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.
- Discourage and restrict large-scale non-agricultural facilities that exceed adopted size thresholds and conflict with the Town's rural character, farmland, or natural resources, while exempting customary agricultural buildings and farm-related improvements.

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

DRAFT

hazards, destroying important public resources, or wasting productive lands and renewable resources.

5. Prevent non-farm development on farm protection land, including but not limited to data centers and utility-scale renewable energy facilities, using measurable size, height, surface area, and capacity standards while allowing customary farm-related improvements.

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 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 a five-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.
9. Prohibit large-scale, intensive non-farm commercial or industrial development, including data centers and utility-scale renewable energy or solar facilities. Such uses are incompatible with the town's land use goals, objectives, and policies and should instead be directed to municipalities where the full range of urban services and public infrastructure is available. The town will actively oppose any effort to annex town land to an adjoining municipality for the purpose of developing such intensive uses. In the event that an intensive utility footprint or merchant plant is approved over the Town's objection by a county or state authority, the project must fully satisfy the mandatory technical, environmental, and fiscal safeguards detailed in Policy 10 and Policy 11 of the land use chapter.
10. Mandatory Safeguards and Protective Requirements for Approved Commercial Renewable Energy Systems (CRES): The Town does not encourage, support, or promote the conversion

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of productive agricultural lands—specifically Class I and Class II soils—to commercial or industrial-scale renewable energy uses. However, in the event that a commercial renewable energy system (CRES) or associated infrastructure is approved over the Town's objection through a Dane County Conditional Use Permit (CUP) or a Public Service Commission (PSC) Certificate of Public Convenience and Necessity, the Town establishes the following mandatory local development, operational, and resource-protection requirements as the absolute minimum standard necessary to mitigate local land use conflicts:

A. Siting, Setbacks, and Visual Footprint Boundaries: All generation arrays, processing equipment, substations, and structures must be set back a minimum of 150 feet from any public road right-of-way. All CRES infrastructure must be set back a minimum of 500 feet from the primary residential structure (home) of any non-participating parcel, and 150 feet from the property boundary line. Wind energy configurations must utilize the maximum restrictive boundaries permitted under Wis. Admin. Code § PSC 128. Ground-mounted infrastructure (excluding wind turbine towers) must not exceed a maximum height of 12 feet at full tilt. All panels must possess a certified anti-reflective coating, and structural elements must utilize non-reflective, matte finishes in neutral tones backed by a third-party glare analysis.

- *Scenic Road and Tiered Neighbor Screening Mandate:* Along all public roadways and adjacent non-participating boundaries, developers must install a "tiered landscape buffer" rather than a single row of trees. This buffer must consist of Tier 1 (Foreground): Native prairie pollinator grasses and wildflowers; Tier 2 (Midground): Dense native deciduous shrubs (minimum 6 feet tall at planting); and Tier 3 (Background): Staggered double-rows of native evergreens (White Pine/Spruce, minimum 8 feet tall at planting). This vegetative screen must achieve a minimum of 80% visual opacity within three years of installation. If any vegetation in the buffer dies or becomes diseased, the operator must replace it within the current planting season.

B. Defensive Protections for Agricultural Farmland Footprint: If infrastructure is approved on Class I or Class II soils, the developer must minimize the layout's structural footprint on these soils to the maximum extent technically feasible. The scraping, removal, or mixing of existing topsoil with subsoils during construction or grading is prohibited. All ground areas beneath arrays or surrounding facility pads must be permanently maintained with native, low-growing, deep-rooted pollinator seed mixes or dense perennial forage crops; bare dirt, gravel footprints, or continuous chemical suppression are prohibited. The developer, owner, and operator are strictly required to prevent noxious weeds and aggressive agricultural pests from reaching maturity and developing seed heads anywhere within

the project boundaries, utilizing a comprehensive Vegetation Management Plan prepared by a certified agronomist.

C. Stormwater Management and Infrastructure Protection: To protect adjacent properties from drainage issues and ensure public safety, all CRES projects must include a comprehensive stormwater management plan that complies with county and state drainage standards. Inverter stations, transformers, and other critical electrical components should be sited away from low-lying areas or depressions prone to prolonged ponding. Developers must demonstrate that infrastructure is designed to handle local runoff conditions without increasing the rate of off-site stormwater discharge onto neighboring fields. The Town expects operators to promptly address any localized drainage or retention basin failures that impact public rights-of-way or adjacent agricultural operations.

D. Environmentally Sensitive Areas, Woodlands, and Wildlife Pathways: Consistent with the Environmental and Resource Protection areas designated on the Planned Land Use Maps projects must not sever key ecological blocks or natural hydrology. Facilities must leave dedicated, un-fenced wildlife corridors at least 300 feet wide along existing natural travel paths, wetlands, wooded tree lines, and creek beds to allow the safe passage of white-tailed deer, wild turkeys, and native fauna. Any clear-cutting or removal of contiguous woodland acreage exceeding five (5) acres requires a Maturity-Matched Canopy Mitigation Plan providing proportional reforestation within the town or alternative compliance via standard carbon-offset or conservation credits through an approved Wisconsin land trust. Perimeter fencing must utilize "wildlife-friendly" spacing design (such as large-mesh woven wire); traditional razor wire or top-strand barbed wire is prohibited.

E. Infrastructure Protection and Fiscal Safeguards: Prior to hauling heavy equipment or initializing site work, the developer and the Town Board or Town Engineer must conduct a joint video and structural logging of all town roads on the designated haul route. The developer must execute a formal Road Impact Agreement backed by an irrevocable letter of credit or performance bond verified by the town engineer. Prior to local permit issuance, the developer must post an irrevocable letter of credit or performance bond covering 100% of the estimated cost of full decommissioning and site restoration prepared by a licensed, independent third-party engineer at the developer's expense (excluding salvage value offsets). Decommissioning must commence within 180 days if the system experiences a continuous 12-month period of non-operation.

11. Siting Preferences and Infrastructure Protection for High-Voltage Utility Transmission Corridors: The Town opposes the creation of new utility corridors that fragment contiguous agricultural tracts, disrupt established wildlife habitats, or degrade local infrastructure. In the event that a high-voltage transmission line (such as the proposed Bell Center–Columbia–Sugar Creek–IL/WI State Line 765-kV Competitive Transmission Project, "BECI" project or similar utility infrastructure) is considered for routing through the Town, the Town establishes the following mandatory conditions:

    A. Co-Location Siting Priority: In strict accordance with Wisconsin's Siting Priority Law (Wis. Stat. § 1.12(6)), any proposed transmission line routing through the Town of Christiana must utilize existing utility corridors—specifically the established American Transmission Company (ATC) right-of-way—or major transportation corridors. The creation of entirely new, distinct utility corridors through previously un-impacted agricultural parcels, woodlots, or historic family farms is explicitly discouraged.

    B. Resource, Woodland, and Wildlife Protections: If a route corridor is approved by the PSC, right-of-way clear-cutting must comply with the Town's Maturity-Matched Canopy Mitigation Plan for contiguous woodland removal exceeding five (5) acres. Transmission towers must be structurally spaced to bridge over the designated 300-foot-wide wildlife corridors along natural travel paths, tree lines, and creek beds. Tower foundations, access roads, and staging areas must be sited to minimize the permanent loss of Class I and Class II prime agricultural soils, enforcing strict topsoil preservation protocols.

    C. Heavy Infrastructure and Road Protection Mandates: Prior to the transport of heavy tower steel, specialized cranes, or high-capacity utility equipment, the developer and the Town Board or town engineer must conduct a joint video and structural logging of all town roads on the designated haul route. The utility or project developer must execute a formal Road Impact Agreement backed by an irrevocable letter of credit or performance bond in an amount verified by the town engineer to prevent long-term public financial liability.

Town Land Use Districts

The Town has adopted the following three planning districts to meet the Town's land use goals, objectives, and policies over the 20-year planning period:

Agricultural Preservation District
Environmental & Resource Protection District
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 Farmland Preservation Tax Credits, provided that the land meets the program's criteria.
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.

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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 identifying the construction date rests with the applicant/landowner. Any such residence must have been habitable as of May 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 FP-1 Small Lot Farmland Preservation 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.:

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- 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.

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 as of May 3, 1979 farm unit permitted (35+ acres purchased between May 3, 1979 & January 14, 2003)

In cases where portions of original May 3, 1979 farm units were transferred to parcels greater than 35 acres among different parties between May 3, 1979 and January 14, 2003, the phasing limitation of one split every five 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 five-year period but would not be eligible for their second split until five years later.

F. Non-conforming parcels under 35 acres as of May 3, 1979:

I. Vacant, legal, non-conforming FP-35 zoned parcels between 2 and 35 acres in size in existence since May 3, 1979 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

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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 FP-35 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 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 under Chapter 75 (sec. 75.06(14)(a)(b) Dane County Subdivision Ordinance) are not allowed in the Town of Christiana.
3. Residential lots must be created via certified survey map with at least 66 feet of public road frontage.
4. Natural vegetation buffer strips should be maintained along Town roads where feasible to screen rural homes.
5. Landowners are encouraged to minimize removal of agricultural land (retaining only what is needed for a yard, septic, and water supply with a 1.5-acre minimum).
6. New residential development requires a 1.5-acre minimum and 4-acre maximum lot size (rezoning from FP-35 to RR-1, RR-2, RR-4, or RR-8). Existing splits have a 1-acre minimum and 8-acre maximum.
7. Limitations to prevent multiple divisions run with the land, are cumulative, and apply to owners as of May 3, 1979, and their grantees, heirs, successors and assigns.
8. New roads and drives must be placed to avoid dividing farm fields or removing farmland from production.
9. Certified Survey Maps (CSM) must include a notice regarding normal farming noises, smells, and agricultural practices in the district. As an example:

> *"This land is located in a predominantly farming district and purchasers are put on notice that noises, smells, and nuisances associated with*

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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."

10. The density policy also applies to other specified developments and land divisions counted against policy #1.

    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 May 3, 1979 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 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 undergo Town Advisory Review. Farm residences proposed in the FP-35 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 FP-35 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. New non-farm commercial zoning is generally discouraged outside the US Highway 12/18 corridor extending west from the Village of Cambridge boundary to State Highway 73, particularly where a site does not abut US Highway 12/18. Outside this corridor, the Town will avoid approving new commercial zoning, commercial rezoning, or conditional use permits for non-farm commercial development, except for farm-related businesses, existing established commercial uses, or limited family-owned businesses that serve Town residents and are compatible with the Town's rural character.

    A. Conditional zoning approval may include deed restrictions addressing permitted uses, hours of operation, design considerations, additional land division, or changes in ownership. The Town may also include a sunset provision under which a conditional use permit expires when the property is sold to an unrelated third party.

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B. Town-wide, any proposed project must be consistent with the Town's overarching goals of maintaining rural character and preserving farmland. Any campus or integrated development under unified ownership or common control will be evaluated as a single 'Development Site.' The total aggregate floor area ratio (FAR) across a Development Site may not exceed 5 percent of the site's acreage, and the structural building footprint is limited to 10,000 square feet to prevent massive structures such as data centers, warehouses, or distribution centers. Developers may not build across unconsolidated lot lines or cluster modular facilities across separate parcels to circumvent these density restrictions.

14. Non-Farm Utility Infrastructure Restrictions: To preserve the contiguous agricultural footprint and protect farm operations from incompatible industrial conversions, any approved CRES or high-voltage utility transmission infrastructure allowed within this district must strictly comply with the mandatory protective conditions, soil preservation rules, storm water engineering and drainage protections, road protections, and setback standards set forth in General Land Use Policies 10 and 11 of this Chapter.

15. Mineral Extraction operations are a conditional use in the Farmland Preservation 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.

16. Limited Intra-Ownership Transfer of Development Rights Program:

    To further the goal of preserving large tracts of productive agricultural land and high-quality soil, 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 of 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.

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 of 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.

C. Suspension of Transfer Privileges: The privilege to transfer development rights (splits) away from or receive development rights onto any parcel of land zoned for agricultural use but used for non-agricultural purposes will be suspended until the parcel is restored to agricultural use. During this period of suspension, the parcel remains eligible for on-site residential splits matching town density rules but is strictly prohibited from sending or transferring development rights to any other parcel.

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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 water, aquifers, wetlands, woodlands, and agricultural resources.
2. Wildlife and Canopy Protection Mandates: To prevent the fragmentation of established ecological blocks and the mass displacement of native wildlife populations, any utility-scale infrastructure or corridor approved within or adjacent to this district is strictly subject to the mandatory 300-foot-wide un-fenced wildlife corridor protections and the Maturity-Matched Canopy Mitigation Plan set forth in General Land Use Policies 10 and 11 of this Chapter.
3. Encourage land use patterns and practices that will preserve the integrity of the hydrologic system and ecosystem.
4. Utilize natural drainage patterns and measures that minimize pollution of the hydrologic system and ecosystem.
5. Preserve wetlands and woodlands as essential components of the hydrologic system and as valuable wildlife habitat, and to restore degraded resources where possible.
6. Protect floodplain areas and emphasize their value to the community as potential focal points of natural beauty and recreation.
7. ~~Locate development in areas where soil characteristics are compatible with the proposed development.~~
8. Designate and, where possible, preserve environmentally sensitive areas.

DRAFT

9. Establish procedures with public agencies seeking to acquire land within the Town that ensure input from Town officials and citizens.
10. Prohibit the filling, draining, or building within wetlands and floodplains to protect natural drainage patterns and prevent localized flooding.
11. Preserve natural landscape features such as woodlands, wetlands, floodplains, streams, lakes, steep slopes, and prairies.
12. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
13. Identify buildings or sites of historic or scenic value and encourage their preservation.

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Public Lands District

Goals

Guide future decision-making with regard to land owned by Public Agencies. The primary designation for this district is land 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 dispositions 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. To preserve Christiana's outdoor heritage, any proposed commercial utility infrastructure or facility expansion adjacent to public conservation tracts should protect the continuity of established public recreational paths, including regional winter snowmobile trail networks. The Town opposes the unmitigated severing or blockading of historic trail corridors by commercial utility developments, and encourages public-private cooperation between developers, private landowners, and local trail clubs to maintain safe, alternative route easements when utility footprints impact the regional network.
5. Preservation of Public Lands Against Infrastructure Expansion: The Town opposes the use of state or county-owned lands, parks, or natural areas (such as Cam-Rock Park or DNR-managed tracts) as corridors for high-voltage utility transmission lines, commercial renewable energy easements, or associated industrial infrastructure. Public agencies are urged to maintain these tracts exclusively for conservation, forestry, and public recreation.
6. Maintenance of Ecological Continuity: Any infrastructure proposed adjacent to public lands must not sever or isolate public conservation tracts from the town's designated 300-foot-wide wildlife corridors. The Town will actively advocate to the DNR and Dane County to reject any land dispositions or easements that compromise regional wildlife migration paths or unhouse native fauna.
7. Intergovernmental Consistency Requirements: The Town shall formally request that any state or county agency initiating land acquisitions or master management plans within Christiana explicitly recognize the cumulative utility saturation details codified in **Policies 10 and 11** of this Chapter, ensuring that public investments in natural resource protection are not degraded by industrial energy encroachment.