

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.)

1 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.

1.0 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

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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.

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1.1 Objective 1.1:

~~Designate the 1-39/90/94 interchange as the~~ Continue to explore the Town's options for creating a new primary area for economic development within the Town.

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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.

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~~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.~~

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1.12 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.

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~~1.14 Marketing of the Town Commercial District - Work with the DeForest Chamber of Commerce to market this area.~~

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1.13 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.

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1.2 Objective 1.2:

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

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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).

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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.

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1.23 Compatibility with Neighboring Uses - Encourage the siting of residential uses that are compatible with one another, and with surrounding agricultural uses.

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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.

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1.3 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.

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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.

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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.

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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.

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