APPENDIX A: RURAL DEVELOPMENT GUIDELINES

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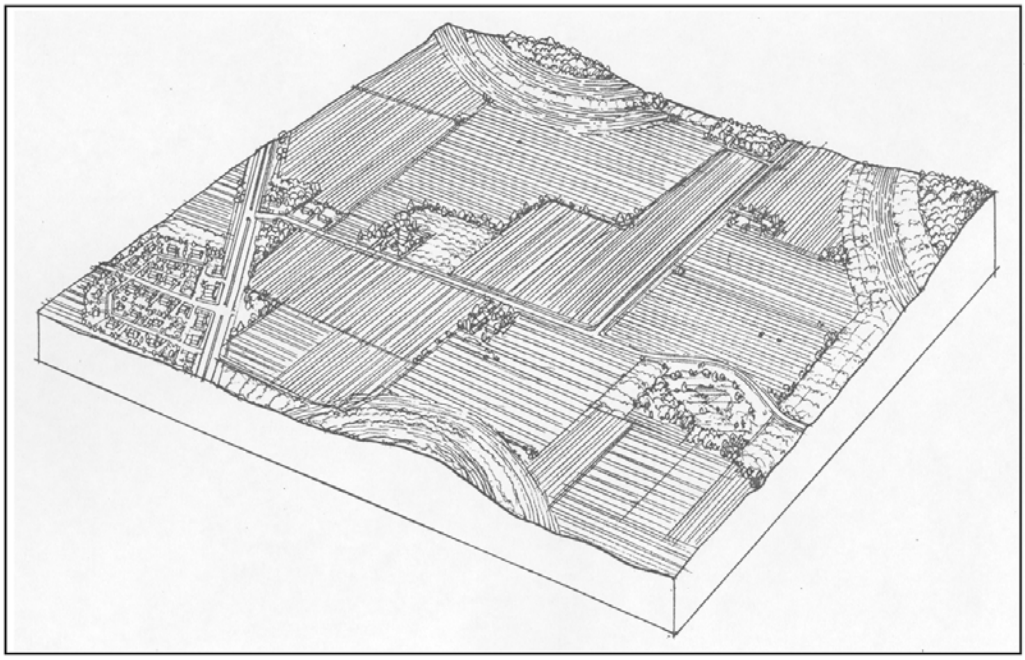
The Town of Springfield is characterized by three landscape personalities including Rolling Highland Agriculture (includes Waunakee Marsh), Hill Country, and Driftless Valleys. The Town is predominately a rural and agricultural landscape of cultivated, flat-to-rolling terrain with fertile soils and scattered farmsteads and woodlots. The impressive Waunakee Marsh has a presence in the northeast corner of the Town. A small portion of the Town's western edge contains the steeper terrain hills and driftless valleys.

Highway 12 bisects the Town and widely-separated county roads are organized on the sectional grid. The Town has four small rural communities, built at crossroads. The larger communities of Middleton and Waunakee border the Town to the south and east.



A "typical" section of land in Springfield

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Rural Development Guidelines

The overall goals of the Rural Development are to:

- ❑ Preserve the existing agricultural character of the Town's landscape
- ❑ Preserve valuable farmland and productive agricultural areas
- ❑ Preserve wildlife habitat and remaining natural areas

Strategies to accomplish these goals are illustrated on the following pages. They focus on the careful siting of proposed development and sensitive treatment of the developed site (e.g., landscaping, driveway location). Applicable strategies should be used by the Town and property owners when considering development proposals in rural parts of the Town. In addition, the more detailed development policies in the Town of Springfield Comprehensive Plan (particularly "Housing and Neighborhood Development" chapter) will apply.

Example of the specific strategies illustrate on the following pages include:

- ❑ Minimize the loss of valuable farmable land
- ❑ Optimize the shape and configuration of farmable parcels
- ❑ Minimize visual impact of development from roadsides
- ❑ Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- ❑ Use existing vegetation to screen new development
- ❑ Use new landscaping to screen and enhance development
- ❑ Minimize visual impact of development through sensitive home siting on hillsides
- ❑ Retain wooded areas
- ❑ Minimize number of driveways
- ❑ Integrate development with existing topography and vegetation pattern
- ❑ Mimic typical farmstead features for clusters of homes in open areas
- ❑ Guide new development to edge of existing developed areas
- ❑ Design new development in compact configurations

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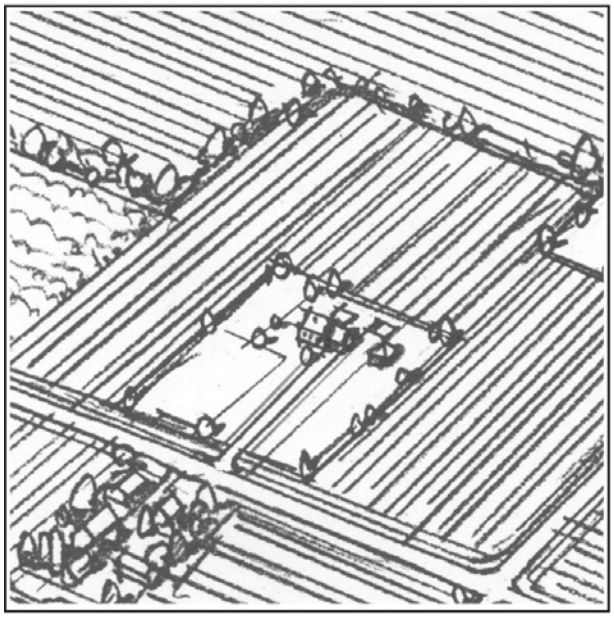
SINGLE LOT RESIDENTIAL

Rural Development Guidelines

The siting and treatment of a **single residential lot** in the Town's **agricultural preservation districts** will have an impact on valuable farmland and the existing visual character of the Town. Utilize the following strategies and "preferred" illustration below to guide proposed development in these situations.

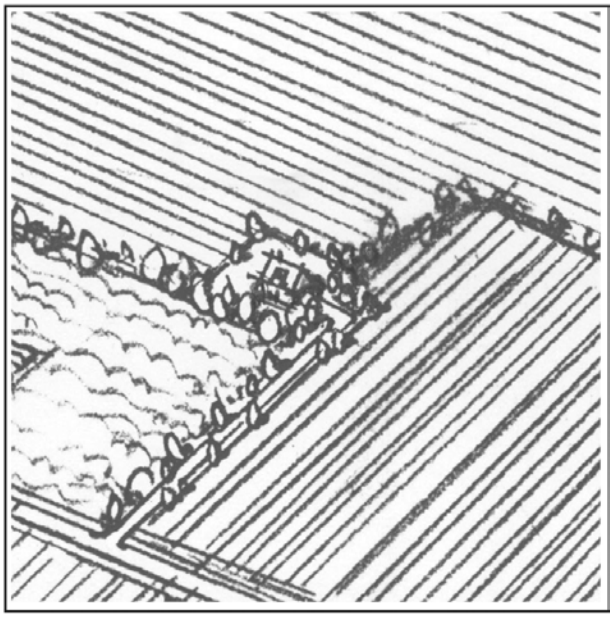
- ❑ Minimize loss of valuable farmable land
- ❑ Optimize the shape and configuration of farmable parcels
- ❑ Minimize visual impact of development from roadside
- ❑ Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- ❑ Use existing vegetation to screen new development

Typical



- Large isolated lot
- Homes and outbuildings visible from roadside
- Fragmented farmland and wildlife habitat

Preferred



- Cohesive farm fields
- Homes and outbuildings set back from road
- Development located at edge of farmland
- Driveway located along fencerow
- Homes screened with existing vegetation or new landscaping

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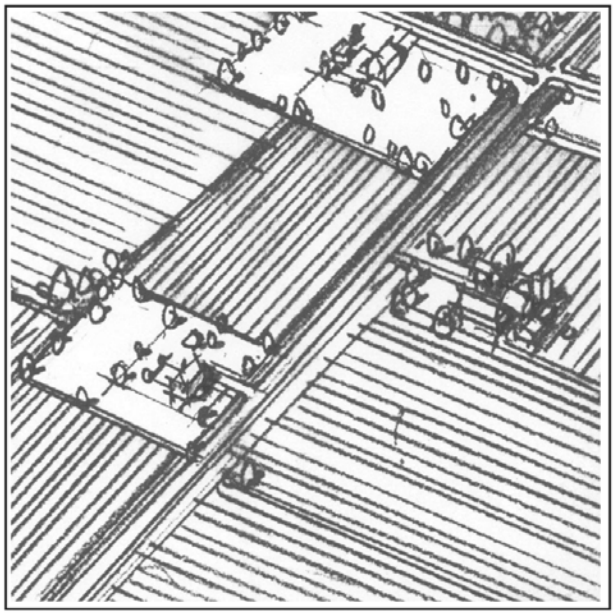
"HOMESTEAD ADDITION" RESIDENTIAL

Rural Development Guidelines

The siting and treatment of a **residential lot** being **added to an existing homestead** in the Town's agricultural preservation district will have an impact on valuable farmland and the existing visual character of the Town. Utilize the following strategies and "preferred" illustration below to guide proposed development.

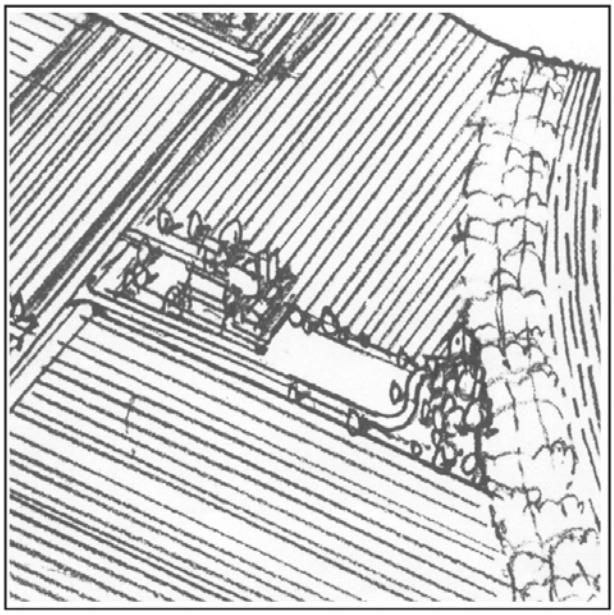
- ❑ Minimize loss of valuable farmable land
- ❑ Optimize shape and configuration of farmable parcels
- ❑ Minimize visual impact of development from roadside
- ❑ Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- ❑ Use existing vegetation to screen new development
- ❑ Identify sites on the homestead

Typical



- Large isolated lot
- Development visible from roadside
- Fragmented farmland and wildlife habitat

Preferred



- Cohesive farm fields
- Homes set back from road
- Development located at edge of farmland
- Driveway located along fencerow
- Homes screened with existing vegetation or new landscaping

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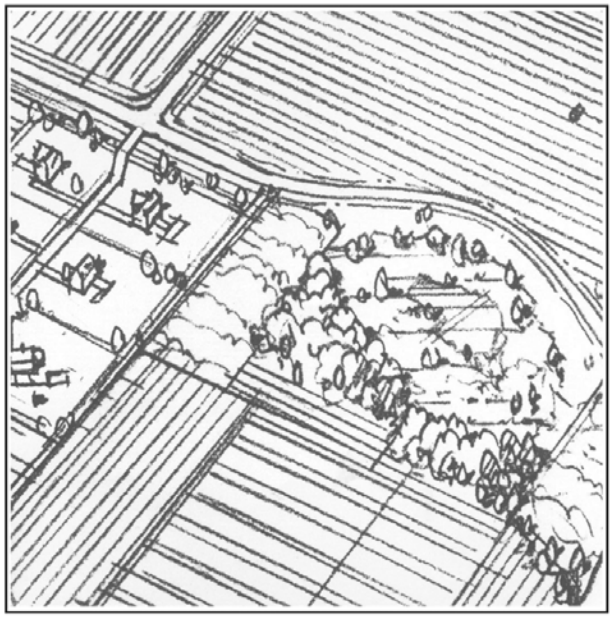
MULTIPLE LOT RESIDENTIAL (NATURAL FEATURE)

Rural Development Guidelines

Where allowed, the siting and treatment of **multiple residential lots** in the Town's **agricultural preservation districts** will have an impact on valuable farmland and the existing visual character of the Town. The following guidelines are based on the strategy of sensitive **integration with a natural feature** (woods, pond, etc.). Utilize the following strategies and "preferred" example below to guide proposed development.

- ❑ Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- ❑ Use existing vegetation to screen new development
- ❑ Minimize loss of valuable farmable land
- ❑ Optimize shape and configuration of farmable parcels
- ❑ Minimize visual impact of development from roadside

Typical



- Roadside lots
- Multiple driveways
- Development visible from roadside
- Fragmented farmland and wildlife habitat

Preferred

- Cohesive farm fields
- Homes set back from road
- Development located at edge of farmland and natural feature
- Shared driveway located along fencerow or natural feature
- Residence screened with existing vegetation or new landscaping

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HILLSIDE RESIDENTIAL

Rural Development Guidelines

The siting and treatment of **residential lot(s)** on the Town's **hills and steep slopes** will have a substantial visual impact on the existing character of the Town. Utilize the following strategies and "preferred" example below to guide proposed residential development in these situations.

- ❑ Minimize visual impact from distance through sensitive hillside siting
- ❑ Minimize visual impact of homes from adjacent roadside
- ❑ Retain wooded areas
- ❑ Minimize number of driveways
- ❑ Use existing vegetation to screen new development
- ❑ Integrate development with existing topography and vegetation pattern

Typical

- Home built on exposed hilltop
- Multiple driveways, each serving a separate home
- Vegetation removed from hillside

Preferred

- Homes built on hillside, not hilltop
- Homes set back from road
- Development screened with existing vegetation or new landscaping
- Walls and roofs of structures blend with hillside
- Driveway shared by multiple residences
- Vegetation cleared only for drive, house and immediate yard
- Driveway configuration minimizes views of development

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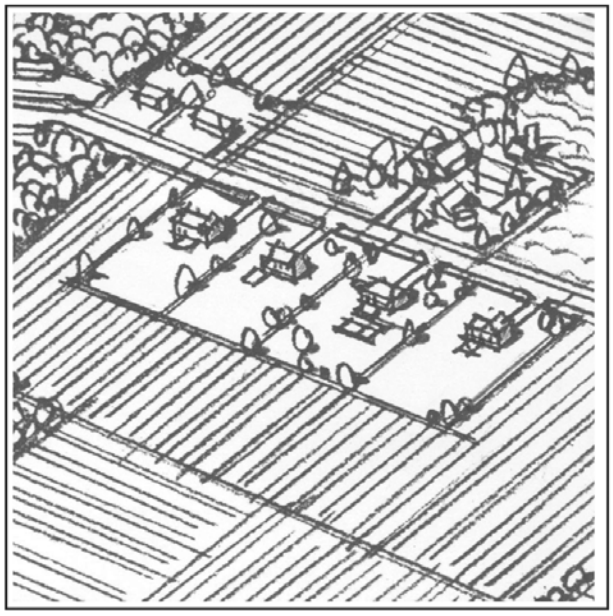
MULTIPLE LOT RESIDENTIAL ("FARMSTEAD" OPTION)

Rural Development Guidelines

The siting and treatment of **multiple residential lots** in the Town's **agricultural lands** will have an impact on valuable farmland and the existing visual character of the Town. The following guidelines are **modeled after a typical farmstead building arrangement**. Utilize the following strategies and "preferred" example below to guide proposed development in these situations.

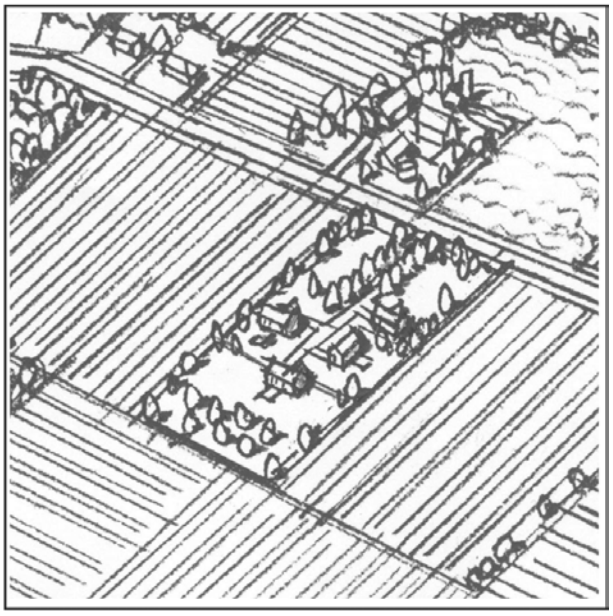
- ❑ Mimic typical farmstead
  - Clustered buildings
  - Single shared drive
  - Fence rows and formal landscaping
- ❑ Minimize loss of valuable farmable land
- ❑ Optimize shape and configuration of farmable parcels

Typical



- Roadside lots with all homes visible from roadside
- Multiple driveways

Preferred



- Residences clustered in the form of a typical Springfield farmstead
- Shared driveway (Tree-lined)
- Development set back from road
- Residences screened with new "farmstead" vegetation
- Cohesive farm fields
- Fence rows define parcels and developed area

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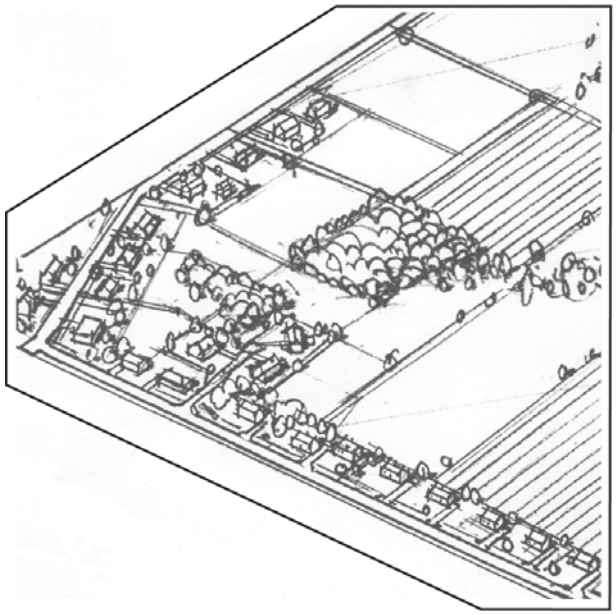
RURAL COMMUNITY EDGE RESIDENTIAL

Rural Development Guidelines

The siting and treatment of **multiple residential lots** on **the edge of the Town's rural communities** (e.g., Martinsville, Springfield Corners) will have an impact on valuable farmland and the existing visual character of the Town. Utilize the following strategies and case study below to guide proposed development.

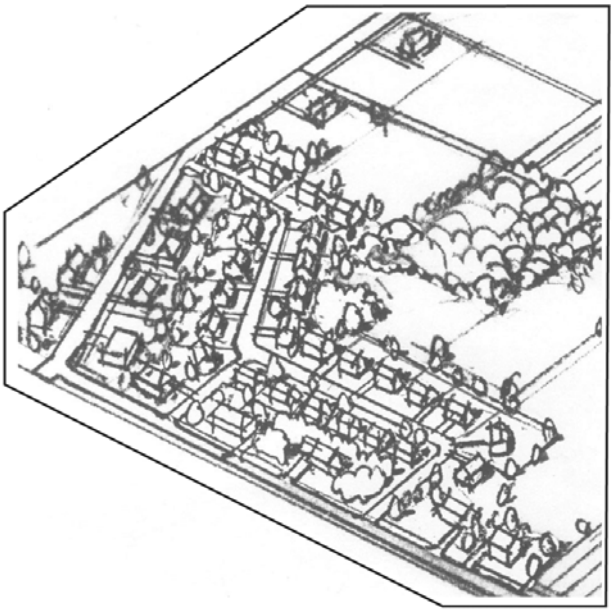
- ❑ Concentrate new development in existing developed area
- ❑ Avoid endless stips of houses on sides of roads
- ❑ Make wise use of deep parcels
- ❑ Emphasize connectivity of road system for future

Typical



- Larger scattered lots arranged on individual cul-de-sacs
- Development extends into farming areas
- Fragmented farmland and wildlife habitat
- Lack of connection to larger community

Preferred



- Integrated network of streets or local roads
- Compact lot arrangement
- Well-defined development edge
- Cohesive farm fields remain

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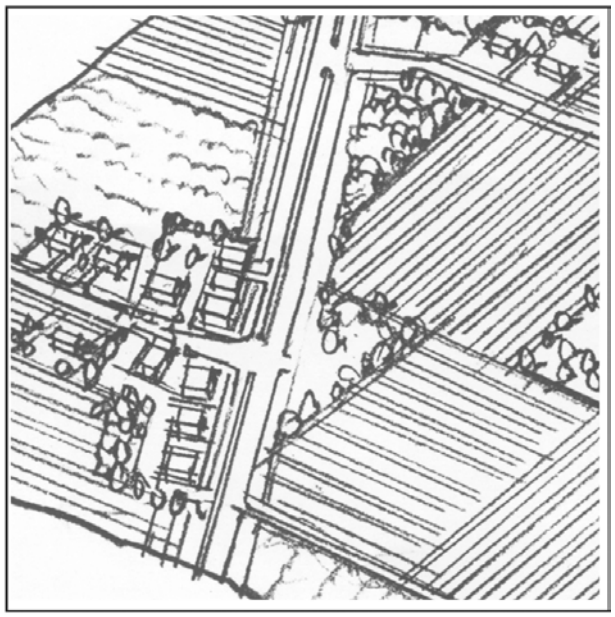
The siting and treatment of **commercial lots** will have an impact on the existing visual character of the Town. Utilize the following strategies and "preferred" illustration below to guide proposed commercial development where allowed under the Town's comprehensive plan (e.g., Springfield Corners).

- ❑ Follow historic pattern for siting of commercial uses
- ❑ Minimize visual impact of parking areas
- ❑ Minimize signage
- ❑ Create safe access strategies
- ❑ Stress use of quality materials

Typical

- Development strung out along major roads
- Multiple access drives
- Parking on road side of establishment
- Competing large signage

Preferred



- Location at and orientation towards crossroad intersections
- Clustered development
- Coordinated access and parking
- Parking at rear and side
- Signage integrated with building

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