

4. **Rounding:** The maximum number of dwelling units allowed on a parcel will be determined by dividing the number of gross acres owned as of April 16, 1979 by 35, with no consideration of fractions. For example, a maximum of two dwelling units may be permitted on a 90-acre parcel ( $90/35=2$   $20/35 =$  truncate to 2). For the TDR Receiving Area in an approved “preservation area splits” transfer under the Town’s TDR program, the maximum number of dwelling units allowed on the Receiving Area parcel is twice this total.
5. **Farm Residences:** A farm residence built before April 16, 1979 shall not count against this density policy. A replacement to such a farm residence shall not count against this policy either, provided that the pre-existing farm residence will be demolished. Aside from such a replacement residence, any residence built after April 16, 1979 shall be considered one dwelling unit for the purposes of this density policy. In other words, new farm residences (but not replacements) count against the one dwelling unit per 35 acres density policy. Conversion of farm residences to or from duplexes is covered under the “Duplexes” sub-policy below.
6. **Duplexes:** Each duplex built after April 16, 1979 shall count as two dwelling units for the purpose of this policy. The conversion of any single-family dwelling to a duplex after April 16, 1979 shall count as one additional dwelling unit for the purposes of this policy. If a duplex is later converted into a single-family residence, there shall be no restoration or increase in the number of allowable dwelling units resulting from that conversion.
7. **Commercial and Other Uses:** The following additional uses shall be considered the equivalent of one dwelling unit for the purpose of this policy:
  - a. Any commercial use requiring a rezoning away from an Exclusive Agriculture zoning district after March 1, 2002.
  - b. A freestanding telecommunication tower approved by Dane County or the Town after March 1, 2002.
  - c. A governmental, institutional, religious, or nonprofit community use.
  - d. A transportation, communications, pipeline, electric transmission, and utility use. Each wind turbine primarily for off-site energy distribution shall be considered the equivalent of one dwelling unit. Each 5-acre area used for solar panels, their ancillary structures, and required spacing, where primarily for off-site energy distribution, shall be considered the equivalent of one dwelling unit.

Where one of the above non-residential uses is intended within a “Type 2” or “Type 3” TDR receiving area within the Agricultural Preservation Area, such use will require the transfer of a development right from a TDR sending area.
8. **Subdivision Plats:** Subdivision plats (five or more lots within a five-year period) are allowed within the Agricultural Preservation Area where the number of lots will be consistent with the density policy in this section and 80% of the residential development siting standards below. For example, a 220-acre parcel may be allowed six lots/dwelling units under the density policy, which would trigger a requirement for a subdivision plat.
9. **Land Sales After 1979:** Changes and reconfigurations in ownership of a single ownership parcel in existence on April 16, 1979 do not trigger new allotments of potential future dwelling units per the density policy. Landowners are encouraged to make clear in recorded documentation, such as a sales contract or warranty deed, how many potential future dwelling units are being transferred or retained when selling tracts of land over 35 acres. The Town may request that any supporting documentation be included with rezoning and land division proposals. Supporting documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements. When land sales of more than 35 acres occur after April 16, 1979 without clear documentation between buyer and seller, or subsequent/current owners, any remaining potential future dwelling units will be allocated on a proportional basis among current owners of the April 16, 1979 parcel in keeping with the Town’s density policy.
10. **Deed Restriction or Agricultural Conservation Easement:** Whenever a rezoning, land division, conditional use permit, or other land use approval results in a change in the number of remaining dwelling units or equivalents on the parcel, the Town intends, as part of such rezoning or other approval, the Town will require that a deed restriction, deed notice, or conservation easement be added to or modified for the parcel for which the approval is granted, indicating the number of dwelling units remaining under the Town’s then-existing plan policy. The type and format of the restriction shall be as determined by the Town.

### Residential Development Siting Standards

**The applicant for any rezoning and/or land division approval request that enables a new non-farm residence shall submit, along with the rezoning and CSM/plat approval application, evidence demonstrating that at least seven of the following standards will be met:**

1. Direct new non-farm residences and their driveways away from Group I or II soils, depicted on Map 2, unless no other alignment is possible or all soils on the parcel are so classified.
2. Divide all new lots to have frontage on a public road, and minimize use of flag lots except where advisable to achieve other standards in this section.
3. Site residences adjacent to tree lines where available and at the edge of open fields rather than the middle.
4. Site residences to minimize visibility from public roads, such as through thoughtful placement with respect to existing vegetation and topographic changes.
5. Avoid multiple homesites side-by-side along existing roads with multiple driveways and modest building setbacks.
6. Limit tree clearance in wooded areas to the area required for the residence, a yard area not exceeding one acre, and an area for the driveway.
7. If located near the top of a hill or ridge, site the residence so that its roof line is below the hilltop or ridgeline.
8. Place new lots to allow for driveways suitable in length, width, design, and slope for emergency vehicle travel, per the Town’s driveway ordinance, and use shared driveways where possible.
9. Avoid building placement within wetlands, floodplains, and slopes greater than 20% (see Map 4).

**Policies Applicable to Other Uses in the Agricultural Preservation Area**

1. **Small Lots in Agricultural Preservation Area (see Map 3):** Allow pre-existing uses on parcels of less than 35 acres as of April 16, 1979. Where the land owner does not use transferred development rights under the Town's TDR program (as described in the Town's TDR rules and procedures document), (i) allow for a total of one new dwelling unit on all such parcels that were less than 35 acres in size as of April 16, 1979 and do not contain an existing dwelling unit and (ii) do not allow rezonings or land divisions of lots with fewer than 35 acres that would result in the right to construct a total of more than one dwelling unit on the 1979 parcel.
2. **Other Residential Uses:** Do not allow multiple-family residences (3+ units) or mobile home parks in the Agricultural Preservation Area, except for farm employees in the determination of the Town Board.
3. **Commercial and Institutional Uses:** Within the Agricultural Preservation Area, allow only such commercial, institutional, and utility uses that meet all of the following criteria:
  - a. A rural location for the use is necessary to support the continuation of agricultural operations or to serve primarily agricultural customers.
  - b. The placement and operation of the proposed use will not be in conflict with farming operations to the extent determined applicable by the Town Board.
  - c. The site is suitable for an on-site waste treatment system of the type and capacity contemplated.
  - d. Unacceptable future commercial or other non-residential uses of the site are limited, through use of the appropriate zoning district, a deed restriction, or both.
  - e. The project will adhere to the "Residential Development Siting Standards" above to the extent determined applicable by the Town Board.
  - f. The project adheres to the Town's design review ordinance.
4. **High Intensity Rural Uses (HIRUs):** HIRUs include, but are not limited to non-metallic mineral extraction operations, biodigesters, telecommunication towers, wind turbines, solar fields, and farm trucking operations. Such uses typically demand a rural location, but can have negative impacts on Town roads, the natural environment, farmland, rural character, and the enjoyment of nearby properties (particularly nearby housing). When considering the siting or expansion of HIRUs, utilize policy 3 above, associated standards in Chapter Five – Economic Development, and, for proposed wind turbines and solar fields, associated standards in Chapter Four – Transportation, Utilities, and Community Facilities.

**Figure 16: Agricultural Transition Area Purpose and Policies**

Purpose	Typical Implementing Town Zoning Districts	New Lot Sizes	Relationship to Town's Transfer of Development Rights (TDR) Program
<ul style="list-style-type: none"> <li>▪ Preserve in agricultural or open space use until more intensive future development is appropriate.</li> <li>▪ Focuses on lands used for farming, but also includes scattered open lands and woodlots, farmsteads, agricultural-related uses.</li> <li>▪ Enable limited single-family residential development at densities at or below one home per 35 acres (see "Agricultural Preservation Area" density and other development policies).</li> <li>▪ Defer development beyond these uses and densities using the policies described below.</li> </ul>	<p>Prior to the Town's determinations to enable more intensive development per the "Agricultural Transition Area Policies" section below, the Legacy A-3 Agriculture (Transition) district plus other districts listed as "Typical Implementing Town Zoning Districts" in Figure 15.</p> <p>After the Town's determination to enable more intensive development per the "Agricultural Transition Area Policies" section below, typical zoning districts include those listed for the Rural Neighborhood Area or Town Activity Center future land use categories, per Figures 17 and 18 respectively, depending on the desired character of the area as determined by the Town.</p>	<p>Prior to determination for more intensive development per the policies below:</p> <ul style="list-style-type: none"> <li>▪ For newly created lots for <u>non-agricultural purposes</u>: between 1 and 5 acres, except where the Town Board determines a larger lot is advisable due to unusual land configuration, to better protect farmland, and/or to enhance rural or scenic character. For lots divided under the Town's TDR program, see the TDR rules and procedures document for detailed policies related to lot sizes.</li> <li>▪ For newly created lots for agricultural purposes: 35 acres if zoned in the legacy A-1(EX) or A-3 districts; 5 acres if zoned in the legacy A-4 district or Town EA district.</li> </ul> <p>After determination for more intensive development, see "new lot sizes" for Rural Neighborhood Area in Figure 17.</p>	<ul style="list-style-type: none"> <li>▪ See the Town's TDR rules and procedures document, adopted and amended from time to time by the Town Board.</li> <li>▪ Lands in the Agricultural Transition Area are designated as TDR "Type 1" receiving areas for potential dwelling units transferred from the Agricultural Preservation Area, in exchange for the permanent preservation of these other lands in the Town, once the Town determines such lands are appropriate for more intensive development under the policies below. "Type 1" receiving areas are intended for neighborhood development.</li> <li>▪ Without the acquisition and transfer of development rights to the property, an interested land owner within the Agricultural Transition Area will be allowed to develop land for residential purposes up to a maximum "1 per 35" density normally applicable in the Agricultural Preservation Area.</li> </ul>

**Agricultural Transition Area Policies**

1. Within the Agricultural Transition Area future land use category, limit new development in accordance with all policies applicable to the Agricultural Preservation Area, until such time when the Town identifies that particular mapped Agricultural Transition Area as appropriate for more intensive development.
2. Design all residential and other non-farm development projects in such a manner to not impede the orderly future development of the area when the Town identifies that area as appropriate for more intensive development than allowed under Agricultural Preservation Area policies.
3. The Town may identify lands within a specific Agricultural Transition Area as appropriate for more intensive development than allowed under Agricultural Preservation Area policies if it determines that the following standards are met:
  - a. The Town has received a specific request from a property owner or developer to consider more intensive development.
  - b. The property owner or developer has submitted a conceptual neighborhood development plan for the property, showing environmentally sensitive areas that should not be developed, proposed land use and lot pattern, existing and proposed street patterns including connections to neighboring properties, proposed parks or recreational spaces, and a development phasing timetable.
  - c. The proposed development is likely to have a positive fiscal impact on the Town. The Town may require that the property owner or developer fund the preparation of a fiscal impact analysis by an independent professional.
  - d. The proposed development would be economically and financially feasible.
  - e. The proposed development would serve an identified short-term need for additional development in the Town, and that need is not being met by other existing developments in the Town.
  - f. The property owner or developer has met with nearby property owners and made a good faith effort to address their concerns.
  - g. The Town has conducted a meeting that allows for public input.
  - h. The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, including adjacent agricultural uses.
  - i. The placement of additional on-site wastewater treatment systems at the density anticipated will not negatively impact groundwater quality in the area. The Town may require that the property owner or developer fund the preparation of an analysis from an independent soil scientist or other related professional.
  - j. If the property remains in the Town, all policies applicable within the Rural Neighborhood Area (or Town Activity Center if the property is adjacent to one) are or can be met.
4. The Town will not require amendment to this *Comprehensive Plan* if and when it determines that land in a mapped Agricultural Transition Area is appropriate for more intensive development than allowed under Agricultural Preservation Area policies. However, following such a determination, the rezoning of said land would be required to accommodate the proposed development.
5. For land within the Agricultural Transition Area in the southeast corner of the Town, more intensive development will not be allowed before annexation to the City of Middleton, per the Springfield-Middleton Intergovernmental Agreement.

**Figure 17: Rural Neighborhood Area Purpose and Policies**

Purpose	Typical Implementing Town Zoning Districts	New Lot Sizes	Relationship to Town's Transfer of Development Rights (TDR) Program
<ul style="list-style-type: none"> <li>▪ Map over pre-existing areas of rural residential subdivisions.</li> <li>▪ Identify lands for new rural subdivision development, often adjacent to existing subdivisions, and for residential uses served by private waste treatment systems.</li> <li>▪ Incorporate principles of conservation neighborhood design.</li> <li>▪ Provide opportunities for a range of single-family housing choices, including estate and affordable single-family housing.</li> <li>▪ Enable limited neighborhood-serving, small-scale commercial and institutional uses.</li> </ul>	<ul style="list-style-type: none"> <li>▪ SFR Single Family Residential, with deed restrictions as necessary to prevent further division of lots</li> <li>▪ NR Neighborhood Retail</li> <li>▪ PUD Planned Unit Development</li> <li>▪ Designation of lands in the Rural Neighborhood Area does not imply that an area is immediately appropriate for rezoning. Given service demands and a desire for controlled growth, the Town will carefully consider the timing of zoning decisions.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minimum of 1.5 acres each (which may be enforced by deed restriction), except that the Town may approve new lots as small as 0.5 acre each in cases where:                             <ul style="list-style-type: none"> <li>□ a group waste treatment system serving multiple lots is approved;</li> <li>□ the existing size of a redevelopment area would not allow for 1.5 acre lots;</li> <li>□ the development will provide affordable single-family lots or homes that will be priced below the average per acre Dane County rural lot or home price; or,</li> <li>□ smaller lot sizes would aid in the implementation of the Town's TDR program.</li> </ul> </li> <li>▪ Maximum of 3 acres each, except where the Town Board determines a larger lot is advisable due to unusual land configuration and/or to enhance rural or scenic character.</li> </ul>	<ul style="list-style-type: none"> <li>▪ See the Town's TDR rules and procedures document, adopted and amended from time to time by the Town Board.</li> <li>▪ Lands within the mapped Rural Neighborhood Area are designated as TDR "Type 1" receiving areas for potential dwelling units transferred from the Agricultural Preservation Area, in exchange for the permanent preservation of these other lands in the Town. "Type 1" receiving areas are intended for neighborhood development.</li> <li>▪ <u>Without</u> the acquisition and transfer of development rights to the property, an interested land owner within the Rural Neighborhood Area will be allowed to develop land for residential purposes up to a maximum "1 per 35" density normally applicable in the Agricultural Preservation Area.</li> <li>▪ Nonresidential land divisions and development within the mapped Rural Neighborhood Area, to the extent allowed by zoning, shall not require the transfer of development rights under that program.</li> </ul>

**Rural Neighborhood Area Policies**

1. For the design of new residential subdivisions of 10 lots or greater, meet at least 12 of the "Conservation Neighborhood Design Standards" later in this figure.
2. For the design of new residential divisions of 9 lots or fewer, meet at least seven of the residential development siting standards normally applicable to residential development in the Agricultural Preservation Area (see Figure 15).
3. Design and place all new lots to allow for the construction of driveways that are suitable in length, width, design, and slope for emergency vehicle travel, and meet the Town's driveway ordinance.
4. Meet the standards for on-site waste treatment systems in Chapter Four—Transportation, Utilities, and Community Facilities and the Dane County Sanitary Code.
5. Require the submittal of stormwater management and construction site erosion control plans for new developments in accordance with Town, County, and state requirements.
6. Protect the rights of farmers by requiring that the following language be included in all new residential subdivision plats: "Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right-to-farm law. This statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of residential property. Active agricultural operations are now taking place and may continue on lands in the vicinity of the Plat of \_\_\_\_\_. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during daytime and evening hours."
7. Collect fees in-lieu-of parkland dedication for all new residential subdivisions in accordance with the Town land division ordinance.
8. Use the following policies to guide commercial and institutional development proposals in the Rural Neighborhood Area:
  - a. Submit a site plan, building elevations, landscape plan, lighting plan, grading/stormwater plan, and signage plan prior to rezoning, conditional use permit, and/or building permit approval, per the Town design review ordinance.
  - b. Assure that the proposed development not have a substantial adverse effect upon adjacent property (including values), the character of the area, or the public health, safety, and general welfare.
  - c. Focus commercial and institutional uses to address the day-to-day shopping and service needs of nearby residents.
  - d. Encourage maximum new building sizes of 5,000 square feet and maximum building heights of two stories.
  - e. Encourage redevelopment of aging or obsolete commercial properties.
  - f. Permit only allow commercial developments that will not require extensive public services such as public sewer and water.
  - g. Apply appropriate limitations preventing unacceptable future commercial or other non-residential uses of the site may be applied via deed restriction.
  - h. Do not consider rezonings for heavier industrial development (e.g., no heavy manufacturing processes, significant water usage, significant semi-truck traffic).

### Conservation Neighborhood Design Standards

**To preserve rural character, protect environmental resources, promote interconnected road patterns, provide attractive development sites, and support recreational opportunities, at least 12 of the following standards must be met:**

1. Minimize visibility of development from main roads through natural topography, vegetation (e.g., tree lines, wooded edges), and setbacks. Minimize placement of lots in open fields.
2. Back lots onto county, state, and federal highways, designing deeper lots and landscape bufferyards into these areas.
3. Arrange lots so houses are not placed on exposed hill tops or ridge lines. Roof lines should not be higher than ridge lines.
4. Include an interconnected network of streets meeting Town road standards.
5. Design streets and lot layouts to blend with natural land contours.
6. Limit cul-de-sacs except where topography, environmentally sensitive areas, or the pre-existing development pattern in the area necessitates their use.
7. Avoid building placement within wetlands, floodplains, and slopes greater than 20%.
8. Integrate natural resources into the subdivision design as aesthetic and conservation landscape elements.
9. Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
10. Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs) rather than conventional engineering strategies. BMPs may include overland transfer, natural landscaping to increase infiltration and reduce runoff, bio-infiltration systems, residential roof runoff directed to pervious yard areas, and maximum impervious surface ratios for development sites.
11. Provide vegetative buffers of at least 75 feet between building sites and wetlands and streams.
12. Provide wide areas for public access to parks and common open spaces.
13. Maximize preservation of common open space in the neighborhood through public dedication and/or private management of open space through a homeowner's association with conservation easements.
14. Use geothermal, solar, wind, or other renewable energy technologies.
15. Use environmentally preferred, locally sourced, or recycled materials for buildings and/or infrastructure.
16. Create pedestrian trails through open space areas, allowing for future connections to other parcels and parts of the Town.

**Figure 18: Town Activity Center Purpose and Policies**

Purpose	Typical Implementing Town Zoning Districts	New Lot Sizes	Relationship to Town’s Transfer of Development Rights (TDR) Program
<ul style="list-style-type: none"> <li>▪ Identify lands for new rural subdivision and business development, often adjacent to existing subdivisions, for residential and commercial uses served by private waste treatment systems.</li> <li>▪ Provide opportunities for a range of housing choices, including estate and affordable single-family housing and senior, duplex, and small-scale multiple family housing.</li> <li>▪ Enable commercial, storage, light assembly, institutional, and recreational development serving the entire Town.</li> <li>▪ Provide a logical location for highway-oriented commercial development consistent with the Town’s character, population, needs, and public service capabilities.</li> <li>▪ Do not promote uses that initially or may someday require extensive public services.</li> </ul>	<ul style="list-style-type: none"> <li>▪ SFR Single Family Residential</li> <li>▪ MFR Multiple Family Residential</li> <li>▪ RUC Rural Community</li> <li>▪ NR Neighborhood Retail</li> <li>▪ COM Commercial</li> <li>▪ RCOM Recreation Commercial</li> <li>▪ IND Industrial</li> <li>▪ PUD Planned Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minimum of 1.5 acres each, except that the Town may approve new lots as small as 0.5 acre each in cases where:                             <ul style="list-style-type: none"> <li>□ a group waste disposal system serving multiple lots is approved;</li> <li>□ the existing size of a redevelopment area would not allow for 1.5 acre lots;</li> <li>□ the development will provide affordable single-family home lots that will be priced below the average per acre Dane County rural lot price; or,</li> <li>□ smaller lot sizes would aid in the implementation of the Town’s TDR program.</li> </ul> </li> <li>▪ Maximum of 5 acres each, except where the Town Board determines a larger lot is advisable due to unusual land configuration and/or for non-residential development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ See the Town’s TDR rules and procedures document, adopted and amended from time to time by the Town Board.</li> <li>▪ Lands within the mapped Town Activity Center are designated as TDR “Type 1” receiving areas for potential dwelling units transferred from the Agricultural Preservation Area, in exchange for the permanent preservation of these other lands in the Town. “Type 1” receiving areas are intended for neighborhood development.</li> <li>▪ Without the acquisition and transfer of development rights to the property, an interested land owner within the Town Activity Center will be allowed to develop land for residential purposes up to a maximum “1 per 35” density normally applicable in the Agricultural Preservation Area.</li> <li>▪ Nonresidential land divisions and development within Town Activity Centers shall not require the transfer of development rights under that program.</li> </ul>

**Town Activity Center Policies (continued on next page of figure)**

1. For the design of new residential subdivisions of 10 lots or greater, meet at least 12 of the conservation neighborhood design standards normally applicable within the Rural Neighborhood Area (see Figure 17).
2. For the design of new residential divisions of 9 lots or fewer, meet at least seven of the residential development siting standards normally applicable to residential development in the Agricultural Preservation Area (see Figure 15).
3. Protect the rights of farmers by requiring that the following language be included in all new residential subdivision plats: “Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of residential property. Active agricultural operations are now taking place and may continue on lands in the vicinity of the Plat of \_\_\_\_\_. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during daytime and evening hours.”
4. Collect fees in-lieu-of parkland dedication for all new residential subdivisions in accordance with the Town land division ordinance.
5. Design and place all new lots to allow for the construction of driveways that are suitable in length, width, design, and slope for emergency vehicle travel, and meet the Town’s driveway ordinance.
6. Meet the standards for on-site waste treatment systems in Chapter Four—Transportation, Utilities, and Community Facilities and the Dane County Sanitary Code.
7. Require the submittal of stormwater management and construction site erosion control plans for new developments in accordance with Town, County, and state requirements.
8. For new non-residential and multiple family residential developments, the Town requires submittal of a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater plan, and signage plan prior to rezoning, conditional use permit, and/or building permit approval, per the Town’s design review ordinance. In addition:
  - a. The proposed development should not have a substantial adverse effect upon adjacent property (including values), the character of the area, or the public health, safety, and general welfare.
  - b. Appropriate limitations preventing unacceptable future commercial or other non-residential uses of the site may be applied through a deed restriction.
  - c. The Town encourages redevelopment of aging or obsolete commercial properties before the development of “greenfield” sites in the same area.
  - d. The Town does not intend to allow commercial developments that may someday require extensive public services such as public sewer and water.
  - e. Lot sizes for commercial development sites should be sufficient in area to provide for both a primary and secondary drainage fields, except where redevelopment sites do not allow for this.
9. For new non-residential developments, meet at least at least eight of the “Non-residential Development Design Standards” presented later in this figure.

10. Springfield Corners is a Smart Growth Area within the Town. Springfield Corners' existing development, commercial establishments, institutional uses, and road infrastructure make infill and contiguous development efficient and cost-effective. Map 8 represents a conceptual neighborhood development plan for the Springfield Corners area. It is based upon WisDOT's preferred alternative from the 2015 US 12 Freeway Conversion Study. The goal is to promote Springfield Corners as a center with a mix of residential, business, civic, and recreational uses. As presented on Map 8, there are several key areas in the future development of Springfield Corners, described below:
- a. *Town Center:* The area near the current corner of Highways 12 and P is the heart of Springfield Corners. As such, the Town wishes to enhance its role as a community gateway with high-quality development that serves local residents and reflects the existing character of the Town. The Town Hall and existing residential and commercial buildings provide a focal point. This corner is also prime location for the recently improved Pape Park, bar and grill/pub, and senior housing. Highway-oriented commercial uses, like a gas station, should not be encouraged in this area, because the WisDOT study suggests that direct access to Highway 12 will be eliminated from this location in the future.
  - b. *Highway-Oriented Commercial Area:* This is the area around the future interchange of Highways 12 and 19 East. Commercial uses serving the traveling public will be appropriate for this area, including a gas station/convenience store or a restaurant. New development occurring before the freeway project should be sited and molded to conform to that future project. Access control will be administered by WisDOT; the southeast quadrant of the future interchange is unlikely to have any access for new development once the freeway project is completed. This area also includes a Park and Ride lot. WisDOT Southwest Region Park and Ride Study includes the following short-term recommendations for this lot: install bike and pedestrian amenities such as picnic tables, bike racks, info kiosks, and garbage bins; seed the shoulder at the off-tracking locations; and install signing for persons with disabilities and the multi-use trail. Long-term recommendations included installing sidewalks or crosswalks, installing curbed islands at the ends of parking rows, and considering redesign for bus transit, if necessary. The current site has expansion capacity.
  - c. *Business Park:* The business park area, located in the center of Springfield Corners, is intended for non-intensive, non-polluting businesses that will not require extensive municipal services (like water), such as contractor shops or other small service businesses, and small offices. The existing business mix is reflective of the desired future mix. A few areas at the edges of the Business Park area on Map 8, shown as "Business Park or Residential" may be appropriate for business park uses as well. In the long-term, 15+ years out, business park uses may expand into the area south of Highway 19 shown as "Possible Future Business Park Expansion Area" on Map 8. This will require further investigation.
  - d. *Residential:* Existing residential development is located mostly along Springhelt Road and the west side of Lodi-Springfield Road. Map 8 suggests adjacent areas for additional residential development along an extended segment of Springhelt Road, and within the area bounded by Highway P and Lodi-Springfield Road. Most of this development is envisioned as single-family homes. The Town may also support low density senior-oriented housing to provide for those older Town residents who wish to remain in the Town, and other small-scale multiple family development. Lands east of Lodi-Springfield Road are identified as "Future Residential Expansion Areas" on Maps 7 and 8.
  - e. *Green Spaces:* The green areas on Map 8 show likely areas for stormwater management, parks, and environmental corridor uses. These areas often provide good locations for transitions between residential and non-residential uses.
  - f. *"Future" and "Long-term" Expansion Areas:* Map 8 includes two future expansion areas east of Lodi-Springfield Road. The southern area is designated for future single-family residential expansion. The northern area, near the Highway P intersection, is the upland area of an extraction site and designated for future low-intensity commercial uses. Soil and sub-surface conditions may limit building construction. If suitably screened from nearby residences, some outdoor commercial use may be appropriate (e.g., landscape supply). Because these two areas may (re)develop within the next 15 years, these two areas are identified as Agricultural Transition Area on Map 7. Map 8 also includes two "Potential Long-Term Commercial or Business Expansion Areas" south of Highway 19. The Town does not anticipate that these areas will be required for non-farm development over the next 15 years; instead, these areas may represent logical longer-term non-farm development areas once designated business park and commercial sites to the north and west are developed. Because of this 15+ year development possibility, these areas remain designated as Agricultural Preservation Areas on Map 8, which is consistent with the State's farmland preservation law.

### Non-residential Development Design Standards

**To maximize the Town's tax base, provide for attractive building and site design, and enhance the character and appeal of the Town Activity Center, at least eight of the following standards must be met:**

1. Design signage of high quality; proportional to the building frontage, road frontage, or façade area; and not higher or taller than the highest point on the associated building.
2. Retain existing, non-invasive trees to the extent practical.
3. Provide professionally designed landscaping treatment of bufferyards, along street frontages, around or within paved areas, and along building foundations.
4. Orient intensive activity areas such as building entrances, service and loading areas, parking lots, and trash receptacle storage areas away from less intensive land uses.
5. Site parking to the sides and rear of buildings wherever possible, rather than having all parking in the front.
6. Provide interconnected parking lots and driveways to facilitate on-site movement.
7. Locate loading docks, dumpsters, mechanical equipment, and outdoor storage areas behind buildings where practical, and in any case completely screen these facilities through use of walls, fences, buildings, and dense evergreen landscaping.
8. Keep illumination from lighting on site—and away from neighboring properties and the dark sky—through use of full cut-off, "shoebox" fixtures.
9. Incorporate high-quality building materials, colors, and designs that reflect the Town's desired image. For example, building materials, colors, and designs could reflect agricultural heritage of the community (e.g., stone, gabled roofs, earth tones).
10. Incorporate features like canopies, awnings, trellises, bays, windows, and/or other architectural details to add visual interest to facades.
11. Include variations in building height and rooflines, particularly on larger buildings.

**Figure 19: Conservancy Area Purpose and Policies**

Purpose	Typical Implementing Town Zoning Districts	New Lot Sizes	Relationship to Town's Transfer of Development Rights (TDR) Program
<p>Protect continuous systems of sensitive environmental resources and natural areas, including:</p> <ul style="list-style-type: none"> <li>▪ Wetlands, as defined in state statute and including both the shoreland-wetland and inland-wetland districts under Chapter 11 of the Dane County Code.</li> <li>▪ Dane County Code shoreland setbacks and wetland buffers required under Chapter 11.</li> <li>▪ 1% regional floodplains, including the general floodplain district, floodway district and flood storage district, as described in Chapter 17 of the Dane County Code.</li> <li>▪ Slopes exceeding 20%.</li> </ul>	<ul style="list-style-type: none"> <li>▪ RC Resource Conservancy</li> <li>▪ NBR Nature-Based Recreation</li> <li>▪ EA Exclusive Agriculture</li> </ul>	<p>Division of land within the Conservancy Area is discouraged</p>	<p>May serve as a TDR sending area where also mapped as an Agricultural Preservation Area. May not serve as a TDR receiving area.</p>
<b>Conservancy Area Policies</b>			
<ol style="list-style-type: none"> <li>1. Permit cropping and grazing within the Conservancy Area where in accordance with County, State, and federal law.</li> <li>2. Permit recreational activities such as trails in publicly owned Conservancy Area where compatible with natural resource protection.</li> <li>3. Work collectively with surrounding local governments, Dane County, and the State on the protection and preservation of Conservancy Areas.</li> <li>4. Prohibit building development in the Conservancy Area, except as may be allowed via variance or special exception processes in the associated ordinances.</li> <li>5. Where development is proposed near mapped Conservancy Area, determine the exact boundaries based on the features that define those areas. Map these areas as Conservancy Area to allow more intensive uses if:             <ol style="list-style-type: none"> <li>a. more detailed information or studies reveal that the characteristic(s) that resulted in their designation as a Conservancy Area is not actually present,</li> <li>b. approvals from appropriate agencies are granted to alter land so that the characteristic that resulted in its designation will not exist, and/or</li> <li>c. a mapping error is confirmed.</li> </ol> </li> </ol>			

# **CHAPTER FOUR: TRANSPORTATION, UTILITIES, AND COMMUNITY FACILITIES**