

Existing Commercial Policies

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.

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.

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.

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).

3.15 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.

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 I-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 I-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:

Commercial in other Towns

Town residents identified small stores and restaurants serving local residents, recreational and tourism-related commercial development, and businesses related to farming, as types of commercial development residents would like to see in the future.

Tonnage Fees – other Towns.

Nothing found yet.