

TOWN OF CHRISTIANA LAND USE PLAN
AS AMENDED JANUARY 14, 2003

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1. INTRODUCTION

The Town of Christiana Land Use Plan is prepared as a guide for elected officials and residents of the Town to use to manage and direct orderly growth and development. The Town of Christiana Land Use Plan is a long-range policy document that will serve as a guideline for a wide variety of public and private sector decision making.

It should be noted that although the "planning period" is ten years, it is probable that the plan will require minor amendments on an annual basis. Major revisions or updates of plans of this type are generally required every ten years, or more often if the Christiana area develops more rapidly than expected.

The goals, objectives, and policies in the Land Use Plan are intended to provide the Town Board and Town Planning Commission with a policy basis for reviewing zoning and land division applications and for planning for public facilities and services provided to the residents of the Town of Christiana.

Update of Previous Plan

The original Town of Christiana Land Use Plan was prepared in 1979 by the staff of the Dane County Regional Planning Commission and was adopted by Dane County as part of the Dane County Farmland Preservation Plan. The revised Town of Christiana Land Use Plan has been adopted to reflect growth and development since 1979 and to express the current land use policies of the Town of Christiana.

Submittal for Dane County and Department of Agriculture, Trade, and Consumer Protection Approval

The revised Town Land Use Plan has been submitted to Dane County to be approved by the Dane County Board as the basis for Dane County reviews of zoning and other land use applications. Following approval by the County Board, the plan will be sent to the Wisconsin Department of Agriculture, Trade and Consumer Protection for approval and certification.

2. COMMUNITY INPUT

2.A. TOWN OF CHRISTIANA HOUSEHOLD SURVEY

A survey was mailed to each property owner in the Town of Christiana in mid-June 1998.

The survey was conducted as part of the preparation of a Town Land Use Plan and addressed a variety of land use and development issues in the Town.

A total of 466 surveys were mailed and 191 were completed and returned by the "cut-off" date of July 10, 1998. This represents a 41 percent return rate.

The results are summarized below. In addition to the structured questions, many respondents sent in supplemental comments in response to question #9. These comments have been assembled and are available from the Town Clerk.

1. The current population of the Town of Christiana is approximately 1,227. What would be the ideal population 20 years from now?

Less than Today	14	7.33%.
Same as today	71	37.17%
1,300 - 1,500 person	61	31.94%
1,500 - 2,500 persons	37	19.37%
Over 2,500 persons	5	2.62 %
No Response	3	1.57%
Total	191	100%

2. Should landowners in the Town of Christiana be allowed to subdivide **nonprime farmland to create new lots for non-farm and non-family single-family residential development?**

Yes	71	37.17%
No	106	55.49%
No Opinion	12	6.28%
No Response	2	1.05%
Total	191	100%

3. Should landowners in the Town of Christiana be allowed to subdivide **prime farmland to create new lots for non-farm and non-family single-family residential development?**

Yes	22	11.52%
No	160	83.77%
No Opinion	7	3.66%
No Response	2	1.05%
Total	91	100%

4. Should land use and zoning regulations with respect to rural residential development in the Town of Christiana be more or less restrictive than they are today?

More Restrictive	64	40.03%
Less Restrictive	35	18.32%
About the Same	87	45.55%
No Opinion	3	1.57%
No Response	2	1.05%
Total	191	100%

5. Should the Town designate the area between Cambridge and Rockdale as a residential development area?

Yes	32	16.75%
No	115	60.21%
No Opinion	40	20.94%
No Response	4	2.09%
Total	191	100%

6. If new development occurs in the Town of Christiana, where do you believe it should be?

Adjacent to Existing Development	58	30.37%
Scattered Throughout the Township	39	20.42%
Not in Favor of More Development	80	41.88%
No Opinion	10	5.24%
No Response	4	2.09%
Total	191	100%

7. Should land use and zoning regulations with respect to commercial and manufacturing development in the Town of Christiana be more or less restrictive than they are today?

More Restrictive	66	34.55%
Less Restrictive	21	10.99%
About the Same	90	47.12%
No Opinion	10	5.24%
No Response	4	2.09%
Total	191	100%

8. Should the Town of Christiana allow new commercial development along the Highway 12 corridor?

Yes	76	39.79%
No	82	42.93%
No Opinion	29	15.18%
No Response	4	2.09%
Total	191	100%

2.B. PUBLIC MEETING

A public meeting on the proposed Land Use Plan amendment was held on December 12, 2002 by the Town Board. At the public meeting, the plan was presented and comments and feedback were taken from the public. Based on that feedback, refinements have been made to the plan amendment.

The Dane County Zoning and Natural Resources Committee will conduct a Public Hearing upon submittal of the proposed amendment to Dane County for adoption under the *Dane County Farmland Preservation Plan*. The County Public Hearing will occur at a regularly scheduled meeting of the Zoning and Natural Resources Committee on May 27, 2003.

3. COMMUNITY BACKGROUND

3.A. GENERAL DESCRIPTION

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 Town is predominantly rural 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 large parcels. 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.

3.B. DEMOGRAPHIC PROFILE

HISTORIC POPULATION GROWTH TRENDS

The Town of Christiana had an estimated population of 1,313 in 2000(US Census Bureau, 2000). The population has remained relatively stable over the past two decades. Between 1970 and 1980 there was a decrease in the population; however, between 1990 and 2000 there was an increase of 131 persons representing an 11 percent increase.

Table 3.1 Historic Population Growth (1970-1990)

Municipality	1970 Census	1980 Census	Percent Change 1970-1980	1990 Census	Percent Change 1980-1990
Town of Christiana	1,261	1,209	-4.12	1,182	-2.23
Town of Albion	1,926	1,918	-.42	1,964	2.40
Town of Pleasant Springs	2,057	2,529	22.95	2,660	5.18
Town of Deerfield	855	1,111	29.94	1,181	6.30
Village of Cambridge (Dane Co. Part)	672	785	16.82	883	12.48
Village of Rockdale	172	200	16.28	235	17.50
Dane County	287,071	320,105	11.51	363,658	13.61

Source: U.S. Census 1970,1980,1990.

Table 3.2 Recent Population Growth Trends

Municipality	1990_Census	2000 Census	Percent Change 1990- 2000
Town of Christiana	1,182	1,313	11
Town of Albion	1,964	1,823	(7)
Town of Pleasant Springs	2,660	3,053	15
Town of Deerfield	1,181	1,470	24
Village of Cambridge (Dane Co. Part)	883	1,014	14.84
Village of Rockdale	235	214	(8)
Dane County	363,658	426,526	17

Source: Wisconsin Department of Administration, Demographic Services Center, 1997, US Census Bureau.

POPULATION PROJECTIONS (1997-2015)

Two alternative population projections have been developed for the Town of Christiana and the adjoining municipalities, representing a "low range" and a "high range" projection.

The "low range" projection is based on Wisconsin Department of Administration (WDOA) figures that project that the population in the Town of Christiana will be 1,248 by the year 2015. This represents an increase of 21 persons or 1.7 percent between 1997 and 2015. This projection is based primarily on historic trends from 1970 to 1990.

The "high range" projections are based on a continuation of the average annual rate of growth from 1990 through January 1, 1997 to the year 2015. This methodology shows an increase of 115- persons or an increase of 9.4 percent between 1997 and 2015.

Table 3.3 "Low Range" Population Projections - WDOA

Municipality	1990Census	1999 Est.	2000 Proj.	2005 Proj.	2010 Proj.	2015 Proj.
Town of Christiana	1,182	1,227	1,224	1,235	1,247	1,248
Town of Albion	1,964	2,037	2,048	2,077	2,107	2,118
Town of Pleasant Springs	2,660	2,899	3,008	3,157	3,287	3,410
Town of Deerfield	1,181	1,366	1,339	1,408	1,469	1,527
Village of Cambridge (Dane Co. Part)	883	1,014	1,052	1,124	1,185	1,247
Village of Rockdale	235	236	241	244	247	249

Source. Wisconsin Department of Administration, Demographic Services, 1993.

Table 3.4 "High Range" Based on 1990-1997 Growth Rates

Municipality	1990-1997 Annual Growth	1997 Est.	2000 Proj.	2005 Proj.	2010 Proj.	2015 Proj.
Town of Christiana	0.5	1,227	1,245	1,277	1,309	1,,342
Town of Albion	0.5	2,037	2,037	2,120	2,173	2,228
Town of Pleasant Springs	1.3	2,899	2,944	2,964	2,983	3,002
Town of Deerfield	2.2	1,366	1,458	1,626	1,813	2,021
Village of Cambridge (Dane Co. Part)	2.1	1,014	1,079	1,197	1,329	1,474
Village of Rockdale	0.06	236	236	237	238	239

Source: Discovery Group, Ltd., 1998.

3.C. HOUSING ANALYSIS

HOUSEHOLD CHARACTERISTICS

In 2000, there were 492 households in the Town of Christiana of which 463 households were year-round residents, only 5 were seasonal homes, and 24 were vacant. There were 1,313 persons living in households and zero living in group quarters.

Households with children accounted for 76.1 percent of the year-round households and 23.9 percent were households without children.

Householders over 65 years of age accounted for 22.9 percent of the total year-round households.

Table 3.5 Household Characteristics, 1990, 2000

	1999	2000
Total Population	1,182	1,313
Persons Living in Households	1,182	1,313
Persons Living in Group Quarters	0	0
Total Households	414	492
Seasonal Housing/Vacation Homes	2	5
Vacant Housing	9	24
Year-Around Resident Households	403	468
Persons Per Year-Around Household	2.93	?
Households with Children	323	356
Married Couple Households	290	
Single-Parent Households	19	
Households without Children	80	112
Householders over 65 Years of Age	33	38

Source: U.S. Department of Commerce, 1990 Census of Population and Housing, & US Census Bureau 2000.

HOUSING TYPES

In 1990, there were 414 housing units in the Town of Christiana. Of the total housing units, 95.4 percent were single-family units and 4.6 percent were multifamily units.

From 1990-1997, there have been 48 new housing units constructed in the Town, of which 95.8 percent have been single-family units and 4.2 percent have been two-family units. This represents an average of 6.9 units per year. There were no multifamily units constructed between 1991 and 1997.

Table 3.6 Housing Types, 1990

Municipality	All Housing Units	1 Unit Detached	Multi-Family	Mobile Home	Percent Multifamily	Percent Single Family
Town of Christiana	414	365	19	30	4.6	95.4

Source: U.S. Department of Commerce, Census of Population and Housing, 1990.

Table 3.7 New Dwelling Unit Construction (1990-1997)

Year	Single-Family	Two-Family	Multifamily	Total
1991	4	0	0	4
1992	4	2	0	6
1993	4	0	0	4
1994	7	0	0	7
1995	10	0	0	10
1996	13	0	0	13
1997	4	0	0	4
Total Units	46	2	0	48
Average per year	6.6	0.3	0	6.9

Source: Dane County Regional Planning Commission

Between 1988 and 1997 there have been 79 land divisions in the Town of Christiana. All of the parcels have been created by Certified Survey Maps.

Table 3.8 Land Divisions In the Town of -Christiana (1988-1997)

Year	Parcels created by Subdivision	Parcels Created by Certified Survey	Total
1988	0	3	3
1989	0	6	6
1990	0	5	5
1992	0	7	7
1993	0	14	14
1994	0	6	6
1995	0	13	13
1996	0	13	13
1997	0	12	12
Total	0	79	79

Source: Dane County Regional Planning Commission.

PROJECTED ADDITIONAL HOUSING UNITS

Based on the "low-range" and "high-range" population projections and the projected decline in the number of persons per household, the projected number of additional housing units constructed in the Town of Christiana by the year 2015 will range from 43 to 82 or an average of 2 to 5 unit per year.

Table 3.9 Projected Additional Dwelling Units

Municipality	1997 Estimate	2000 Proj.	2005 Proj.	2010 Proj.	2015 Proj.	Additional 1997-2015
Persons Per Household	2.62	2.59	2.54	2.49	2.44	
<u>Low Range</u> Population Dwelling Units	1,227 468	1,224 473	1,235 486	1,247 501	1,248 511	43
<u>High Range</u> Population Dwelling Units	1,227 468	1,245 481	1,277 503	1,309 526	1,342 550	82

Source: Discovery Group, Ltd. 1998.

3.D. ENVIRONMENTAL ANALYSIS

TOPOGRAPHY

The ground moraine landscape in the Town of Christiana is dominated by the glacial topography associated with the drumlins. The topography is undulating with interspersed low areas and pockets of wetlands.

The relative elevation change in the Town is 260 feet. The highest point (1060 feet above sea level) is in the southwestern corner of the Town north of E. Church Road and east of Washington Road. The lowest point (800 feet above sea level) is in the southeast corner of the Town along the Koshkonong Creek.

Most of the Town drains into Koshkonong Creek, which runs along the eastern edge of the Town and drains into Lake Koshkonong to the south. Mud Creek drains the northwestern corner of the Town. Saunders Creek drains the southwestern corner of the Town and joins the Rock River south of Edgerton.

GEOLOGY AND SOILS

The surface geology of the Town of Christiana consists of a variety of glacial materials deposited during the late Wisconsin glaciations, which took place 15,000 to 13,000 years ago.

The soils in the Town are categorized into three general soil associations. These soil associations include the Dodge-St. Charles-McHenry Association, Plano-Ringwood-Griswold Association, and the Batavia-Houghton-Dresden Association.

The Dodge-St. Charles-McHenry soils are found in the southwest portions of the Town along Interstate 90. This association has a varied landscape that is characterized by the drumlins and ground moraine in the Town. These soils are sloping to gently sloping and well drained to moderately well-drained. Dodge, St. Charles, and McHenry soils have slight or moderate limitations for on-site sewage disposal.

The Plano-Ringwood-Griswold soils are found in the central, south-central, and northeastern part of the Town. This association consists mainly of gently sloping areas on glacial uplands. These soils are generally gently sloping to sloping and well-drained; however, the Elbum soils are nearly level and somewhat poorly drained. Most areas of the soils of this association are cultivated. Plano, Ringwood, and Griswold soils have slight or moderate limitations for onsite sewage disposal.

The Batavia-Houghton-Dresden soils are found along Mud Creek, Saunders Creek, and Lower Koshkonong Creek. This association consists mainly of outwash plains with depressions and old lake basins. These soils are nearly level to sloping and well-drained to poorly drained.

Soil Productivity for Agriculture

The Natural Resource Conservation Service (NRCS) has developed nine categories of prime farmland. The soils in the Town of Christiana fall under five of the nine categories. The soils are categorized as prime farmland, prime farmland where drained, prime farmland where protected from flooding or not frequently flooded, or prime farmland where drained and protected from flooding or not frequently flooded. Some of the soils are categorized as not prime farmland.

The NRCS identifies and categorizes prime farmland using criteria found in the Federal Register, Volume 43, No. 21. The Federal Register defines prime farmland as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

In general, prime farmlands have adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable level of acidity or alkalinity, an acceptable content of salt and sodium, and few or no rocks. They have soils that are permeable to water and air. Prime farmland is not excessively erodible or saturated with water for a long period of time, and it either does not flood frequently or is protected from flooding.

The attached soils map shows the location of prime agricultural soils in the Town.

Soils Limited for Conventional Septic Tank Absorption Fields

The Natural Resource Conservation Service (NRCS) has developed six categories for Septic system suitability in the Town of Christiana using soils data. The attached map shows the soils that are capable of supporting a mound system; at grade pressure 21 to 30 percent; mound, at grade gravity, at grade pressure <21 percent slopes; mound, at grade gravity, at or below grade pressure, <21 percent slopes; and a site for state approve system, <21 percent slopes. The map also shows soils that would not support an approvable system.

FLOODPLAINS AND WETLANDS

The 100-year floodplain includes lands along Mud Creek and Koshkonong Creek and their tributary drainage ways. There are also areas within the 100-year floodplain around the former Rockdale Millpond.

The majority of the Wisconsin Department of Natural Resources delineated wetlands over 2 acres in size are found along Koshkonong Creek, Saunders Creek, and Mud Creek. There are also some small pockets of wetlands in the central portions of the Town.

The attached map shows the 100-Year Floodplain, as delineated by the Federal Emergency Management Administration (FEMA), and wetlands over 2 acres in size, as delineated on the WDNR Wetland Inventory in the Town of Christiana.

3.D. LAND USE ANALYSIS

GENERAL LAND USE PATTERN

The majority of the 23,320.02 acres in the Town of Christiana is undeveloped agricultural land woodlots, and open wetlands and floodplains. Approximately 1,340 acres of the total land area are developed.

Table 3.10 Estimated Existing Land Uses.

Type of Land Use	Christiana, Acreage	Christiana % of Total Land
Residential	414.0	1.80%
Commercial	12.8	.05%
Resource Extraction and Industrial	51.0	.22%
Transportation (i.e. highways, roads, railroads)	524.2	2.25%
Communication/Utilities	15.2	.07%
Institutional/Governmental	15.7	.08%
Recreational	307.8	1.32%
Undeveloped Land	21,979.3	94.25%
Total	23,320.0	100.0%

Residential land use acreage is based on the assignment of an average of one acre for each residential dwelling unit.

Source: Discovery Group, Ltd., based on updates and refinements to the 1990 Land Use Inventory prepared by the Dane County Regional Planning Commission.

3.E. TRANSPORTATION FACILITIES

HIGHWAYS

Federal and State Highways

The primary principal arterial highway near the Town of Christiana and linking the Town with nearby metropolitan areas is Interstate 90. Interstate 90 crosses the southwestern corner of the Town. A second principal arterial is USH 12 and 18, which links Madison with Cambridge and other communities to the east. USH 12 and 18 crosses the northeastern corner of the Town.

The other key arterial highway in the Town is STH 73, which is a north-south access highway connecting Interstate 94 north of Deerfield to Interstate 90 near Edgerton. STH 73 runs through the center of the Town.

County Trunk Highways

There are four county trunk highways in the Town.

CTH W
CTH B
CTH A

Town Roads

The Town of Christiana maintains 46.1 linear miles of Town road. The standard Town road right-of-way is 4 rods. Standard rural pavement widths range from 20 to 24 feet.

Highway Improvements

Main Street in the Village of Cambridge from Highway 18 to Simonson Street is scheduled for improvement in 2003. The Koshkonong Bridge in the Village of Cambridge was reconstructed in 1998.

The Wisconsin Department of Transportation is also planning to improve the Utica Weigh Station on Interstate 90 as part of their Roadside Improvement Program. However, this project is still in the pre-construction engineering phase.

The Drotning Road underpass is scheduled for improvement in 2002. Although this project is in the Town of Pleasant Springs, part of Drotning Road is in the Town of Christiana.

Traffic Volumes

USH 12/18		
	Between STH 73 and Clear View Rd	8,900 ADT (average daily traffic)
	West of STH 134	3,800 ADT
USH 18		
	East of STH 134	4,300 ADT
STH 134		
	North of USH 18	980 ADT
STH 73		
	South of USH 12/18	1,600 ADT
	South of CTH B	1,900 ADT
CTH A		
	East of IH 90	470 ADT

Traffic Volume Cont.

CTH B	East of STH 73	390 ADT
	Between IH 90 and STH 73	590 ADT
CTH W	Between STH 73 and Rockdale	1,700 ADT
	North of IH 90	380 ADT
	South of IH 90	230 ADT

Source: 1997 Wisconsin Highway Traffic Volume Data, March 1998.

Town Roads

The Town of Christiana maintains 46.1 linear miles of Town Roads.

AIR SERVICE

There are two private airports in the Town of Christiana (Gary Rattmann, Highland Drive and David Wisersky, Kaase Road). The nearest passenger service is from the Dane County Regional Airport, located 15 miles northwest of the Town.

Other nearby airports includes the Fort Atkinson Airport and a privately owned and operated airport in the Town of Albion.

3.F. PUBLIC SERVICES AND FACILITIES

TOWN HALL

The Christiana Town Hall is located at 772 Koshkonong Road. The building was constructed as a schoolhouse in 1922. The Town purchased the schoolhouse in 1962 for use as the Town Hall. Plans are currently underway for construction of a new Town Hall facility.

TOWN GARAGE

The Town Garage is located on Koshkonong Road next to the Town Hall. The building was constructed in 1965 and is adequate to meet the present needs of the Town.

The Town has two heavy trucks, one light truck, one grader, two tractors, and one three-yard loader.

PUBLIC SAFETY SERVICES

Police Protection

Police protection is provided by the Dane County Sheriff's Office.

Fire Protection and EMS

Fire protection is provided by the Cambridge Fire Department.

Emergency medical services are provided by Cambridge EMS.

SOLID WASTE COLLECTION

Superior Onyx Services of Fort Atkinson collects the solid waste and recyclable material for the residents in the Town and takes it to the landfill near Fort Atkinson.

PUBLIC SCHOOL FACILITIES

Most of the Town of Christiana is served by the Cambridge School District. The southwest corner is served by the Stoughton School District and the northwest corner is served by the Deerfield School District.

PUBLIC PARK AND RECREATION FACILITIES

Cam-Rock County Park is a 402-acre county-owned park located in the Town along two miles of Koshkonong Creek between Cambridge and Rockdale. The park includes three shelter houses, picnic areas, play equipment, a softball field, bike and nature trail, canoe launch, group camp area, sledding-tobogganing hill, and cross-country ski trails. The County plans to modify some of the facilities and constructing a bridge across Koshkonong Creek to connect an existing trail from shelter 1 to shelter 3. The trail will also connect the Villages of Cambridge and Rockdale.

The Utica Community Association Park is a privately owned park in Utica. The park includes ball fields and a pavilion.

The Town of Christiana does not own or maintain any park facilities in the Town.

4. TOWN OF CHRISTIANA GOALS AND POLICIES

The following are the general land use goals and policies of the Town of Christiana. The entire Town is designated as an Agricultural Preservation Area.

AGRICULTURAL PRESERVATION

Goal: 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.

Land Use 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.

Land Use Policies in the Agricultural Preservation Areas

DENSITY POLICY

- 1) 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 #9, 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 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 identifying the construction date rests with the applicant/landowner.
 - C) 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

- D) 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 in sub-policy 1D-1. 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, 2004. John Smith will not be eligible to apply for another one-lot rezone until January 1, 2009. 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)

- A) 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.

Administration and Tracking of Phasing Policy

The Town will administer the phasing policy through the use of deed restrictions and/or notice documents. Approval of the first one-lot rezone permitted under this policy shall be conditioned upon the filing of a deed restriction preventing additional development for 5 years on that portion of the May 3, 1979 farm unit owned by a petitioner. If applicable, a notice document will also be required on adjoining portions of the 1979 farm unit owned by others noting that said property will not be eligible for a one-lot rezone for five years (only in scenarios detailed in ***Example 2, above***).

In each instance, the deed restriction or notice document shall reference how many splits remain under the Town's 1 per 35 density policy, and the date at which the next split may be taken. At the time a landowner is eligible to apply for his/her next one-lot rezone, the previously applied deed restriction and/or notice shall be lifted as part of the rezone approval process.

- E)** Non-conforming parcels under 35 acres as of 5/3/79:
- 1) 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.
 - 2) Non-conforming parcels with an existing residence are not permitted to divide for the purpose of additional residential development.
 - 3) Illegally created non-conforming parcels are not permitted to divide. Landowners may be required to obtain a written determination of the legal status of their property from the Dane County Land Division Review Officer.
 - 4) 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.
- F)** 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. 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 two acres. ***There shall be a maximum parcel size of 4 acres. The Town will only approve rezones from A-1EX to RH- 1 for proposed new residential development. For existing residences and/or farm buildings being split off, there shall be a maximum parcel size of 8 acres (RH-2 zoning).***
- 6) 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.
- 7) 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.
- 8) 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."
- 9) 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) Communication towers created after the date of adoption of this plan amendment shall count against the density policy.
 - B) 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 and must be created by certified survey on separate parcels.)***
 - C) 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 (as per the density determination procedure sub. H), documenting that the sale, division, or easement did not involve a density unit.
 - D) 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.

10) 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 the Land Use Plan.

11) 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.

IMPLEMENTATION DETAIL

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.

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 9 (A) and (B), above.)*

D) NOTICE REQUIRED TO DOCUMENT REMAINING DENSITY UNITS:

Upon determining the remaining density units, or “splits”, for contiguously owned property as of May 3, 1979, landowners will be required to file a Notice document with the Register of Deeds identifying the number of remaining density units.

Copies of the Notice will be kept on file at the Town and provided to Dane County.

E) 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 Density policy 1D (page 20), above for details.

F) 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.

- 1) 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 documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements.
- 2) Landowners who combine portions of different May 3, 1979 farm parcels in order to obtain over 35 acres are not entitled to a split.
- 3) 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.

G) Deed restriction or Notice 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 either a Deed Restriction and/or Notice document be recorded with the Register of Deeds, depending upon the current ownership status of the original May 3, 1979 farm unit. *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.*

Deed Restriction Required

Original farm unit currently under single ownership:

If the original farm unit remains under single ownership, a deed restriction prohibiting further land division for residential or other countable development shall be placed on the contiguously owned property as of May 3, 1979.

Deed Restriction and Notice Required

Original farm unit not currently under single ownership:

If the original farm unit is now owned by more than one party, the Town shall require a deed restriction prohibiting further residential or other countable development on that portion of the 1979 farm unit owned by the petitioner requesting the final split(s). The Town shall also require a deed notice document be placed on all other parcels comprising the 1979 farm unit.

NATURAL RESOURCE PROTECTION

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

Land Use Policies (*Note: These policies shall apply throughout the Township*)

1. Prohibit construction of structures, except for agricultural-related buildings, in 100-year floodplains and delineated wetlands. These areas are delineated as "Floodplains and Wetlands" on the attached Town Land Use Plan map.
2. 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).
3. Prohibit nonagricultural uses that would adversely affect the air or water quality of the Town of Christiana.
4. Farmers and other landowners are encouraged to follow soil conservation plans and utilize soil conversation practices.
5. Landowners are encouraged to manage woodlands and other natural areas in a way that promotes preservation of the natural resource and provide wildlife habitats.
6. 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.
7. 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).

RESIDENTIAL DEVELOPMENT

Goal: Non-farm residential development is considered incompatible with the goal of agricultural preservation and shall be discouraged in the Town of Christiana.

Residential Siting Standards and Criteria within Agricultural Preservation Areas

Any proposed residential development in the Agricultural Preservation Areas shall comply with the following siting and design requirements.

1. Rural residences should be clustered on less productive soils.
2. The minimum parcel size is two acres. ***The maximum parcel size shall be four acres for rezones out of A-1EX that are intended for new, non-farm residential development. For existing residences and/or farm buildings being split off, there shall be a maximum parcel size of 8 acres (RH-2 zoning).***
3. 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. Roads or driveways should avoid crossing agricultural land to reach non-farm development. Generally, “flag lots” or layouts requiring long access roads are discouraged.
4. Development shall be directed away from soils classified as “prime farmland”, “farmland of statewide significance”, those areas shown as having severe or very severe limitations for septic tanks (as shown on Dane County soil survey maps), and hydric (“wet”) soils. Discretion may be used for sites that consist entirely of soils classified as “prime farmland”, or “farmland of statewide significance”.
5. No development shall be permitted within the 100 year floodplain of any navigable waterway in the Town.
6. Development within environmental corridors, sensitive environmental areas (e.g., wetlands, woodlands), and on slopes in excess of 12% shall be discouraged.
7. 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.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Goal: Businesses, other than agricultural-related businesses are generally discouraged from the Town of Christiana.

Land Use Policies

1. Commercial or industrial uses shall be located on USH 12-18 in the urban service area (as defined in the Dane County Map, dated 2000) and reviewed on a case by case basis.
2. The scale of the enterprise should be small enough not to require public sanitary sewer or water service. More intensive commercial development shall be accompanied by a detailed site plan, complete with location, size, and proposed use of buildings.
3. The proposed commercial or industrial use must be compatible with agricultural and rural residential dwellings.
4. The proposed commercial or industrial use must be an attractive use that would be considered an aesthetic asset to the community.
5. All equipment, inoperable vehicles, materials, or other supplies stored outside must be effectively screened from view from public roads or adjoining properties.
6. Strip Mall development is prohibited in the Town of Christiana.
7. Allow limited home-based businesses that are compatible with either adjoining agricultural or rural residential uses. In considering permits for such uses, the Town Planning Commission and Town Board shall take into consideration the following factors:
 - Road access and traffic
 - Parking
 - Signage
 - Aesthetic impact
 - Screening of equipment and materials
 - Restrictions on expansion or re-use
8. Limit agricultural businesses to those that serve the farm base of the Town and are compatible with the Town's rural character. Large animal confinement operations shall be prohibited.
9. Prohibit the development of landfills in the Town.

MINERAL EXTRACTION AND UTILITIES

Goal: Require all mineral extraction operations and utilities to be functionally and visually compatible with the predominant agricultural and rural residential uses of the land.

1. The Town will review all applications for new mineral extraction and utility facilities that have been submitted to the Dane County application process.
2. Require all new or expanded-mineral extraction operation and utilities (except for-overhead utility lines, and existing power substations) to be effectively screened from public right of way and adjoining private property.
3. Require mineral extraction operations to provide a reclamation plan and adequate performance bonding or other financial assurances to guarantee complete reclamation upon closure.
4. Require all-mineral extraction operations and utilities to pay the Town fees and otherwise provide financial resources for provision of town services and maintenance and repair of Town roads due to damage related to the activity.
5. 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.
6. 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.

RELATIONSHIP WITH ADJOINING INCORPORATED MUNICIPALITIES

**Goals: Maintain effective working relationships with adjoining municipalities.
Preserve Town territory and stabilize municipal boundaries.**

Land Use Policies

1. Oppose annexations of Town territory in cases where there is sufficient vacant and developable land elsewhere within the incorporated municipality to accommodate proposed land uses.
2. Seek opportunities to share public services and facilities where there would be cost savings and/or improved levels of service to residents and property owners in the Town of Christiana.

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.

5.A. 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 use including number of dwelling units, type of business, number of employees, and size of structures.
- b. Site plan showing the existing and proposed principal and accessory structures.
- c. Location of existing and proposed driveways.
- d. Location of existing and proposed private septic systems or nearest sanitary sewer lines and connections.
- e . Direction of drainage and location of any on-site storm water management facilities, if any are provided.
- f . Locations, dimensions, and design of commercial signage, if applicable.
- g. Location and proposed screening for any outside storage areas for commercial vehicles, equipment, materials, or supplies, if applicable.

5.B. 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 and policies of the Town of Christiana Land Use 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 by the Plan Commission and Town Board on case-by-case, basis.
4. Approval of the proposed-rezoning-or-issuance of a 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 Town 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.

Criteria for Proposed Rezoning from A-1 Exclusive to Business, Commercial or Industrial District.

1. The proposed business or commercial use shall be compatible with the rural character of the Town of Christiana.
2. Applicants for any 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.

5C. LAND DIVISIONS 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 land divisions creating parcels 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 concurrent with rezoning and / or conditional use permits that will be needed 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 petitioners application for a zoning change or CUP, all reasonable costs and expenses associated with such 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 zoning 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.

5.D. SITE PLAN REVIEW CRITERIA

The Town Board and Town Planning Commission shall use the following guidelines in reviewing and evaluating 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:
 - a. Roads and private driveways should be located along existing fence lines or along the edges of tillable fields as much as feasible.
 - b. 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.
 - c. 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 Dane County Land Conservation 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.

6. AMENDING THE PLAN

The Town of Christiana Land Use Plan should be considered a document that reflects the land use policies of the Town at the time of adoption. Changing conditions or public sentiments may require a change in the plan at some future time.

During the course of developing the 2002 plan amendment, the Town considered several mechanisms to achieve the overarching goal of preserving farmland and maintaining rural character. Specifically, the Town considered Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), and conservation design (also known as “clustering”). Numerous opportunities and challenges were identified during deliberations. Transfers of Development Rights would enable the Town to preserve prime agricultural lands by directing development to more suitable areas. Purchase of Development Rights would permanently retire development rights through the purchase of conservation easements to protect key agricultural lands.

Each of these mechanisms would require significant investments of Town resources, as well as increased planning and coordination with the Town’s neighboring municipalities and school districts. These types of mechanisms and other such tools should be considered further during the development of the Town’s Comprehensive Plan, which is required by State Statute. The Town must complete and adopt a Comprehensive Plan by ordinance by the year 2010.

Procedures for amending the Land Use Plan

The following procedures will be used to amend the Town Land Use Plan:

1. Any resident or person owning land in the Town of Christiana may propose either a map change or text amendment to the Town of Christiana Land Use Plan.
2. The Town Planning Commission shall notify all neighboring residents or property owners pursuant to Wisconsin State Statutes.
3. A public hearing will be held. Following the Public Hearing, the Town Plan Commission shall make a recommendation to the Town Board. The Town Planning Commission’s recommendation is only advisory and is not binding on the Town Board.
4. The Town Board, at a regular meeting, shall act on the Town Planning Commission’s recommendation and shall approve, deny, or amend the proposed amendment.
5. The Town Land Use Plan shall be reviewed annually by the Town Plan Commission. If any amendments are proposed, the procedures described in Steps 2,3, and 4 above will be followed.
6. All proposed amendments shall be forwarded to Dane County for its approval and to the Wisconsin Department of Agriculture, Trade and Consumer Protection for approval and certification in order to maintain eligibility for tax credits under Wisconsin’s Farmland Preservation Program.

7. PLAN IMPLEMENTATION

The Town of Christiana Land Use Plan is a policy document, which sets general goals, objectives, and policies for future development. The Land Use Plan is intended to be implemented by a variety of regulatory and non-regulatory tools.

The following are recommended actions necessary to implement the plan.

1. Zoning

The Town of Christiana Land Use Plan should be used by the Town Planning Commission, Town Board, Dane County Zoning Committee, and Dane County Board, as a guideline for reviewing proposed zoning amendments and conditional use permit applications. The aforementioned bodies should base their decisions upon the adopted Town Land Use Plan, along with any other site-specific factors.

2. Land Division Regulation:

The Town of Christiana should consider adopting a Town Land Division Ordinance in order to give the Town greater control over land divisions.

Note: If the Town adopts a Town Land Division Ordinance, land dividers will need to comply with both the Town and Dane County Ordinances.

3. Driveway Ordinance

The Town of Christiana has adopted a Driveway Control Ordinance to regulate the location of all driveway entrances on Town roads. See Town of Christiana Driveway Ordinance #200.

4. Town Services:

The Town Board shall use the Town Land Use Plan as a guide when planning and budgeting for providing Town services, including decisions related to streets and roads, public safety, and other public services.

5. Urban Service Area Delineation:

The Dane County Regional Planning Commission and the Dane County Planning Department should use the Town Land Use Plan as a basis for reviewing expansions of the Cambridge and Rockdale Urban Service Areas in the Town of Christiana.

8. DEFINITIONS

The following are definitions of the key terms for planning areas and other land use designations that appear in the Town of Christiana Land Use 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: All of the area in the Town of Christiana is considered an Agricultural Preservation Area in terms of the Town's desire to maintain, as much as feasible, the current agricultural lands and rural character.

Certified Survey Map: A map of land division (35 acres or less in size), not a subdivision, prepared in accordance with Section 236.34, Wisconsin Statutes, and the Dane County Land Division and Subdivision Regulations.

Contiguous: As referenced in Dane County Zoning Ordinance as: Lots or parcels shall be considered contiguous if they share a common boundary for a distance of at least sixty-six (66) feet. Roads, navigable waterways and other public easements do not interrupt contiguity.

Density: The number of dwelling units or other non-farm development allowed in relation to the total contiguous acres owed. The residential density standard identified in the Land Use Plan for the Agricultural Preservation Area.

Density Unit: A density unit is a residence or other non-farm development permitted in the Agricultural Preservation Areas under the density policy. (See also, split)

Development Right: The right under the Town of Christiana Land Use Plan to develop one residential dwelling lot.

Farm: A farm is defined as a parcel that would meet the acreage and income requirements for "eligible farmland" under Wisconsin Statutes 91.01(6), which reads as follows:

A parcel of 35 more acres of contiguous land which is devoted primarily to agricultural use, including land designated by the Department of Natural Resources as part of the Ice Age Trail under ss. 23.17, which during the year preceding application for a preservation agreement produced a gross farm profits to meet Dane County substantial income requirement.

Floodplain: The land adjacent to a body of water, which has been delineated by the Federal Emergency Management Administration (FEMA) as land within the 100-Year floodplain.

Nonconforming Parcel: A parcel that existed prior to the adoption of exclusive agricultural zoning in the Town (May 3, 1979).

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

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 statewide importance for the production of food, feed, fiber, forage, and oilseed crops.

Split: A split is a residence or other non-farm development permitted in the Agricultural Preservation Areas under 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.

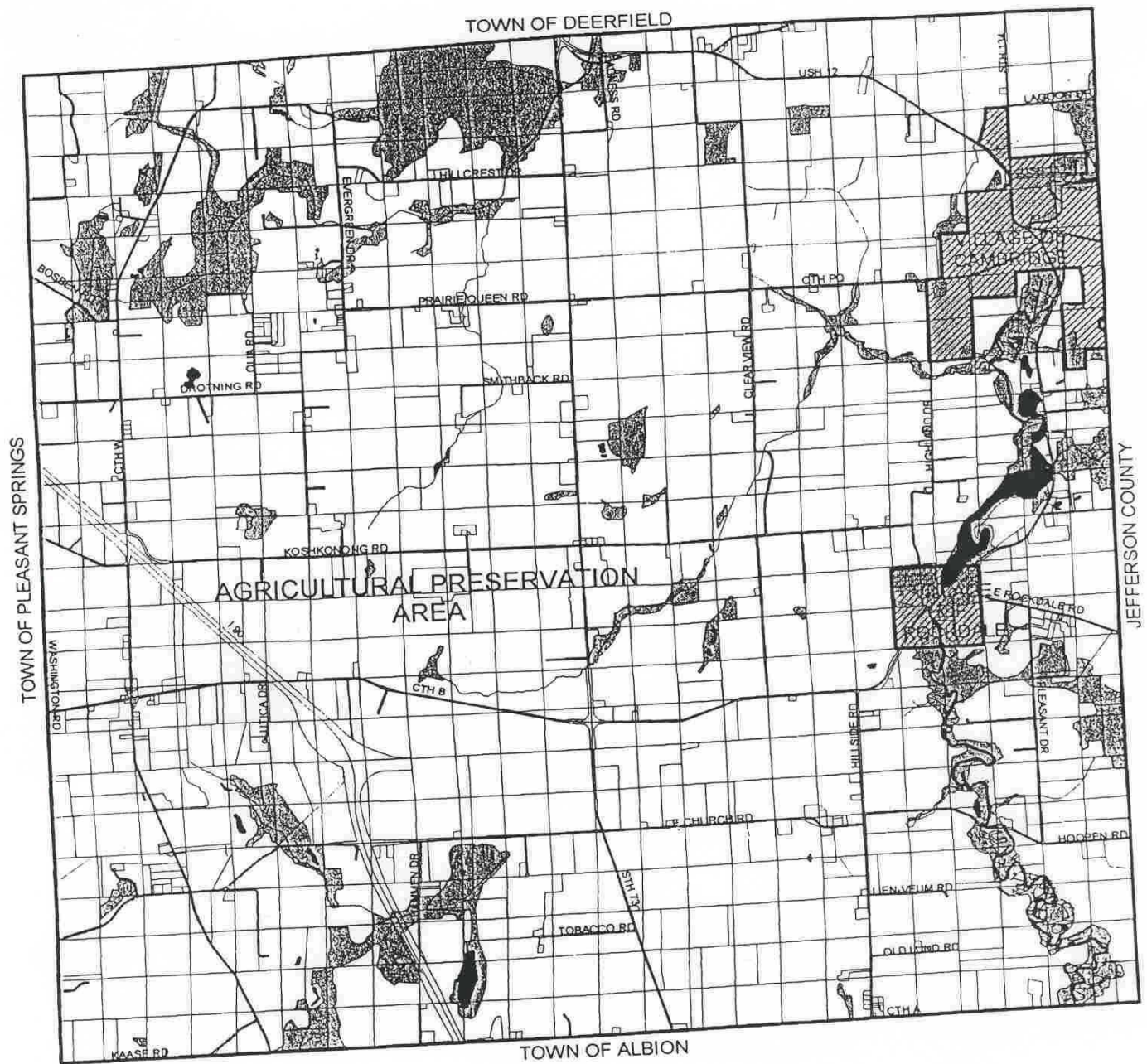
Subdivision: A division of a parcel of land where the act of division creates:

- 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.

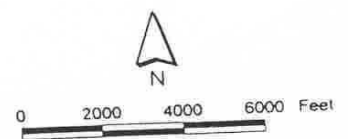
Urban Service Areas: Areas planned for urban development and capable of being provided with urban services, including public sanitary sewers and public water supply.

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).

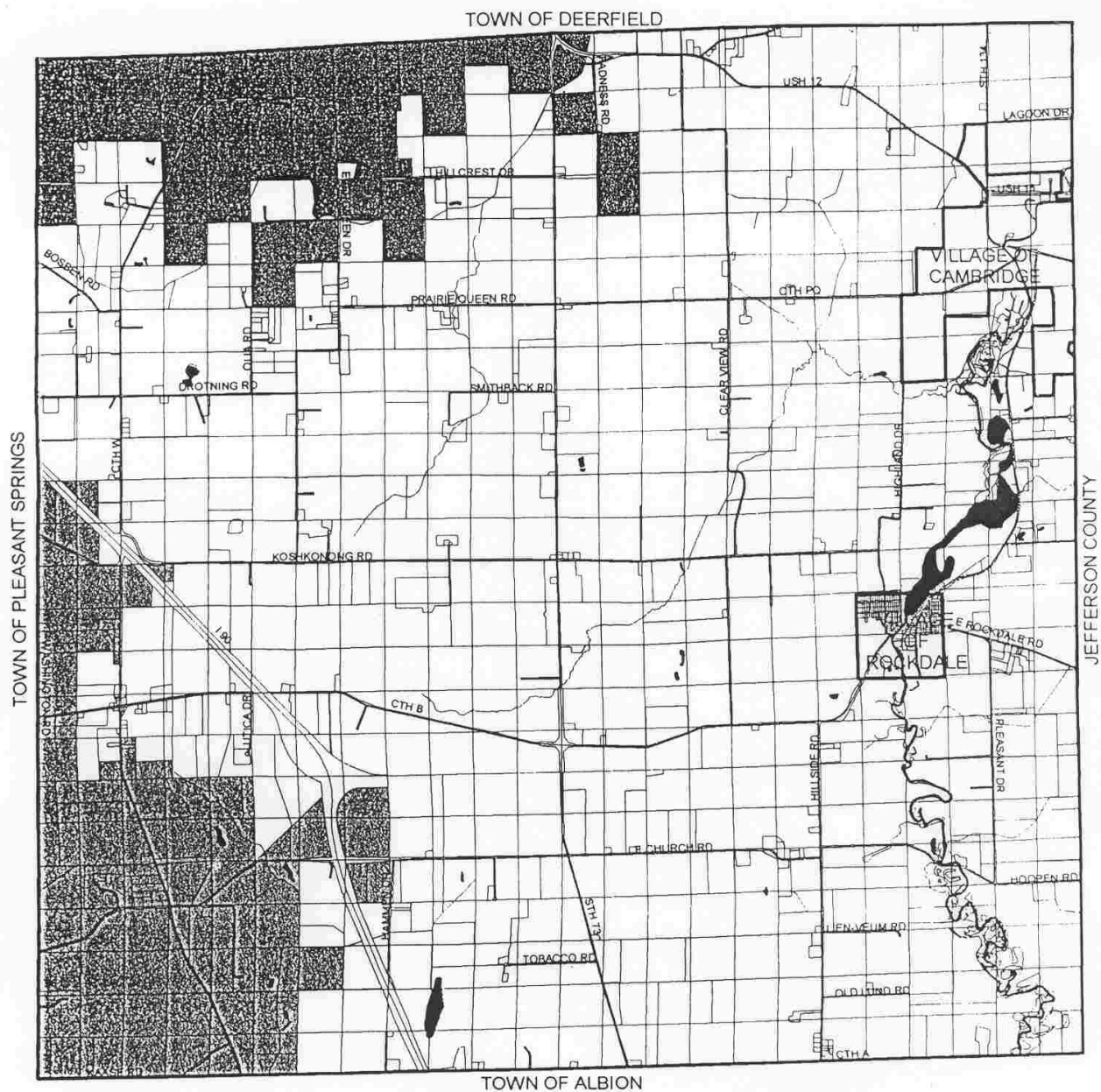


-  AGRICULTURAL PRESERVATION AREA
-  INCORPORATED MUNICIPALITY
-  FLOODPLAINS & WETLAND



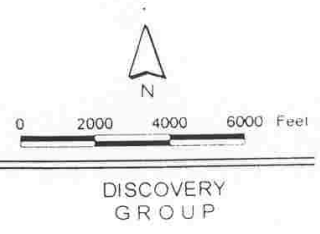
LAND USE PLAN TOWN OF CHRISTIANA

DISCOVERY
GROUP

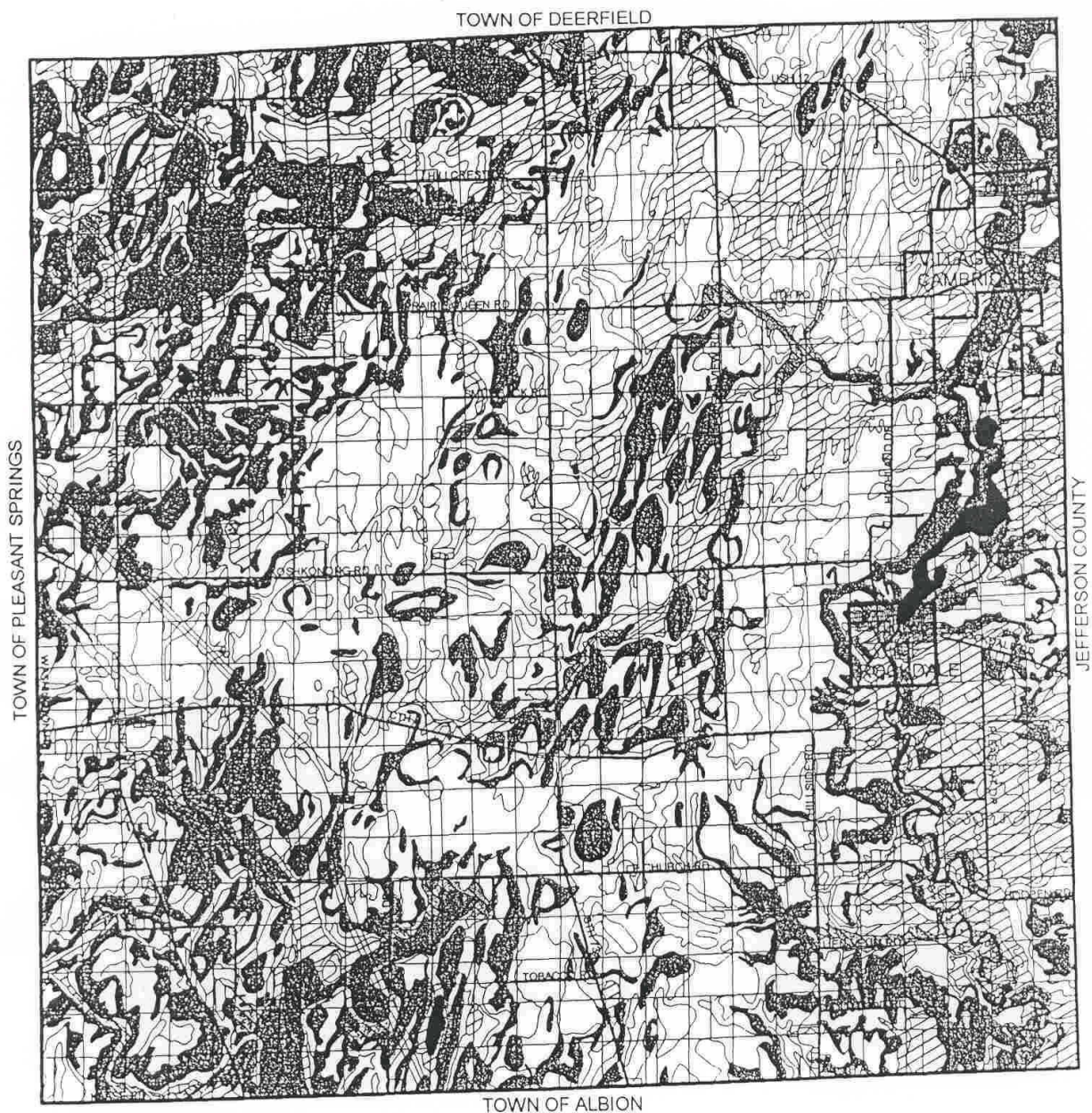


-  CAMBRIDGE SCHOOL DISTRICT
-  STOUGHTON SCHOOL DISTRICT
-  DEERFIELD SCHOOL DISTRICT

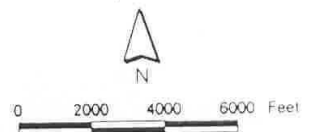
SCHOOL DISTRICT MAP TOWN OF CHRISTIANA



DISCOVERY
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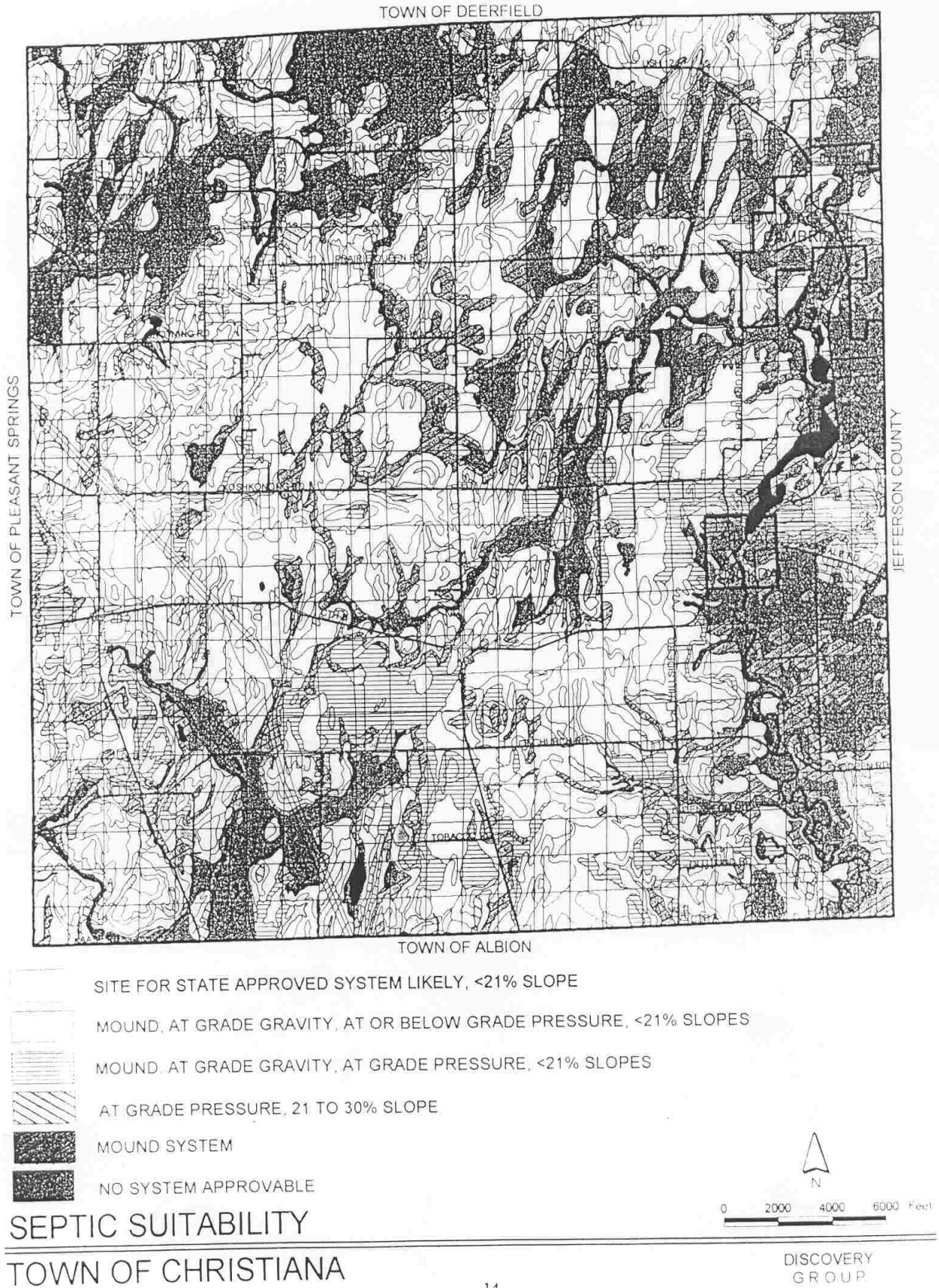
- | | |
|---|---|
|  | ALL AREAS ARE PRIME FARMLAND |
|  | PRIME FARMLAND WHERE DRAINED |
|  | PRIME FARMLAND WHERE PROTECTED BY FLOODING
OR NOT FREQUENTLY FLOODED |
|  | PRIME FARMLAND WHERE DRAINED AND PROTECTED FROM FLOODING
OR NOT FREQUENTLY FLOODED |
|  | NOT PRIME FARMLAND |

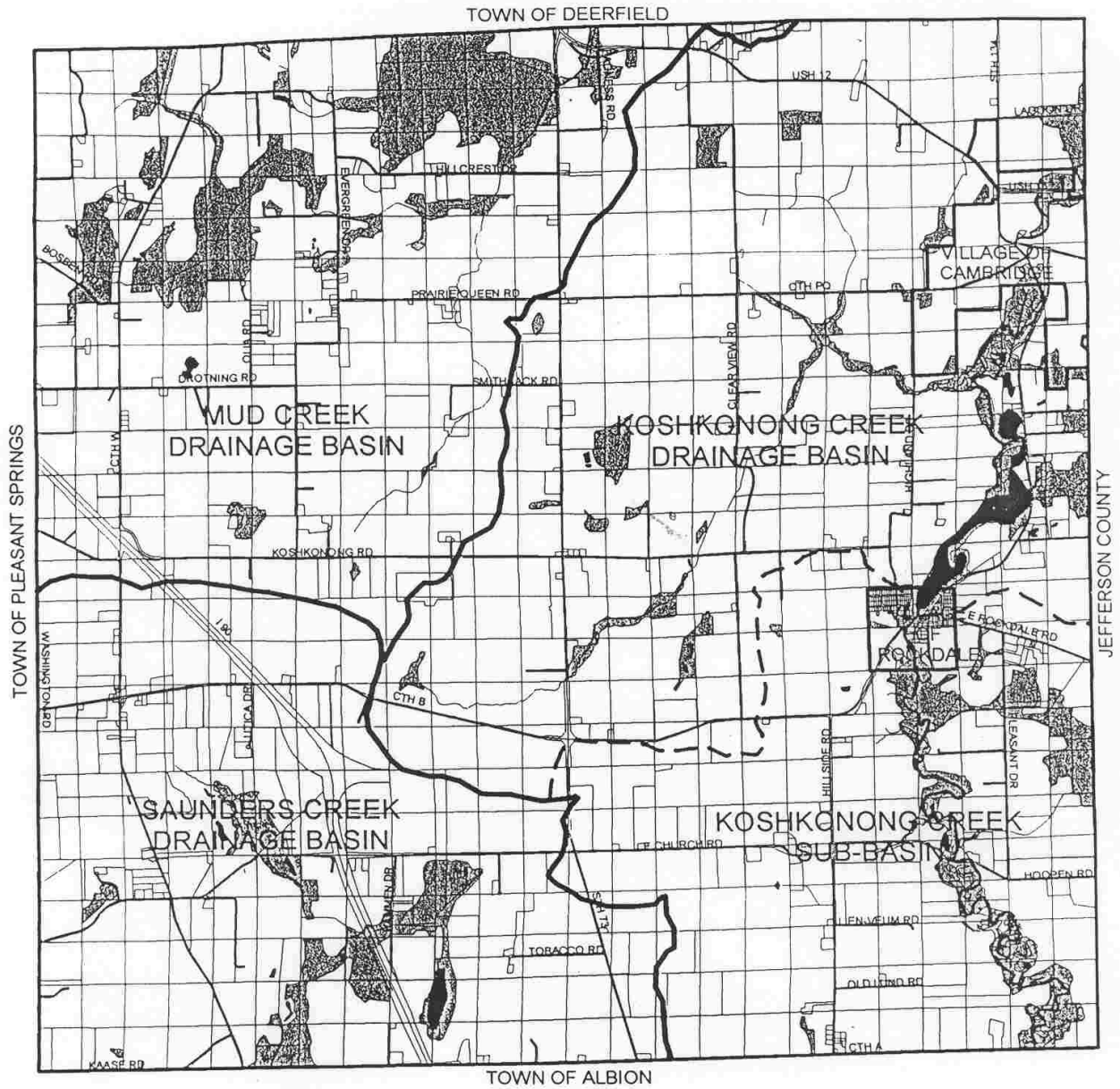


SOIL CAPABILITY MAP

TOWN OF CHRISTIANA

DISCOVERY
GROUP





FLOODPLAINS & WETLANDS MAP TOWN OF CHRISTIANA