

APPENDIX B: *Public Participation Plan*

TOWN OF CHRISTIANA PUBLIC PARTICIPATION PLAN

The purposes of the *Public Participation Plan* are three-fold:

- To provide a variety of forums and formats that ensure quality participation by Town residents.
- To keep Town residents updated on the progress of the planning process.
- To meet the requirements of Wis. Stat. §66.1001(4)(a):

“The governing body of a local government 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 mended 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.”

In accordance with Wisconsin’s Comprehensive Planning legislation, Wis. Stat. §66.1001(4)(a), the Town of Christiana will follow the *Public Participation Plan* detailed below:

- **Plan Steering Committee:** The current Town Planning Commission and Board shall serve as the Comprehensive Plan Steering Committee. The committee will direct the planning process, and hold regular meetings to discuss and generate goals, objectives, and policies for each of the nine required elements. Meetings are generally scheduled for the first Tuesday of every month. Public meeting notices will be posted in several locations around the Town and appear in one or more local newspapers.
- **Newsletter:** The Town’s newsletter will include periodic updates on the status of Town’s planning process, public participation procedures, and to publicize upcoming planning events.
- **Website:** Comprehensive Plan Steering Committee meeting agendas and minutes, as well as draft town plan documents, will be posted on the Town’s website (<http://twp.christiana.wi.us/>). Additional information and resources can also be found at the county’s comprehensive plan website (www.daneplan.org).
- **Community Survey:** A community survey of Town residents will be developed to assess the community’s attitudes and opinions on issues

affecting the Town's quality of life and future. The survey results will be used to guide the goals and objectives of the Town's comprehensive plan.

- **Draft Plan Open House:** An open house will be held to present the draft version of the new *Comprehensive Plan* to the community. Text and maps will be displayed and citizen input and feedback requested.

- **Public Hearing:** As specified in Wisconsin's comprehensive planning legislation, the Town will hold a public hearing on the ordinance to adopt the *Comprehensive Plan*. All members of the public will have a chance to voice comments on the *Plan*. In addition, written comments will be accepted and considered. The public hearing will be published as a class 1 notice at least thirty days prior to the hearing, pursuant to Wis. Stat. § 985.02(1). The published notice shall include the following information:
 1. Date, time and location of the public hearing
 2. Brief summary of the comprehensive plan.
 3. Contact information for persons who can provide additional information regarding the proposed ordinance.
 4. Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy may be obtained.

APPENDIX C: *Town of Christiana Comprehensive Plan* *Survey Results*

Total surveys mailed: 495
Number returned to sender: 6
Number of responses: 237
Survey Response rate: 48.5%

Please note that all percents listed below are based on the number of people responding to a given question, not based on total number of responses (exceptions are Q12 & 14).

- A) How would you rate current efforts by the Town to regulate and guide development – for example, how much development occurs, where it is built, and the types (residential, commercial, industrial). 96% answered this question**
- 22% Too much planning and too many regulations directing development
 - 54% About the right amount of planning and regulations directing development
 - 12% Not enough planning and regulations directing development
 - 11% Do not know/no opinion
- 2. The current population of the Town of Christiana is approximately 1,330. What would be the ideal population 20 years from now? 98% answered this question.**
- 2% Less than today
 - 23% Same as today
 - 40% 1,330 to 1,500 persons
 - 30% 1,500 to 2,500 persons
 - 5% Over 2,500 persons
- 3. The town currently limits landowners' ability to create new residential development to 1 lot or house per 35 acres of land owned as of 5/03/1979. Do you feel this standard is (select one): 99% answered this question.**
- 26% Too restrictive; more development should be permitted
 - 59% About right; this limit helps preserve farmland and rural character
 - 13% Not restrictive enough
 - 1% Don't know
- 4. Should the town limit size, location, or amount of residential development based on soil quality or other land characteristics in order to protect prime farmland or sensitive environmental features? 100% answered this question.**
- 77% Yes; development should be guided away from such areas
 - 19% No; landowners should determine the location of development
 - 3% Don't know

5. Should the town limit the size of parcels proposed for new residential development? **73% answered this question.**

- 73% Yes
- 20% No
- 7% Don't know

6. To preserve farmland, where a driveway to serve non-farm development crosses prime agricultural soils, the town currently limits driveway length to 300 feet. Do you feel this standard is (select one): **100% answered this question.**

- 30% Too restrictive
- 54% About right; this limit helps preserve farmland
- 11% Not restrictive enough
- 6% Don't know

7. I would be willing to pay a tax assessment to support a town-sponsored program to compensate property owners for their development rights for a town Purchase of Development Rights (PDR) program. **98% answered this question.**

- 10% Strongly agree
- 26% Somewhat agree
- 19% Somewhat disagree
- 17% Strongly disagree
- 28% No opinion/Not sure

PDR programs use public money to purchase development rights associated with a property in order to limit development on that property for a variety of conservation purposes.

8. I would be willing to give up my current ability to develop my property: **97% answered this question.**

- 5% As a charitable donation, knowing my land would remain in its current use;
- 6% For a lower price, knowing my land would remain in its current use;
- 20% If I could get what I considered to be a "fair" price;
- 10% Only if I could get the same price I would for selling residential lots;
- 30% I would not be willing to give up my current ability to develop my property at any price.
- 5% If I could sell my development rights to someone else.
- 23% No opinion / Not sure

9. I would be supportive of a town Transfer of Development Rights (TDR) program: **97% answered this question.**

- 12% Strongly agree;
- 26% Somewhat agree;
- 13% Somewhat disagree;
- 21% Strongly disagree;

TDR programs are a method to shift residential development from one portion of a community (sending area) to another (receiving area). Landowners seeking to develop in a receiving area must first buy development rights from a property owner in a sending area.

27% No opinion / Not sure

10. Please indicate, in your opinion, the importance of natural and cultural resources in your community. How important is it to protect the following?

| | Essential | Very Important | Important | Not Important | No Opinion |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| A. Farmland 98% answered | <input type="checkbox"/> 57% | <input type="checkbox"/> 22% | <input type="checkbox"/> 16% | <input type="checkbox"/> 5% | <input type="checkbox"/> 0% |
| B. Woodlands 97% | <input type="checkbox"/> 50% | <input type="checkbox"/> 27% | <input type="checkbox"/> 18% | <input type="checkbox"/> 3% | <input type="checkbox"/> 1% |
| C. Wetlands 98% | <input type="checkbox"/> 49% | <input type="checkbox"/> 27% | <input type="checkbox"/> 19% | <input type="checkbox"/> 4% | <input type="checkbox"/> 1% |
| D. Floodplains 98% | <input type="checkbox"/> 38% | <input type="checkbox"/> 26% | <input type="checkbox"/> 29% | <input type="checkbox"/> 6% | <input type="checkbox"/> 2% |
| E. Hillsides/Steep Slopes 97% | <input type="checkbox"/> 28% | <input type="checkbox"/> 27% | <input type="checkbox"/> 32% | <input type="checkbox"/> 10% | <input type="checkbox"/> 2% |
| F. Streams 96% | <input type="checkbox"/> 26% | <input type="checkbox"/> 25% | <input type="checkbox"/> 16% | <input type="checkbox"/> 2% | <input type="checkbox"/> 1% |
| G. Wildlife Habitat 98% | <input type="checkbox"/> 49% | <input type="checkbox"/> 24% | <input type="checkbox"/> 22% | <input type="checkbox"/> 5% | <input type="checkbox"/> 0% |
| H. Scenic Views and Undeveloped Hills/Bluffs 97% | <input type="checkbox"/> 33% | <input type="checkbox"/> 23% | <input type="checkbox"/> 31% | <input type="checkbox"/> 12% | <input type="checkbox"/> 2% |
| I. Open Space 97% | <input type="checkbox"/> 30% | <input type="checkbox"/> 23% | <input type="checkbox"/> 31% | <input type="checkbox"/> 12% | <input type="checkbox"/> 2% |
| J. Rural Character 98% | <input type="checkbox"/> 38% | <input type="checkbox"/> 27% | <input type="checkbox"/> 28% | <input type="checkbox"/> 7% | <input type="checkbox"/> 1% |
| K. Air Quality 97% | <input type="checkbox"/> 59% | <input type="checkbox"/> 22% | <input type="checkbox"/> 14% | <input type="checkbox"/> 5% | <input type="checkbox"/> 0% |
| L. Historically significant features 95% | <input type="checkbox"/> 36% | <input type="checkbox"/> 23% | <input type="checkbox"/> 28% | <input type="checkbox"/> 9% | <input type="checkbox"/> 3% |
| M. Other: _11% | <input type="checkbox"/> 38% | <input type="checkbox"/> 12% | <input type="checkbox"/> 12% | <input type="checkbox"/> 4% | <input type="checkbox"/> 35% |

11. Please indicate, in your opinion, the importance of the following transportation modes in your community. How important are the following transportation options?

| | Essential | Very Important | Important | Not Important | No Opinion |
|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| A. Snowmobile Trails 97% | <input type="checkbox"/> 7% | <input type="checkbox"/> 12% | <input type="checkbox"/> 32% | <input type="checkbox"/> 44% | <input type="checkbox"/> 5% |
| B. ATV Trails 97% | <input type="checkbox"/> 2% | <input type="checkbox"/> 8% | <input type="checkbox"/> 23% | <input type="checkbox"/> 62% | <input type="checkbox"/> 5% |
| C. Town / County Roads 98% | <input type="checkbox"/> 55% | <input type="checkbox"/> 30% | <input type="checkbox"/> 14% | <input type="checkbox"/> 1% | <input type="checkbox"/> 0% |
| D. Regional Rail Transportation 97% | <input type="checkbox"/> 9% | <input type="checkbox"/> 12% | <input type="checkbox"/> 17% | <input type="checkbox"/> 53% | <input type="checkbox"/> 10% |
| E. Hiking Trails 97% | <input type="checkbox"/> 9% | <input type="checkbox"/> 23% | <input type="checkbox"/> 34% | <input type="checkbox"/> 30% | <input type="checkbox"/> 4% |
| F. Biking Routes 98% | <input type="checkbox"/> 4% | <input type="checkbox"/> 22% | <input type="checkbox"/> 37% | <input type="checkbox"/> 29% | <input type="checkbox"/> 4% |
| G. Equestrian Trails 97% | <input type="checkbox"/> 4% | <input type="checkbox"/> 12% | <input type="checkbox"/> 29% | <input type="checkbox"/> 50% | <input type="checkbox"/> 4% |
| M. Other: _11% | <input type="checkbox"/> 16% | <input type="checkbox"/> 12% | <input type="checkbox"/> 0% | <input type="checkbox"/> 28% | <input type="checkbox"/> 44% |

12. In your opinion, what are the five most important land use issues in the Town? (Write “1” in the space next to the most important issue, “2” in the space next to the second most important issue, and “3” in the space next to the third, and so on).

- | | |
|--|---|
| <input type="checkbox"/> Farmland disappearance/conversion | <input type="checkbox"/> Too little housing development |
| <input type="checkbox"/> Scenic beauty | <input type="checkbox"/> Quarrying/Mineral Extraction |
| <input type="checkbox"/> Protection of water resources homes/structures | <input type="checkbox"/> Upkeep of existing |
| <input type="checkbox"/> Too much housing development character | <input type="checkbox"/> Preservation of rural “look” |
| <input type="checkbox"/> Too much Industrial / Commercial | <input type="checkbox"/> Not enough Industrial / Commercial |
| <input type="checkbox"/> Utility too much | <input type="checkbox"/> Utility not enough |

Question #12 was somewhat problematic, with some respondents only providing 1 through 3 and others ranking all 12. The following table shows the top 5 rankings for each item listed:

| | 1 | 2 | 3 | 4 | 5 |
|--|-----|-----|-----|-----|-----|
| Farmland conversion 82% answered | 56% | 20% | 9% | 6% | 9% |
| Scenic beauty 54% answered | 8% | 16% | 26% | 20% | 25% |
| Water resource protection 77% answered | 29% | 37% | 16% | 9% | 8% |
| Too much housing development 47% answered | 14% | 23% | 20% | 15% | 16% |
| Too much industrial/commercial development 23% answered | 11% | 15% | 17% | 13% | 15% |
| Utility – too much 24% answered | 16% | 11% | 14% | 11% | 21% |
| Too little housing development 26% answered | 20% | 13% | 21% | 13% | 11% |
| Quarrying/Mineral extraction 34% answered | 7% | 14% | 12% | 30% | 20% |
| Upkeep of existing homes/structures 55% answered | 11% | 18% | 18% | 22% | 22% |
| Preservation of rural “look” character 67% answered | 15% | 10% | 22% | 27% | 21% |
| Not enough industrial/commercial 25% answered | 8% | 15% | 17% | 18% | 10% |
| Utility – not enough 16% answered | 0% | 5% | 34% | 5% | 8% |

13. **The Town’s Land Use Plan and the County’s Zoning and Subdivision Ordinances regulate the division and use of land in the town. Which of the answers below most closely matches your attitude about the following statement: “I’m satisfied with the way the town is developing under the present land use regulations”. 98% answered this question.**
- 8% Strongly Agree
 - 47% Agree
 - 24% Not Sure
 - 7% Disagree
 - 15% Strongly Disagree
14. **Which types of new businesses would you like to see in the Town in the future? You may check more than one answer.**
- 12% Industrial parks
 - 19% Developments with a mix of residential, offices, and retail
 - 18% Restaurants
 - 11% Commercial services directed to attract travelers from major highways
 - 25% Recreational and tourism related commercial development (e.g., bed and breakfast, outdoor stores)
 - 48% Businesses related to farming
 - 10% Quarrying
 - 11% Sand and gravel pit operations
 - 13% Medical facilities
 - 13% Other: 47 (20%) respondents provided text for “other”
15. **Which of these statements describes what you would like to see 20 years from now with regard to Business / Commercial development in the Town? 93% answered this question.**
- 57% As it looks now (about the right amount business / commercial development currently)
 - 25% More business / commercial development
 - 8% Less business / commercial development
 - 10% Do not know / no opinion
16. **If you have any other comments, please provide them in the space below: 66 (28%) responded to this question.**

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APPENDIX D: Town of Christiana Land Use Review Criteria

LAND USE REVIEW CRITERIA

Given the feedback obtained from town residents and the prevalence of productive, viable farms in the town, the primary goal of the Town Planning Commission and Town Board is to preserve the Town of Christiana as a rural agricultural township. For this reason, the entire town has been designated as an Agricultural Preservation Area. This appendix documents the town's procedures and criteria for reviewing land use proposals.

D-1: INFORMATION REQUIRED FOR ALL LAND USE APPLICATIONS

All applications for rezoning, conditional use permits, or land divisions in the Town of Christiana shall be accompanied by a specific use proposal and a site plan prepared to a measurable scale showing the following information:

- A. Narrative description of the proposed change in use, including, but not limited to, information regarding number of proposed dwelling units or lots, type of commercial use / business (including details about the number of employees, hours of operation, storage of materials / equipment, lighting, signage, etc.), and number / size of structures. The town plan commission or board may require additional information prior to considering or taking action on a proposal.
- B. Site plan, drawn to a measurable scale, showing the following:
 - i. Existing and proposed principal and accessory structures
 - ii. Location of existing and proposed driveways
 - iii. Location of existing and proposed private septic systems or nearest sanitary sewer lines and connections
 - iv. Direction of drainage and location of any on-site storm water management facilities, if any are provided
 - v. Locations, dimensions, and design of commercial signage, if applicable
 - vi. Location and proposed screening for any outside storage areas for commercial vehicles, equipment, materials, or supplies, if applicable
- C. For all proposals involving creation of a new residential or commercial lot, a density study report from Dane County Planning & Development.

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D-2: ZONING REVIEW CRITERIA

When requests for rezoning or conditional uses come before the Town of Christiana, the Plan Commission and Town Board will use the following review criteria in rendering their recommendation and or approval:

1. The proposed rezoning or conditional use permit must be consistent with the goals, objectives, and policies of the Town of Christiana Comprehensive Plan.
2. The proposed rezoning or conditional use must not adversely affect adjoining or nearby properties in terms of loss of economic value or potential loss of enjoyment or use of their property.
3. The proposed rezoning or conditional use shall not remove more land from agricultural production for future use than is necessary to accommodate the proposed use, as reviewed and determined by the Plan Commission and Town Board on case-by-case basis.
4. Approval of the proposed rezoning or conditional use permit shall not result in extraordinary demand for town services or adversely impact town roads or other town facilities. Where there is a potential impact on town facilities, the Town Planning Commission or Board may require an applicant to prepare an impact analysis, and if needed, provide compensation or assurances or other guarantees to the town protecting the town from higher serving costs.
5. Sites proposed for rezoning or conditional use permits that will be served by private septic systems should have soil tests or other data or permits demonstrating suitability for private septic systems.
6. Criteria for proposed rezoning from A-1 Exclusive to a business or commercial zoning district:
 - i. The town generally discourages commercial uses in the agricultural preservation area. The town has identified the Highway 12/18 corridor in the vicinity of the village of Cambridge as being appropriate for possible commercial development in keeping with the rural character of the town.
 - ii. The proposed business or commercial use shall be compatible with the land use policies and rural character of the town of Christiana.
 - iii. Applicants for any commercial rezoning or conditional use permit shall demonstrate that all equipment, materials, machinery, or supplies or vehicles, including inoperable or unlicensed vehicles, will be screened from view from all public rights of way and from adjoining properties.

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D-3: LAND DIVISION REVIEW CRITERIA

When requests for land divisions come before the town of Christiana, they will be reviewed on the basis of the following criteria:

1. All proposed lots less than 35 acres in size shall be created by Certified Survey Map (CSM).
2. Subdivisions, as defined under Chapter 75, Dane County Subdivision Ordinance, shall not be allowed in the town of Christiana.
3. Proposals for land divisions shall be reviewed concurrently with rezoning and / or conditional use permit applications that will be required for the proposed future use of the land.
4. Land divisions that will create new lots served by private septic systems should have soils tests or other data or permits demonstrating suitability for private septic systems.
5. In the event that the Town Board determines that it is necessary to consult with a third party in considering factors in the petitioner's application for a zoning change or CUP, all reasonable costs and expenses associated with such shall be borne by the applicant. Failure to pay such costs and expenses, or provide information requested by the Town Board, shall be grounds for denial or revocation of a CUP or rezoning request. The applicant may provide to the Commission the names of such consultants, which the applicant believes to be qualified to assist in resolving the issues before the Commission, but the Commission is not bound to use these consultants.

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D-4: SITING / SITE PLAN REVIEW CRITERIA

The Town Board and Town Planning Commission shall use the following guidelines in reviewing and evaluating proposed locations of new development and site plans.

1. Structures, driveways, and septic system drainage fields shall be located in such a manner so as to minimize the loss of productive agricultural land.
2. New roads or private driveways should be designed and located so that they will have a minimum impact on existing or potential future farming practices. In implementing this policy, the Town Planning Commission and Town Board shall consider the following criteria:
 - i. Roads and private driveways should be located along existing fence lines or along the edges of tillable fields as much as feasible.
 - ii. Roads and private driveways should not divide farm fields in such a manner that it would be difficult or costly to till adjacent farmland using modern farming equipment.
 - iii. Roads and private driveways shall meet all other Town of Christiana and Dane County standards and requirements.
3. Runoff and modifications of the drainage patterns resulting from nonfarm development should not increase the amount of flow or pattern of drainage on adjoining agricultural land. Issues related to the interpretation of this policy shall be referred to the Dane County Land & Water Resources Department.
4. Garages and other accessory structures should be proportionately scaled and compatible with the primary residential structure. Unless there are unique topographic or other physical circumstances, garages and accessory buildings should not be constructed in the front yard of the principal residential structure.
5. All commercial equipment, supplies, materials, and inoperable or unlicensed vehicles stored on-site shall be either located within a structure or screened from view from adjoining public streets and neighboring properties.

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APPENDIX E: *Definitions*

The following are definitions of the key terms that appear in the Town of Christiana Comprehensive Plan. In interpreting other terms not specifically defined below, the Town Board and Town Planning Commission shall use the definitions appearing in the Dane County Zoning and Land Division Ordinances and in the relevant Wisconsin Statutes.

Agricultural Preservation Area: The entire land area of the Town of Christiana is designated as an Agricultural Preservation Area for the purposes of the comprehensive plan and reflects the town's desire to maintain, to the extent possible, the current agricultural land base and rural character of the town.

Certified Survey Map: A legal survey document which is required under Dane County ordinance for the creation of any parcel of land under 35 acres in size. Certified Survey Maps must be prepared in accordance with Section 236.34, Wisconsin Statutes, and Chapter 75, Dane County Land Division / Subdivision Regulations.

Contiguous: Lots or parcels shall be considered contiguous if they share a common boundary for a distance of at least sixty-six (66) feet. Parcels meeting at a single point shall be considered contiguous for the purposes of determining eligible density. Roads, navigable waterways, and other public rights of ways or easements do not interrupt contiguity.

Density: The number of dwelling units or other non-farm development a property may be eligible for in relation to the total number of contiguous acres owned as of May 3, 1979. The residential density standard of no more than one residential lot or other non-farm use per thirty-five acres owned as of 5/3/1979 is detailed in the land use element of this comprehensive plan.

Density Unit: A density unit is a residence or other non-farm use that may be permitted in the Agricultural Preservation Areas in accordance with the density policy. (See also, "split").

Development Right: The potential right under the Town of Christiana comprehensive plan to create one residential dwelling lot or other non-farm use.

Farm: A farm is a parcel of land that would meet the acreage and income requirements for "eligible farmland" as defined under Wisconsin Statutes, chapter 91. In the context of the town's density policy, a farm is a contiguous tract of land under single ownership as of May 3, 1979 totaling over 35 acres in size.

Floodplain: As defined in Dane County Code of Ordinances, section 17.06(26): "Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes." Floodplains are delineated on Flood Insurance Rate Maps, which are available for inspection at the Dane County Department of Planning & Development.

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Illegal Parcel: A parcel of land under 35 acres in size created in violation of the Dane County Land and Subdivision regulations.

Nonconforming Parcel: A parcel of land under 35 acres in size that was legally created prior to the adoption of exclusive agricultural zoning in the Town (May 3, 1979). (See also "substandard parcel".)

Original Farm Unit: Contiguous lands held in single ownership as of May 3, 1979.

Parcel Status Determination: A determination made by the Dane County Land Division Review Officer documenting whether or not a parcel of land was created legally in accordance with the Dane County Land and Subdivision ordinance.

Prime farmland: The current NRCS definition of 'prime farmland' will be used as the basis for implementing this plan.

Single Ownership: Contiguous parcels owned by one individual or by a married couple, partnership, or corporation including that individual.

Soil Related Definitions of Agricultural Land:

(a) Prime farmland is land best suited for producing food, feed, forage, fiber, and oilseed crops, and also is available for these uses. (The existing land use could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water.) It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed, including water management, according to modern farming methods.

(b) Farmland of Statewide Importance is land in addition to prime and unique farmlands that is of statewide importance for the production of food, feed, fiber, forage, and oilseed crops.

Split: A split is a residence or other non-farm development that may be permitted in the Agricultural Preservation Areas in accordance with the density policy (see also, "density units").

Strip Development: The development of a series of commercial or residential land uses generally one lot deep along a road or highway, with each use usually requiring an access to the road.

Subdivision: A division of a parcel of land where the act of division creates:

- a. Five or more lots, parcels or building sites of 35 acres each or less in area, or
- b. Five or more lots, parcels, or building sites of 35 acres each or less in area by successive divisions within a period of five years.

Substandard Parcel: A parcel of land that does not meet the minimum area or width requirements of the zoning district within which it is located. Substandard

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parcels are most often parcels of land under 35 acres in size which were legally created prior to the adoption of exclusive agricultural zoning in the Town (May 3, 1979).

Transfer of Development Rights (TDR): The conveyance of development rights, as defined herein, and in accordance with the goals, objectives, and policies of this plan, from one parcel of land to another and the recording of that conveyance with the Dane County Register of Deeds and other land records of Dane County.

Urban Service Areas: Areas planned for urban development and capable of being provided with urban services, including public sanitary sewers and public water supply.

Wetland: An area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophilic vegetation and which has soils indicative of wet conditions and delineated on the WDNR Wisconsin Wetland Inventory.

Zoning Lot: A parcel of land under single ownership occupied or intended to be occupied by one main building, and buildings and uses customarily accessory or incidental thereto. A zoning lot may or may not coincide with a lot of record (e.g., a CSM lot).

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APPENDIX F: *Density Determination Procedure*

DENSITY DETERMINATION PROCEDURE

Landowners proposing to divide land for residential or other development will be required to obtain a “density analysis” from the Dane County Department of Planning and Development to determine how many, if any, splits are available. This information will be used by the Town when reviewing development proposals. The following is a step-by-step summary of the procedure used to determine eligible density on a property.

A) DETERMINE ORIGINAL FARM ACREAGE:

The Town Plan Commission and Board will reference the 1979 plat book and tax records to determine the gross acreage of the contiguously owned property as of May 3, 1979. (Note: Gross acreage includes road right of way.)

B) DETERMINE DENSITY LIMITATION:

Divide the total amount of contiguously owned property as of May 3, 1979 by 35 to determine the density limitation (i.e., number of permitted splits). The resulting quotient shall be rounded down to the nearest split. For example, a density calculation for an original farm unit of 100 acres resulting in a quotient of 2.85 would be rounded down to 2.

C) DETERMINE REMAINING DENSITY UNITS (“SPLITS”):

After determining the density limitation for contiguously owned property as of May 3, 1979, the total number of residences created after May 3, 1979, shall be subtracted from the total permitted density to determine if any density units remain. ***(Note that cell towers and commercial development on CSM lots created after the date of adoption of this plan amendment also count against the density limitation. See policy 10 in the Land Use Chapter.)***

D) PHASING OF SPLITS REQUIRED

As of **January 14, 2003**, original May 3, 1979 farm parcels that are eligible for more than one lot will be restricted to **one lot every five years**, as long as all other criteria are met. Refer to the density policy #1(E) in the Land Use Chapter.

E) Land Transfers after May 3, 1979

Land transfers of over 35 acres occurring after May 3, 1979, do not result in new allotments of density units.

- The Town encourages landowners to make clear the allocation of remaining density units, or splits, in the sales contract or warranty deed. The Town will request that any supporting documentation be included with development or rezone proposals. Supporting

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documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements.

- Landowners who combine portions of different May 3, 1979 farm parcels in order to obtain over 35 acres are not entitled to a split.
- In the absence of clearly understood supporting documentation any remaining splits will be allotted on a proportional basis, among current owners of the 5/3/79 farm unit in keeping with the Town's 1 per 35 density policy. Under no circumstances shall the density standard be exceeded on the May 3, 1979 farm unit.

F) Deed restriction required upon final split or residence:

In order to obtain Town approval for the final lot split permitted under the density policy, the Town will require a Deed Restriction document be recorded with the Register of Deeds that prohibits further development on the remaining A-1EX zoned land owned by the applicant. *Applicants requesting the final land division or residence shall be responsible for furnishing a sufficient legal description of the original May 3, 1979 farm unit to the Town and Dane County.*