

TOWN OF CHRISTIANA Comprehensive Plan



Dane County, Wisconsin
2009

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Introduction

Welcome to the *Town of Christiana Comprehensive Plan*! This plan will guide the Town's decisions on a wide array of issues over the next 20 years, but also has an eye on a much broader horizon.

The Town of Christiana is a primarily rural town located in eastern Dane County, approximately 20 miles east of Madison. The east Town boundary adjoins the Town of Oakland in Jefferson County, the south Town boundary adjoins the Town of Albion, the west boundary adjoins the Town of Pleasant Springs, and the north boundary adjoins the Town of Deerfield. The Villages of Cambridge and Rockdale abut the Town on the east.



USH 12 parallels the northern Town boundary and travels in a generally east-west direction. STH 73 is the primary north-south arterial highway. Interstate 90 crosses the southwest corner of the Town. The nearest interchanges on Interstate 90 are at CTH N in the Town of Pleasant Springs and at Highway 51 and Highway 73 in the Town of Albion.

The general topography and physical characteristics of the Town consist of gently rolling farmland interspersed with lowland pockets of wetland and floodplain. The terrain is characteristic of the "drumlin and marsh" topography formed as the continental glaciers receded and left ridges of gravel glacial deposits and broad outwash fields.

The predominant land use in the Town is agriculture, with most of the tillable land in cash crop production and dairy and beef cattle operations. Most of the residences are rural farmhouses or rural homes on parcels 2 acres in size or greater. The unincorporated hamlet of Utica in the southwest corner of the Town has several crossroads businesses and a cluster of non-farm homes. There are small clusters of non-farm residences in Section 8 near Evergreen and Prairie Queen Roads and along CTH B and East Rockdale Road.

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By preserving farmland, providing for modest growth, and working cooperatively with neighboring communities, this comprehensive plan seeks to maintain and enhance the rural character and quality of life town residents have come to enjoy.

Plan Development and Organization

In 2000, the state Wisconsin Legislature passed the most complete comprehensive planning legislation in Wisconsin's history. Often referred to as "Smart Growth," the law requires all Wisconsin communities that exercise land use authority to adopt a comprehensive plan by ordinance by 2010, and for land use decisions to be consistent with the adopted plan. In 2008, the Town of Christiana began the process of developing a comprehensive plan. The *Town of Christiana Comprehensive Plan* was developed in accordance with the state legislation, and is comprised of nine required elements that significantly affect the town.

The nine elements of the plan are:

- 1) Issues And Opportunities;
- 2) Housing;
- 3) Transportation;
- 4) Utilities And Community Facilities;
- 5) Agriculture, Natural And Cultural Resources;
- 6) Economic Development;
- 7) Intergovernmental Cooperation;
- 8) Land Use, and;
- 9) Implementation

Planning History

The Town of Christiana first adopted a land use plan in 1979 in an effort to implement and participate in the state's Farmland Preservation Act. In addition to the land use plan, the town also adopted the county's A-1EX Exclusive Agriculture zoning district in 1979 as the base zoning for the entire town. As a predominantly rural farming community, the town has consistently focused on preserving farmland while allowing for limited growth.

The town endeavored to adopt its first comprehensive plan in 2007 in order to continue the tradition of agricultural preservation and responsible land use planning while also satisfying the requirements of the state's new comprehensive planning law. With the assistance of Dane County Planning and Development, the Town gathered public input and crafted the goals, objectives and policies in this plan to guide the Town over the next twenty years. This comprehensive plan

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is intended to aid the Plan Commission and Town Board in matters related to the growth and development of the Town.

Plan Updates

As per Wisconsin's comprehensive planning legislation, the Town will review and update the *Comprehensive Plan* at least every ten years. Changing conditions and experiences in the Town will be noted and adjustments may be made to the *Plan* text and maps. The plan amendment procedure is detailed in the Implementation Chapter.

Chapter 1: Issues & Opportunities

Background and Existing Conditions

Population Trends and Projections

The Town of Christiana experienced losses in population from 1970-1990. However, from 1990-2006, the Town saw an 12.5% increase in population (Table A). This increase is similar to the average 15% population increase experienced by Dane County towns overall during the same time period. The Wisconsin Department of Administration projects that to slowly increase over the next twenty years (Table B).

Table A: Population

Municipality	1970	1980	1990	2000	2006
Town of Christiana	1,261	1,209	1,182	1,313	1,330
Town of Deerfield	855	1,111	1,181	1,470	1,542
Town of Pleasant Springs	2,057	2,529	2,660	3,053	3,165

Source: Capital Area Regional Planning Commission Regional Trends Report, 2006

Table B: Population Projections

Municipality	2006	2010	2015	2020	2025
Town of Christiana	1,330	1,366	1,381	1,402	1,432
Town of Deerfield	1,542	1,637	1,706	1,781	1,866
Town of Pleasant Springs	3,165	3,298	3,391	3,500	3,628

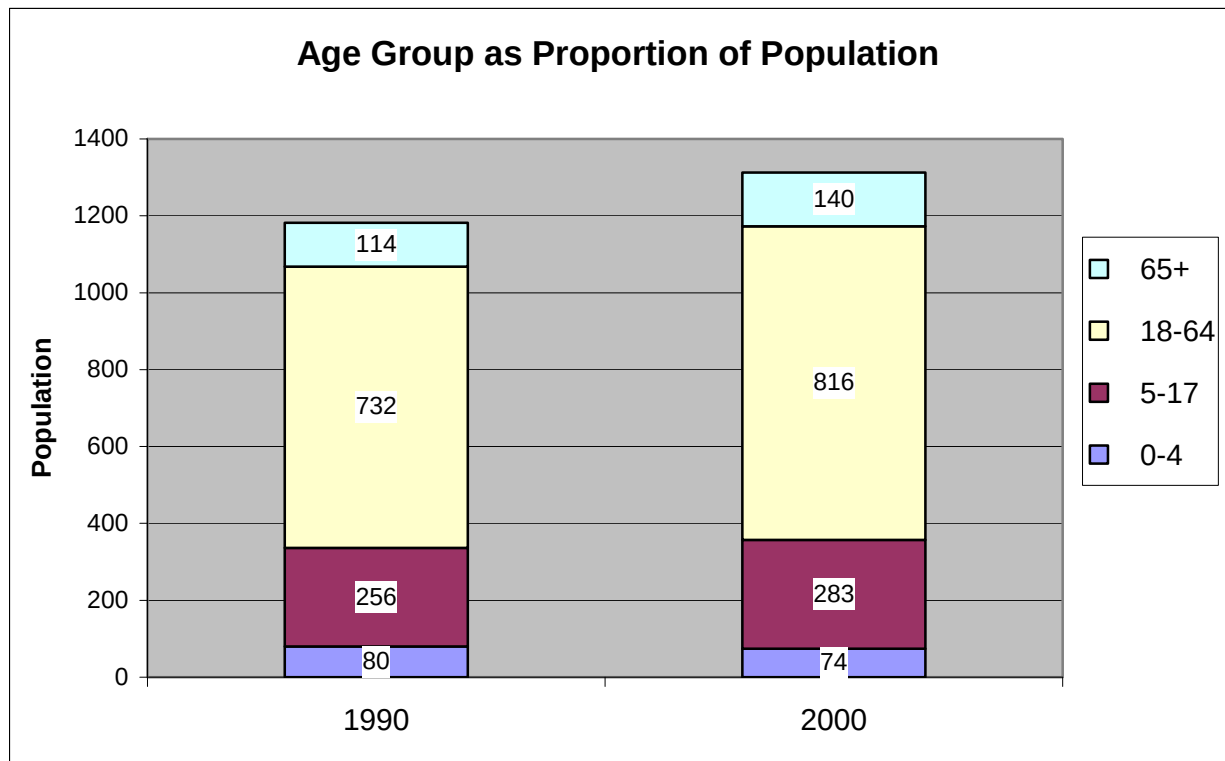
Source: Wisconsin Department of Administration, Demographic Services, 2003

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Demographic Trends

The median age in the Town has increased over the last decade from 33.5 in 1990 to 38.1 in 2000. The median age of the County has increased less dramatically during the last ten years from 30.7 to 33.2 years old. As the population of the Town ages, housing and services to meet older citizens' needs may see a rise. Chart 1 shows the changes in population from 1990 to 2000 according to age groups in the Town.

Chart 1: Age Group as Proportion of Population, 1990-2000



Source: *The Applied Population Lab, Department of Rural Sociology, UW-Madison, 2004*

According to the Census, the Town's minority population is small and comprises only 4.8% of the total population. Of the Town's racial and ethnic minority citizens, the largest group is Hispanic or Latino.

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Education

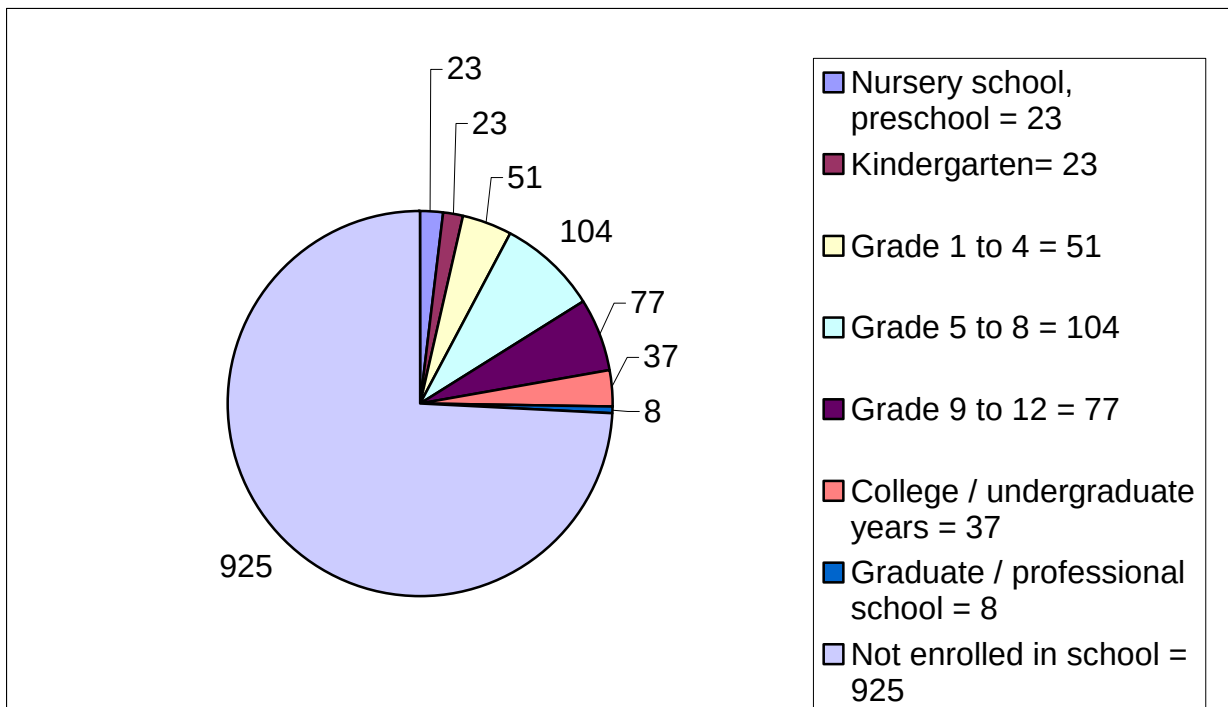
The Town is served primarily by the Cambridge School District, with the Stoughton and Deerfield districts accommodating school age students in the southwestern and northwestern portions of the Town, respectively.

A recent study of the Cambridge School District documented a downward trend in enrollment figures. From 1997 to 2006, the district saw a decline of 12.1% in enrollment, decreasing by 128 students to the current enrollment total of 936 students.

Steadily declining enrollment is predicted to continue through the year 2020, despite the fact that close to 2,000 new residents are anticipated in the district during the same period. The study notes that, in addition to new housing starts, turnover in ownership of existing housing stock can play an important role in future district enrollment levels (UW-Madison Applied Population Laboratory, *School Enrollment Projection Series – Cambridge School District*, 2007).

The Town of Christiana's school enrollment figures are shown in Chart 2, below. Note that the figures are for all 3 districts within the town.

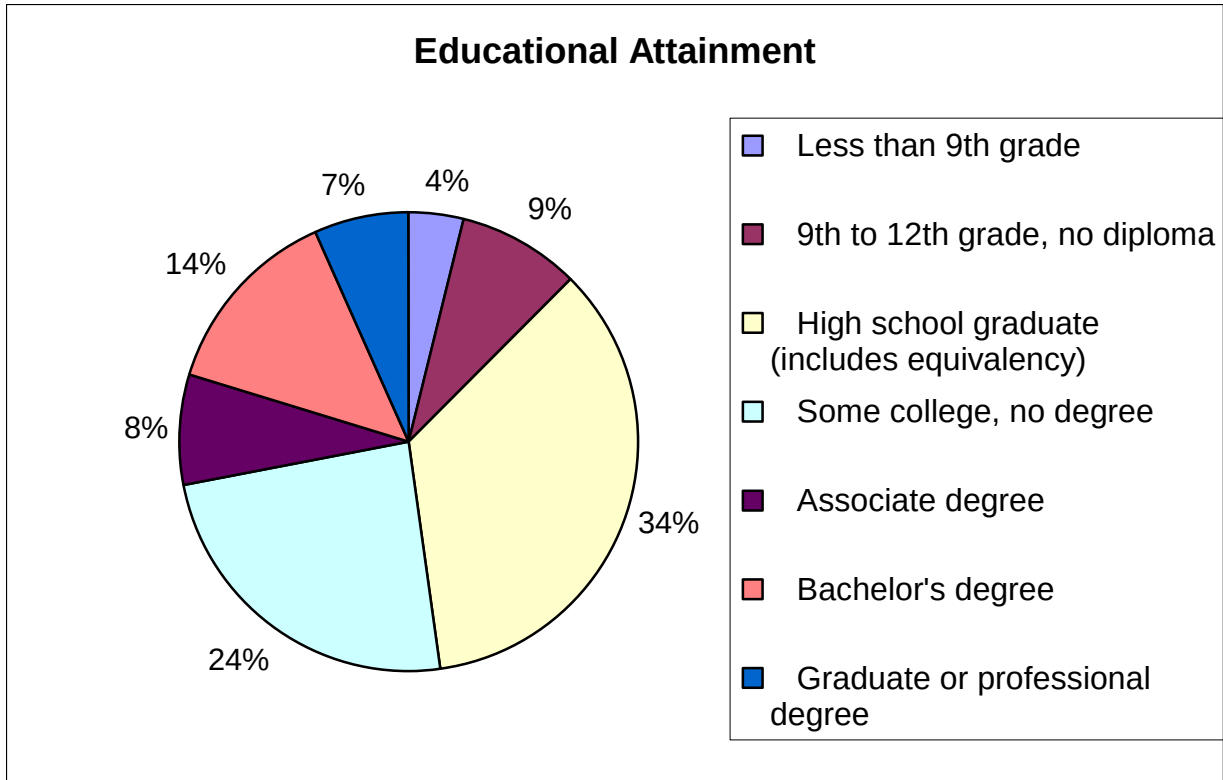
Chart 2, Year 2000 School Enrollment by Level (age 3 and over)



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Educational attainment figures for the Town are roughly similar to Dane County as a whole. 87% of Town residents, age 25 or older, hold a high school diploma or higher (Chart 3). Dane County reports 92% of residents with at least a high school diploma.

Chart 3: Educational Attainment, 2000



Source: *The Applied Population Lab, Department of Rural Sociology, UW-Madison, 2004*

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Income

Income levels in the Town are comparable to other similar towns in Dane County. The Town of Christiana's median household income in 2000 was \$56,042 (Table C). Chart 4 further depicts the Town's household income dispersal. Income levels are a major determinant in the type of housing a household selects.

Table C: Median Household Income, 2000

Municipality	Median Household Income
Town of Christiana	\$56,042
Town of Deerfield	\$63,125
Town of Pleasant Springs	\$68,958
Dane County	\$49,223

Source: The Applied Population Lab, Department of Rural Sociology, UW-Madison, 2004

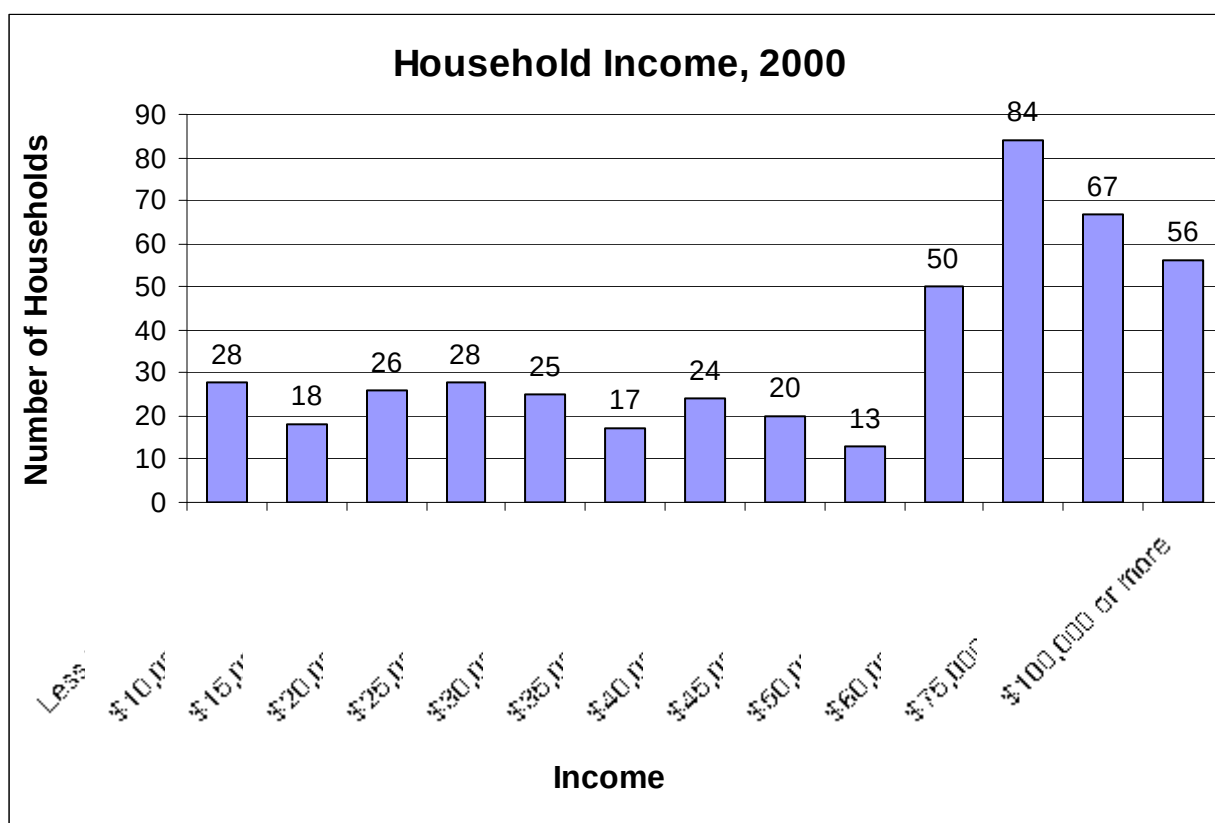


Chart 4: Household Income, 2000

Source: The Applied Population Lab, Department of Rural Sociology, UW-Madison, 2004

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Labor Force and Employment Trends

The Town's labor force is comprised of residents who are employed or available for work. This includes those over the age of 16 who are in the armed forces, employed, unemployed, or actively seeking employment. Therefore, the total labor force in the Town equals 749 people. Of the Town's total labor force, 5% were unemployed at the time of the 2000 Census. In comparison, the Dane County average town unemployment rate was 2.6% in 2000.

During the 1990 to 2000 period, the Town experienced a significant loss of employment in the "Farming, Fishing and Forestry" sector (Table D). That employment sector contracted by -85%, a trend shared by other towns, and the county and state as a whole. Over the same period, however, increases occurred in most other sectors, with the "Management, Professional, and Related" sector seeing the largest gain in jobs.

With an anticipated population growth of just over 100 additional people by 2025, and limited non-agricultural development anticipated, the employment forecast for the town is expected to remain similar to what is shown in Table D. The anticipated housing growth is expected to be occupied by individuals and their families employed primarily in the management, professional and service fields, as they commute into surrounding communities such as the city of Madison or neighboring villages of Cambridge and Deerfield.

Table D: Occupation

Occupation	1990	2000	% Change
Management, professional, and related occupations	91	248	172.5
Service occupations	63	77	22.2
Sales and office	177	199	12.4
Farming, fishing, and forestry	120	17	-85.8
Construction, extraction, and maintenance	80	59	-26.3
Production, transportation, and material moving	88	111	26.1
Total Labor Force	619	711	14.9

Source: The Applied Population Lab, Department of Rural Sociology, UW-Madison, 2004

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Key Planning Issues and Overall Goals

Public Participation Process

At the very beginning of the planning process, the town adopted a public participation plan (see Appendix A). This plan included development of a plan steering committee, and various methods of ensuring participation, including a newsletter, community survey, an open house and public hearing.

The Town of Christiana conducted a survey of town residents to gauge opinions and priorities on a range of topics, with a particular focus on land use issues. Of the 495 surveys mailed to each household in the town, 237 responded representing a 48.5% response rate. To see the survey instrument and results, please see Appendix B.

The survey included several questions related to Transfer and Purchase of Development Rights (TDR / PDR) – land use tools that can help preserve productive farmland by allowing land owners to either transfer their development rights to lands more appropriate for development, or sell them to the public in return for the permanent preservation of land. Responses to the TDR and PDR questions were a bit mixed, with town residents almost evenly divided on the issues.

Town residents clearly indicated their support for protection of land and water resources, as well as the continued preservation of rural atmosphere and scenic beauty. Overall, the majority of respondents support the town's ongoing efforts to preserve farmland and regulate land uses.

Overall Goals

- Preserve the productive farmlands in the town for continued agricultural use.
- Protect farm operations from conflict with incompatible uses.
- Preserve natural resources and protect the environment.
- Encourage land uses that are consistent with and contribute to the Town's rural character.

Chapter 2: Housing

Housing and Household Trends

The number of households in the Town increased from 403 in 1990 to 468 in 2000, a 16.1% increase. Conversely, the average household size in the Town decreased slightly from 2.93 persons per household in 1990 to 2.8 in 2000. The trend toward smaller household sizes is mirrored nationwide and is due in part to increases in divorce, decreases in the birth rate, and a larger proportion of the population age 65 and older.

The projected number of households in the Town is expected to increase by 9.0% between 2005 and 2025. A total of 531 households is anticipated by 2025, according to the Wisconsin Department of Administration (Chart 5). Household projections are useful in planning for future housing development.

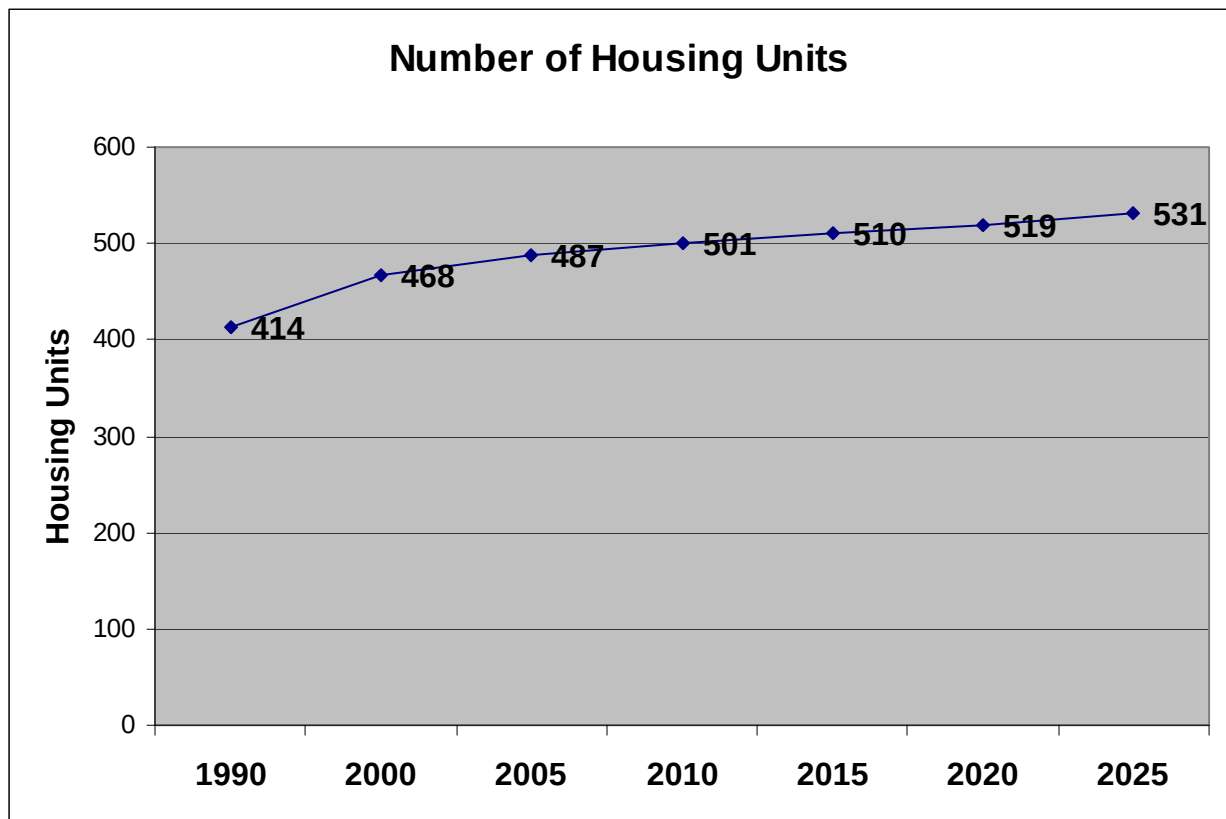


Chart 5: Number of Households, 1990-2025

Source: The Applied Population Lab, Department of Rural Sociology, UW-Madison, 2004, and WI Department of Administration, 2004.

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Housing Programs

- *Rural Development- USDA:* A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development. (<http://www.rurdev.usda.gov/wi/index.htm>)
- *Wisconsin Housing and Economic Development Authority (WHEDA):* Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market. (<http://www.wheda.com/index.asp>)
- *Community Development Block Grant Program:* Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds are available annually for eligible projects. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)
- *Project Home:* Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers. (<http://www.projecthomewi.org/>)

Housing Goals, Objectives and Policies:

Goals:

- Assure quality housing opportunities for town residents.

Objectives:

1. Maintain current variety of housing types to suit projected demand.
2. Encourage upkeep of existing housing stock.
3. Avoid future land use conflicts by carefully siting new residential development.

Policies and Programs:

1. Follow town density policy as outlined in the Land Use Goals, Objectives and Policies. See Chapter 8.
2. Educate town residents about housing rehabilitation programs available through Dane County.



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3. Redirect high-density development requiring public transportation, public sewer or public water to Urban Service Areas.
4. Coordinate housing, land use and transportation plans to make sure they are consistent and appropriate with projected growth.

Chapter 3 : Transportation

Existing Transportation Network

- *Roadways:* **Principal Arterials:** U.S. Highway 90/39 cuts across the southwest corner of the Town and moves traffic southwest toward Madison. Hwy 12/18 is located in the northeast corner of the town taking traffic westward toward Madison and eastward toward Fort Atkinson. **Minor Arterials:** State Highway 73 bisects the Town and runs north-south through the Town Center. **Collectors:** County Highway B is considered an urban collector road and CTH W functions as minor rural collector road. Highway B runs east-west across the Town, and intersects with CTH W and Highways 90/39 and 73.
- *Bicycles and Pedestrians:* The town does not maintain any bike paths, though the county's Cam-Rock park contains a network of off-road bicycle trails. Roads on which bicycles are easily accommodated have been identified on the Bicycle Trails and Shoulder Elevations map. County Highway B is often used by bicyclists traveling east-west through the town.
- *Rail:* The Town is currently not served by rail transport.
- *Transit and Services for the Disabled:* Because of its low population density, there are no transit services in the Town. Madison Metro in the City of Madison provides the closest public transportation services. The Dane County Health & Human Services Department supports a number of specialized transit services that are available countywide.
- *Trucking and Water Transportation:* Truck traffic utilizes the many highways that run through the Town. Because no significant water bodies exist in the Town, water transportation is not available.
- *Airports:* There are several private landing strips located in the town: Wisersky Airport, Bassingbourn West Airport, Y's Acres Dairy Airport, and the Rattmann landing strip).

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Applicable State and Regional Plans

- *Dane County Land Use and Transportation Plan (1997)*: Developed to provide an integrated all-mode approach to transportation in Dane County. A planning horizon until 2020 is considered in the plan. While the plan focuses on the more urbanized areas of the county, mention of plans and goals for neighboring areas may be useful when the Town considers transportation issues.
- *Regional Transportation Plan 2030 (2008)*: Developed by the Madison MPO, this is a regional plan that integrates land use and transportation.
- *Dane County Bicycle Plan (2000)*: Recommends bicycle facility improvements for Dane County. State Highway 89, which runs through the Town, is slated for on-road bicycle facility improvements. This will provide a bicycle route between Waterloo and Columbus.
- *Transportation Improvement Program (TIP) (2009-2013)*: Although the town of Christiana does not fall entirely within the metropolitan planning boundary, this 5-year transportation system improvement plan developed by the Madison Metropolitan Planning Organization (MPO), will impact the town as it includes improvements Interstate 90/39 and CTH B.
- *Transit Development Program (TDP) (2009-2013)*: Although the town of Christiana does not fall entirely within the metropolitan planning boundary, this 5-year transit plan sponsored by the Madison Metropolitan Planning Organization (MPO), will impact the town as it includes countywide specialized transit programs, as well as commuting options.
- *The Dane County Comprehensive Plan (2008)*: This plan contains goals, objectives and policies for transportation countywide.
- *Wisconsin State Highway Plan 2020*: This plan will include state highway facilities located in the town (US Interstate 90/39, and state highways 73 & 12/18).
- *Dane County Regional Airport Master Plan*: This plan shows planned changes to the airport and preservation of the surrounding area.
- *State Rail Plan*: *The Wisconsin Department of Transportation is currently in the process of updating the State Rail Plan.*

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Transportation Goals, Objectives and Policies

Goals:

- Ensure safe and efficient transportation.

Objectives:

1. Ensure adequate town road capacities and condition to accommodate traffic.
2. Work with the Wisconsin Department of Transportation (WisDOT), other agencies and developers to ensure that transportation improvements are consistent with the goals and policies of the *Comprehensive Plan*.

Policies and Programs:

1. Continue ongoing maintenance of town roads.
2. Evaluate traffic impacts all development projects and require road improvements where appropriate.
3. Recognize all applicable state and regional transportation plans.
4. Recognize all transportation policies and programs defined in the Dane County Comprehensive Plan.
5. Communicate road improvement and maintenance needs to the state and county, particularly for county highways B and W, and state highway 73. These roadways are critical for moving people and goods throughout the town and should be properly maintained and safe.
6. Closely monitor state and interstate highway projects, including the proposed expansion of Interstate-90.
7. Ensure that the mineral extraction policies of this plan are followed for any proposal associated with future road or highway projects.

Chapter 4 : Utilities and Community Facilities

Existing Utilities and Community Facilities

- *Water Supply:* Residents in the Town receive their water from private wells. Currently, the Town does not offer municipal water service, and does not anticipate offering water service over the 20-year planning period.
- *On-Site Wastewater Treatment:* Disposal of residential and commercial wastewater is handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter systems. The Town's Soil Suitability for On-Site Waste Disposal Systems map delineates areas most and least suitable for on-site waste disposal systems. Because of the low population density in the Town, there is no municipal sewer service. The Town believes this will continue to be the case over the next twenty years.
- *Solid Waste Disposal/Recycling Facilities:* Christiana contracts with Veolia Environmental Services for residential refuse and recycling collection. There are no solid waste disposal sites located in the town. Alternate yard waste and compost sites, (accepting non-woody materials), operated by the Dane County Department of Public Works are open to all Dane County municipalities and residents.
- *Stormwater Management:* The Town follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.
- *Town Hall:* The Town Hall is located in the center of the Town at the intersection of Highway 73 and Koshkonong Road.
- *Law Enforcement:* The Town falls within the Dane County Sheriff's southeast precinct.
- *Fire Protection and Emergency Medical Service:* The town is served by the Cambridge Community Fire Department and Cambridge Community EMS.



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- *Cemeteries:* There are five cemeteries located throughout the Town.
- *Libraries:* As is standard in Towns, no libraries exist in Christiana. However, Town residents have access to the Cambridge, Deerfield and Stoughton libraries.
- *Schools:* The Town is served by three school districts: Deerfield, Cambridge and Stoughton.
- *Parks and Recreational Facilities:* The Wisconsin Department of Natural Resources (DNR) owns over 130 acres of land in the town, including a 57 acre parcel near Bosben Road and CTH W, a 36 acre parcel in section 32 southwest of I-90, and a 40 acre parcel on the southern border of Rockdale. Cam-Rock Park, a large Dane County park, is located in the eastern half of the town, stretched between the Village of Cambridge and the Village of Rockdale. It is a full-featured park including picnic areas, three shelters, nature trails, cross-country skiing trails, bike trails, mountain biking, a softball field, play areas, fishing, and a canoe launch.



- *Health Care Facilities:* The Town does not contain any health care facilities. The nearest hospitals are located in the Cities of Stoughton and Edgerton. Health care clinics are located in Cambridge and Deerfield.
- *Child Care Facilities:* At this time there are no childcare centers in the Town. Small, in-home childcare services may exist from time to time.
- *Telecommunications Facilities:* There are two telecommunication towers located in the northwest corner of the Town. In 2009, approval was granted for a Verizon wireless cell tower in section 14 near the intersection of Koshkonong and Highland Roads.
- *Power Plants and Transmission Lines:* There is one power plant located in the town, the 460 Megawatt (MW) gas-fired combustion turbine facility called RockGen. The town serves as a major transmission hub for southern Wisconsin, with multiple high voltage transmission interconnections connecting the Rockdale Substation to other substations in the state. There is an existing, north-south running, single-circuited 345 kV line paralleling Marshall Road/Hwy 73 that connects the Rockdale Substation to the Paddock Substation near Beloit to the south, and the Rockdale Substation to the 1,100 MW Columbia Power Plant to the north near Portage. There is an east-west running, double-circuited 138 kV line that connects the Rockdale Substation and RockGen to the Kegonsa Substation in Town of Pleasant Springs. A north-south, single-circuited 138 kV line connects the Rockdale Substation to the Russell Substation in the south near Janesville, and to the Academy Substation in the north near Beaver Dam. A separate east-west single-circuit 138 kV line connects Rockdale to the Jefferson Substation near Jefferson.

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Dane County imports a significant amount of power (approximately 70%) from outside its borders.

Although current and anticipated needs are met for Christiana, needs of the county as a whole have resulted in four major projects planned for Dane County between 2011 and 2015.

Two of these projects have a direct affect on Christiana. On May 30, 2008, the Public Service Commission of Wisconsin approved the “Paddock-



Rockdale” project (Docket Number 137-CE-149) consisting of 35 miles of 345 kV electric transmission line along the existing 345 kV power line corridor in Rock and Dane Counties, which includes the existing 345 kV right-of-way in the town. The Public Service Commission of Wisconsin approved the second project on June 26, 2009, the Rockdale-West Middleton 345 kV line, which will run along the town's existing Rockdale-Kegonsa 138 kV lines to I-90 and then west to HWY 12/18. Both projects require widening the existing rights-of-way along the existing corridors.

- *Forecasted needs for utilities and community facilities:* Because the population projections for Christiana anticipate flat growth, Town residents will not require increased utility or community facility capacity over the next twenty years.

Utilities and Community Facilities Goals, Objectives and Policies

Goals:

- Provide effective and efficient governmental facilities and services for town residents.

Objectives:

1. Provide convenient solid waste and recycling facilities.
2. Provide recreational facilities that are in demand by town residents.
3. Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.

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Policies and Programs:

1. Limit development of residential and commercial/industrial uses at densities that are cost-effective to serve.
2. Recognize policies and programs of the Dane County Comprehensive Plan for utilities and community facilities, including those for sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technology, recycling facilities, parks, telecommunication facilities, power plants and transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools and other governmental facilities.
3. To prevent future land use conflicts, work cooperatively with American Transmission Company (ATC) and Dane County in proper corridor planning and protection.

Chapter 5: Agricultural, Natural and Cultural Resources

Agricultural Resource Inventory

- *Historical Trends:* The Town of Christiana has a strong agricultural history and the rural character of the town persists. The town's abundance of productive soils and gently rolling terrain classify this area as some of the most productive agricultural land in the nation.
- *Farming Today:* Over 70% of the town's land is agricultural. The town's best agricultural land encompasses a broad swath running roughly from southwest to northeast in the town. Primary farming activity includes row crops, pastures, and idle farmland. Because farming is the town's primary activity, land uses that are not compatible with farming operations will be discouraged in agricultural areas. Experience has shown that routine agricultural activities often cause noises, dust, odors and hazards which are objectionable to persons who do not live on farms or who are not engaged in agricultural activities.
- *Farm Size, Scale, and Type:* Commodity crops such as corn and soybeans, along with dairy, predominate the town's agricultural landscape. According to county level data provided by the USDA Census of Agriculture, a slight increase in the number of farms and the number of acres of farmland in Dane County occurred from 2002 - 2007 (see Table E, page 22). Unfortunately, town level farm summary data is not calculated. However, because the agricultural sector is regionally dependent, the status of agriculture in the county is useful information for making town level decisions.



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Table E: Dane County Farm Summary, 2002 - 2007

	2002	2007	Percent Change
Number of Farms	2,887	3,331	+15%
Land in Farms (acres)	515,475	535,756	+4%
Average Farm Size (acres)	179	161	-10%

Source: USDA Census of Agriculture, 2007

- **Future Prospects:** Because of the town's strong density policy, agricultural practices will likely continue over the next twenty years. National and regional market factors may affect the type of farming in the town.

Natural Resources Inventory

- **Environmentally Sensitive Areas:** Koskonong Prairie, which completely encompasses the town, is perhaps the most noteworthy natural feature of Christiana. In addition, there are number of environmentally sensitive areas



in the town which generally coincide with areas surrounding surface water features. Notable among these is Koshkonong Creek. The county's Cam-Rock park surrounds much of the waterway between the villages of Cambridge and Rockdale. Floodplains, wetlands, significant woodlands, and steep slopes are identified as an environmental and resource protection area on the town's future land use map. The town's land use policies call for protection of these critical resources.

- **Soils:** The majority of land in the town is classified by the Soil and Water Conservation Society as

Type I, II, or III soils. Type I and II soils correspond closely with the U.S. Conservation Service's "Prime Farmland" designation, and Type III soils to

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the “Farmland of Statewide Importance” designation. The town is fortunate to contain some of the best farmland in the nation and is committed to preserving this valuable resource for the benefit of future town residents.

- *Stream Corridors*: The stream corridors in the town are classified as environmentally sensitive areas. Floodplains to accommodate 100-year storms have been identified around the streams in the town.
- *Wetlands*: A number of small wetlands are located in the town. The town’s most prominent wetlands are associated with Koshkonong Creek. Wetlands play an integral role in stormwater management and water filtering. Protection of the town’s wetlands is an important piece in protecting the town’s lakes and streams, as well as those downstream.
- *Groundwater*: In Dane County, groundwater supplies nearly all the water for domestic, commercial and industrial uses. Therefore it is extremely important to protect the quality of our groundwater. Excessive use of road salts, fertilizers, and pesticides and poor maintenance of some animal waste and septic systems can hurt groundwater quality.
- *Wildlife and Endangered Species*: The Wisconsin DNR inventories endangered species and records data on their Natural Heritage Inventory website. The DNR has classified the Cuckooflower and Prairie Bush-clover as sensitive species. The Cuckooflower is listed as a species of “special concern”, and the Prairie Bush-clover as “endangered”. Also listed on the NHI is a Dry Prairie natural community. The two sensitive species and natural grassland community occur roughly in the north-central area of the town. Careful consideration should be given to any future land use decisions that could affect these resources.
- *Woodlands*: Pockets of woodland are scattered throughout the town. For the most part wooded areas are small, however, a significant wooded area is located in the southeast of Cam-Rock county park.
- *Metallic/ Non-Metallic Mineral Resources*: There are a several mineral extraction sites located in the town (see Mineral Extraction map). Many are considered “non-conforming” sites and are not subject to the county’s non-metallic mining ordinance. Town policies encourage the responsible use, maintenance, and reclamation of all mineral extraction sites.

Cultural Resources Inventory

- *Historic Sites*: According the Wisconsin State Historical Society, there is one property listed on the state and national register of historic sites – the Bedrud – Olson farmstead on E. Church Road. The town also has several cemeteries that are of historic/cultural value. The old town hall on Koshkonong Road was once an old school



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house that has since been converted to residential use.

- ***Community Design:*** The town incorporates general community design guidelines. When reviewing development proposals, the town and property owners will consider the following objectives of the town:
 - Minimize disturbance of productive agricultural land
 - Minimize disturbance of sensitive natural areas
 - Minimize number and length of driveways
 - Preserve scenic views in the town
- ***Open Space and Recreational Resources:*** Agricultural land comprises much of the town's open space. The county's Cam-Rock park as well as scattered publically owned properties also serve as open space for town residents.

Goals, Objectives, Policies and Programs

Agricultural Goals, Objectives and Policies:

Goals:

- Maintain the long-term viability of agriculture as predominant land use pattern and economic activity in the town.
- Encourage protection of large tracts of prime agricultural land in the town for the benefit and use of current and future generations.

Objectives:

1. Support new agricultural activities that are compatible with and complement existing agricultural activities in the town.
2. Support farm related activities and enterprises that educate and raise awareness of modern and historic agricultural practices in the town.
3. Minimize the amount of land converted from agricultural use to accommodate permitted non-farm development.
4. Encourage separation of incompatible uses in rural areas.
5. Ordinances and regulations, which restrict noise, odors, keeping of animals or other activities that could inhibit typical farm operations, should not apply in designated agricultural areas.



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Policies and Programs:

1. Cooperate with Dane County UW-Extension and others in exploring cost-saving and diversification opportunities for farmers.
2. Support the establishment of small scale farming enterprises, such as market farms and Community Supported Agriculture (CSA) operations.
3. Oppose the siting of any concentrated animal feedlot operations (CAFOs) in the town. This type of agricultural activity is not compatible with the nature of existing farms or other rural residential land uses in the town. If any CAFO facility is proposed in the future, work with state and county agencies to ensure that state siting rules are followed closely and monitored over time.
4. Make sure county, state, and federal highway improvement plans and projects take into account the needs of farmers.
5. Adhere to the residential density and siting policies in Chapter 8 of this plan.
6. Continue to explore farmland preservation tools, such as Purchase of Development Rights / Agricultural Conservation Easements (PDR / PACE), Transfer of Development Rights (TDR) and conservation subdivision design to achieve the town's long term agricultural resource objectives.
7. Support the county's efforts to inform rural residential landowners of farming practices by notices recorded with deeds, surveys or other legal documents.
8. Abide by provisions of the state's "Right to Farm" law, which protects farmers from nuisance complaints.
9. See also the town's land use goals, objectives and policies (pp. 35 – 44)



Natural Resource Goals, Objectives and Policies:

Goals:

- Preserve and protect the natural resources of the Town of Christiana for current and future generations.

Objectives:

1. Prohibit construction of structures, except for agricultural-related buildings, in 100-year floodplains and delineated wetlands. These areas are delineated as

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"Environmental & Resource Protection Areas" on the attached Future Land Use map.

Policies and Programs (Note: These policies shall apply throughout the Township):

1. Floodplains, wetlands, and natural drainage ways should not be filled, drained, or altered in manner that causes downstream flooding or adversely affects surface or groundwater in the Town of Christiana. Previously converted wetlands should be exempt from this policy providing they have been converted in accordance with the requirements of the Natural Resource Conservation Service (NRCS).
2. Prohibit nonagricultural uses that would adversely affect the air or water quality of the Town of Christiana.
3. Farmers and other landowners are encouraged to follow soil conservation plans and utilize soil conservation practices.
4. Landowners are encouraged to manage woodlands and other natural areas in a way that promotes preservation of the natural resource and provide wildlife habitats.
5. Prohibit the commercial sale of well water including in the form of steam and other practices that risk permanently depleting and degrading local water supplies for private gain.
6. Discourage large animal confinement operations in order to protect the air quality and surface and ground water resources of the Town. Generally speaking, large confinement operations are those that include over 1,000 animal units (as defined by WDNR).
7. See also land use goals, objectives and policies (pp. 35, 36, 43, 44).

Cultural Resource Goals, Objectives and Policies:

Goals:

- Maintain the Town of Christiana's cultural resources and rural character.

Objectives:

1. Preserve the town's agricultural, cultural, historic, and archeological resources of the community's pre-settlement and early settlement periods.
2. Identify and protect cultural, historic and archeological resources.
3. Encourage the preservation of historically or architecturally significant structures in the Town of Christiana.



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Policies and Programs:

1. Cooperate with the State Historical Society, Dane County, and other surrounding communities if and when a comprehensive survey of historic and archeological resources is conducted in the town.
2. Support local festivals, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.

Mineral Resources

Goals:

- Require all mineral extraction operations and utilities to be functionally and visually compatible with the predominant agricultural and rural residential uses of the land.
- Limit conflicts between mineral extraction and incompatible uses.

Objectives:

1. Establish clear, consistent policies for conditional use permits for mineral extraction operations.
2. Work closely with Dane County to review and provide appropriate conditions for proposed mineral extraction operations.
3. Discourage development that would conflict with existing mineral extraction operations.
4. Make mine reclamation plans and final uses of reclaimed lands compatible with the town's farmland preservation goals.



Policies and Programs:

1. All mineral extraction operations shall meet operational and reclamation standards as required by Dane County, including requirements for hours of operation, financial assurance, and reclamation (Chapters 10 and 74 of the DCCO).
2. Provide Town review of all applications for county nonmetallic mining reclamation permits as required by Chapter 74 of the Dane County Code of Ordinances (DCCO). Based on State administrative rule NR135, this law requires

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reclamation plans, quality reclamation standards and financial assurance to guarantee complete reclamation.

3. Review conditional use permits for new or expanded mineral extraction sites and develop recommended conditions based on the nature of the proposed operation, the location, topography, environmental features of the site, and public comment received. Work with Dane County as necessary to develop specific conditions related, at a minimum, to the following factors:
 - o Hours of operation;
 - o Conditions on schedule, notification and nature of blasting (if any);
 - o Truck traffic and safe routes for material hauling;
 - o Other uses on the site, such as crushing or asphalt production;
 - o Fencing, screening and warning signs on the site, and;
 - o Final use of any reclaimed sites, consistent with other goals, objectives and policies of this plan.
4. The town may require that an applicant for a mineral extraction operation enter into a binding agreement with the town detailing the applicant's responsibilities to the town for provision of services, road repairs, etc.

Chapter 6: Economic Development

Introduction

Major Industries and Occupations: Most Christiana residents are employed in the “Management, Professional and Related Occupations” sector according to the 2000 Census. However, over the past ten years, the “Service” sector has also seen growth. Table D, page 9, shows further breakdown of employment by occupation of Town residents. As shown on the Town’s Employment Points map, there are several businesses located within the Town’s boundaries. All of the businesses employ ten employees or less. For the most part, Town residents travel to the nearby cities of Madison, Deerfield, or Cambridge for work.

Despite a significant decline in employment in the Farming, Fishing, and Forestry sector, farming continues to be the dominant economic activity occurring in the town. Town land use policies encourage the preservation of farmland, and the town’s primary economic development goals are to support farming as an economic enterprise, while accommodating a modest amount of non-farm commercial growth.



Types of Business Desired by Town

Based on the comprehensive plan survey, town residents identified farm-based businesses, and small home-based occupations as the types of businesses they would like to see in the future. In addition, residents expressed support for existing businesses located in the town that provide needed goods and services to town residents.

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Environmentally Contaminated Sites

According to the Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment, there are two mitigated and closed contaminated sites and one conditionally closed site in the Town of Christiana. The town will promote reuse of those sites consistent with state environmental regulations and the land use policies of the Town of Christiana Comprehensive Plan.

Strengths and Weaknesses for Economic Development

Because agriculture is the most important economic activity in the town, the many challenges facing modern agriculture could be considered a weakness for economic development. However, the level of agricultural land preservation the town has achieved over the years is an economic strength by keeping agriculture viable in the town. The town's proximity to the Madison Metropolitan Area and access to employment centers such as the State of Wisconsin government, the University of Wisconsin and Madison-area health, financial and business sectors are a clear strength.

Applicable Economic Development Programs

- *Tax Increment Financing (TIF)*: Recently made available to towns, TIF is a tool for financing local economic development projects. As outlined in Wis. Act 231, town governments may utilize TIF to encourage agricultural, forestry, manufacturing, or tourism projects within their jurisdictions. Details about the specific requirements of the law can be found at: (<http://www.dor.state.wi.us/slf/tif.html>).
- *Dane County Community Development Block Grant Program*: This program provides funds for eligible economic development projects such as business counseling, education for small business owners, and loans. (<http://www.danecountyhumanservices.org/cdbq.shtm>)
- *Community-Based Economic Development Program (CBED)*: Provides assistance to local governments in the form of grants for incubator projects, economic development plans, and revolving loan programs. Funds are available through a competitive application process on an annual basis. (<http://commerce.wi.gov/CD/CD-index-apps.html>)

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Economic Development Goals, Objectives, Policies and Programs

Goals:

- Encourage economic development opportunities appropriate to the resources, character, and service levels in the town.

Objectives:

1. Focus economic development efforts on farming, farm-related businesses and services to local residents.
2. Discourage unplanned, continuous strip development along major roadways.
3. Support home-based businesses in farming areas where there will be no impact on surrounding properties.
4. Support the economic health of production agriculture in the town to the extent possible.

Policies and Programs:

1. Allow for local businesses, agriculture-related businesses and home-based occupations that are compatible with surrounding land uses. (See criteria for commercial development in Chapter 8: Land Use).
2. Establish policies regarding square-footage, traffic, lighting and design for all commercial and institutional uses and incorporate them into a future update of the town comprehensive plan.
3. Redirect commercial or institutional development requiring public sewer, water, public transportation or other services to an Urban Service Area.
4. Work with Dane County to amend the zoning ordinance to allow a wider range of home-based businesses and cottage industries as conditional uses.
5. Investigate potential for future economic development opportunities, and look for new ways for existing businesses to grow in a way that is consistent with the overall goals and objectives of the plan.

Chapter 7: Intergovernmental Cooperation

Regional Context

- *Adjacent Towns:* The Town of Christiana shares borders with the Towns of Deerfield, Cottage Grove, Albion and Lake Mills (Jefferson County).
- *Adjacent Cities and Villages:* The Village of Cambridge, population 1,162, is located in the north-east portion of the Town; and the Village of Rockdale, population 193, is located in the south-east portion of the town just south of Cam-Rock Park. The Town is approximately twelve miles from the City of Madison. Town residents often commute to the Villages of Cambridge, Deerfield, Cottage Grove or the Madison Metropolitan Area for shopping, jobs, and entertainment.
- *Dane County:* The Town relies on a number of Dane County ordinances to regulate land use in the Town. Currently, the Town uses Dane County's zoning ordinance, floodplain zoning ordinance, land division / subdivision ordinance, erosion control / stormwater management ordinance, and shoreland/wetland zoning ordinance. The Town continues to maintain a good relationship with Dane County departments.
- *School Districts:* The Town is served by the Cambridge, Stoughton, and Deerfield school districts.
- *Capital Area Regional Planning Commission:* The Capital Area Regional Planning Commission (CARPC) was created on May 2, 2007 to serve as the regional planning and areawide water quality management planning entity for the Dane County region. Its responsibilities include approval of urban service areas and delineation of environmental and open space corridors. The Commission is composed of thirteen Commissioners appointed by the Mayor of the City of Madison (4), the Dane County Executive (3), the Dane County Cities and Villages Association (3), and the Dane County Towns Association (3).
- *Relevant State Agencies:* The Wisconsin Department of Natural Resources (DNR) and Dane County own a substantial amount of land in the town (see Public Lands District in Chapter 8: Land Use). The Wisconsin Department of Transportation (WISDOT) manages US Highway 73 and Interstate Highway 90/39. The town also participates in the Department of Agriculture Trade & Consumer Protection (DATCP)'s Farmland Preservation Program.

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Existing or Potential Conflicts:

The adopted comprehensive plan for the Village of Cambridge shows a significant amount of projected expansion into the Town of Christiana within the next 20 years. The Village municipal boundary currently encompasses approximately 810 acres of land area in Dane County. The Village's planned land use map depicts a potential future growth area of approximately 590 acres of land that is currently within the town. This represents an increase in land area of over 70% the current size of the village over the next 20 years.

The Village plan estimates 190 new housing units over that time period to accommodate anticipated population growth. Based on these projections, the amount of town land area depicted on the village's proposed land use map represents at best an over-estimation of the amount of land needed to accommodate village growth, and at worst, an extremely inefficient future growth pattern.

It's unclear if the Village's aggressive future growth plans will be borne out in reality over the next 20 years. Nonetheless, the amount of planned future growth could present a potential source of conflict between the town and village. The town intends to monitor the village's growth and will work with the village to ensure that any future development is done efficiently and in manner that respects the town's land use goals, objectives, and policies as outlined in this plan.

Intergovernmental Cooperation Goals, Objectives and Policies:

Goals:

- Facilitate and encourage cooperation and communication between all levels of government.
- Establish a process for mutually beneficial intergovernmental relations with other governmental jurisdictions to promote cooperation and communication.

Objectives:

1. Maintain good working relationships with adjoining municipalities and other governmental jurisdictions.
2. Explore opportunities for joint planning and cooperation with other towns, villages, cities, Dane County, and state and federal agencies, including intergovernmental land use, service, and boundary agreements.
3. Actively seek opportunities for shared public service agreements that improve services and lower costs.

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Policies and Programs:

1. Work cooperatively with the Village of Cambridge to adopt a binding, long-term intergovernmental agreement between the village and the town. Possible issues for negotiation include:
 - annexation limits;
 - potential for accommodation or collaboration in a comprehensive Transfer of Development Rights program.
2. Continue to actively participate in intergovernmental organizations such as the Dane County Towns Association and events sponsored by the Capital Area Regional Planning Commission, and explore other opportunities to meet with representative from other governments.
3. Continue to actively participate in formal public hearings, workshops, committees and other outreach opportunities sponsored by other governmental units, including Dane County, the Capital Area Regional Planning Commission, the Village of Cambridge, surrounding towns and state and federal agencies.
4. Provide formal comments and recommendations on proposed municipal, county or state plans, regulations or infrastructure improvements that have the potential to affect the Town of Christiana.
5. Continue to monitor and explore the potential impact of the state's Working Lands Initiative on farmers and landowners in the town.
6. Work with the Dane County Board of Supervisors to have the *Town of Christiana Comprehensive Plan* formally adopted as part of the *Dane County Comprehensive Plan*.

Chapter 8: Land Use

Introduction

The Town of Christiana has a strong tradition of responsible land use planning, with a focus on preserving the town's rural character and productive farmland. The town's land use goals, objectives and policies are designed to continue this tradition.

Goals, Objectives, Policies and Programs

Christiana's predominant land use is agriculture. Residents value the rural lifestyle and picturesque landscape dominated by farms, natural features and environmental resources such as Koshkonong Creek. As illustrated by the survey results, Town residents want to retain and enhance these characteristics long into the future.

The following land use goals, objectives, and policies reflect these desires and are designed to ensure the long term quality of life in the Town by preserving farmland, protecting environmental resources, and respecting the property rights and responsibilities of landowners.

General Land Use Goals

- Preserve the productive farmlands in the town for continued agricultural use.
- Protect farm operations from conflict with incompatible uses.
- Preserve natural resources and protect the environment.
- Encourage land uses that are consistent with and contribute to the Town's rural character.

General Land Use Objectives:

1. Ensure that new development and land use changes are compatible with the Town's agricultural and rural character.
2. Direct new development to areas of existing development or to areas least likely to interfere with agricultural uses.
3. Avoid any substantial expenditure of public funds and the incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban residential areas that are neither needed nor essential in agricultural areas.
4. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can adversely affect the community by creating hazards, destroying important public resources, or wasting productive lands and renewable resources.

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General Land Use Policies and Programs:

1. Provide a sufficient supply and mix of land uses to satisfy Town land use objectives.
2. Promote and encourage the agricultural character and development of the Town while allowing the flexibility to divide or to develop limited amounts of land.
3. Allow limited commercial development via redevelopment or improvement of properties already zoned for commercial/industrial uses.
4. Follow the recommendations and requirements of this Plan when making land use decisions.
5. Prohibit the development of subdivisions (5 or more lots less than 35 acres within 5-year period), high-density residential land uses, or other commercial or industrial development usually associated with an urban land use pattern within the Town.
6. Direct development away from productive agricultural lands, or those lands with a history of productive farming activity.
7. Require agencies and bodies responsible for the location of public improvements such as roadway corridors, pipelines, or power lines to recognize and comply with the agricultural land preservation objectives of the Town.
8. Promote state and local programs that encourage farming, or investment in farming, within the Town.

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Town Land Use Districts (Map # 2): The Town has adopted the following 3 planning districts to meet the Town's land use goals, objectives, and policies over the 20 year planning period:

- 1) Agricultural Preservation District**
- 2) Environmental & Resource Protection District**
- 3) Public Lands District**

AGRICULTURAL PRESERVATION DISTRICT

Goals:

- The primary goals of the Town of Christiana Land Use Plan are to preserve productive farmlands, the rural lifestyle and agricultural business character of the Town, and to protect farm operations from conflict with incompatible land uses. This requires that Christiana remain a Low-Density Town.

Objectives:

1. Maintain the eligibility of farmers in the Town of Christiana to receive Wisconsin Agricultural Preservation Tax Credits.
2. Encourage landowners to maintain existing farming units, rather than divide the land into parcels that would be less viable as economic farming units.
3. Where limited non-farm residential dwellings are allowed under the policies within the Agricultural Preservation Areas, rural residences should be clustered on less productive soils.

Policies and Programs:

1. **Density Policy:** The density of non-farm development is limited to one lot or non-farm use per 35 contiguous acres held in single ownership as of May 3, 1979. For the purposes of this policy, single ownership is defined as contiguous parcels owned by one individual or by a married couple, partnership, or corporation including that individual. Please refer to the density determination procedure, below. ***Other forms of development may also count toward this density limitation. Please refer to policy #10, below.***
 - A)** The density standard of one lot or non-farm use per 35 acres within a farm unit means someone who owns 140 acres could create up to four lots if all other plan policies were met. There will be no rounding of splits. This policy is not meant to require or encourage 35-acre dwelling unit lots; rather landowners are encouraged to create smaller clustered dwelling unit lots on less productive soils.
 - B)** Separation of single, or multi-family, residences built prior to May 3, 1979 shall not count as a split. All residences built after May 3, 1979 shall count as a split against the density policy. The burden of proof of

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identifying the construction date rests with the applicant/landowner. Any such residence must have been habitable as of 5/3/1979 to be considered under this policy. Evidence of habitability must be provided, including a fire number for the property, town driveway permit, and/or septic permit / evidence of maintenance. There may be instances where, prior to the town's land use plan amendment in 2003, a pre-existing farm residence was separated and counted as a split. Such properties may be eligible for an additional split, only if the property remains under the same ownership as when the previous split was taken.

- C) Proposed rezonings to the county's A-4 Small Lot Exclusive Agriculture zoning district shall not count as a split, provided such lots are associated with a permitted residential lot, or are part of an active farm operation.
- D) For proper tracking of splits from "original farmsteads" as of May 3, 1979, land sales should be accompanied by an affidavit or agreement filed with the register of deeds indicating if the sale includes a split, and if so, how many according to the town of Christiana's policy. When no splits are available on a certain parcel this must be noted as a deed restriction filed with the Dane County Register of Deeds.

Phasing of Splits Required

- E) 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. The phasing requirement is based on the original May 3, 1979 farm unit, not current ownership, except as detailed below. Dividing off residences existing as of January 14, 2003 shall be exempt from this policy.

Landowners who own portions of more than one original 1979 farm unit and are eligible for more than one lot under the 1 per 35 density policy on each 1979 farm unit, shall be permitted to apply for a split on each 1979 farm unit within the same five year period.

Explanation: This policy is intended to control the pace of growth in the Agricultural Preservation Area.

The following examples illustrate how the phasing policy will be applied depending upon changes in ownership and/or configuration of the May 3, 1979 farm unit.

- **CONFIGURATION AND OWNERSHIP OF ORIGINAL FARM UNIT UNCHANGED BETWEEN MAY 3, 1979 AND JANUARY 14, 2003**

Example 1: John Smith has owned 200 acres since May 3, 1979, and is eligible for a potential of 5 splits. He applies for and is approved a one-lot rezone on January 1, 2005. John Smith will not be eligible to apply for another one-lot rezone until January 1, 2010.

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If he does not apply for another rezone until January 2014, he will still be eligible for only one one-lot rezone if he meets all other criteria.

- **CONFIGURATION AND OWNERSHIP OF ORIGINAL FARM UNIT CHANGED AFTER JANUARY 14, 2003**

Example 2: An original May 3, 1979 farm unit of 160 acres eligible for 4 splits is sold to 4 different owners (40 acres each) after January 14, 2003. To prevent the circumvention of this policy, only one of the 4 owners would be eligible for a split within a five-year period.

EXCEPTION – PHASING BASED ON CURRENT OWNERSHIP OF 5/3/79 FARM UNIT PERMITTED (35+ ACRES PURCHASED BETWEEN 5/3/79 & 1/14/03)

In cases where portions of original May 3, 1979 farm units were transferred in parcels greater than 35 acres among different parties between **May 3, 1979 and January 14, 2003**, the phasing limitation of 1 split every 5 years shall be based on current ownership of the original farm unit.

Example: If an original May 3, 1979 farm of 140 acres is now owned by 2 different parties, each owning 70 acres and eligible for two splits, each party would be able to propose their first of two splits within the same 5 year period, but would not be eligible for their second split until 5 years later.

F) Non-conforming parcels under 35 acres as of 5/3/79:

- i. Vacant, legal, non-conforming A-1EX zoned parcels between 2 and 35 acres in size in existence since 5/3/79 are permitted to rezone to an appropriate district to allow one single-family home, provided that the property can meet the Town's development siting criteria.
- ii. Non-conforming parcels with an existing residence are not permitted to divide for the purpose of additional residential development.
- iii. Illegally created non-conforming parcels are not permitted to divide. Landowners may be required to obtain a written determination of the legal status (parcel status determination) of their property from the Dane County Land Division Review Officer.
- iv. Illegally created parcels with an existing residence may be permitted to rezone to an appropriate district to bring the parcel into compliance, provided the parcel complies with all density and siting criteria of this plan.
- v. Substandard A-1EX zoning lots that are bisected by a road are considered a single zoning lot and are eligible for only a single building site (if vacant). Such substandard lots bisected by a road

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with an existing residence are not eligible for division or further residential development.

- G)** 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. The density analysis should also take into consideration the town’s development phasing policy, by including the date(s) of the most recent split(s). This information will be used by the Town when reviewing development proposals. Any costs incurred in the process of determining possible density are the responsibility of the applicant.
2. Subdivisions, as defined under *Chapter 75, specifically sec. 75.06(14)(a)(b)* Dane County Subdivision Ordinance, shall not be allowed in the Town of Christiana.
 3. All residential lots shall be created by certified survey map and shall have frontage on a public road of at least 66 feet.
 4. Where feasible, buffer strips of natural vegetation shall be maintained along Town roads to screen and buffer rural residences.
 5. Landowners are encouraged to remove only as much from agricultural production as needed to provide a usable yard area and sufficient area for private septic systems and water supply with a minimum size of 1.5 acres.
 6. There shall be a **minimum lot size of 1.5 acres, and a maximum parcel size of 4 acres**. The Town will only approve rezones from A-1EX to A-2(1), A-2(2), or RH- 1 for proposed new residential development. For existing residences and/or farm buildings being split off, there shall be a minimum parcel size of 1 acre and a maximum parcel size of 8 acres [A-2(1), A-2(4) or RH-2 zoning].
 7. In order to prevent the occurrence of multiple divisions by successive landowners, this limitation shall run with the land, shall be cumulative, and shall apply to those persons or entities owning land in the Town as of May 3, 1979, and their grantees, heirs, successors and assigns.
 8. New public roads and private drives shall be located in such a manner so as not to divide farm fields or remove land from agricultural production.
 9. All Certified Survey Maps or other instruments used to divide land in the Town of Christiana shall contain the following notation:

"This land is located in a predominantly farming district and purchasers are put on notice that noises, smells, and nuisances associated with permitted traditional and normal farming practices such as animal husbandry, pesticide spraying, fertilization, and crop cultivation, and harvesting are likely to occur on nearby and adjacent parcels."

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10. The density policy also applies to certain other forms of development and land divisions. The following developments and land divisions shall be counted against the density policy of #1, above:
- A)** CSM lots (land divisions) for commercial uses created after the date of adoption of this plan amendment shall count against the density policy. (Zoning lots, not separate parcels, created for commercial uses shall **not** count against the density policy. **Note that all residential lots and dwellings created after 5/3/79 count against the density policy.**)
 - B)** Land sales and divisions or easements granted to public entities (e.g., Dane County Parks, US Fish & Wildlife, WIDNR) shall count against the density policy unless sufficient evidence is provided documenting that the sale, division, or easement did not involve a density unit.
 - C)** Residences for farm owners or operators created under the “farm plan” provision of the Dane County Zoning Ordinance 10.123(2) sub (b) and (c) shall count against the density policy.
 - D)** Land annexed into a city or village after May 3, 1979 shall be removed from the original farm acreage when calculating eligible density units.
11. Farm residences proposed under the “farm plan” provision of the Dane County Zoning Ordinance 10.123(2) sub (b) and (c) undergo Town Advisory Review. Farm residences proposed in the A-1EX district under this provision shall be considered for favorable review by the Town **only** if all the following criteria are met:
- A)** Proposal abides by the density policy of one lot per 35 acres in #1, above; and
 - B)** Proposal abides by the County’s substantial income test; and
 - C)** Proposal follows the residential siting guidelines of this Plan.
12. Proposed replacement farm residences in the A-1EX district that would be located over 100’ from the original residence shall be located in a manner that will not conflict with the agricultural use of the ownership parcel, and will not result in excessively long driveways bisecting or otherwise negatively impacting farmland, or sensitive environmental features.
13. Non-farm commercial uses are generally discouraged in the town, except in the Highway 12/18 corridor within 1.5 miles of the Village of Cambridge western boundary. The town may consider zoning changes or conditional use permits to accommodate existing, established commercial uses in the town, or for limited, family-owned businesses that serve town residents. Conditional zoning approval will be used to ensure that any commercial use fits with the rural character of the town. Such conditional approval may include, but is not limited to, deed restrictions limiting the range of permitted uses, hours of operation, or design considerations, along with prohibitions against additional division of land or ownership. The town may also include a “sunset” provision on conditional

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use permits that would expire the permit upon sale of the property to an unrelated 3rd party.

14. Mineral Extraction operations are a conditional use in the Exclusive Agricultural Zoning District, which is the predominant zoning district in the Town. The Town shall discourage non-farm residential development near existing or proposed mineral extraction operations. Where any residential development request is made within one half mile of a mineral extraction site, a warning will be placed on the deed noting that mineral extraction may occur at some point in the future.

15. Limited Intra-Ownership Transfer of Development Rights Program

To further the goal of preserving large tracts of productive agricultural land and high quality soils, limited transfers of splits may be permitted under the criteria and standards listed below. The town has established a two-tier policy to guide potential transfers of development rights.

A. Transfers between multiple original farm units currently under single ownership.

- i. A minimum of 35 acres from each original *May 3, 1979* farm unit must currently be under single ownership. For the purposes of this policy, single ownership is defined as contiguous parcels owned by one individual or by a married couple, partnership, or corporation including that individual.
- ii. The proposed transferring parcel must clearly have a split available under the town's density policy based on contiguous ownership as of *May 3, 1979*.
- iii. Any transfer proposed under this policy shall be subject to the phasing limitation of no more than 1 split per 5 years. Proposals involving multiple original farms shall be limited to transferring 1 split per farm per 5 year period.
- iv. Appropriate documentation must accompany any transfer, including, at a minimum, a deed restriction and/or agricultural conservation easement on the sending parcel identifying a minimum 35 acres of land, or amount of land commensurate to the number of splits transferred, to be preserved exclusively for long-term agricultural use. Such documentation shall also indicate the number of splits remaining, if any, on the remaining lands of the sending property.

Receiving parcels shall also be accompanied by a notice document indicating that the property received a split(s) from the sending property. All such documents must include appropriate legal descriptions of the properties involved, and must be recorded with the Dane County Register of Deeds.

PUBLIC HEARING DRAFT

B. Transfers between multiple owners.

- i. The town may consider transfers of splits between multiple owners on a case-by-case basis. Any such transfer must further the goal of preserving large tracts of productive farmland.
- ii. Transfers of splits to substandard parcels may also be considered, provided that any such transfer would satisfy the town's 1.5 acre minimum lot size requirement for all resulting lots, and be compatible with the overall density and character of the area.
- iii. Appropriate documentation must accompany any transfer, including, at a minimum, a deed restriction and/or agricultural conservation easement on the sending parcel identifying a minimum 35 acres of land, or amount of land commensurate to the number of splits transferred, to be preserved exclusively for long-term agricultural use. Such documentation shall also indicate the number of splits remaining, if any, on the remaining lands of the sending property.

Receiving parcels shall also be accompanied by a notice document indicating that the property received a split(s) from the sending property. All such documents must include appropriate legal descriptions of the properties involved, and must be recorded with the Dane County Register of Deeds.

- iv. The town may, at its sole discretion, deny any proposed transfer to a substandard parcel.

PUBLIC HEARING DRAFT

Environmental & Resource Protection District

Goals:

Preserve and enhance unique and sensitive natural resources within the Town. This district applies to lands within 100-year floodplains, wetlands, significant woodlands, and steep slopes exceeding 12% grade.

Objectives:

1. Generally discourage non-farm development within the Environmental & Resource Protection District.
2. Any proposed development in this district shall comply with the policies listed below, and with the siting standards and criteria detailed throughout this plan.

Policies and Programs:

1. Guide the location and design of development in a manner that will minimize any adverse impact on the quality of surface waters, aquifers, wetlands, woodlands, and agriculture.
2. Encourage land use patterns and practices that will preserve the integrity of the hydrologic system and ecosystem.
3. Utilize natural drainage patterns and measures that minimize pollution of the hydrologic system and ecosystem.
4. Preserve wetlands and woodlands as essential components of the hydrologic system and as valuable wildlife habitat, and to restore degraded resources where possible.
5. Protect floodplain areas and emphasize their value to the community as potential focal points of natural beauty and recreation.
6. Locate development in areas where soil characteristics are compatible with the proposed development.
7. Designate and, where possible, preserve environmentally sensitive areas.
8. Establish procedures with public agencies seeking to acquire land within the Town that assure input from Town officials and citizens.
9. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
10. Preserve natural landscape features such as woodlands, wetlands, floodplains, streams, lakes, steep slopes and prairies.
11. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
12. Identify buildings or sites of historic or scenic value and encourage their preservation.

PUBLIC HEARING DRAFT

Public Lands District

Goals:

Guide future decision-making with regard to lands owned by Public Agencies. The primary designation for this district are lands owned by the Wisconsin Department of Natural Resources, and Dane County in several areas of the town.

Objectives:

Ensure town input on future land use decisions, acquisitions or dispensations of lands owned by public entities.

Policies and Programs:

1. Work with public agencies owning land in the Town and develop agreements on future use of existing public lands.
2. Develop procedures for future land acquisitions by public agencies that provide opportunities for adequate input from citizens and recognition of the goals, objectives, and policies of this Plan.
3. Encourage land uses that are compatible with natural resource preservation and protection.
4. Encourage public recreational opportunities for Town residents on publicly owned lands.

Chapter 9: Implementation

Implementation Tools

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

- 1) **Dane County Zoning Ordinance:** Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the town.
- 2) **Dane County Land Division Ordinance:** The town falls under the Dane County subdivision ordinance (Chapter 75 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels. This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the *Town of Christiana Comprehensive Plan*.
- 3) **Exclusive Agricultural Zoning:** The town adopted the agricultural exclusive (A-1 EX) zoning district allowed by the Dane County Zoning Ordinance as part of the *Dane County Farmland Preservation Plan*. The town will not approve of any zoning change that will enable land uses that are inconsistent or conflict with the objectives and policies of the *Town of Christiana Comprehensive Plan* or the *Dane County Comprehensive Plan*.
- 4) **Dane County Erosion Control and Stormwater Management Ordinance:** To ensure environmental protection of natural resources and features, the town has adopted the Dane County ordinance (Chapter 14 of the Dane County Code of Ordinances)
- 5) **Conservancy Zoning:** Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).
- 6) **Sign Regulations:** Sign regulations are contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).
- 7) **Building and Mechanical Codes:** The town falls under the state Uniform Dwelling Code (UDC).
- 8) **Density Policy:** The town's density policy limits the density of development to one lot or non-farm use per 35 contiguous acres held in single ownership as of May 3, 1979. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the town on May 3, 1979, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in Chapter 8.
- 9) **Sanitary Codes:** The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance (Chapter 46 of the DCCO)

PUBLIC HEARING DRAFT

Adoption, Evaluation, Amendments and Updates

Following the requirements of Wisconsin's comprehensive planning legislation, the town board adopted the *Town of Christiana Comprehensive Plan* by ordinance after receiving recommendation from the town's plan commission and holding a formal public hearing. In addition, the *Town of Christiana Comprehensive Plan* was approved by the Dane County Board of Supervisors for inclusion in the *Dane County Comprehensive Plan*.

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

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

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

Integration of Plan Elements

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

Implementation Timeline

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

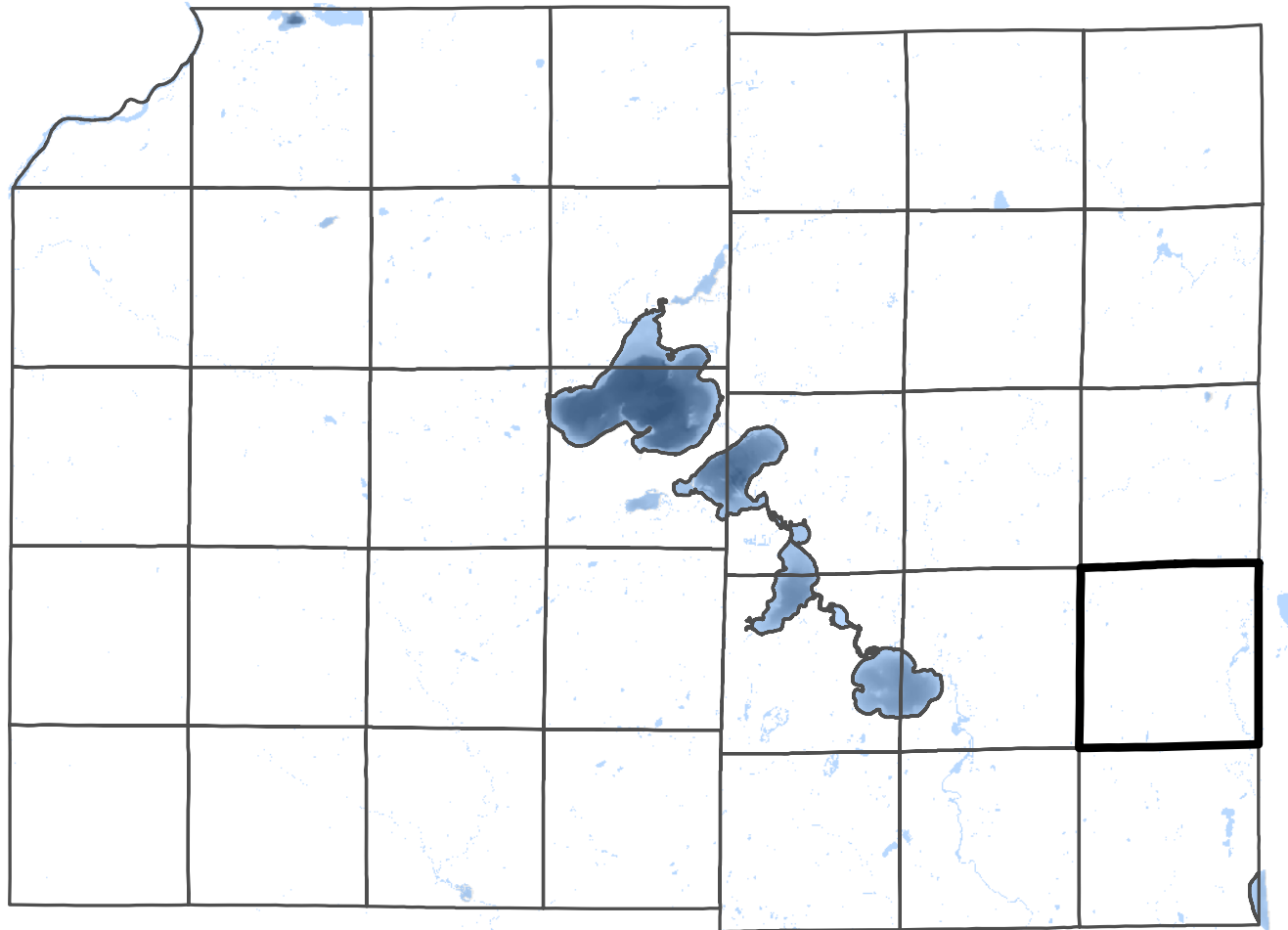
PUBLIC HEARING DRAFT

Table 9-A: Action Plan and Timeframe

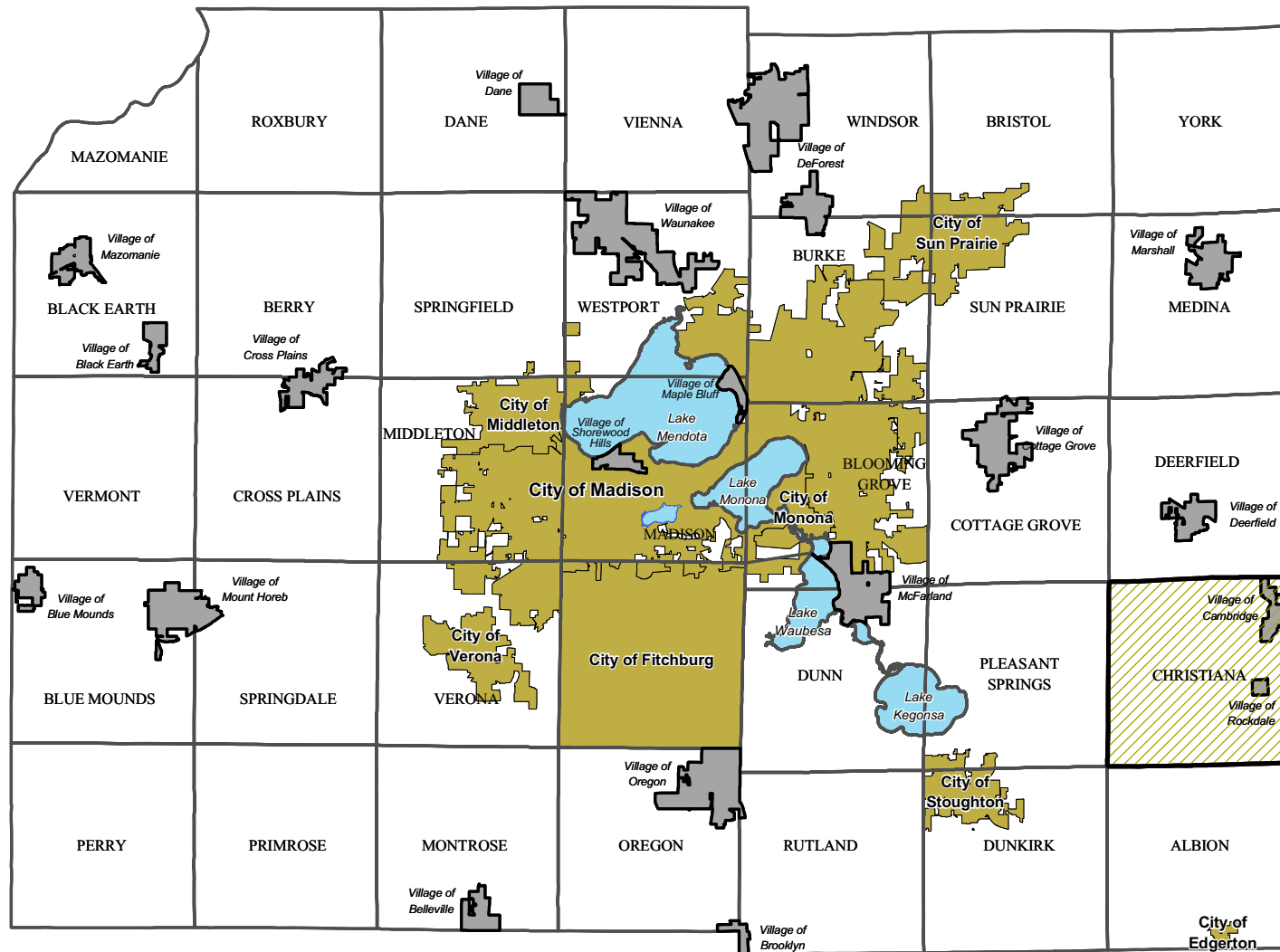
ELEMENT	RECOMMENDATION	TIMEFRAME
Agricultural, Natural and Cultural Resources	Follow the plan's residential density policy in the Agricultural Preservation District.	Ongoing
	Continue to implement the town driveway ordinance.	Ongoing
	Work with the county in exploring programs to preserve farmland, such as purchase of development rights and transfer of development rights programs.	Ongoing
Housing & Economic Development	Allow for limited commercial uses appropriate to a rural town, consistent with land use policies in Chapter 8.	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan.	Ongoing
	Promote the careful placement of homesites in an effort to preserve farmland and protect natural features.	Ongoing
	Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program for maintenance and rehabilitation of existing housing stock.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Utilities and Community Facilities	Work with Dane County to develop policies and guidelines for wind turbines, communication towers, and management of solid and liquid manure.	Ongoing
Land Use	Follow the recommendations of the Town of Christiana comprehensive plan when considering all zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing

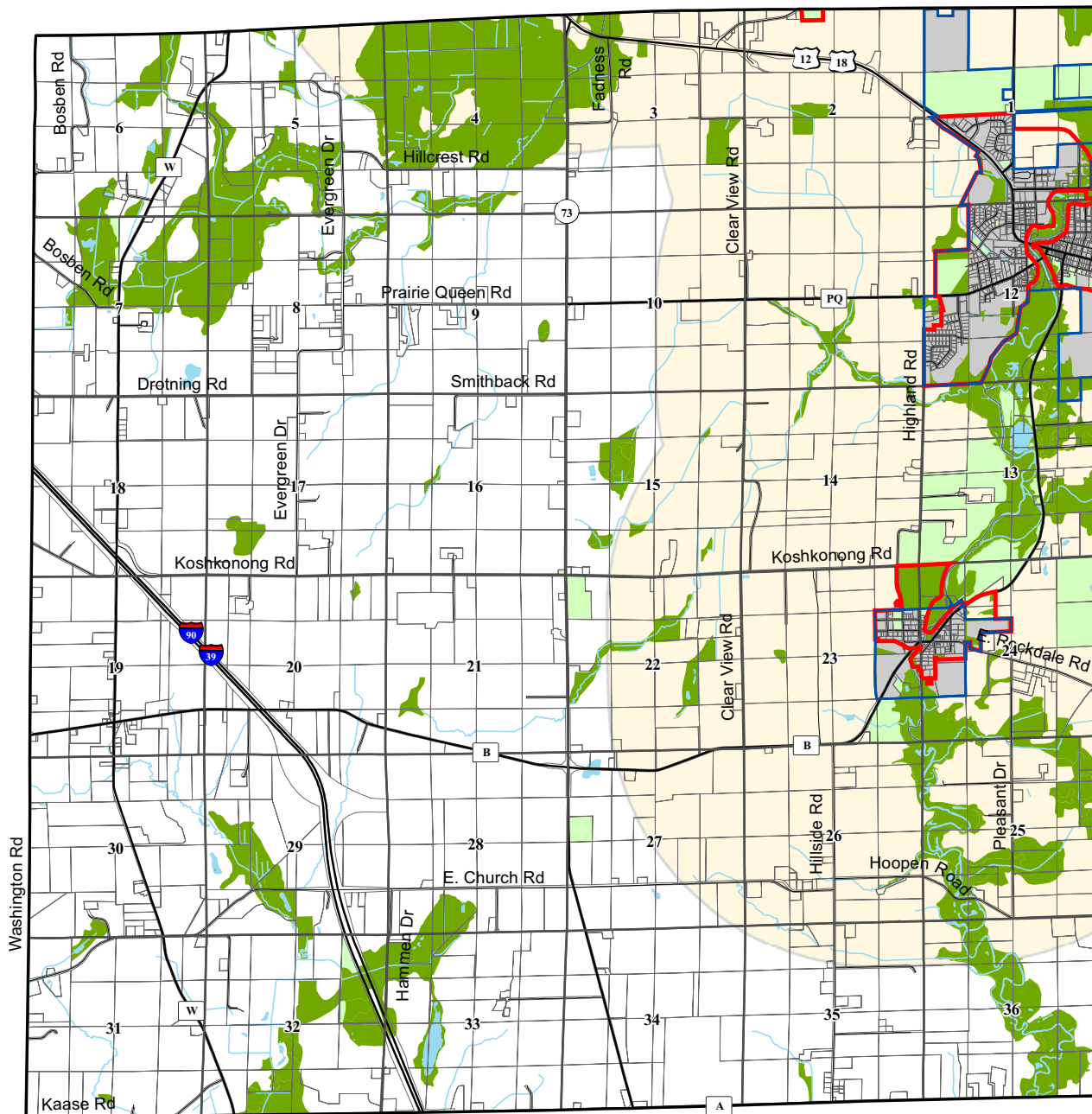
Dane County *Map Book*

Town of
Christiana

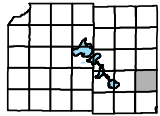


Location





Town of Christiana



Future Land Use

- Urban Service Area
- Village Boundary
- City or Village ETJ

Agricultural Preservation District

Objective:
The town has established the agricultural preservation district as a means of preserving agricultural lands and rural character throughout the town while providing opportunities for limited non-farm development. This designation will also serve to promote continued investment in agricultural operations by ensuring that incompatible land uses are directed to areas that will minimize interference with farming activities. The primary land use policy within this district is the density policy, which limits the density of residential development to one dwelling per 35 acres. This district encompasses the most land within the town and includes productive farmlands, farm dwellings, other agricultural land uses, pastureland, woodlots and scattered non-farm single-family dwellings. The policies for this district allow for a limited amount of non-farm residential and commercial development in keeping with the overall goals and objectives of the town to preserve agriculture and rural character.

Environmental & Resource Protection District

Objective:
The town has established the environmental & resource protection district to preserve and enhance unique and sensitive natural resources within the town. This district applies to lands within 100-year floodplains, wetlands, significant woodlands and steep slopes exceeding 12% grade. Non-farm development within the environmental & resource protection district is generally discouraged. Any proposed development in this district shall comply with the policies listed below, and with the siting standards and criteria of the agricultural preservation district.

Public Lands

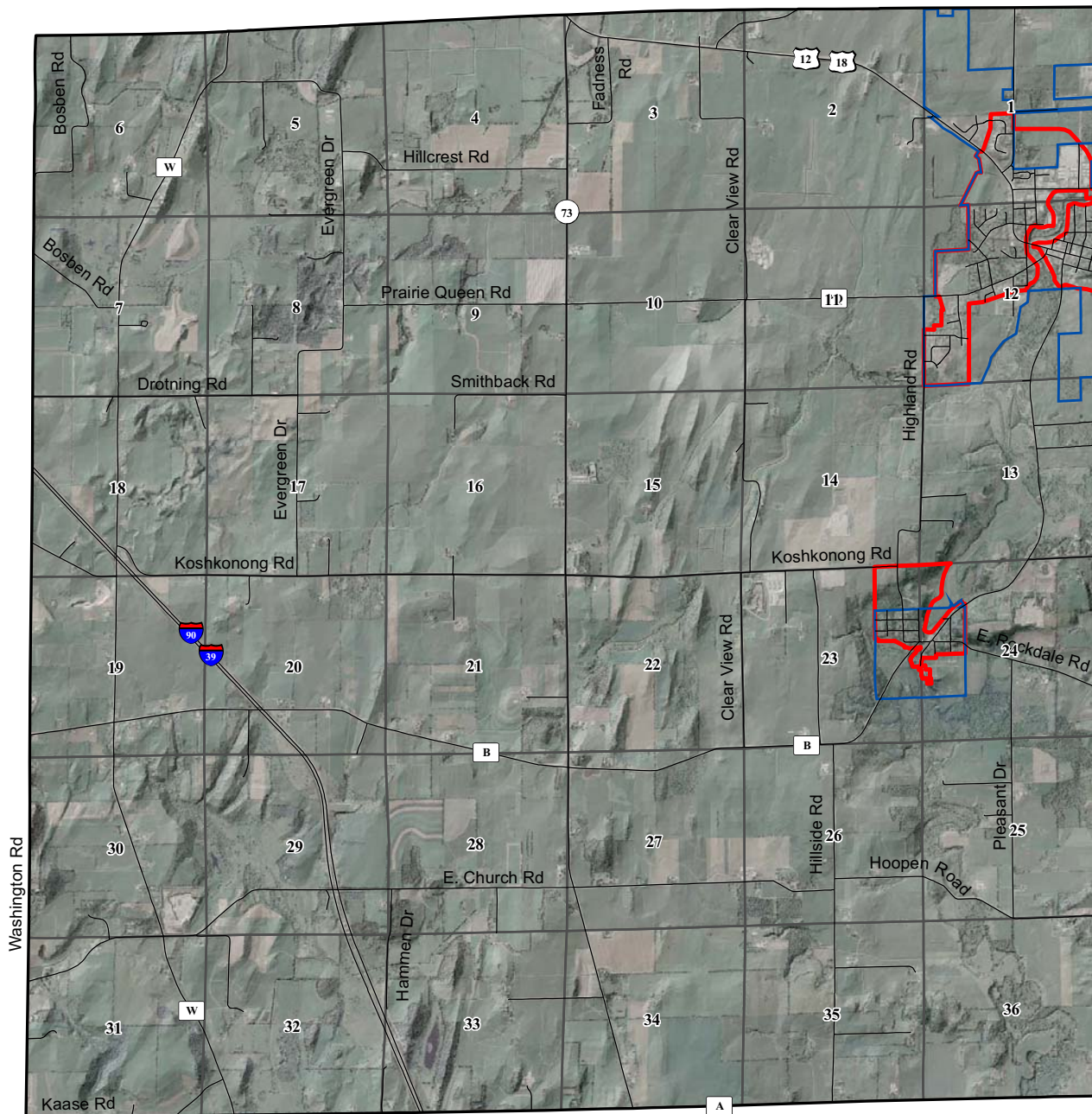
Objective:
The town has established the public lands district to guide future decision-making with regard to lands owned by public agencies. The primary designation for this district is land owned by the Wisconsin Department of Natural Resources in the southwest part of the town. The policies for this district are designed to ensure town input on future land use decisions, acquisitions or dispensations of lands owned by public entities.

Dec., 2008

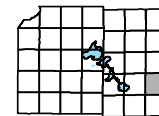


Source Info:
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)
Soils: 2000, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



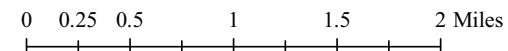
Town of Christiana



2006 Aerial Photograph

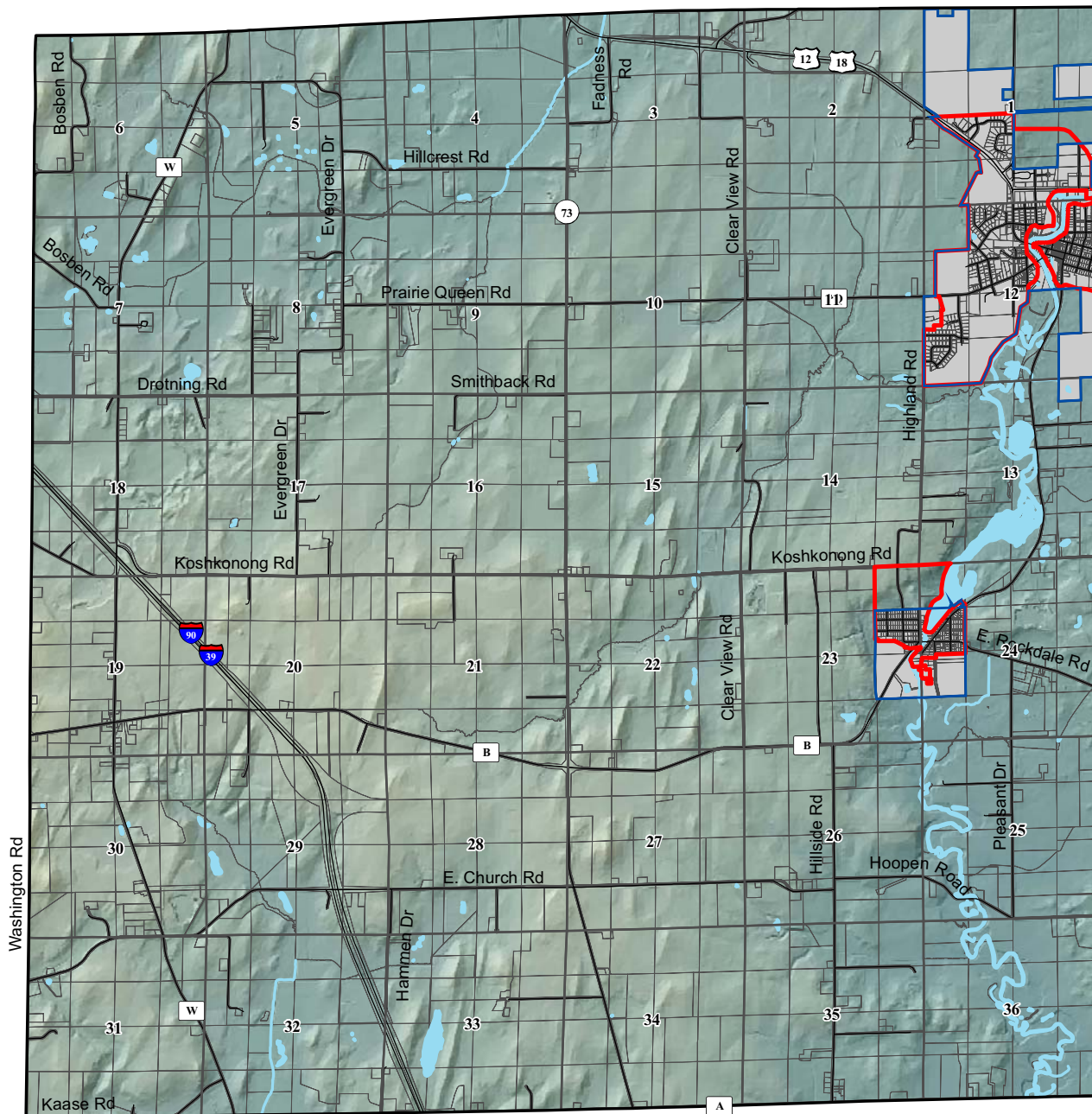
- Urban Service Area (2005)
- Village Boundary (2005)
- Section Boundary

Apr., 2008

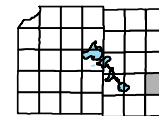


Source Info:
Aerial Photograph: 06/06, (FSA/LWRD)
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



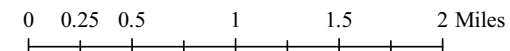
Town of Christiana



Parcel Boundaries

-  Parcel Boundary
-  Urban Service Area
-  Village Boundary
-  Section Boundary

Apr., 2008

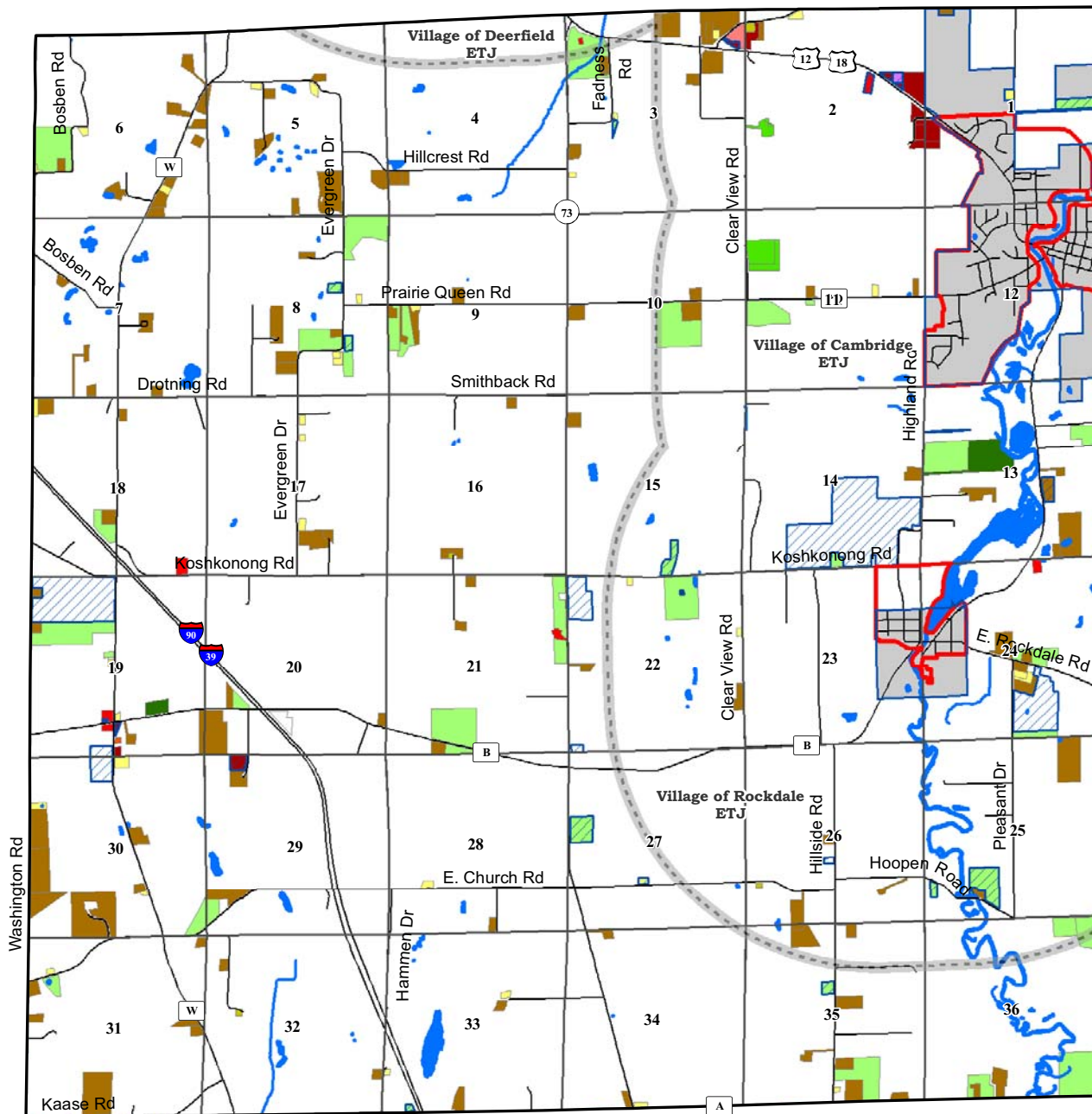
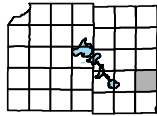


Source Info:
 Village Boundary: 01/07, (DCPD)
 Service Areas: 04/08, (CARPC)
 Parcel Boundary: 06/07, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

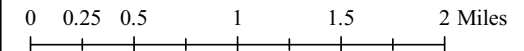
Town of Christiana

Zoning



- ExtraTerritorial Plat Review Jurisdiction
- Urban Service Area
- Village Boundary
- Section Boundary
- Zoning District**
- A-1 or A-1EX Agricultural
 - A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural
 - A-B Agricultural Business
 - B-1 Local Business
 - C-1 Light Commercial
 - C-2 Heavy Commercial
 - CO-1 Conservancy
 - EXP-1 Expo
 - LC-1 Limited Commercial
 - M-1 Industrial
 - R-1, R-1A, R-2, R-3
 - R-3A, R-4
 - RE-1 Recreational
 - RH-1, RH-2, RH-3, RH-4
 - Wetland (zoned out of)
 - Effective Conditional Use Permits

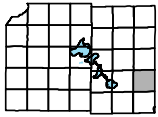
Apr., 2008



Source Info:
Village Boundary: 01/2007 (DCPD)
Service Areas: 04/08, (CARPC)
Zoning: 04/2008 (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Town of Christiana



Environmental Features



Oak Savannah



Publicly Owned Land

Rare Species



Aquatic



Terrestrial



Both



Environmental Corridor



Dedicated Open Space



Woodland



Village Boundary

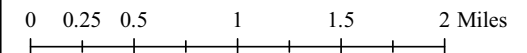


Urban Service Area



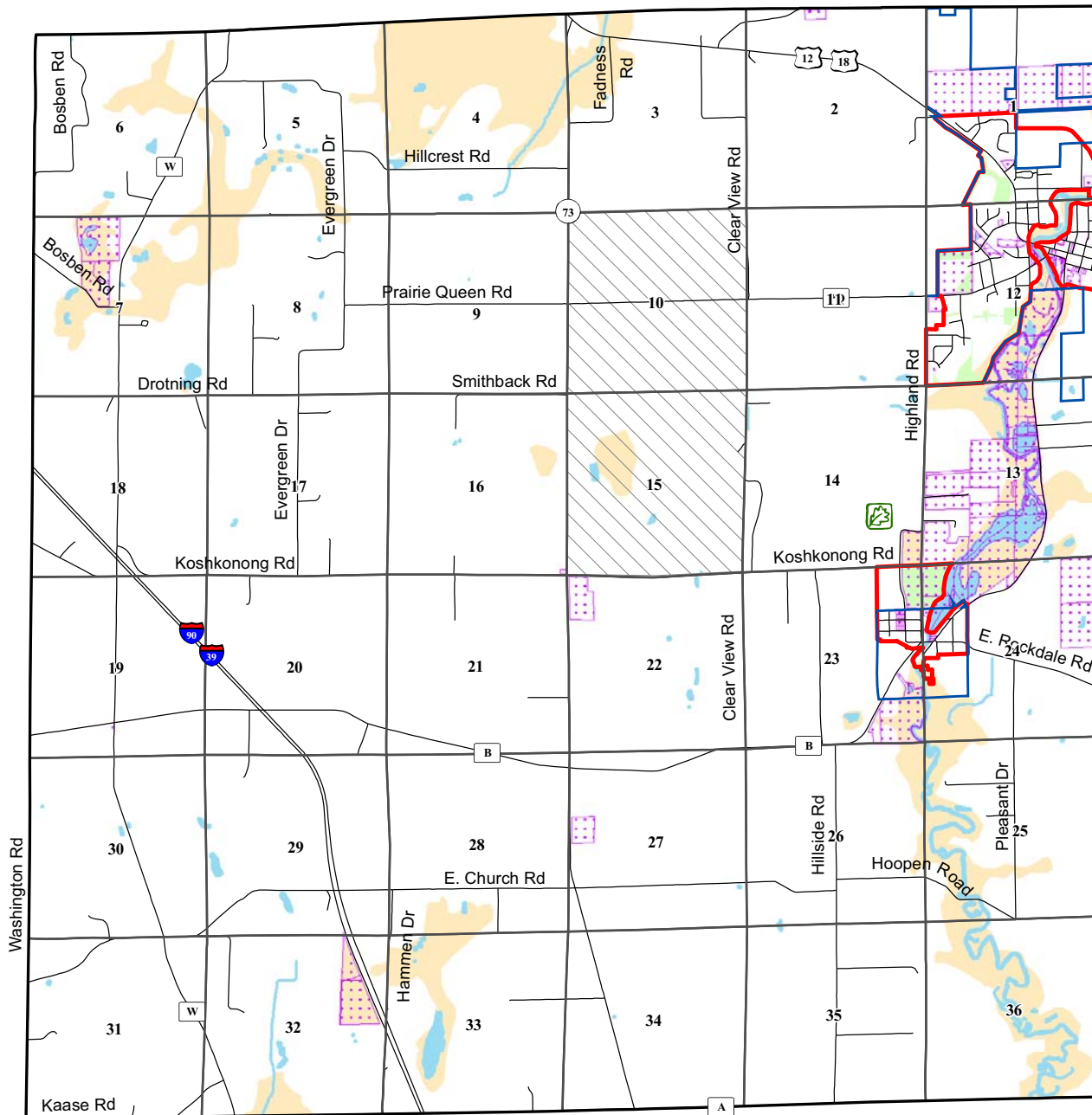
Section Boundary

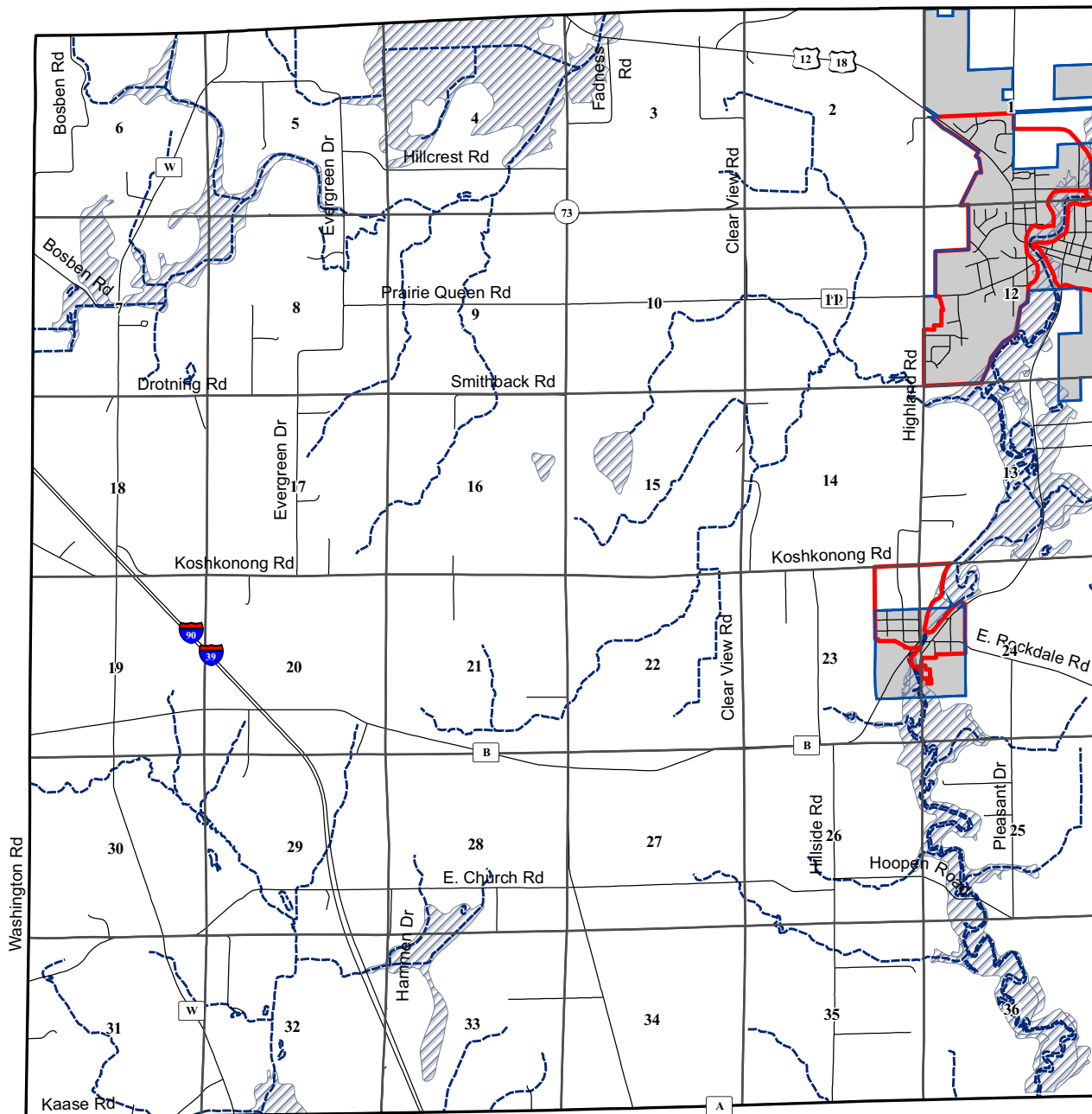
Apr., 2008



Source Info:
Village Boundary: 01/07, (DCPD)
Environmental Corridor: 04/08, (DCCAPD)
Open Space: 2008, (DCRPC)
Rare Species: 2004, (WIDNR)
Service Areas: 04/08, (CARPC)
Woodland: 2005, (DCCAPD)

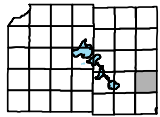
This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.





Town of Christiana

Floodplains



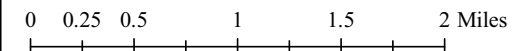
- Drainage Waterways
- 100 Year Floodplain (FEMA)
- Urban Service Area
- Village Boundary
- Section Boundary

The National Flood Insurance Program maps are maintained and updated by The Federal Insurance and Mitigation Administration's Hazard Mapping Division.

Floodplains do not represent only those areas that will flood, rather they are meant to locate potential areas that are susceptible to flooding. For a detailed analysis of floodplains contact the FEMA Hazard Mapping Division at 1-877-FEMA-MAP

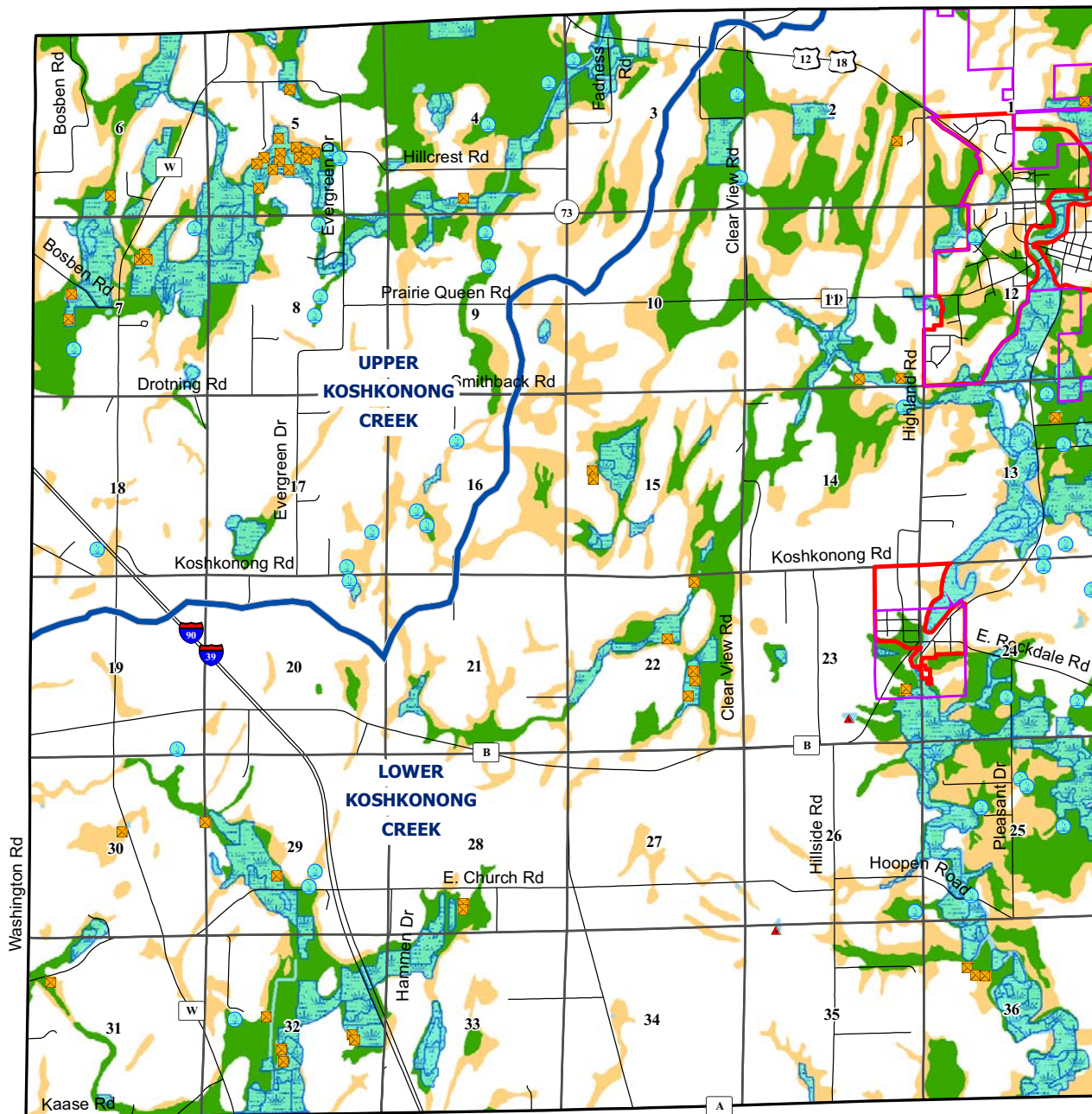
For interpretation or regulation of floodplains contact the Dane County Zoning Administrators office at 266-9083

Apr., 2008

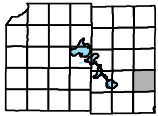


Source Info:
100 YR Floodplain (FEMA): 2003, (FEMA).
Village Boundary: 01/2007 (DCPD)
Road Network: 2003, (FEMA).
Service Areas: 04/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



Hydric Soils & Wetlands

- Watershed Boundary
- Wetlands < 2 acres
- ▲ Dammed Pond
- Excavated Pond
- Wetlands > 2 acres
- Hydric Inclusions
- All Hydric
- Urban Service Area
- Village Boundary
- Section Boundary

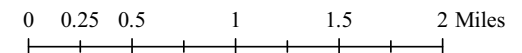
Hydric soils are those soils that are sufficiently wet in the upper part to develop anaerobic conditions during the growing season

The 100 year floodplain is based on a digitization of the National Flood Insurance Program maps. These maps are maintained and updated by The Federal Insurance and Mitigation Administration's Hazard Mapping Division.

Floodplains do not represent only those areas that will flood, rather they are meant to locate potential areas that are susceptible to flooding. For a detailed analysis of floodplains contact the FEMA Hazard Mapping Division at 1-877-FEMA-MAP

For interpretation or regulation of floodplains contact the Dane County Zoning Administrators office at 266-9083

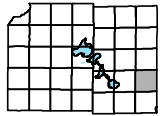
Apr., 2008



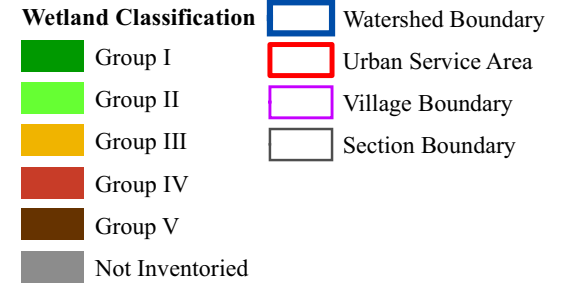
Source Info:
 Village Boundary: 01/07, (DCPD)
 Floodplain: 2003, (FEMA)
 Hydric Soils: Digital Soils (NRCS, LCD, LICGF)
 Hydrography: 2005, (WIDNR)
 Service Areas: 04/08, (CARPC)
 Watershed Boundaries: 2005, (DCLIO)
 Wetlands: 2000, (WIDNR)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Town of Christiana



Wetland Classification



Wetland Group I

Wetlands in this group are the best in the county, and in some cases, among the most valuable in southern Wisconsin. A few function substantially as they did at the time of early settlement, so far is known. Although showing signs of disturbance, they remain virtually intact. Every effort should be made to protect them.

Wetland Group II

This group contains the rest of the large peat deposits (those not in Group I) which are particularly valuable for protecting the Yahara River and chain of lakes. Most of the wetlands in this group fall into the so-called "undrainable" category and, therefore, are large or deep enough to have resilience. Alterations which have been made have not had a profound effect. These wetlands should get the same protection as those in Group I. It is important to point out that the wetlands in this group are not beyond enhancement to their original function and value.

Wetland Group III

While the wetlands in this group do not currently have outstanding values, they serve as support systems for those which do. Furthermore, they enhance the environment as a whole. Although substantially altered, these wetlands support wildlife and provide open space.

Wetland Group IV

Although no longer existing as a wetland ecosystem, they still function as a wetland in some way or for temporary periods of time. Some of them have value for watershed protection, wildlife use, or open space. Their best use appears to be enhancement or restoration for one or more of these purposes, rather than continued attempts at drainage.

Wetland Group V

These areas no longer exist or function as wetlands. Drainage, filling, dredging, or a combination thereof, has destroyed all the functions and values of the natural wetland. In watersheds that have been adversely affected by drainage, flooding, and deteriorated water quality, restoration projects should be considered. Potential restoration sites should also be considered for improving or expanding existing wetlands.

Adapted from: Wetlands of Dane County, Wisconsin (Bedford, B., E. Zimmerman, J. Zimmerman, 1974). For more detailed or specific wetland information or proposed projects visit DNR's Wisconsin Wetland Inventory or contact them directly.

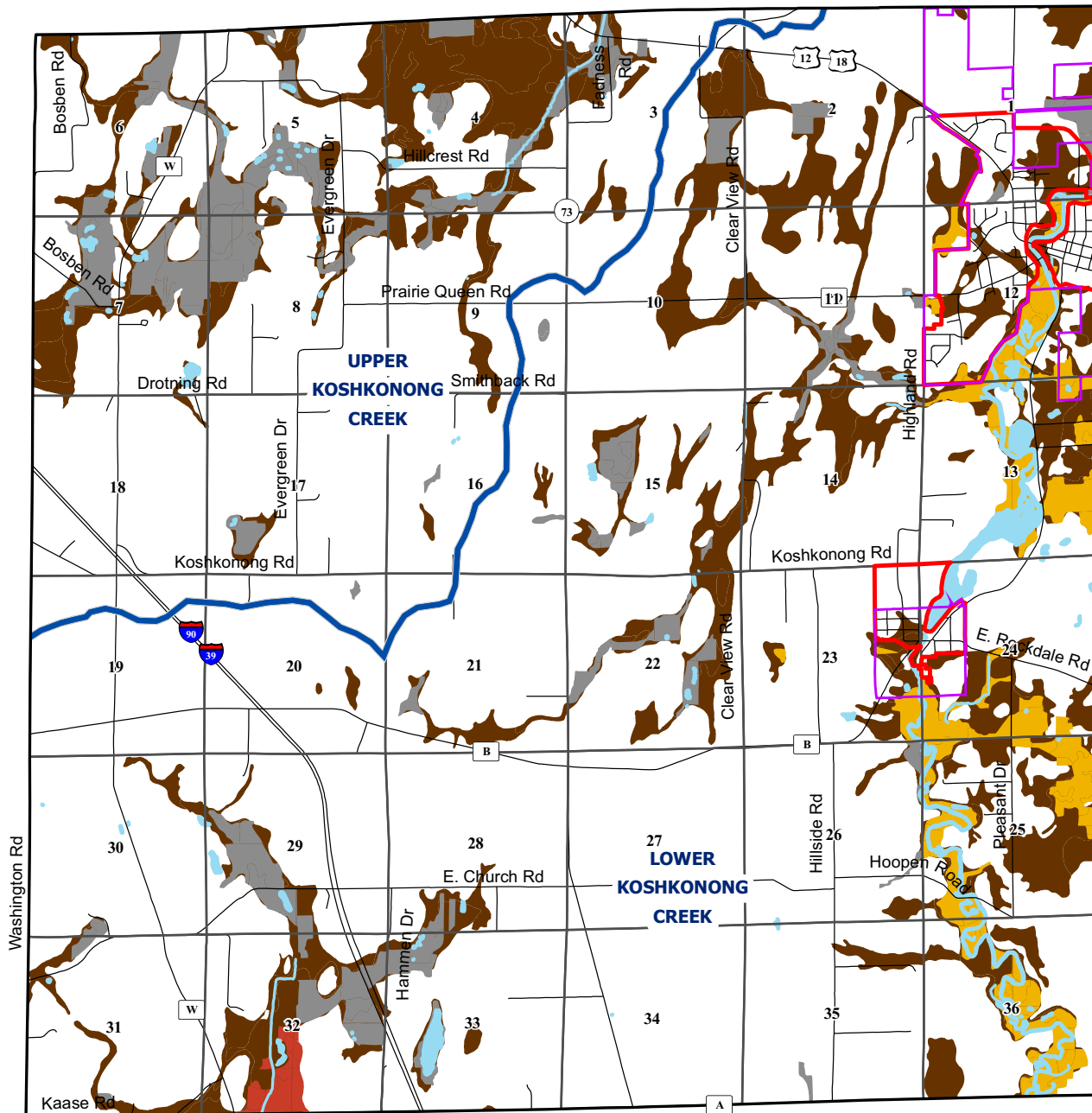
Apr., 2008

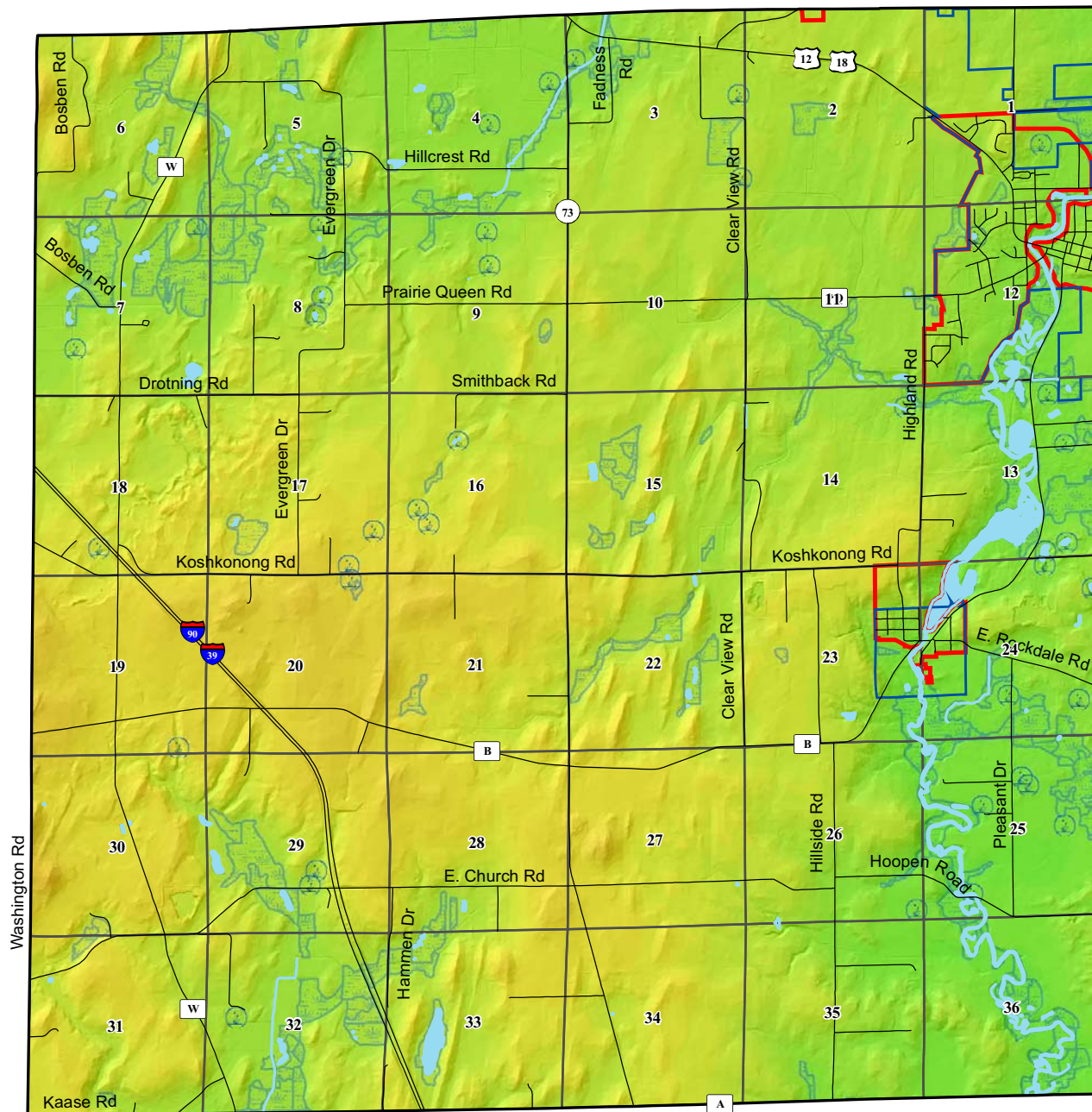


Source Info:

Village Boundary: 01/07, (DCPD)
Hydrography: 2005, (WIDNR)
Service Areas: 04/08, (CARPC)
Watershed Boundaries: 2005, (DCLIO)
Wetland Classification: 2008, (CARPC)

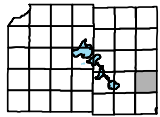
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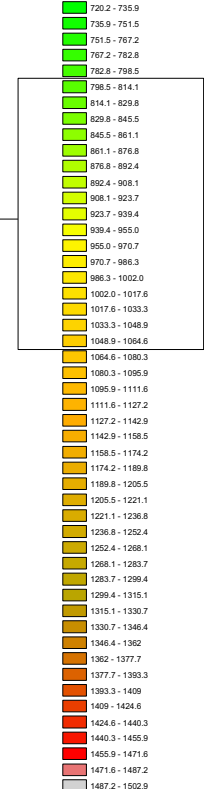


Town of Christiana

Elevation

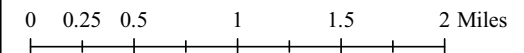


Dane County Elevation Range (msl)



Town of Christiana Elevation

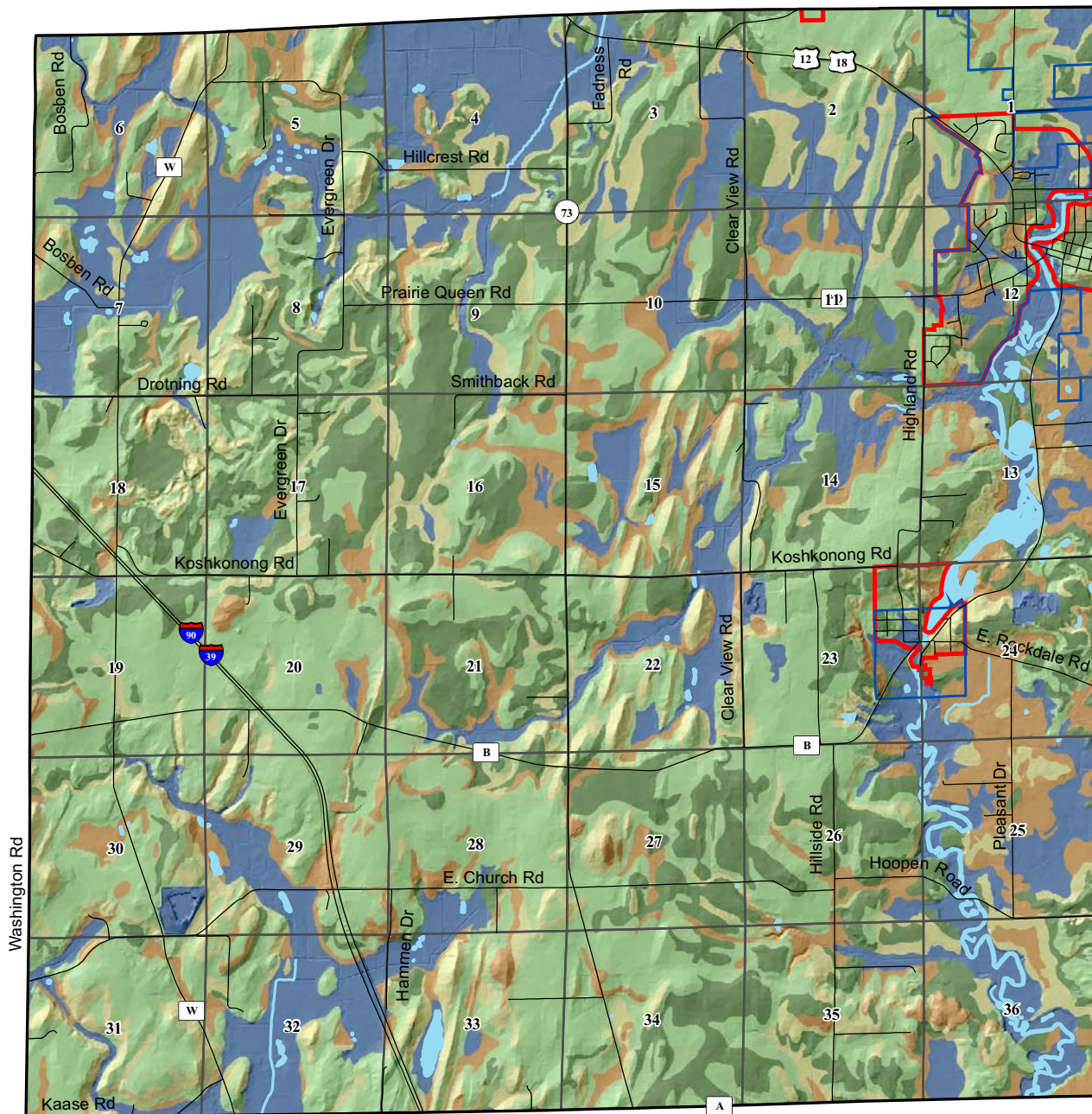
- Wetlands < 2 acres
- Wetlands > 2 acres
- Urban Service Area
- Village Boundary
- Section Boundary



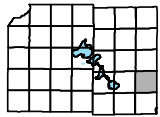
Apr., 2008

Source Info:
Village Boundary: 01/07, (DCPD)
Elevation: DEM 2005, (DCLIO)
Service Areas: 04/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



Building Site Potential

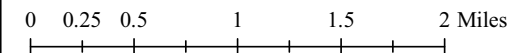
Soil Potential Rating for Dwellings with Basements

- Very high
- High
- Medium
- Low
- Very low
- Urban Service Area
- Village Boundary
- Section Boundary

Soil unit potential ratings are based on Natural Resources Conservation Service (NRCS) data. The purpose of the ratings is to identify the relative suitability of soils for a particular use considering economic, social, and environmental values. The soils are grouped into five soil potential classes based on the difficulty and costs of overcoming soils limitations, which are difficult and expensive to overcome. "Dwellings with Basements" are single-family houses of three stories or less with basements. The foundations are assumed to be spread footings of reinforced concrete built on undisturbed soil at depth of about 7 feet. Ratings are based on soil properties and qualities, wetness, or flooding, construction costs, and the capacity of the soil to bear a load without movement.

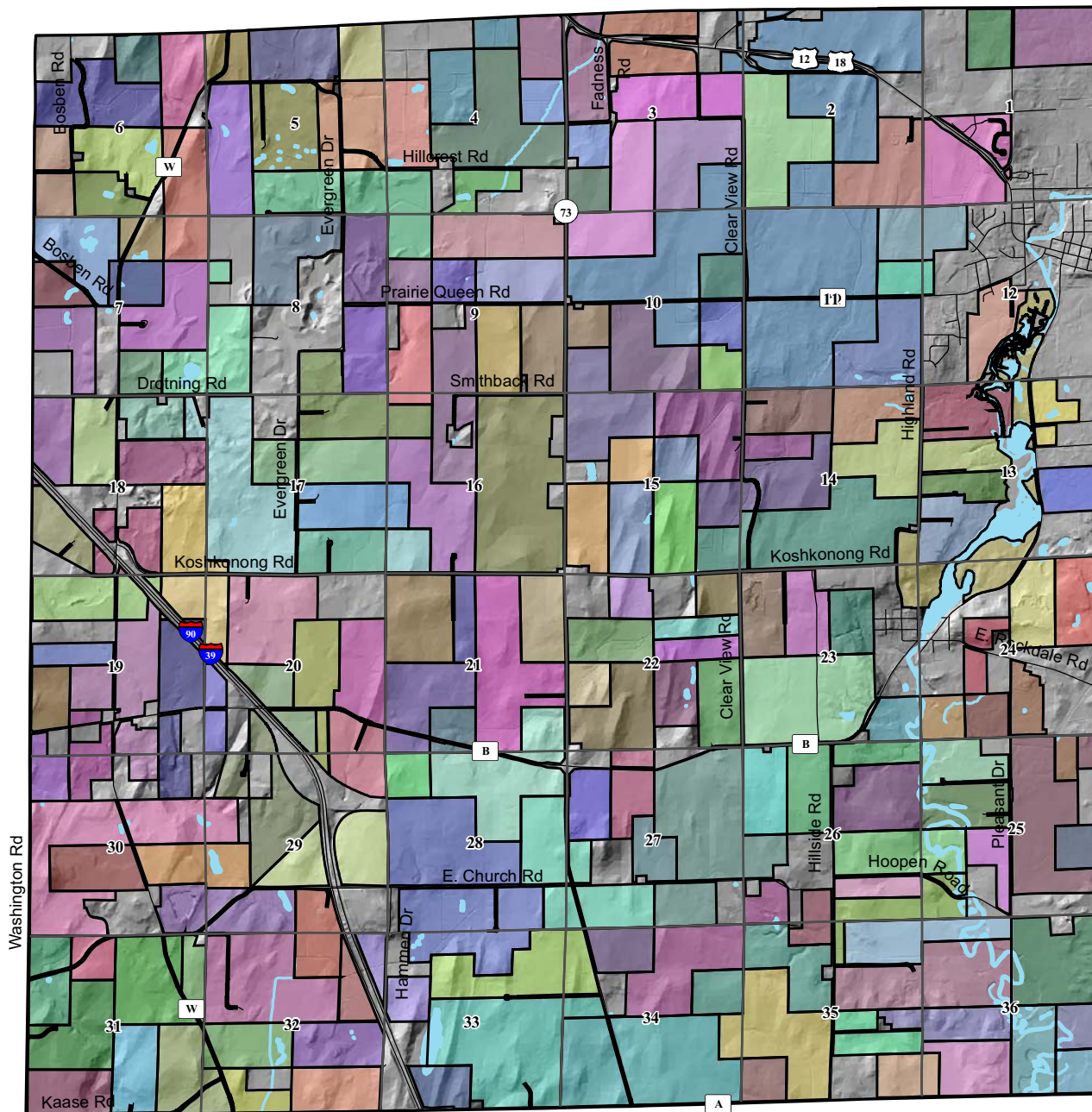
Contact The Dane County Land and Water Resources Department for further details.

Apr., 2008

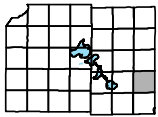


Source Info:
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)
Soils: 2000, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



1979 Farmsteads

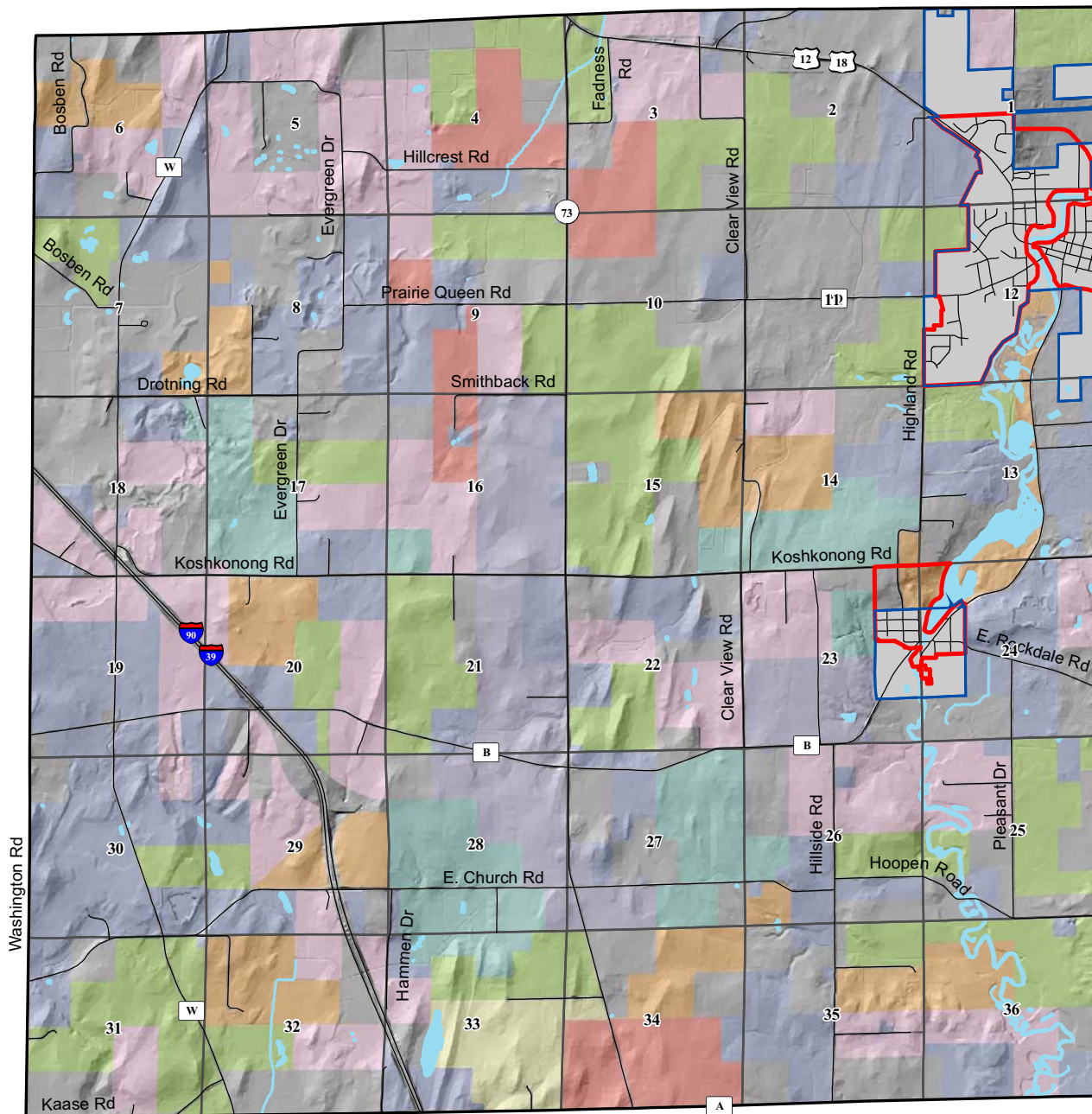
- 1979 Farmsteads
- Section Boundary

Apr., 2008

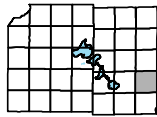


Source Info:
Original Farmsteads: 2003, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

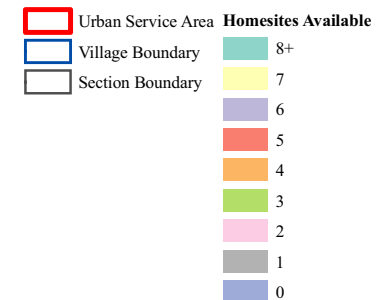


Town of Christiana



Potential Future Homesites Available

Under Dane Co. Farmland Preservation Plan



Methodology:

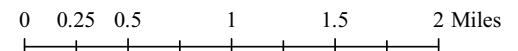
All potential homesites are GIS Acreage divided by 35 (based on GIS Acreage of the farmstead) and any rezones and CSM's are counted against the "original splits". The displayed color is the rough amount of splits remaining.

The Acreage comes from a GIS recreation of the 1979 plat map page for the Town of Christiana. Each original farm is an aggregation of current parcels to represent the same area and the GIS system was then used to compute the acreage.

The information on this map does not represent an entitlement to land division, it is a rough and incomplete working document and landowners must still go through all standard Town of Christiana and Dane County processes in order to use any "splits".

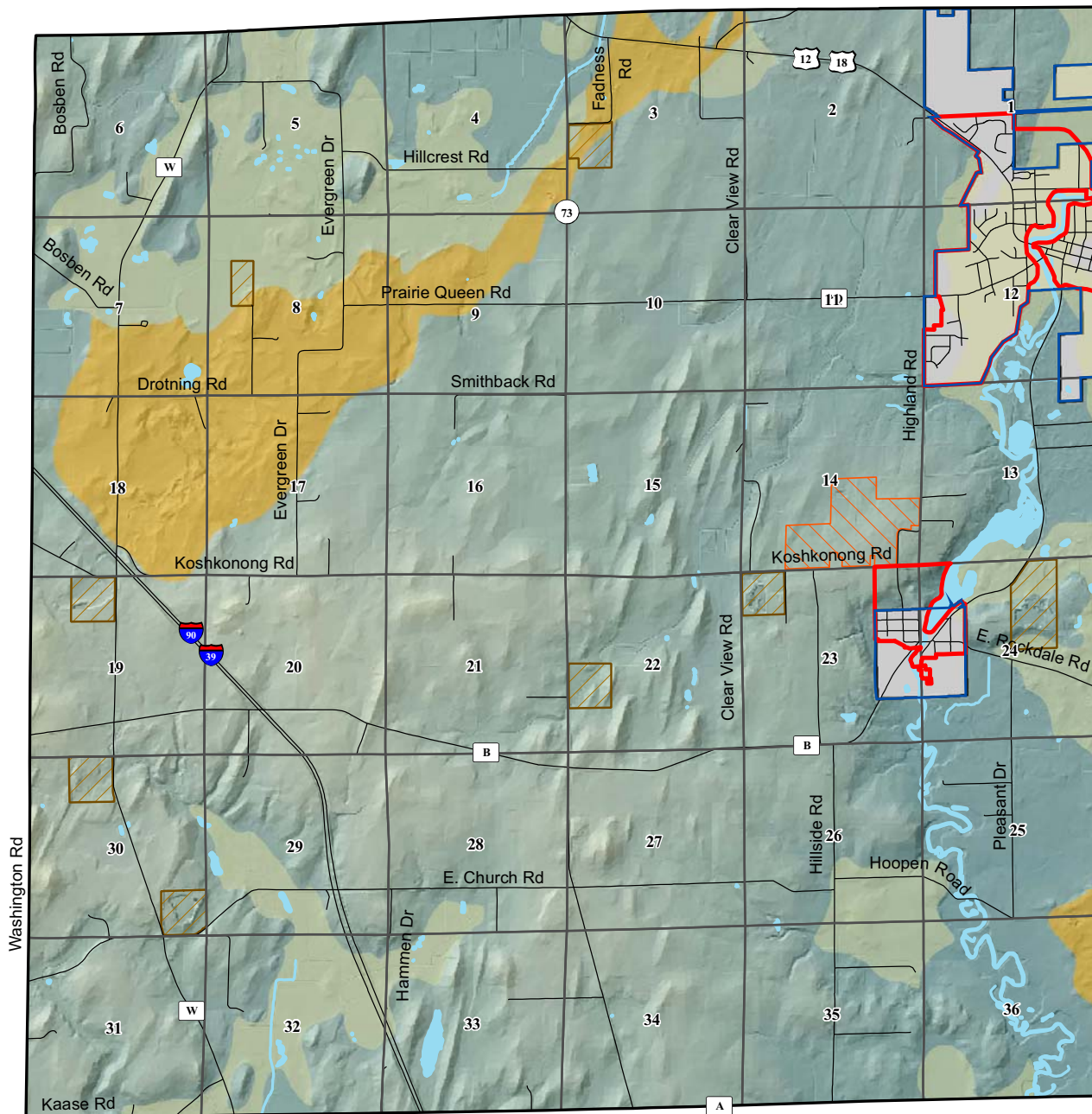
Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.

Apr., 2008

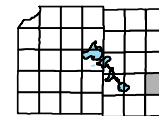


Village Boundary: 01/07, (DCPD)
Original Farmsteads: 2003, (DCPD)
Service Areas: 04/08, (CARPC)
Potential Homesites: 11/06, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



Mineral Extraction

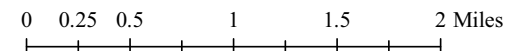
Mineral Extraction Sites (2004)

-  Non-Conforming Site
-  Active, Permitted Site (CUP)
-  High Potential
-  Low Potential
-  Urban Service Area
-  Village Boundary
-  Section Boundary

Non-Conforming - Mineral extraction operations which existed prior to 1969 and were registered with and approved by the Dane County Zoning Administrator shall be considered non-conforming uses.

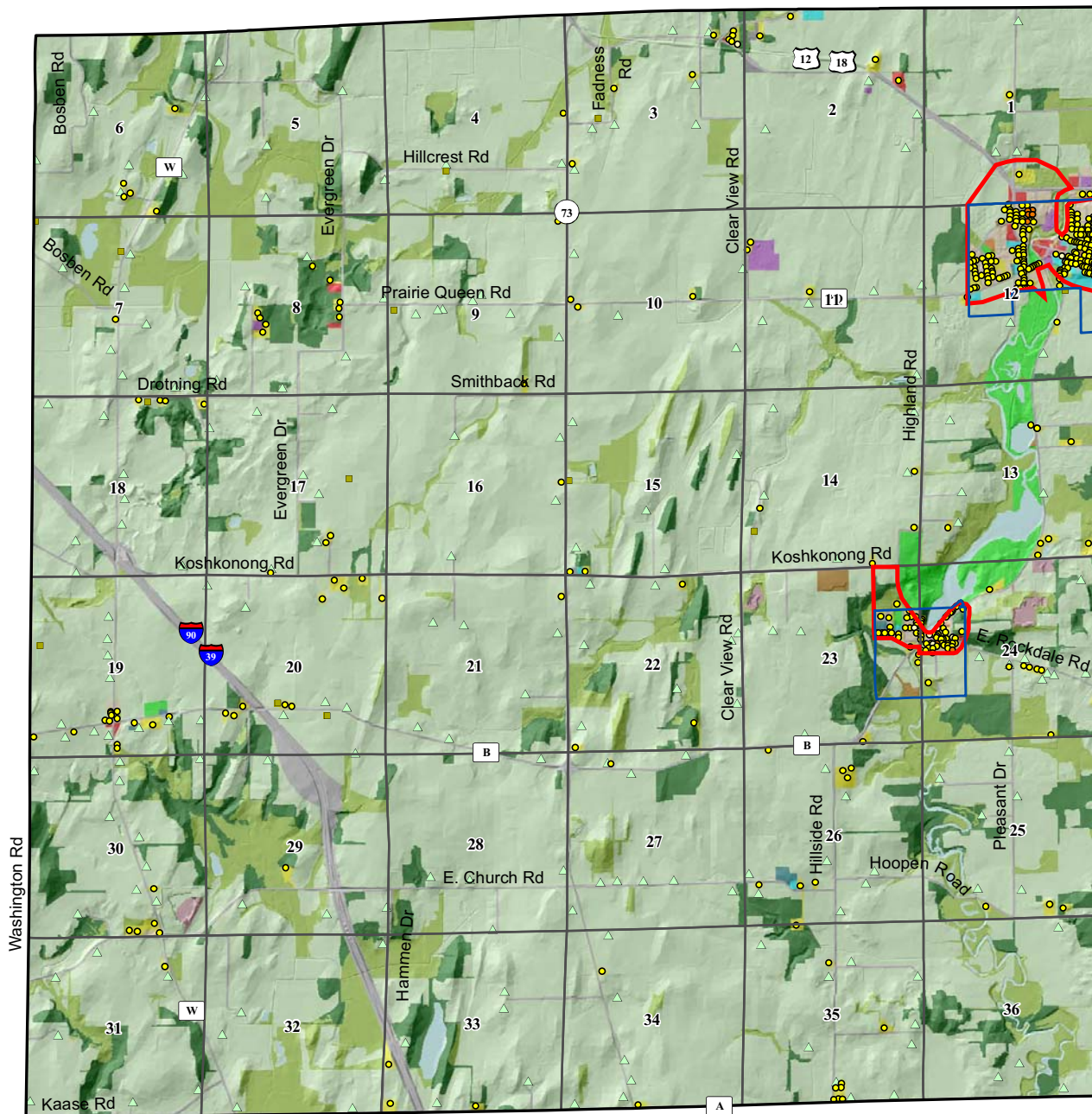
For information on mineral extraction sites contact the Dane County Zoning Department at 608.266.4266, 608.266.9083 or zoning inspector Dan Everson at 608.267.1541.

Apr., 2008

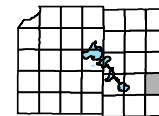


Source Info:
 Village Boundary: 01/07, (DCPD)
 Mineral Extraction Sites: 2005, (DC Zoning)
 Service Areas: 04/08, (CARPC)
 Soils: 2005, (NRCS)
 Quality Sand & Gravel: UW-Geology & Payne and Dolan

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



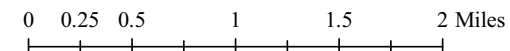
Town of Christiana



1974 Land Use

- | | |
|-----------------------------------|---------------------------------|
| — Village Boundary (1974) | — Agriculture |
| — Urban Service Area (1974) | — Cemetery |
| — Section Boundary | — Commercial Forest |
| ● Single Family | — Commercial Sales or Services |
| ○ Two Family | — Communications or Utilities |
| ● Multi-Family | — Extractive |
| ▲ Farm Dwelling | — Industrial |
| ■ Agricultural Accessory Building | — Institutional or Governmental |
| | — Multi-Family |
| | — Open Land |
| | — Outdoor Recreation |
| | — Right of Way |
| | — Single Family |
| | — Transportation |
| | — Two Family |
| | — Under Construction |
| | — Vacant |
| | — Water |
| | — Woodland |

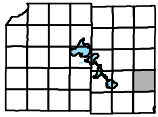
Apr., 2008



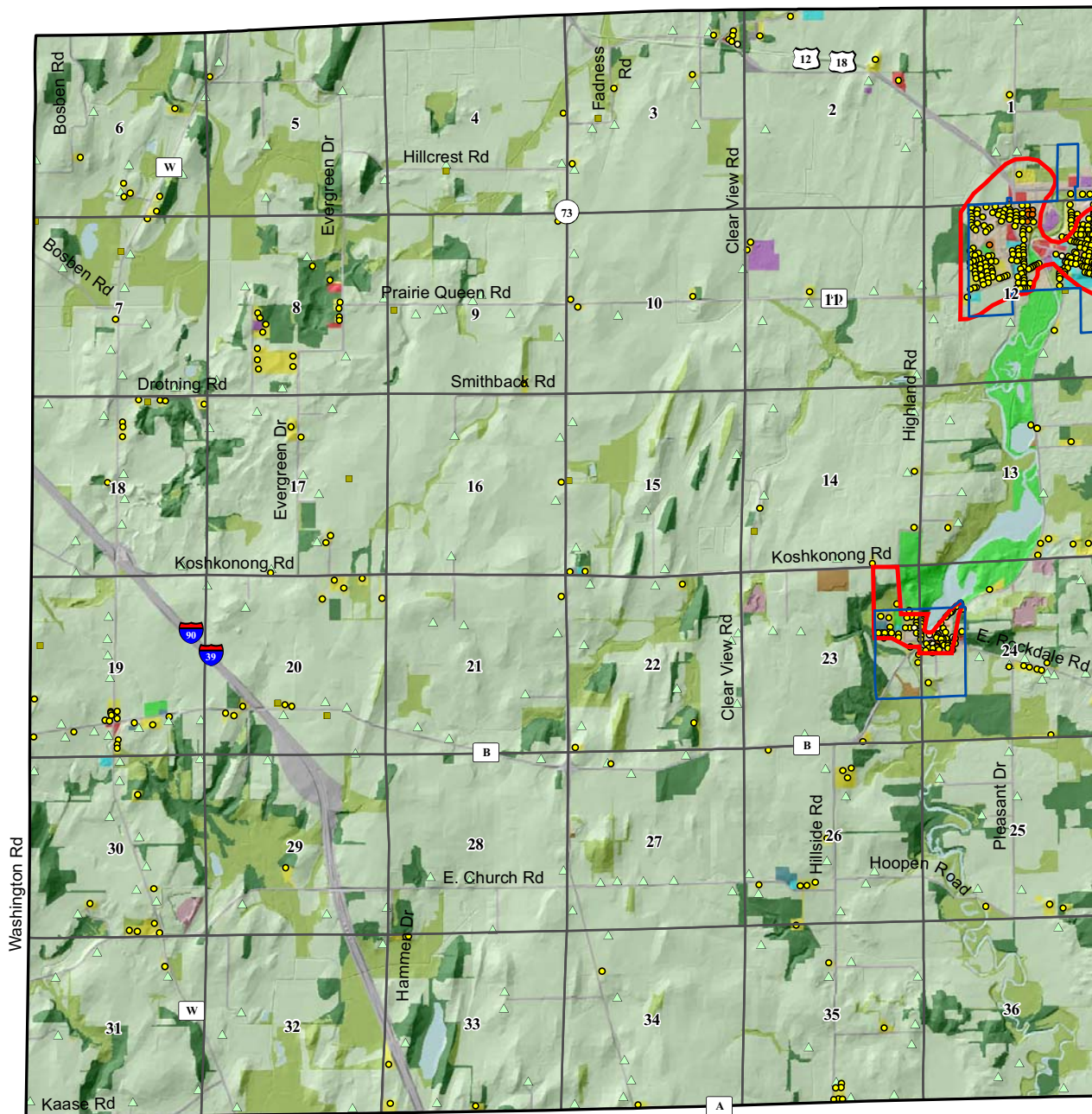
Source Info:
Village Boundaries: 01/07, (DCPD)
Land Use: 2007, (DCCAPD)
Service Areas: 1974, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Town of Christiana

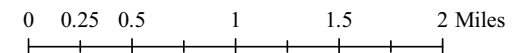


1981 Land Use



- | | |
|-----------------------------------|---------------------------------|
| — Village Boundary (1983) | — Agriculture |
| — Urban Service Area (1981) | — Cemetery |
| — Section Boundary | — Commercial Forest |
| ● Single Family | — Commercial Sales or Services |
| ○ Two Family | — Communications or Utilities |
| ● Multi-Family | — Extractive |
| ▲ Farm Dwelling | — Industrial |
| ■ Agricultural Accessory Building | — Institutional or Governmental |
| | — Multi-Family |
| | — Open Land |
| | — Outdoor Recreation |
| | — Right of Way |
| | — Single Family |
| | — Transportation |
| | — Two Family |
| | — Under Construction |
| | — Vacant |
| | — Water |
| | — Woodland |

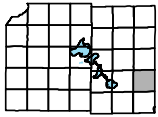
Apr., 2008



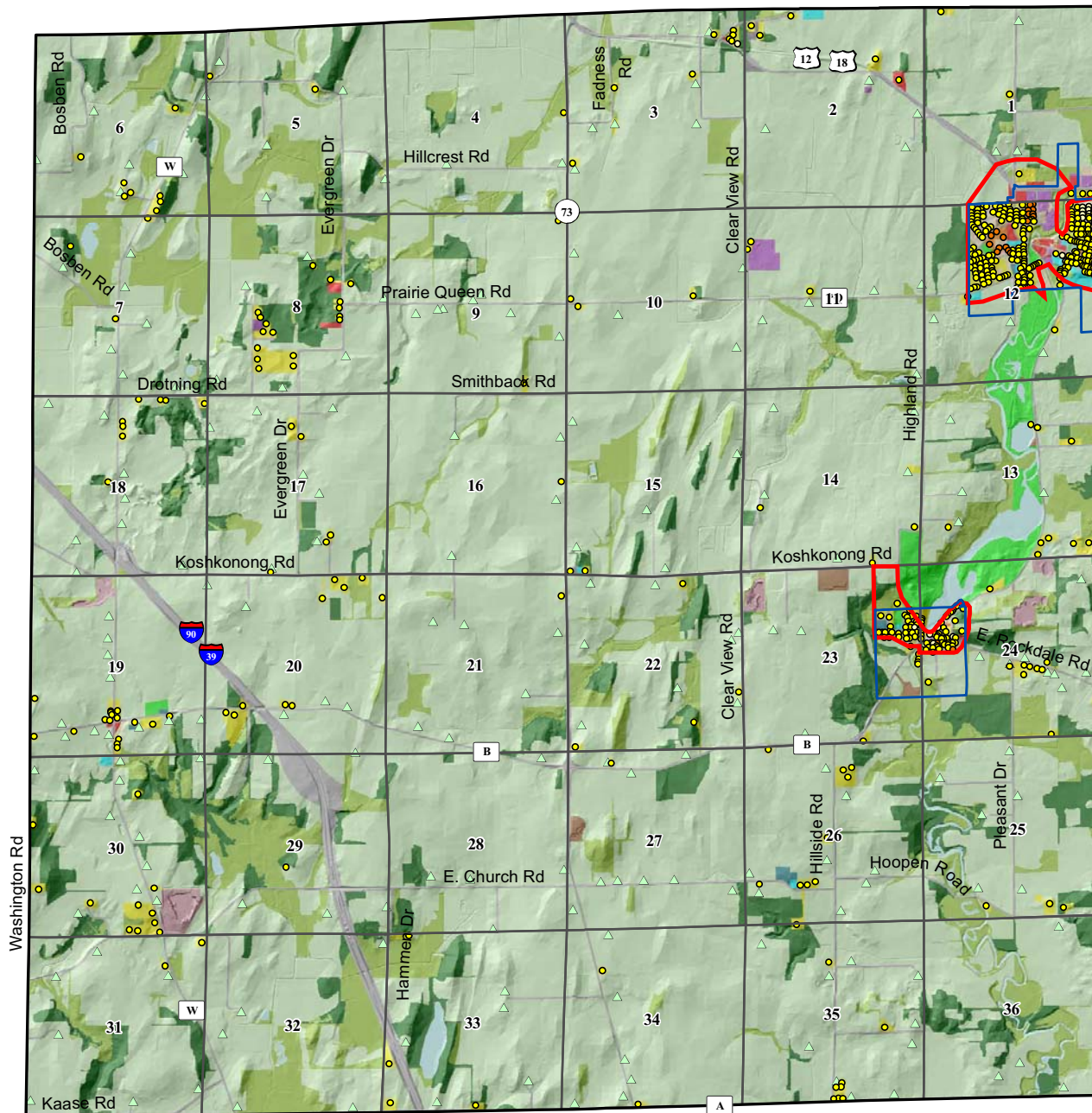
Source Info:
Village Boundary: 01/07, (DCPD)
Land Use: 2007, (DCCAPD)
Service Areas: 01/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Town of Christiana



1990 Land Use



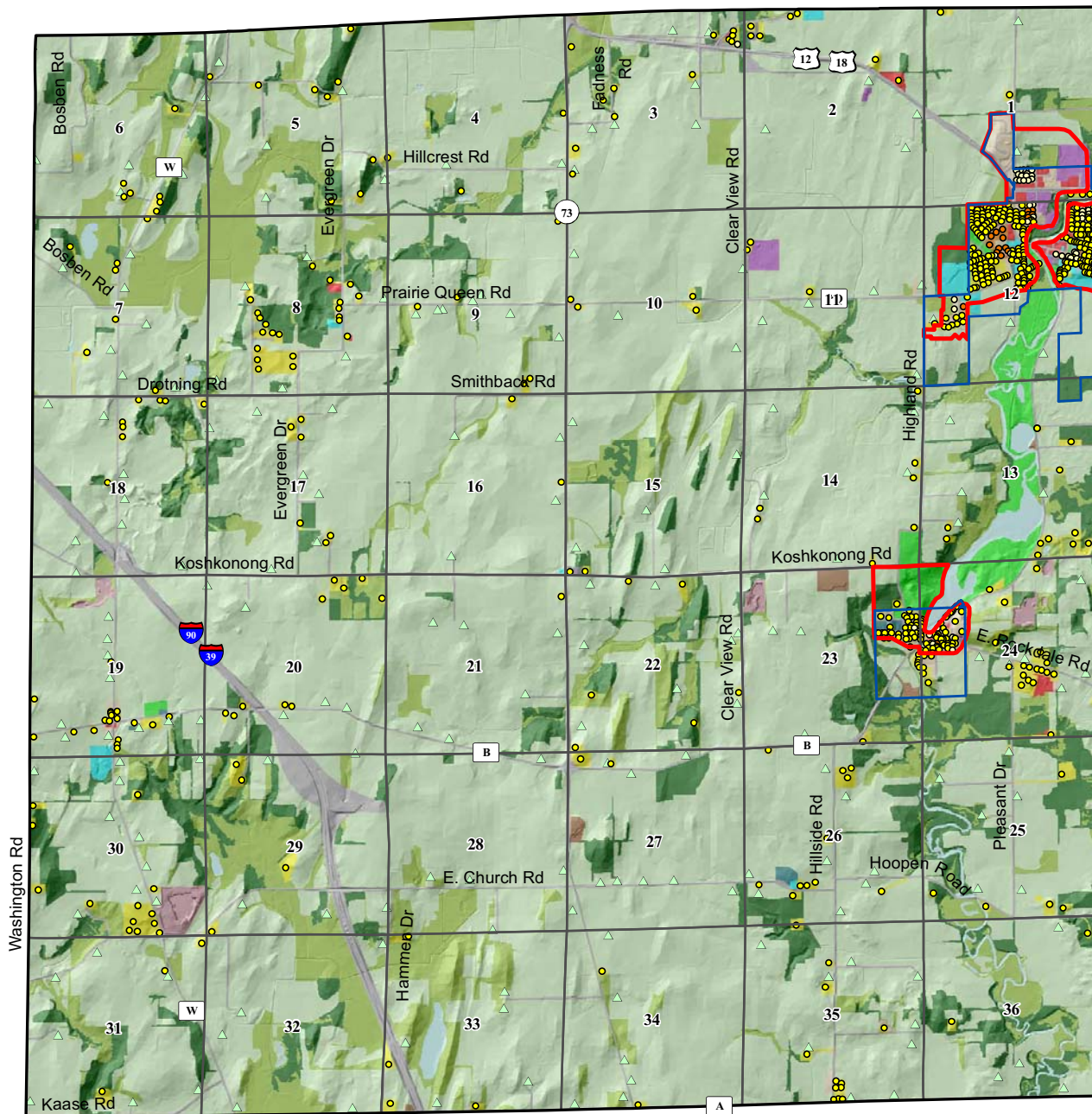
- | | |
|-----------------------------------|---------------------------------|
| — Village Boundary (1990) | — Agriculture |
| — Urban Service Area (1990) | — Cemetery |
| — Section Boundary | — Commercial Forest |
| ● Single Family | — Commercial Sales or Services |
| ● Two Family | — Communications or Utilities |
| ● Multi-Family | — Extractive |
| ▲ Farm Dwelling | — Industrial |
| ● Agricultural Accessory Building | — Institutional or Governmental |
| | — Multi-Family |
| | — Open Land |
| | — Outdoor Recreation |
| | — Right of Way |
| | — Single Family |
| | — Transportation |
| | — Two Family |
| | — Under Construction |
| | — Vacant |
| | — Water |
| | — Woodland |

Apr., 2008

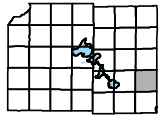


Source Info:
Village Boundary: 01/07, (DCPD)
Land Use: 2008, (CARPC)
Service Areas: 05/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



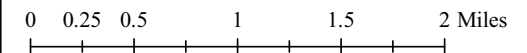
Town of Christiana



2000 Land Use

- | | |
|---------------------------------|-------------------------------|
| Village Boundary (2000) | Agriculture |
| Urban Service Area (2000) | Cemetery |
| Single Family | Commercial Forest |
| Two Family | Commercial Sales or Services |
| Multi-Family | Communications or Utilities |
| Farm Dwelling | Extractive |
| Agricultural Accessory Building | Industrial |
| | Institutional or Governmental |
| | Multi-Family |
| | Open Land |
| | Outdoor Recreation |
| | Right of Way |
| | Single Family |
| | Transportation |
| | Two Family |
| | Under Construction |
| | Vacant |
| | Water |
| | Woodland |
| | Section Boundary |

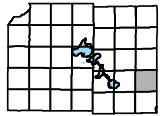
Apr., 2008



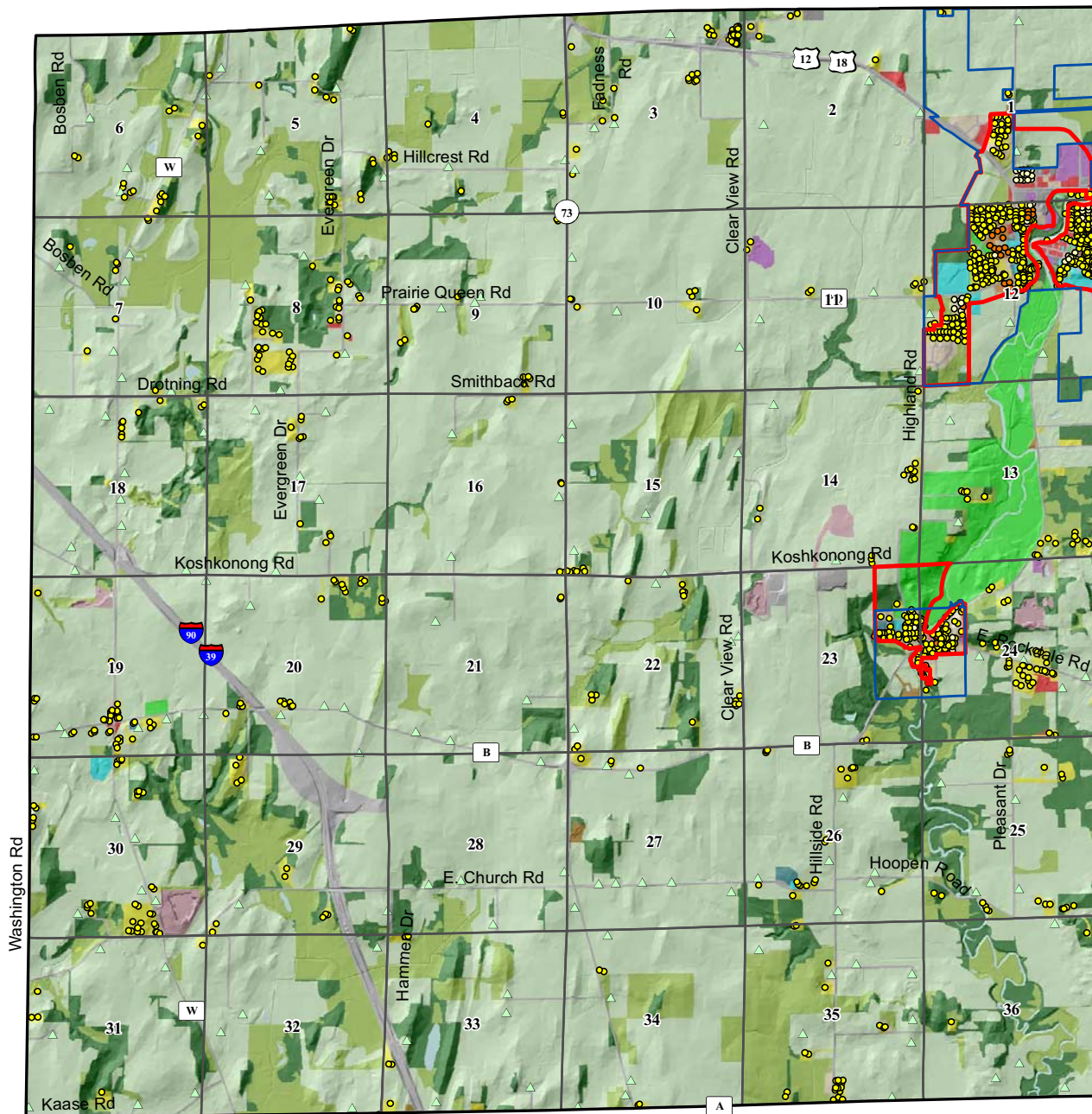
Source Info:
Cross Plains Village Boundary: 01/07, (DCPD)
Land Use: 2000, (DCCAPD)
Service Areas: 01/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Town of Christiana

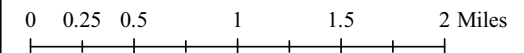


2005 Land Use



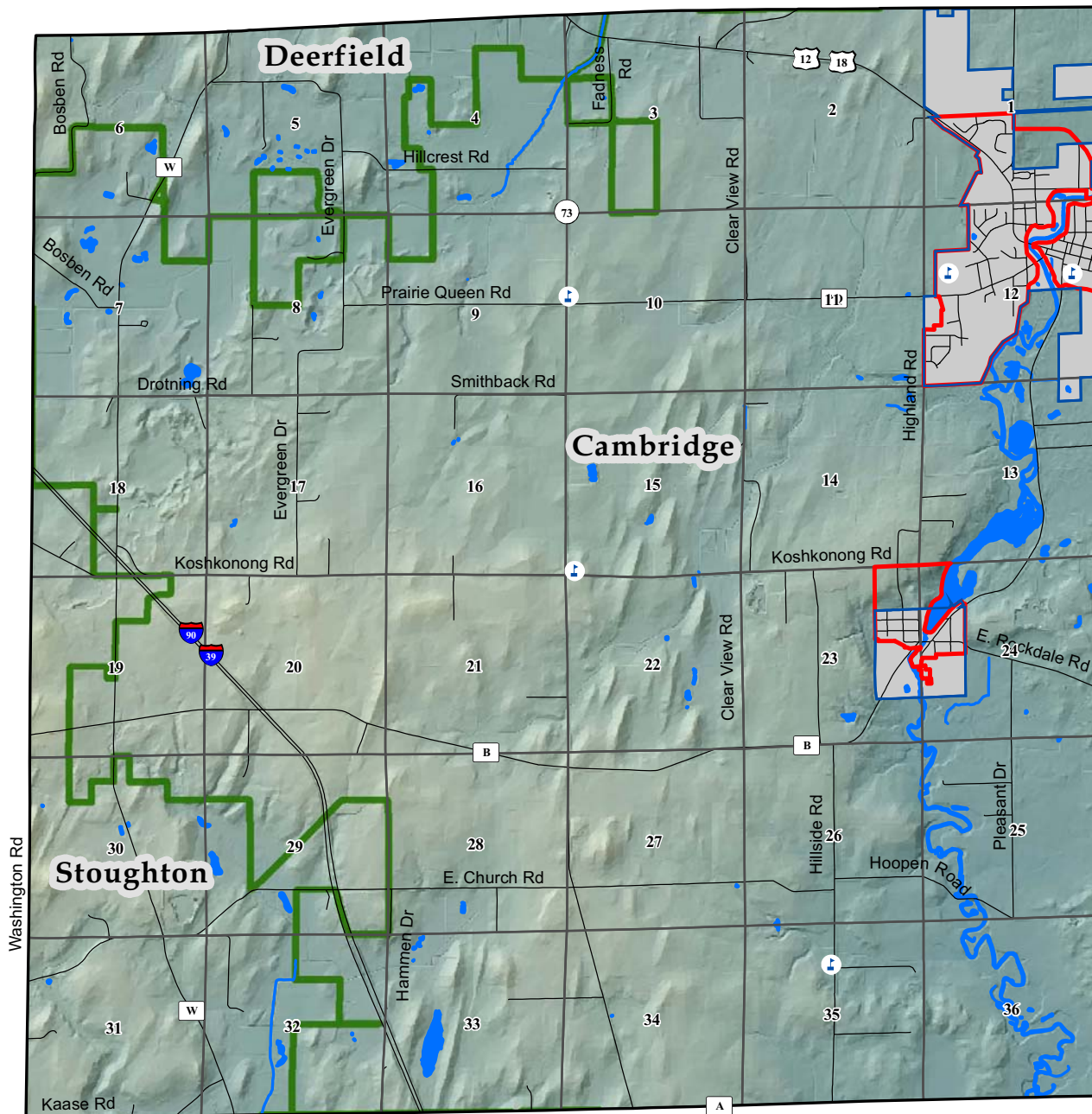
- | | |
|---------------------------------|-------------------------------|
| Municipal Boundary | Agriculture |
| Urban Service Area (2005) | Cemetery |
| Section Boundary | Commercial Forest |
| Single Family | Commercial Sales or Services |
| Two Family | Communications or Utilities |
| Multi-Family | Extractive |
| Farm Dwelling | Industrial |
| Agricultural Accessory Building | Institutional or Governmental |
| | Multi-Family |
| | Open Land |
| | Outdoor Recreation |
| | Right of Way |
| | Single Family |
| | Transportation |
| | Two Family |
| | Under Construction |
| | Vacant |
| | Water |
| | Woodland |

Apr., 2008

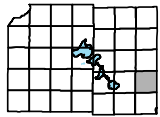


Source Info:
Village Boundary: 01/05, (DCPD)
Land Use: 2007, (DCCAPD)
Service Areas: 01/05, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



School Districts

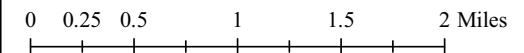
- Schools
- School Districts (2007)
- Urban Service Area
- Village Boundary
- Section Boundary

In 2006 the Cambridge School District had 950 enrollees.
 Their office is located at 403 Blue Jay Way
 Cambridge, WI 53523
 or at www.cambridge.k12.wi.us

In 2006 the Deerfield School District had 731 enrollees.
 Their office is located at 300 Simonson Blvd
 Deerfield, WI 53531
 or at www.deerfield.k12.wi.us/

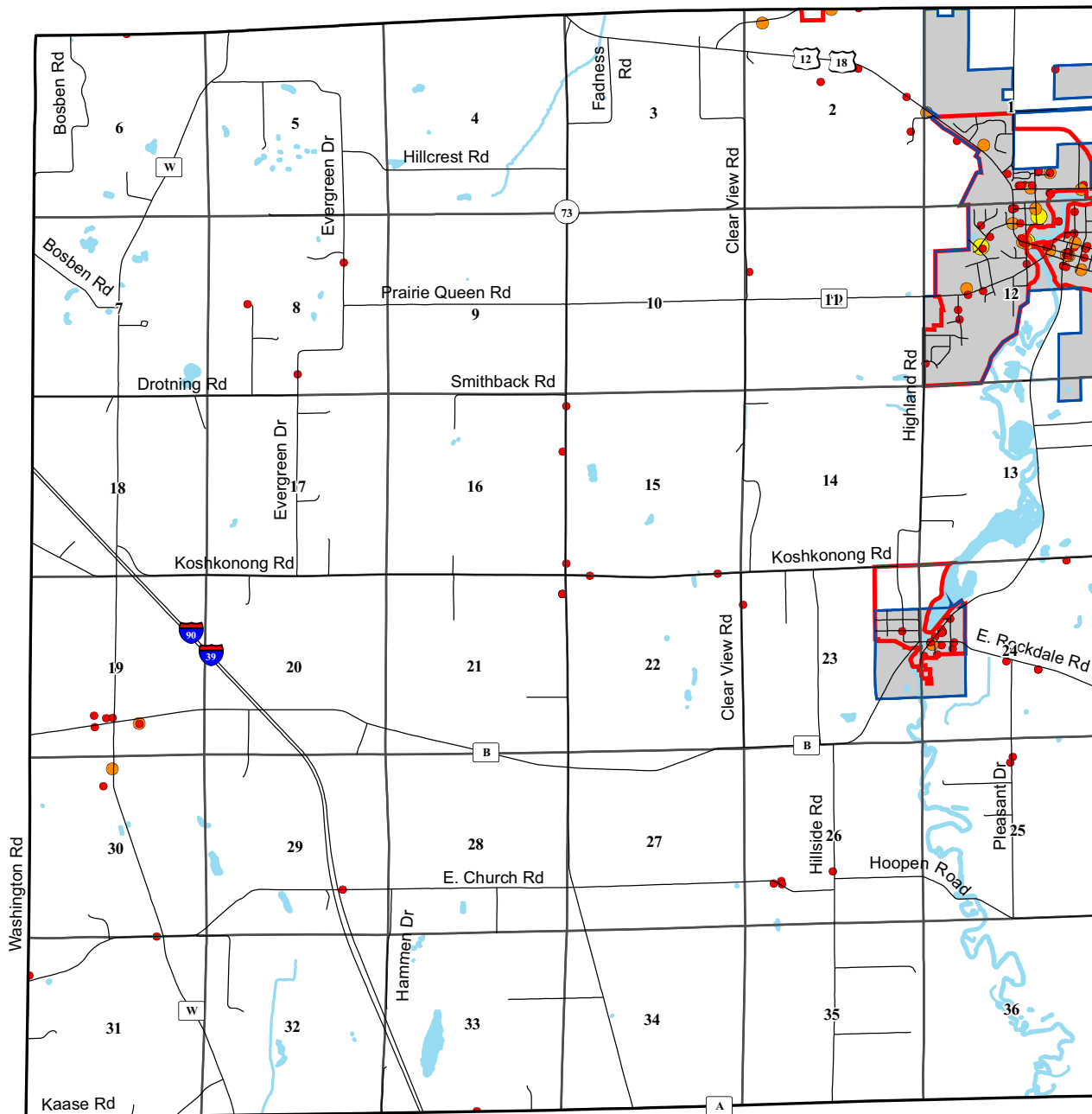
In 2006 the Stoughton School District had 3480 enrollees.
 Their office is located at 320 North St.
 Stoughton, WI 53589
 or at www.stoughton.k12.wi.us

Apr., 2008

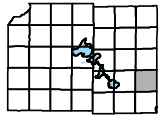


Source Info:
 Village Boundary: 01/2007 (DCPD)
 School Districts: 2007, Tax Parcels (CARPC)
 Service Areas: 04/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



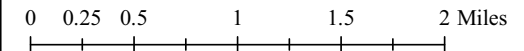
Employment Points

Businesses by Number of Employees

- 0 - 10
- 11 - 50
- 51 - 250
- 251 - 1000
- 1001 - 4500

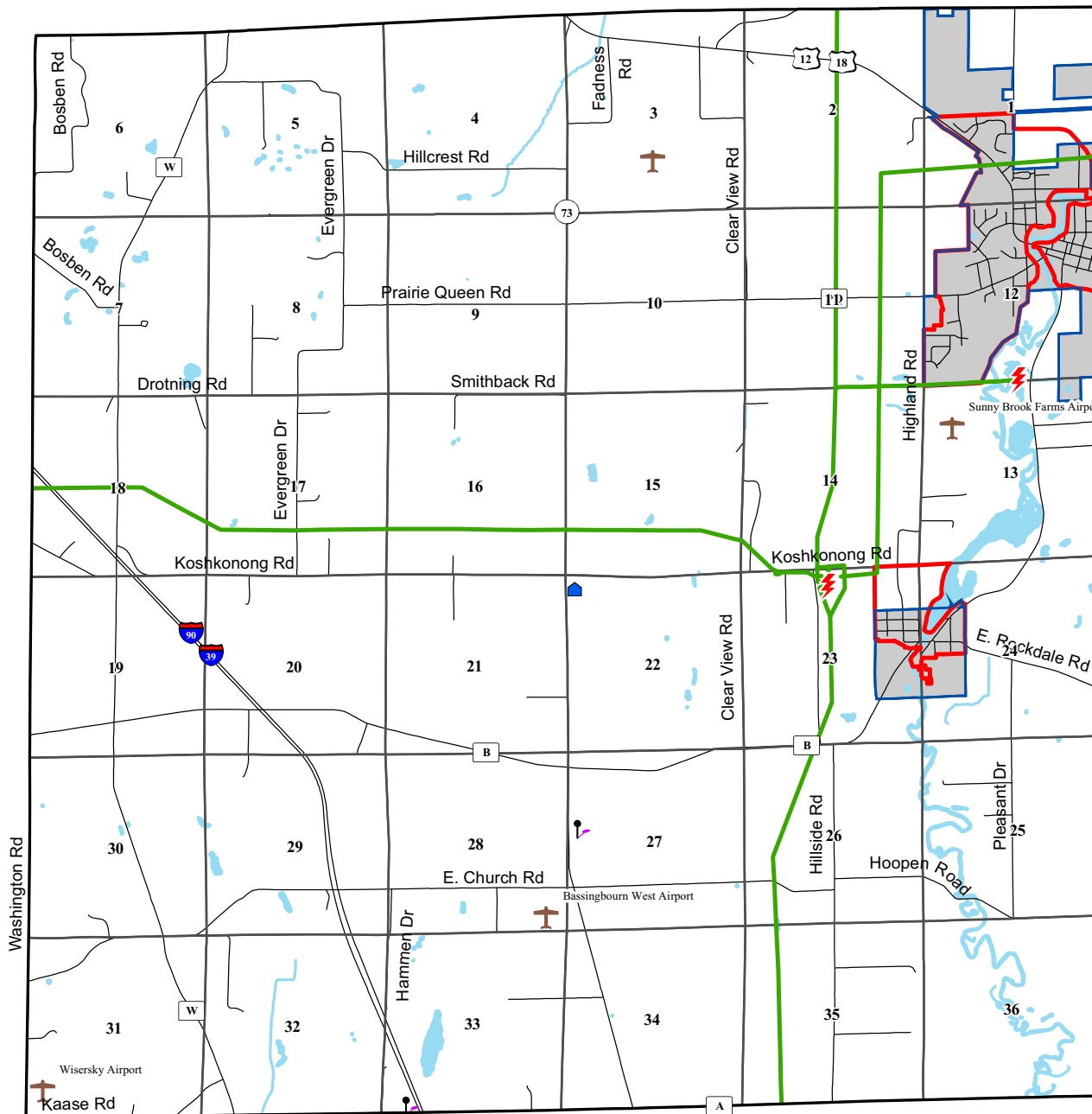
- Urban Service Area
- Village Boundary
- Section Boundary

Apr., 2008

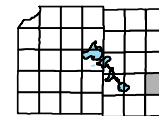


Source Info:
 Village Boundary: 01/2007 (DCPD)
 Employment Points: 2002, Claritas (MAMPO)
 Service Areas: 04/08, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



Utilities & Infrastructure

-  Town Hall
-  Tower
-  Private Airport
-  Electrical Substation
-  Electrical Transmission Line
-  Urban Service Area
-  Village Boundary
-  Section Boundary

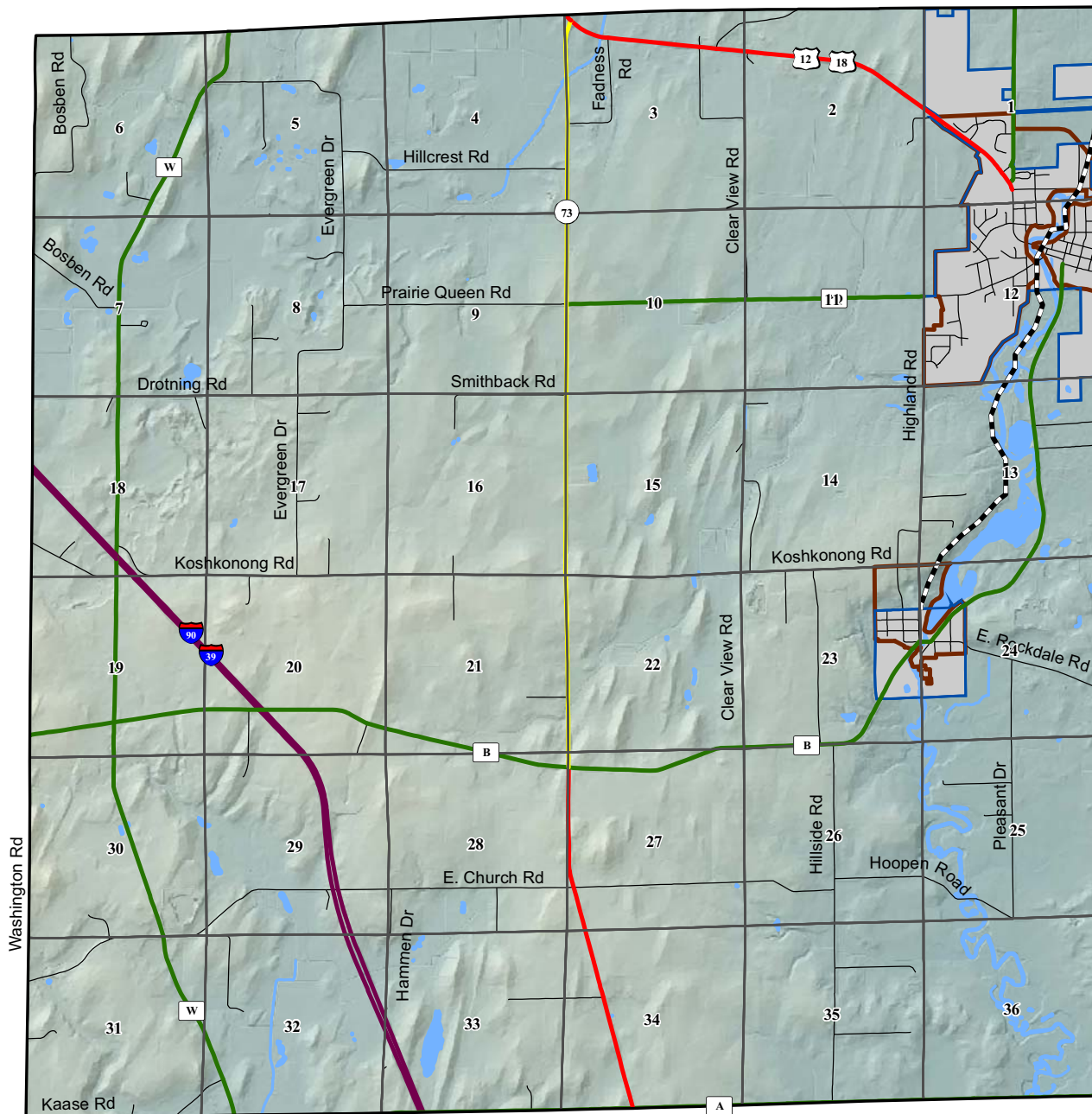
Apr., 2008

0 0.25 0.5 1 1.5 2 Miles



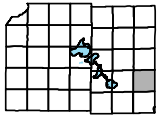
Source Info:
 Village Boundary: 01/07, (DCPD)
 Electrical Substation: 2005, (DCPD)
 Service Areas: 04/08, (CARPC)
 Towers: 2006, (DCPD)
 Town Garage or Hall: 2006, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana

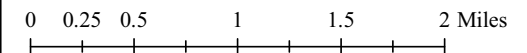
Bicycle/Shoulder & Traffic Evaluation



Bicycle/Non-Motorized Vehicle Use

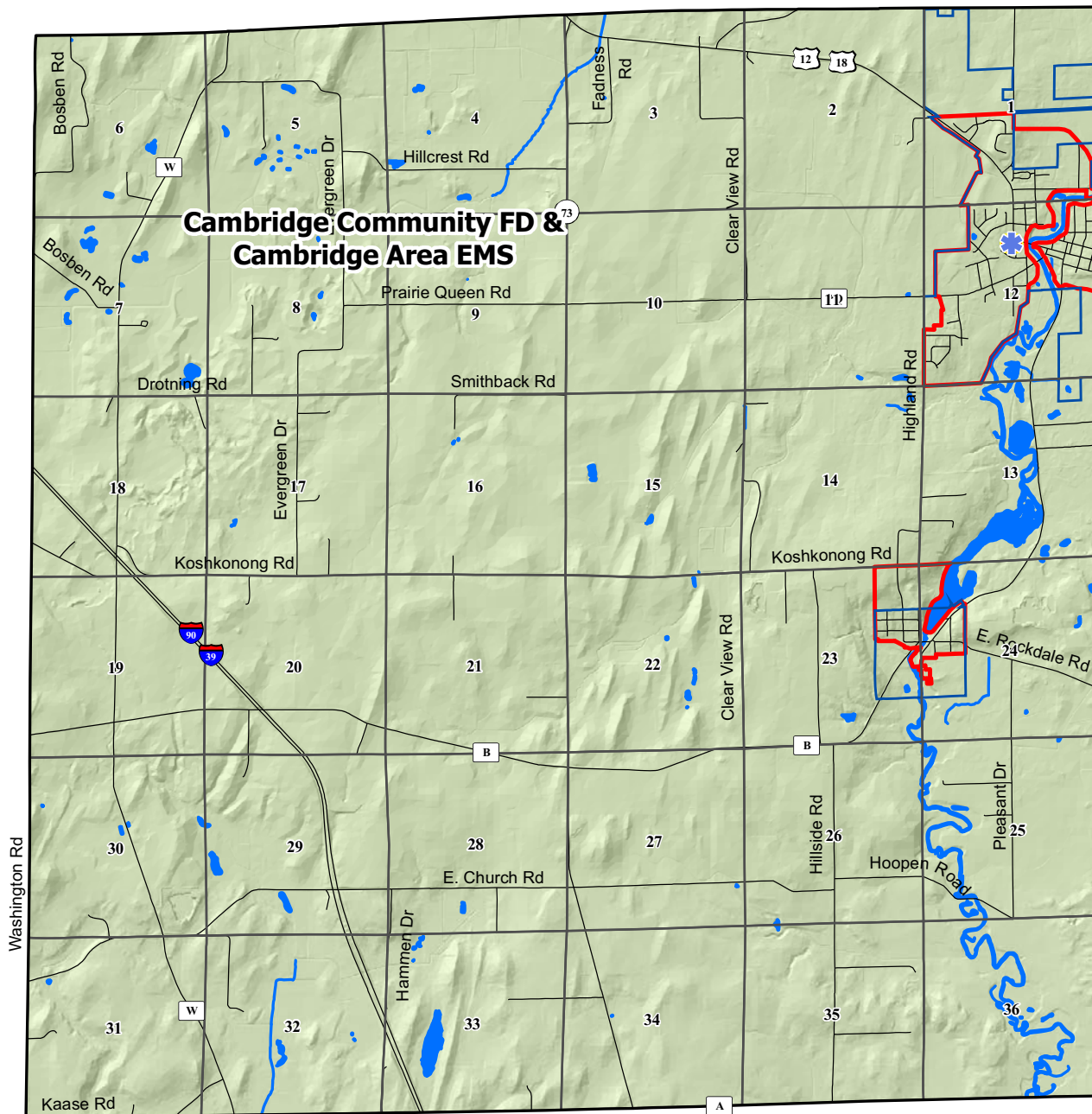
- Most Suitable
- May Be Suitable
- Least Suitable
- Bicycles Prohibited
- Military Ridge Bike Trail
- Bike Trails
- Urban Service Area
- Village Boundary
- Section Boundary

Apr., 2008

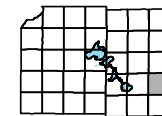


Source Info:
 Village Boundary: 01/2007 (DCPD)
 Road Network: 2005, (DCPD)
 Service Areas: 04/08, (CARPC)
 Trails: 05/02 (DCRPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana

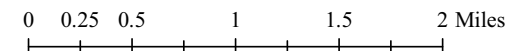


EMS, Fire District and Sheriff Precinct

-  EMS Stations
-  Fire Stations
-  Urban Service Area
-  Village Boundary
-  Section Boundary

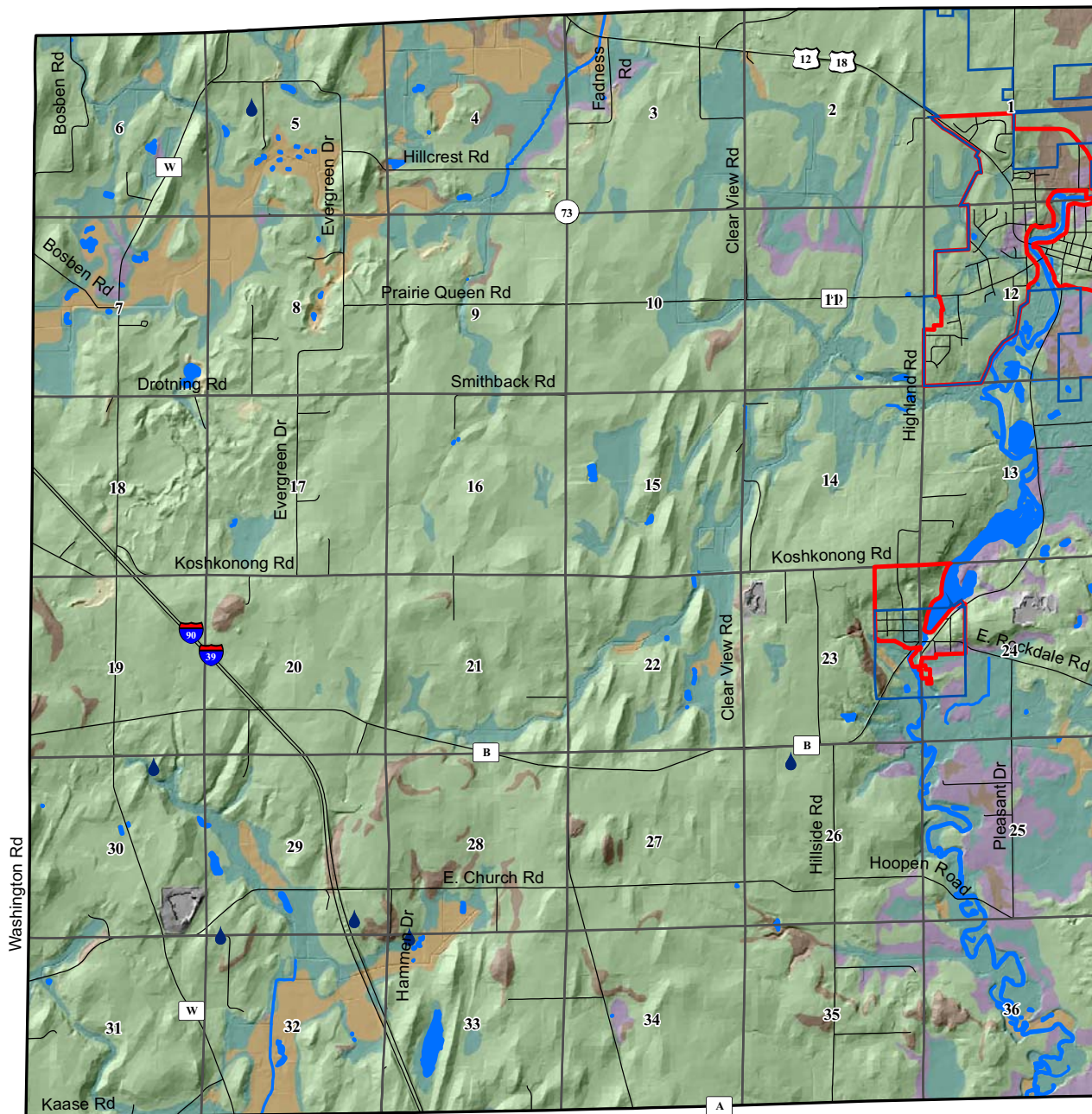
The entire Town of Cambridge is within the S3 (Sierra 3) Sheriff Precinct.

Apr., 2008

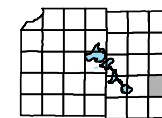


Source Info:
Village Boundary: 01/2007 (DCPD)
EMS Districts: 2007, (DCLIO)
Fire Districts: 2007, (DCLIO)
Service Areas: 04/08, (CARPC)
Sheriff Districts: 2007, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana



Soil Infiltration Potential

Spring

Hydrologic Group

- A
- A/D
- B
- B/D
- C
- D

- Urban Service Area
- Village Boundary
- Section Boundary

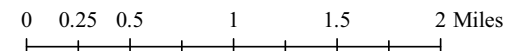
A. (Low runoff potential). The soils have a high infiltration rate even when thoroughly wetted. They chiefly consist of deep, well drained to excessively drained sands or gravels. They have a high rate of water transmission.

B. The soils have a moderate infiltration rate when thoroughly wetted. They chiefly are moderately deep to deep, moderately well drained to well drained soils that have moderately fine to moderately coarse textures. They have a moderate rate of water transmission.

C. The soils have a slow infiltration rate when thoroughly wetted. They chiefly have a layer that impedes downward movement of water or have moderately fine to fine texture. They have a slow rate of water transmission.

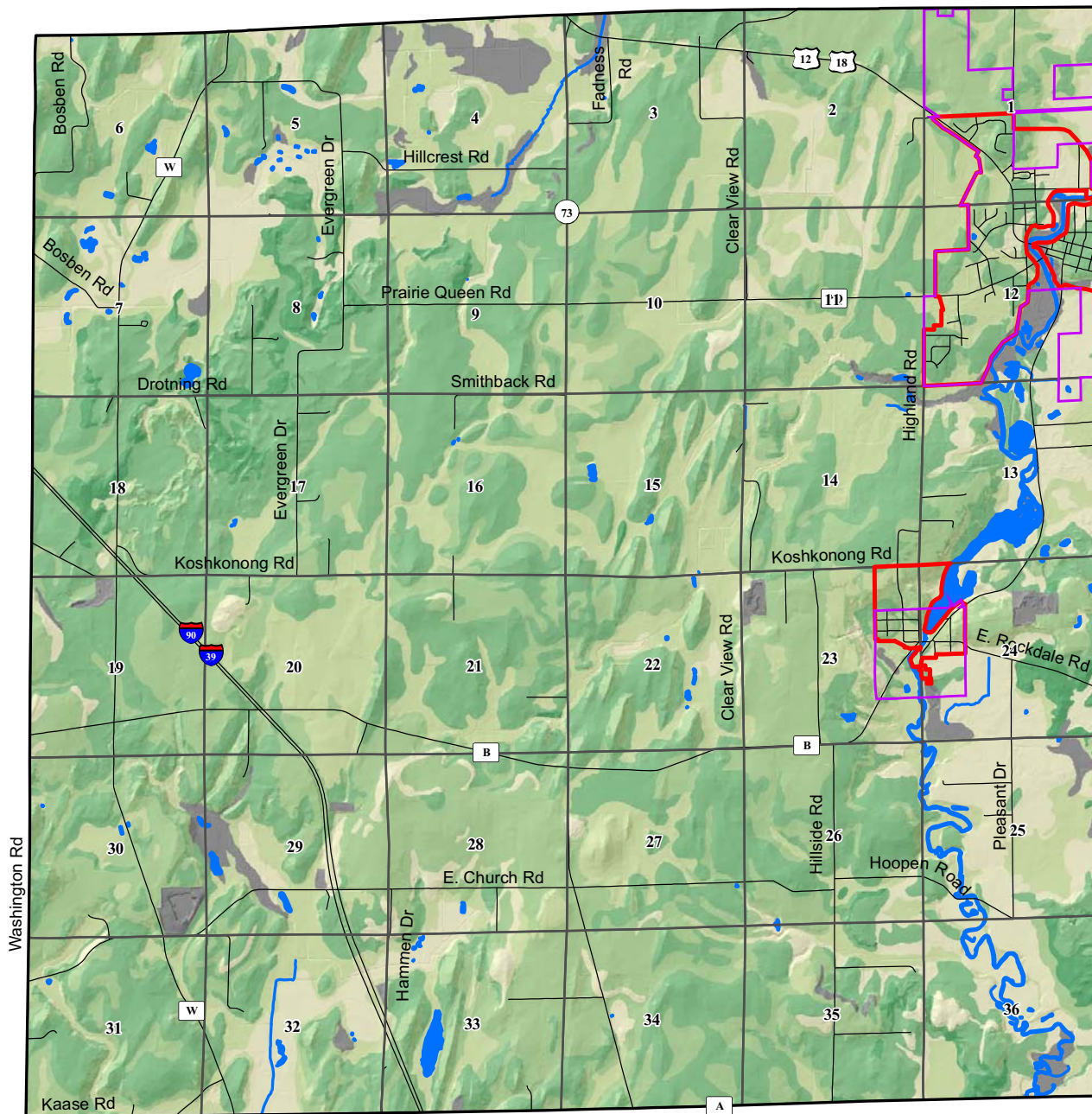
D. (High runoff potential). The soils have a very slow infiltration rate when thoroughly wetted. They chiefly consist of clay soils that have a high swelling potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. They have a very slow rate of water transmission.

Apr., 2008

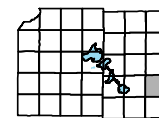


Source Info:
Village Boundary: 01/2007 (DCPD)
Hydrologic Group: Digital Soils (NRCS, LCD, LICGF)
Service Areas: 04/08, (CARPC)
Springs: 1998 (DCCAPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

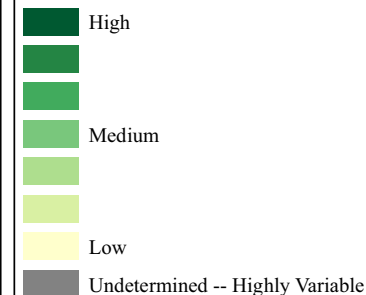


Town of Christiana



Natural Infiltration

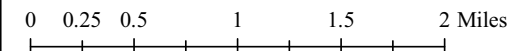
Infiltration (Natural)



The Dane County Relative Infiltration maps (3) promote various opportunities and strategies that can be used to help minimize the impacts of future development and possibly retrofit previously developed areas. Map 1 (this map) shows relative infiltration as it occurs naturally. Map 2 presents enhanced infiltration that could result from engineering practices tapping into deeper sand and gravel deposits. Map 3 shows areas where the potential for engineered infiltration practices may be the greatest. These areas show the greatest improvement in infiltration capacity between the natural and engineered states, highlighting opportunities where more permeable soils (e.g., sand and gravel deposits) may be found deeper in the soil column.

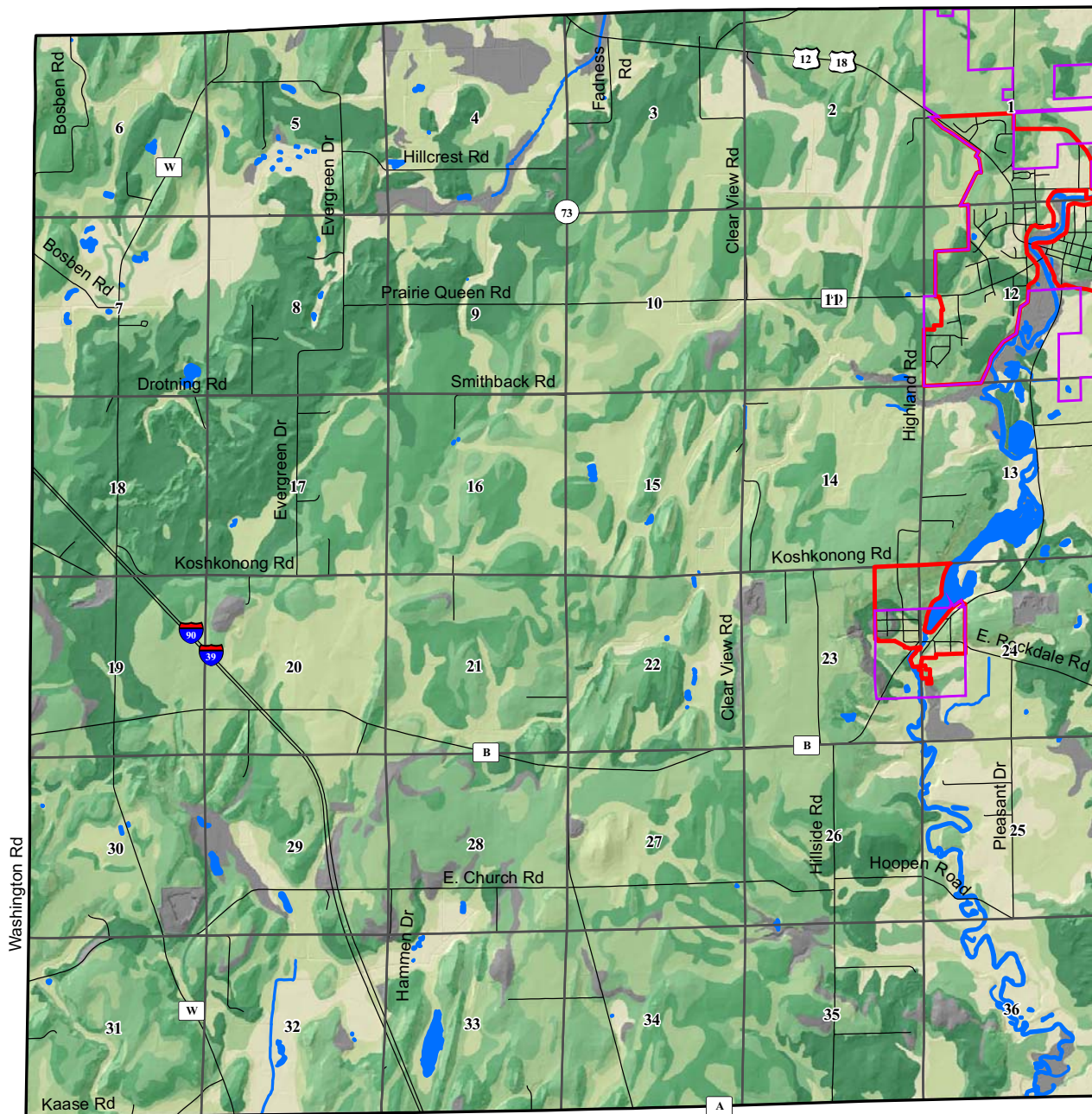
Areas with naturally high infiltration should be used to recharge the groundwater to the greatest extent possible. They may also be prime locations for regional stormwater facilities that could be used to infiltrate stormwater generated in other parts of the watershed. Other areas, such as clay soils with low permeability, are less suitable for infiltration. Stormwater generated in these areas could be reduced on site to some extent, such as through rain gardens, but the majority will likely need to be routed to facilities down-gradient. These facilities would need to be adequately sized to accommodate the rates and volumes of stormwater generated by the proposed development. In some areas, primarily where shallow bedrock exists, permeability is so highly variable that more detailed investigation is needed. In addition, the wetland/floodplain areas include soils with shallow depth to groundwater or potential for flooding, and are generally not conducive to infiltration practices. For more information contact the Capital Area Regional Planning Commission at 608-266-9111.

Apr., 2008

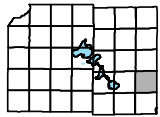


Source Info:
Village Boundary: 01/2007 (DCPD)
Natural Infiltration: 2007 (CARPC)
Service Areas: 04/08, (CARPC)
Springs: 1998 (DCCAPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

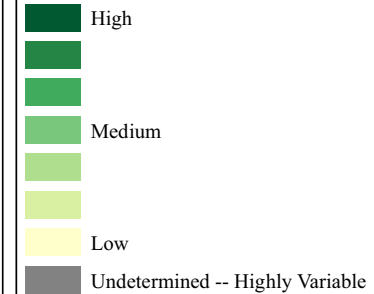


Town of Christiana



Engineered Infiltration

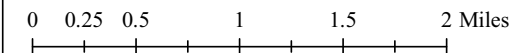
Infiltration (Engineered)



The Dane County Relative Infiltration maps (3) promote various opportunities and strategies that can be used to help minimize the impacts of future development and possibly retrofit previously developed areas. Map 1 shows relative infiltration as it occurs naturally. Map 2 (this map) presents enhanced infiltration that could result from engineering practices tapping into deeper sand and gravel deposits. Map 3 shows areas where the potential for engineered infiltration practices may be the greatest. These areas show the greatest improvement in infiltration capacity between the natural and engineered states, highlighting opportunities where more permeable soils (e.g., sand and gravel deposits) may be found deeper in the soil column.

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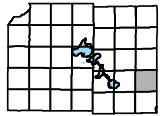
Apr., 2008



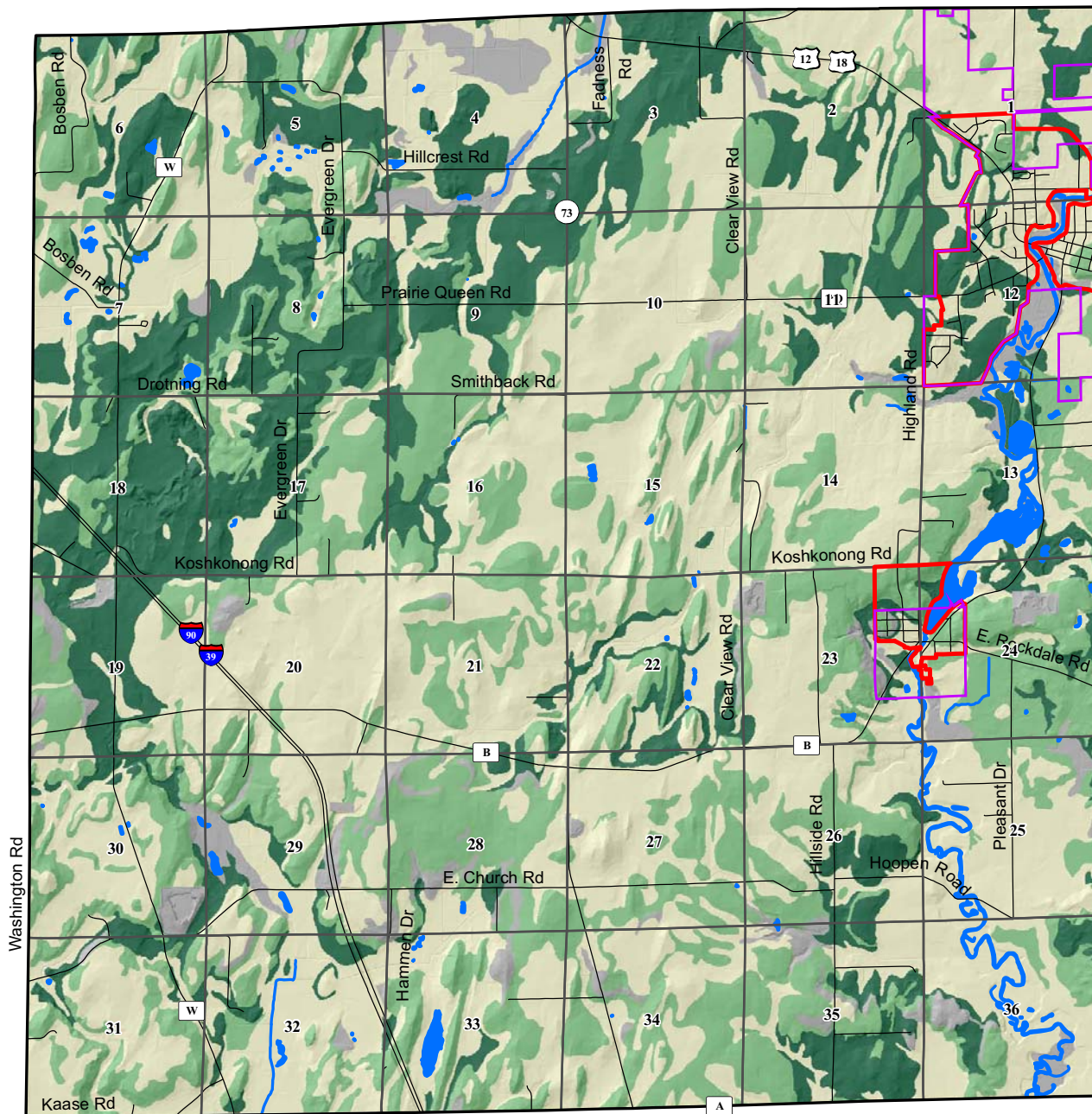
Source Info:
Village Boundary: 01/2007 (DCPD)
Natural Infiltration: 2007 (CARPC)
Service Areas: 04/08, (CARPC)
Springs: 1998 (DCCAPD)

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Town of Christiana



Infiltration Potential



Infiltration (Potential)

- Low Enhancement Potential
- Medium Enhancement Potential
- High Enhancement Potential
- Soil Analysis Needed

- Urban Service Area
- Village Boundary
- Section Boundary

The Dane County Relative Infiltration maps (3) promote various opportunities and strategies that can be used to help minimize the impacts of future development and possibly retrofit previously developed areas. Map 1 shows relative infiltration as it occurs naturally. Map 2 presents enhanced infiltration that could result from engineering practices tapping into deeper sand and gravel deposits. Map 3 (this map) shows areas where the potential for engineered infiltration practices may be the greatest. These areas show the greatest improvement in infiltration capacity between the natural and engineered states, highlighting opportunities where more permeable soils (e.g., sand and gravel deposits) may be found deeper in the soil column.

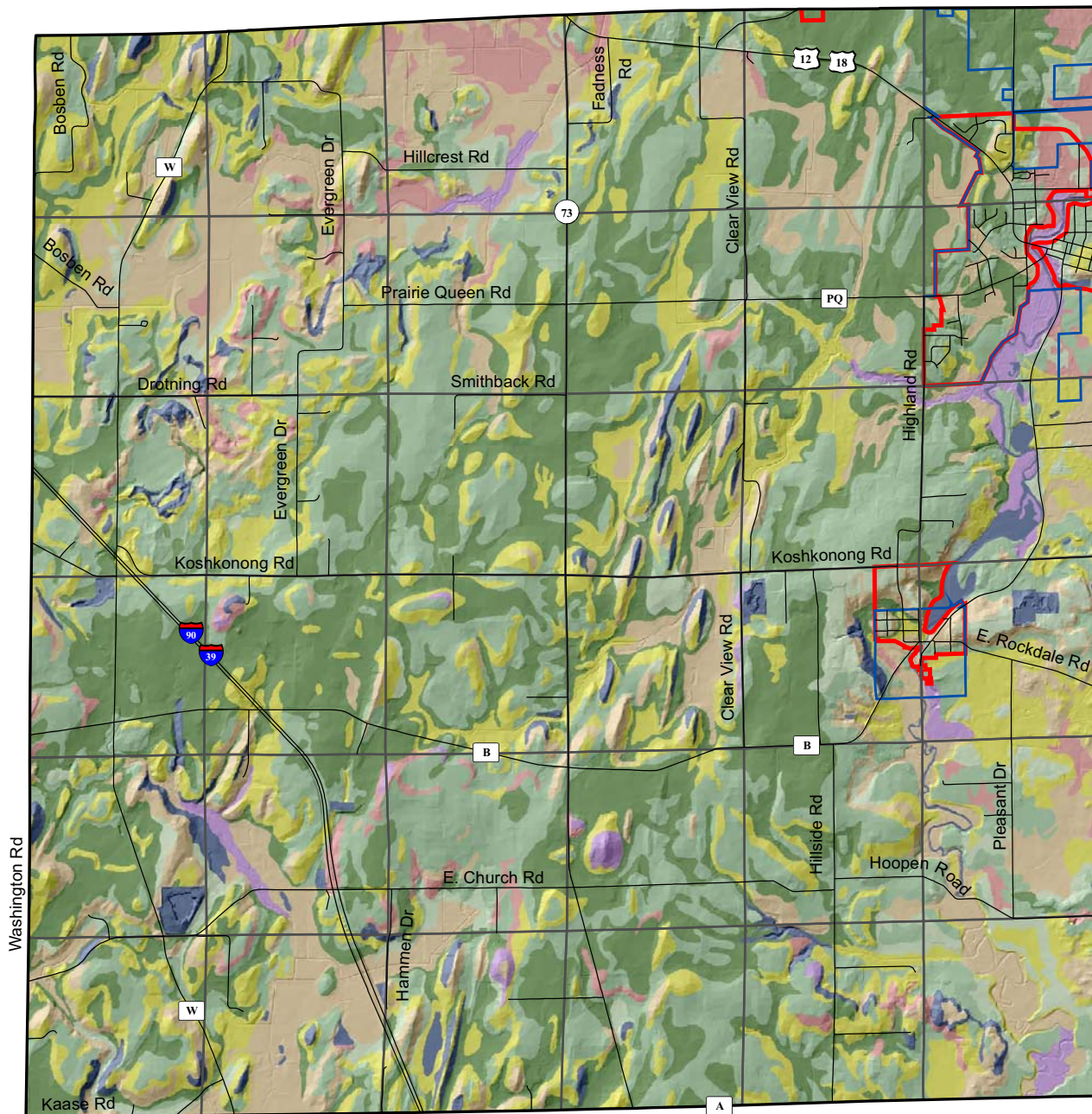
Areas with naturally high infiltration should be used to recharge the groundwater to the greatest extent possible. They may also be prime locations for regional stormwater facilities that could be used to infiltrate stormwater generated in other parts of the watershed. Other areas, such as clay soils with low permeability, are less suitable for infiltration. Stormwater generated in these areas could be reduced on site to some extent, such as through rain gardens, but the majority will likely need to be routed to facilities down-gradient. These facilities would need to be adequately sized to accommodate the rates and volumes of stormwater generated by the proposed development. In some areas, primarily where shallow bedrock exists, permeability is so highly variable that more detailed investigation is needed. In addition, the wetland/floodplain areas include soils with shallow depth to groundwater or potential for flooding, and are generally not conducive to infiltration practices. For more information contact the Capital Area Regional Planning Commission at 608-266-9111.

Apr., 2008

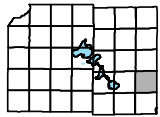


Source Info:
Village Boundary: 01/2007 (DCPD)
Natural Infiltration: 2007 (CARPC)
Service Areas: 04/08, (CARPC)
Springs: 1998 (DCCAPD)

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Town of Christiana



Agricultural Land Evaluation

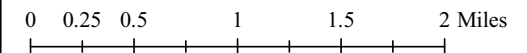
DRAFT

- I Most Suitable for Agricultural Use
- II
- III
- IV
- V
- VI
- VII
- VIII Least Suitable for Agricultural Use
- Urban Service Area
- Village Boundary
- Section Boundary

Agricultural Groups are based on the Land Evaluation Site Assessment rating system from Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition, published by the Soil and Water Conservation Society.

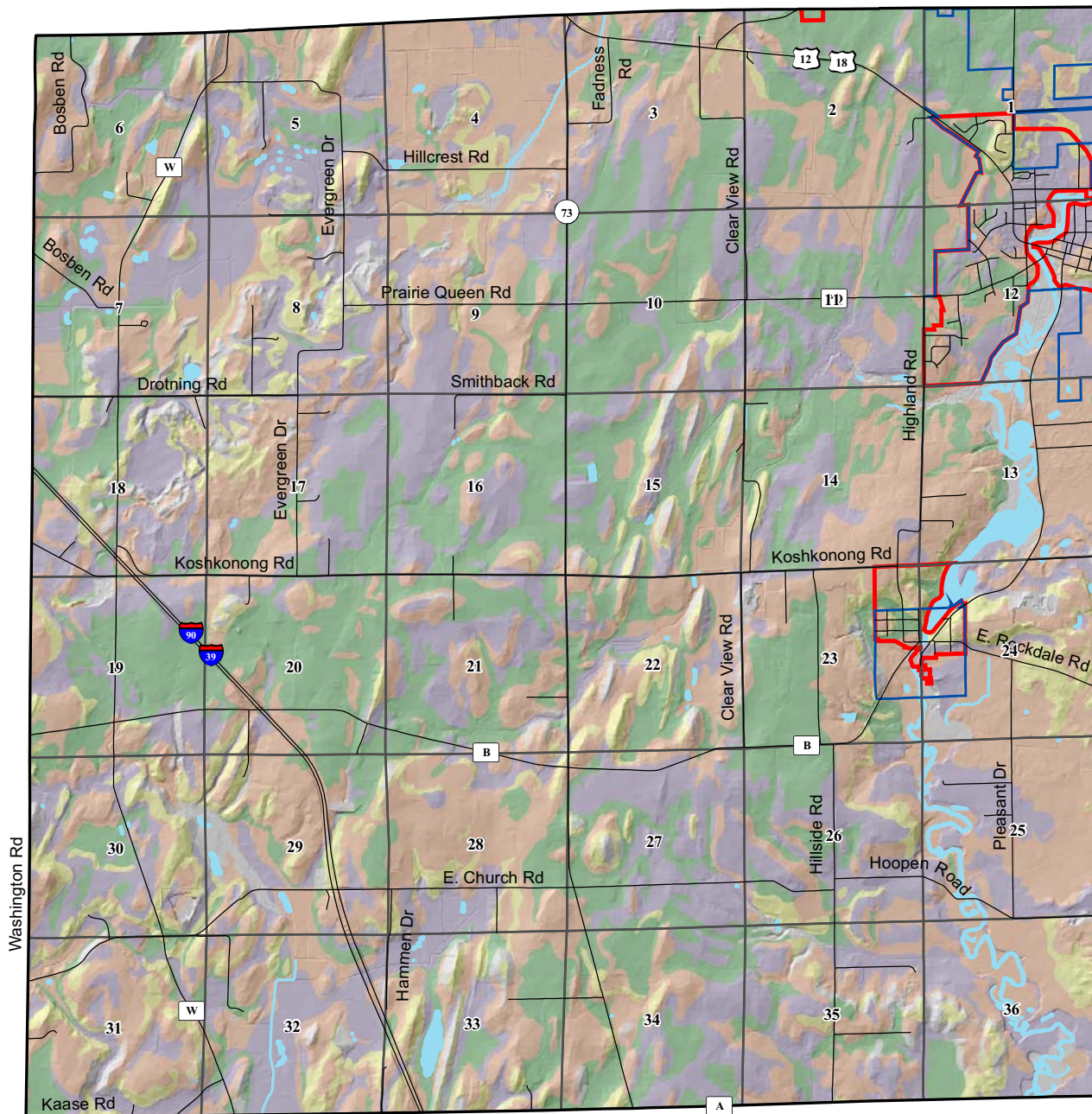
Contact The Dane County Land and Water Resources Department for further details.

Apr., 2008

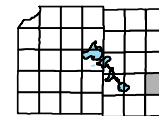


Source Info:
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)
Soils: 2005, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana

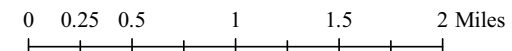


Soil Productivity for Corn

Soil Productivity for Corn Estimated Bushels per Acre

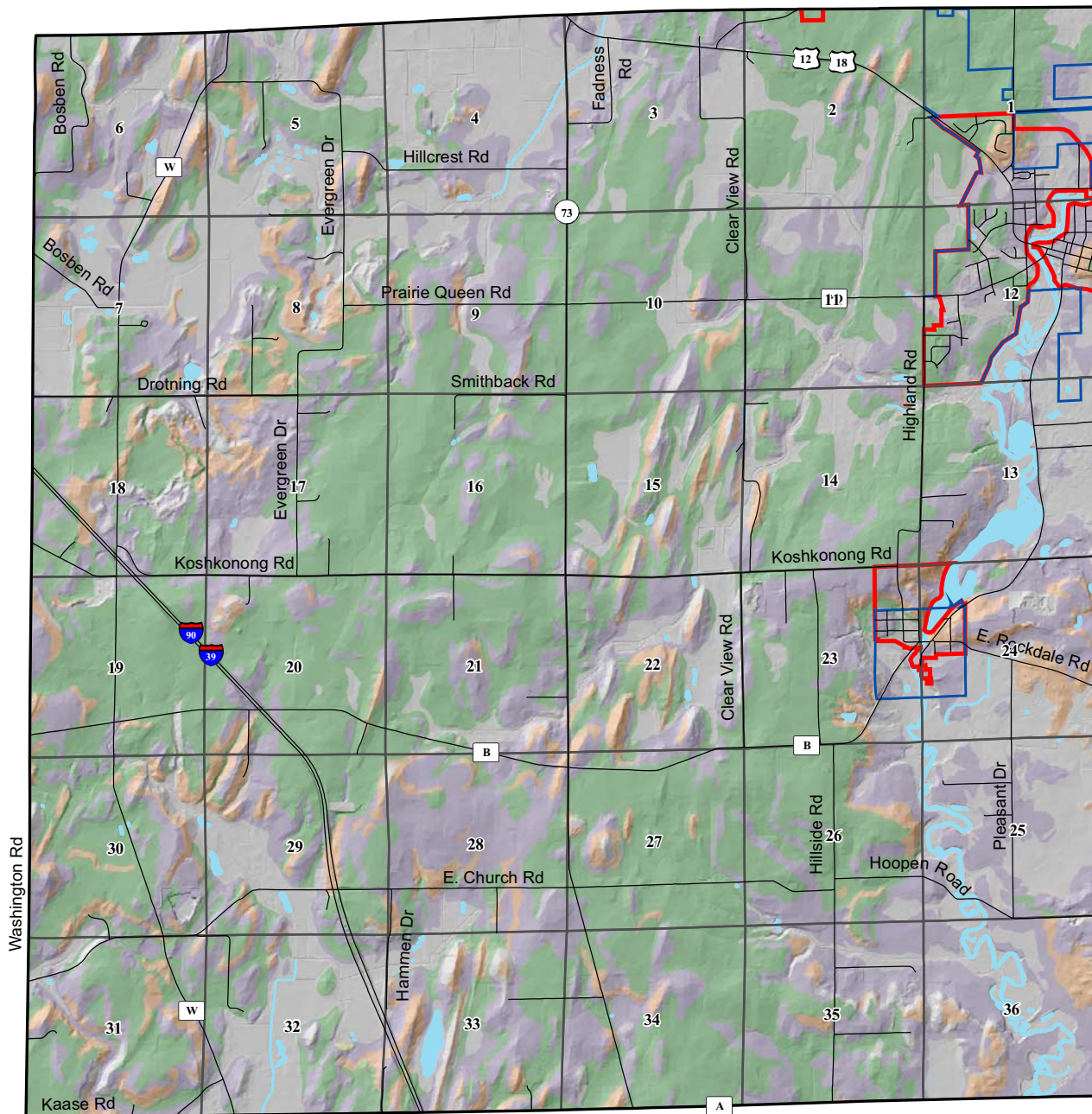
- 150 or greater
- 125 - 150
- 100 - 125
- 100 or less
- No data available
- Urban Service Area
- Village Boundary

Apr., 2008

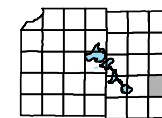


Source Info:
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)
Soils: 2000, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



Town of Christiana

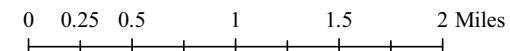


Soil Productivity for Oats

Soil Productivity for Oats Estimated Bushels per Acre

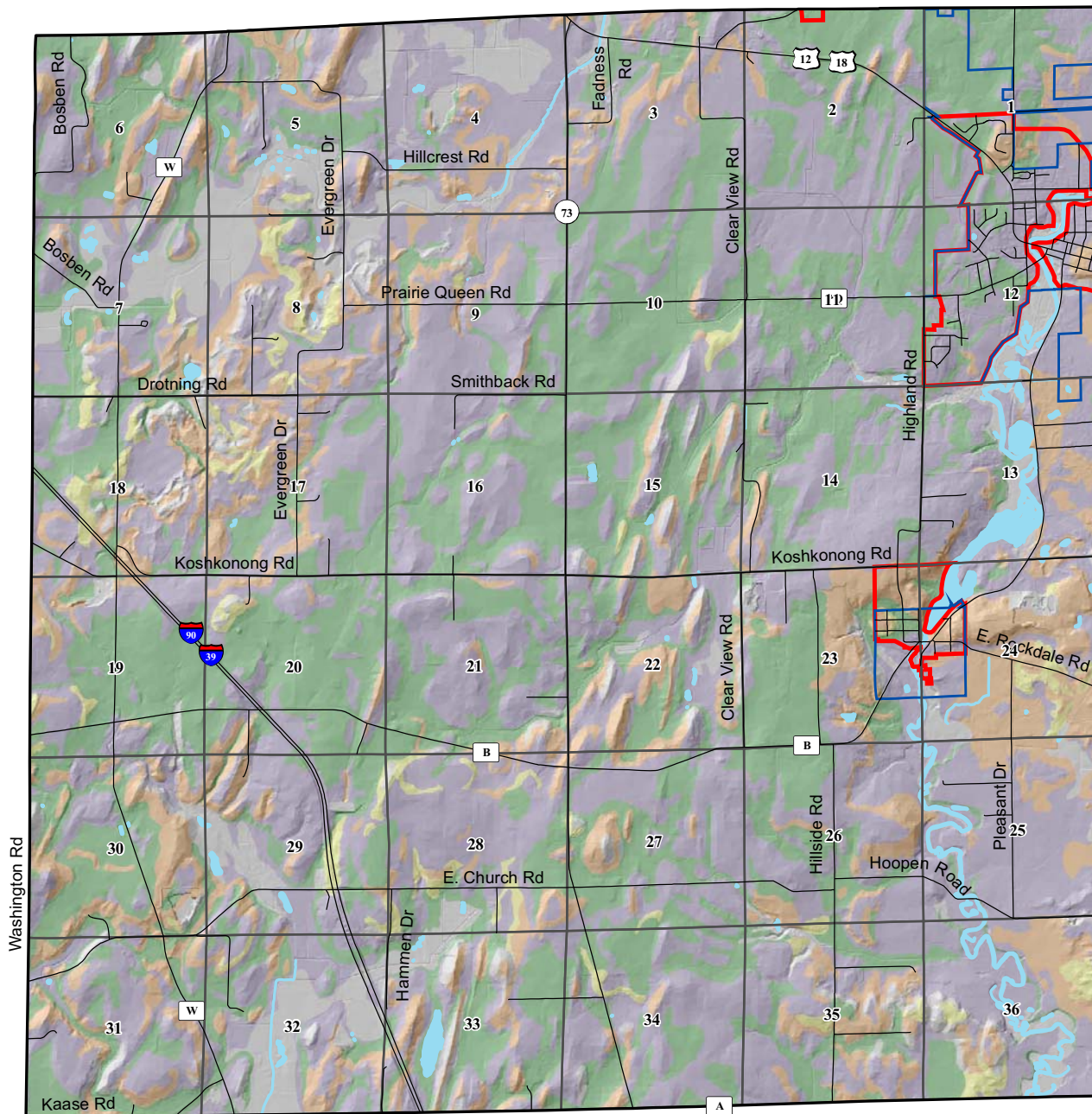
- 80 or greater
- 60 - 80
- 40 - 60
- 40 or less
- No data available
- Urban Service Area
- Village Boundary
- Section Boundary

Apr., 2008

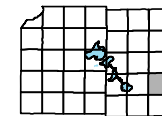


Source Info:
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)
Soils: 2000, (DCLIO)

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Town of Christiana



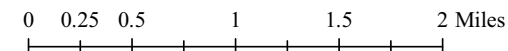
Soil Productivity for Soybeans

Soil Productivity for Soybeans

Estimated Bushels per acre

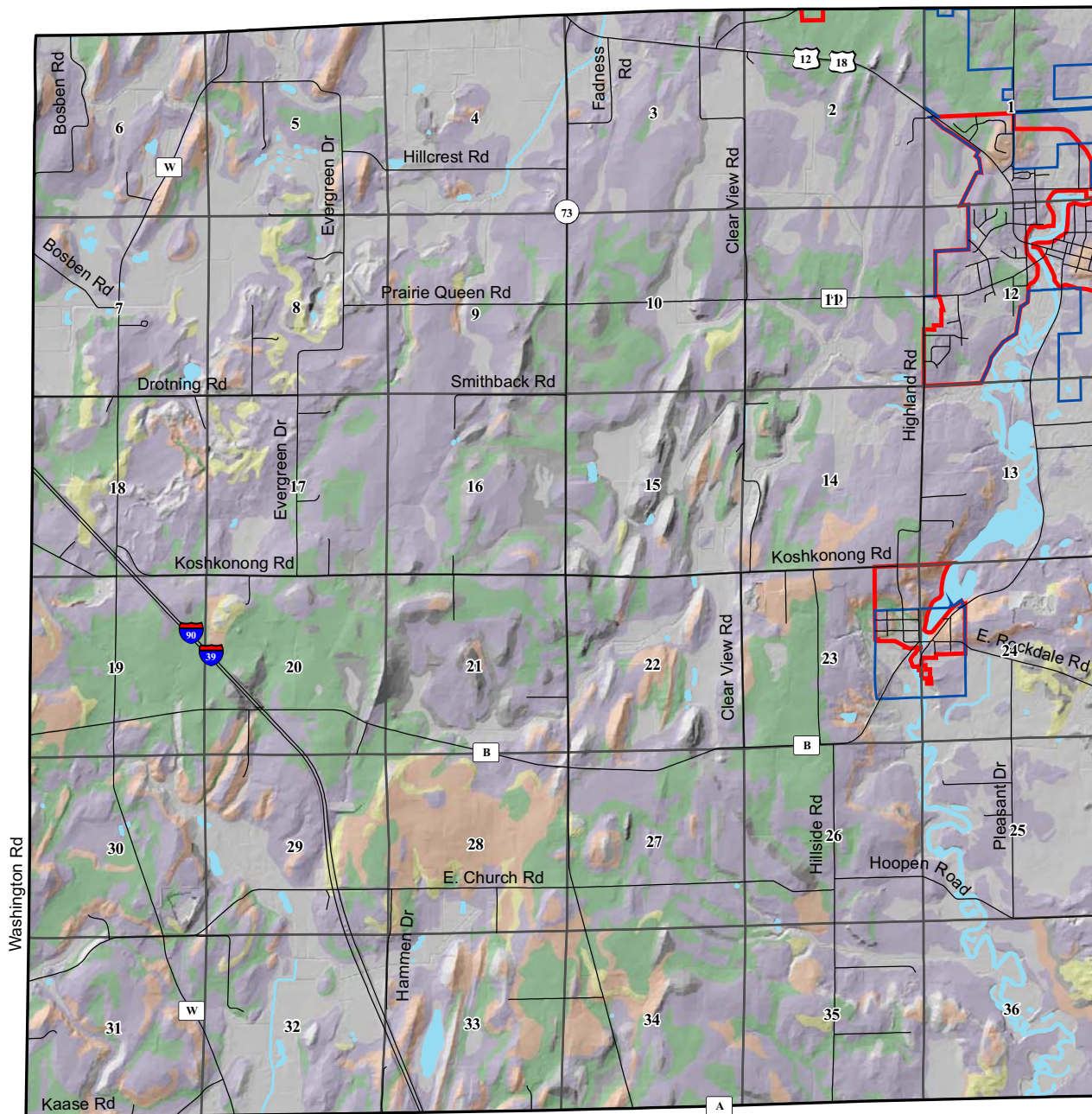
- 45 or greater
- 35 - 45
- 25 - 35
- 25 or less
- No data available
- Urban Service Area
- Village Boundary
- Section Boundary

Apr., 2008

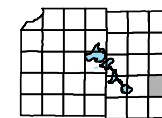


Source Info:
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)
Soils: 2000, (DCLIO)

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Town of Christiana

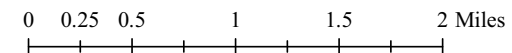


Soil Productivity for Wheat

Soil Productivity for Wheat Estimated Bushels per Acre

- 50 or greater
- 40 - 50
- 30 - 40
- 20 - 30
- No data available
- Urban Service Area
- Village Boundary
- Section Boundary

Apr., 2008



Source Info:
Village Boundary: 01/07, (DCPD)
Service Areas: 04/08, (CARPC)
Soils: 2000, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

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	☐ 57%	☐ 22%	☐ 16%	☐ 5%	☐ 0%
B. Woodlands 97%	☐ 50%	☐ 27%	☐ 18%	☐ 3%	☐ 1%
C. Wetlands 98%	☐ 49%	☐ 27%	☐ 19%	☐ 4%	☐ 1%
D. Floodplains 98%	☐ 38%	☐ 26%	☐ 29%	☐ 6%	☐ 2%
E. Hillsides/Steep Slopes 97%	☐ 28%	☐ 27%	☐ 32%	☐ 10%	☐ 2%
F. Streams 96%	☐ 26%	☐ 25%	☐ 16%	☐ 2%	☐ 1%
G. Wildlife Habitat 98%	☐ 49%	☐ 24%	☐ 22%	☐ 5%	☐ 0%
H. Scenic Views and Undeveloped Hills/Bluffs 97%	☐ 33%	☐ 23%	☐ 31%	☐ 12%	☐ 2%
I. Open Space 97%	☐ 30%	☐ 23%	☐ 31%	☐ 12%	☐ 2%
J. Rural Character 98%	☐ 38%	☐ 27%	☐ 28%	☐ 7%	☐ 1%
K. Air Quality 97%	☐ 59%	☐ 22%	☐ 14%	☐ 5%	☐ 0%
L. Historically significant features 95%	☐ 36%	☐ 23%	☐ 28%	☐ 9%	☐ 3%
M. Other: 11%	☐ 38%	☐ 12%	☐ 12%	☐ 4%	☐ 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%	☐ 7%	☐ 12%	☐ 32%	☐ 44%	☐ 5%
B. ATV Trails 97%	☐ 2%	☐ 8%	☐ 23%	☐ 62%	☐ 5%
C. Town / County Roads 98%	☐ 55%	☐ 30%	☐ 14%	☐ 1%	☐ 0%
D. Regional Rail Transportation 97%	☐ 9%	☐ 12%	☐ 17%	☐ 53%	☐ 10%
E. Hiking Trails 97%	☐ 9%	☐ 23%	☐ 34%	☐ 30%	☐ 4%
F. Biking Routes 98%	☐ 4%	☐ 22%	☐ 37%	☐ 29%	☐ 4%
G. Equestrian Trails 97%	☐ 4%	☐ 12%	☐ 29%	☐ 50%	☐ 4%
M. Other: 11%	☐ 16%	☐ 12%	☐ 0%	☐ 28%	☐ 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).

- | | |
|--|---|
| ☐ Farmland disappearance/conversion | ☐ Too little housing development |
| ☐ Scenic beauty | ☐ Quarrying/Mineral Extraction |
| ☐ Protection of water resources
homes/structures | ☐ Upkeep of existing |
| ☐ Too much housing development
character | ☐ Preservation of rural “look” |
| ☐ Too much Industrial / Commercial | ☐ Not enough Industrial / Commercial |
| ☐ Utility too much | ☐ 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.**

PUBLIC HEARING DRAFT

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.*