) Somewhat disagree | 97 | 30% |
| | | D) Strongly disagree | 96 | 29% |
| | | E) No Opinion | 1 | 0% |
| 59 | Preserving agricultural land in the town is a good reason for limiting the use of privately owned land | A) Strongly agree | 131 | 43% |
| | | B) Somewhat agree | 131 | 43% |
| | | C) Somewhat disagree | 30 | 10% |
| | | D) Strongly disagree | 12 | 4% |
| | | E) No Opinion | 3 | 1% |
| 60 | Environmental protection is a good reason to limit the use of privately owned land | A) Strongly agree | 133 | 44% |
| | | B) Somewhat agree | 125 | 41% |
| | | C) Somewhat disagree | 24 | 8% |
| | | D) Strongly disagree | 17 | 6% |
| | | E) No Opinion | 5 | 2% |
| 61 | The scenic beauty and rural appearance of Vienna should be preserved | A) Strongly agree | 92 | 30% |
| | | B) Somewhat agree | 135 | 44% |
| | | C) Somewhat disagree | 50 | 16% |
| | | D) Strongly disagree | 23 | 8% |
| | | E) No Opinion | 5 | 2% |
| 62 | I support agricultural property compensation programs | A) Strongly agree | 97 | 34% |
| | | B) Somewhat agree | 106 | 37% |
| | | C) Somewhat disagree | 46 | 16% |
| | | D) Strongly disagree | 23 | 8% |
| | | E) No Opinion | 15 | 5% |
| 63 | Vienna should compensate agricultural property owners for the loss of their development potential | A) Strongly agree | 55 | 19% |
| | | B) Somewhat agree | 102 | 36% |
| | | C) Somewhat disagree | 64 | 22% |
| | | D) Strongly disagree | 53 | 19% |
| | | E) No Opinion | 12 | 4% |
| 64 | willing to pay tax dollars to support town sponsored agricultural property compensation programs | A) Strongly agree | 24 | 8% |
| | | B) Somewhat agree | 81 | 27% |
| | | C) Somewhat disagree | 83 | 28% |
| | | D) Strongly disagree | 97 | 32% |
| | | E) No Opinion | 15 | 5% |
| 65 | subdivision development should be restricted to areas where public sewer is available | A) Strongly agree | 150 | 48% |
| | | B) Somewhat agree | 116 | 37% |
| | | C) Somewhat disagree | 33 | 10% |
| | | D) Strongly disagree | 12 | 4% |
| | | E) No Opinion | 4 | 1% |
| 66 | Cluster development should be encouraged for non-subdivision residential development | A) Strongly agree | 74 | 27% |
| | | B) Somewhat agree | 102 | 37% |
| | | C) Somewhat disagree | 49 | 18% |
| | | D) Strongly disagree | 29 | 11% |
| | | E) No Opinion | 21 | 8% |
| 67 | It is important that the Town of Vienna coordinate its future land use plans with surrounding towns and villages | A) Strongly agree | 132 | 43% |
| | | B) Somewhat agree | 119 | 39% |
| | | C) Somewhat disagree | 33 | 11% |
| | | D) Strongly disagree | 15 | 5% |
| | | E) No Opinion | 6 | 2% |
| 68 | town should allow commercial, "limited family business", uses in unused agricultural buildings? | A) Strongly agree | 66 | 22% |
| | | B) Somewhat agree | 142 | 47% |
| | | C) Somewhat disagree | 51 | 17% |
| | | D) Strongly disagree | 23 | 8% |
| | | E) No Opinion | 17 | 6% |

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| Question Number | Question | Answer | Response Count | % of Responses |
|-----------------|---|-------------------------|----------------|----------------|
| 69 | town to allow "limited family businesses" only with specific and strict conditions? | A) Strongly agree | 111 | 44% |
| | | B) Somewhat agree | 97 | 31% |
| | | C) Somewhat disagree | 11 | 3% |
| | | D) Strongly disagree | 10 | 3% |
| | | E) No Opinion | 21 | 4% |
| 70 | Survey Respondent is: (gender) | A) Male | 179 | 56% |
| | | B) Female | 141 | 44% |
| 71 | Number of people living in your dwelling unit? | A) 1 | 28 | 9% |
| | | B) 2 | 158 | 50% |
| | | C) 3 | 55 | 17% |
| | | D) 4 | 56 | 18% |
| | | E) 5 | 13 | 4% |
| | | F) 6 | 4 | 1% |
| | | G) 7 | 1 | 0% |
| | | H) 8 or more | 1 | 0% |
| 72 | If you have children living at home, how many are in the following age groups? | 0-5 years of age | 32 | 13% |
| | | 6-13 years of age | 60 | 24% |
| | | 14-18 years of age | 43 | 17% |
| | | None | 114 | 46% |
| 73 | Survey Respondent Age Range | A) 18-30 years of age | 18 | 5% |
| | | B) 31-50 years of age | 120 | 37% |
| | | C) 51-65 years of age | 127 | 39% |
| | | D) Over 65 years of age | 63 | 19% |
| 74 | Other General Comments | A) Response | 76 | |
| | | B) No Response | 250 | |