

Introduction

I. Town Profile

The Town of Cross Plains is located in west-central Dane County (Map 1-1). The terminal moraine, or farthest westward extent of the most recent ice age glacier runs



through the northeastern corner of the township making most of the town a part of the 20,000 sq. mile area known as the Driftless Area. As a consequence, the topography of the Town of Cross Plains is one of broad, flat valleys with productive agricultural soils bordered by steep hills and coulees (Map 1-2).

While the area was likely an Oak-Savannah ecological community prior

to territorial settlement, today it is a landscape of agricultural fields on hilltops and valley floors. There are stands of hardwood forest and some pines on the steep slopes of hills and coulees. Two large valleys are formed by the Black Earth Creek watershed in the northern half of the town, and the Sugar River watershed in the southern half. As an unglaciated landscape, the Driftless Area is of considerable geological and biological interest, and there is a Cross Plains Unit of the Ice Age National Scientific Reserve and a newly designated Cross Plains State Park within the Town of Cross Plains.

The rural settlement of Pine Bluff is located within the south-central part of the Town of Cross Plains, and the Village of Cross Plains adjoins the town on its northern boundary. The Village of Cross Plains is the only incorporated village providing sewer and water services that adjoins the Town of Cross Plains. Although the Town of Cross Plains does have two residential subdivisions within it, these areas have no sewer services.

II. Planning History

The Town of Cross Plains adopted the existing *Town of Cross Plains Comprehensive Plan* in 2009. The town plan was also adopted by the Dane County Board of Supervisors as part of the *Dane County Comprehensive Plan*.

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

III. Plan Updates

As per Wisconsin's comprehensive planning legislation, the Town will review and update the *Comprehensive Plan* at least every ten years. Changing conditions and

experiences in the Town will be noted and adjustments will be made to the *Comprehensive Plan* text and maps.



CHAPTER 1: ISSUES AND OPPORTUNITIES

I. Background and Existing Conditions

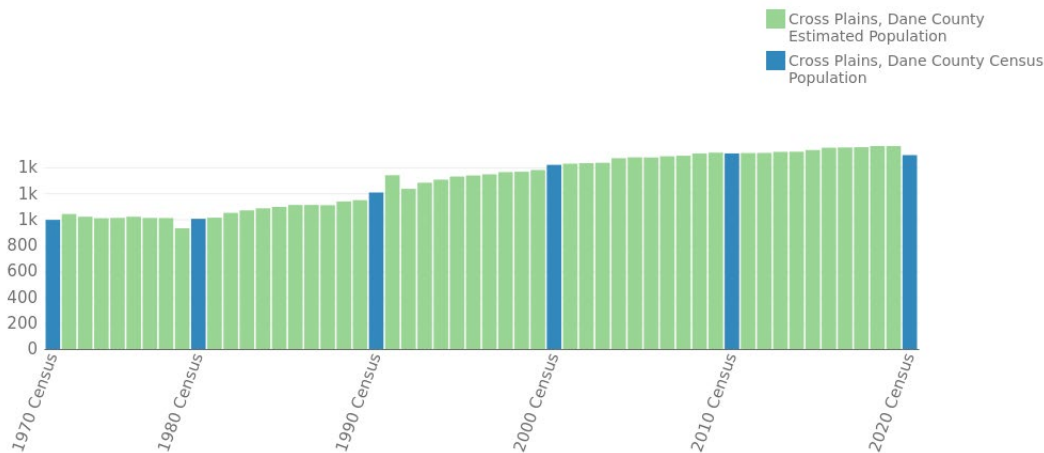
Population Trends and Projections

The Town of Cross Plains experienced minor losses in population in the decades 1940 to 1960; however from 1960 to 1970 the population grew by more than 16%. The following decade saw a very modest population growth rate of 1.4%, but between 1980 and 1990, the population grew by more than 30%, the largest surge in growth since 1940. From 1990 to 2000, the population has grown by 7.5%. The Wisconsin Department of Administration (WDOA) projects an average annual population growth rate of about 0.77% over the next 20 years for the Town of Cross Plains. Between 2005 and 2025 the town is projected to grow by 248 people, or 16.6%.

Chart 1-1: Population Growth

Population Estimates over Time

1970-2020



Data source: Wisconsin Population and Housing Estimates

Image produced by GetFacts.wisc.edu, a product of the Applied Population Lab

Table 1-A: 2013 Population Projections for Surrounding Communities

Municipality	2020 Census	2025	2030	2035	2040
Town of Cross Plains	1,494	1,630	1,670	1,695	1,710
Town of Middleton	6,792	7,180	7,635	8,000	8,330
Town of Springdale	2,056	2,205	2,315	2,400	2,470
Town of Berry	1,168	1,185	1,200	1,205	1,205
Town of Vermont	871	835	840	840	830
Village of Cross Plains	4,104	3,965	4,125	4,230	4,320

Source: Wisconsin Department of Administration

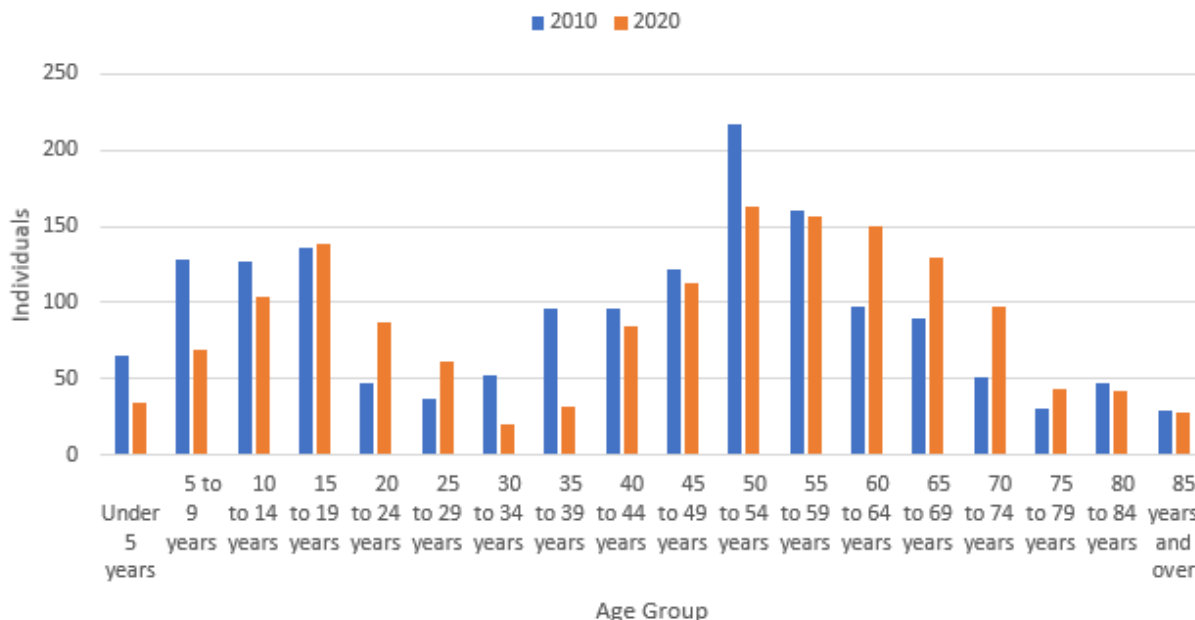
Demographic Trends

Age

The median age of the Town of Cross Plains’ population has increased from about 46.2 years in 2010 to 50.5 years in 2020. (2010 it was 46.1) By comparison, the median age in Dane County over the same period increased from 34.3 to 35.2 years of age.

As might be expected from the change in median age, the main difference in age demography of the Town of Cross Plains from 2010 to 2020 is an increase in all age groups 60 years of age and older. In comparison with Dane County, the Town of Cross Plains in both 1990 and 2020 censuses showed fewer individuals aged 20 years to 45 years. The Town of Cross Plains is likely to have an increasing proportion of its population over 65 years of age, with an increasing demand on social services, and more retirees living on a fixed income.

Chart 1-2: Age Cohorts 1990-2000



Source: U.S. Census Bureau, ACS 5-year estimates 2010, ACS 5-year estimates 2020

Ethnic Minorities

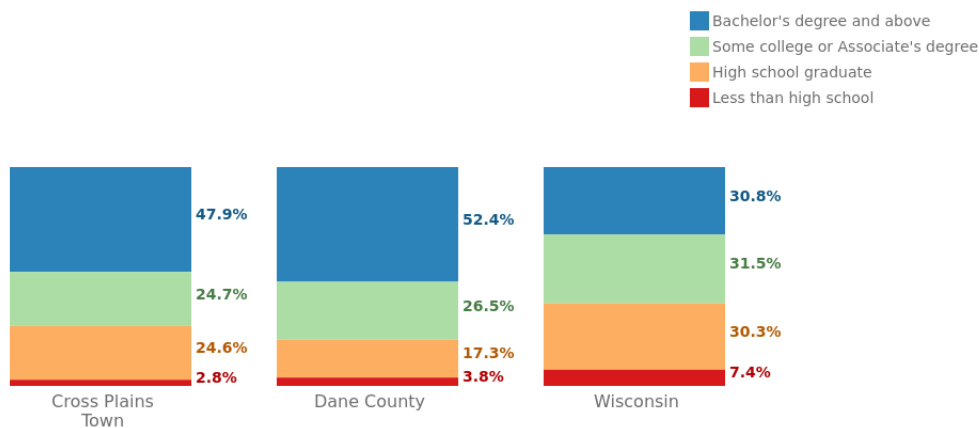
U. S. Census data show that the minority population of the Town of Cross Plains is 7% of the total population. The census shows 11 self-identified racial groups other than white, with African American (3.1%) and Asian (0.7%) being the most frequent after the 98% White population group.

Education

Educational attainment is similar to the County as a whole; 97.2% of Town of Cross Plains residents 25 years or older hold a high school diploma or higher degree. Between 2016 and 2021, the number of Town of Cross Plains residents with bachelor’s, graduate or professional degrees, grew by 25.

Educational Attainment (for Population 25 Years and Over)

2016-2020 5-Year Estimate



Data source: 2016-2020 American Community Survey 5-Year Estimates - S1501
 Image produced by GetFacts.wisc.edu, a product of the Applied Population Lab

Income

Household income levels in the Town of Cross Plains are similar to other comparable towns in Dane County. The Town of Cross Plains’ median household annual income in 2020 was \$116,936, substantially above the Dane County median of \$101,806, but comparable to neighboring towns. According to the U.S. Census data, 23 individuals or 1.7% of Town of Cross Plains’ total population were living below the poverty level.

Table 1-C: Median Household Income, 2020

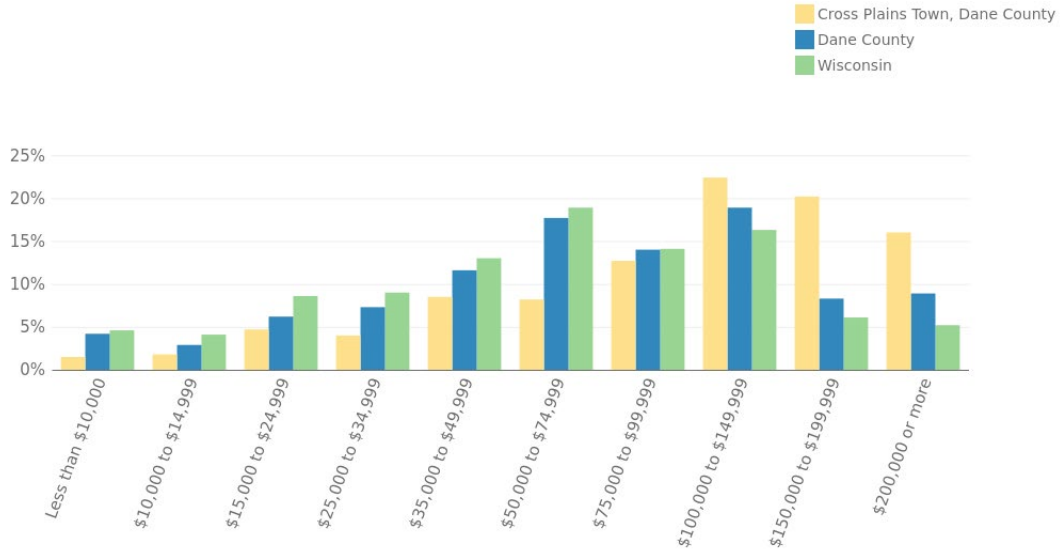
Municipality	Median Household Income
Town of Cross Plains	\$116,936
Town of Middleton	\$160,948
Town of Springdale	\$123,889
Town of Vermont	\$120,227
Town of Berry	\$101,830
Village of Cross Plains	\$106,500
Dane County	\$101,806

Source: APL: 2016-2020 American Community Survey 5-Year Estimates - DP03

Chart 1-4: Household Income, 2022

Household Income Distribution

2016-2020 5-Year Estimate

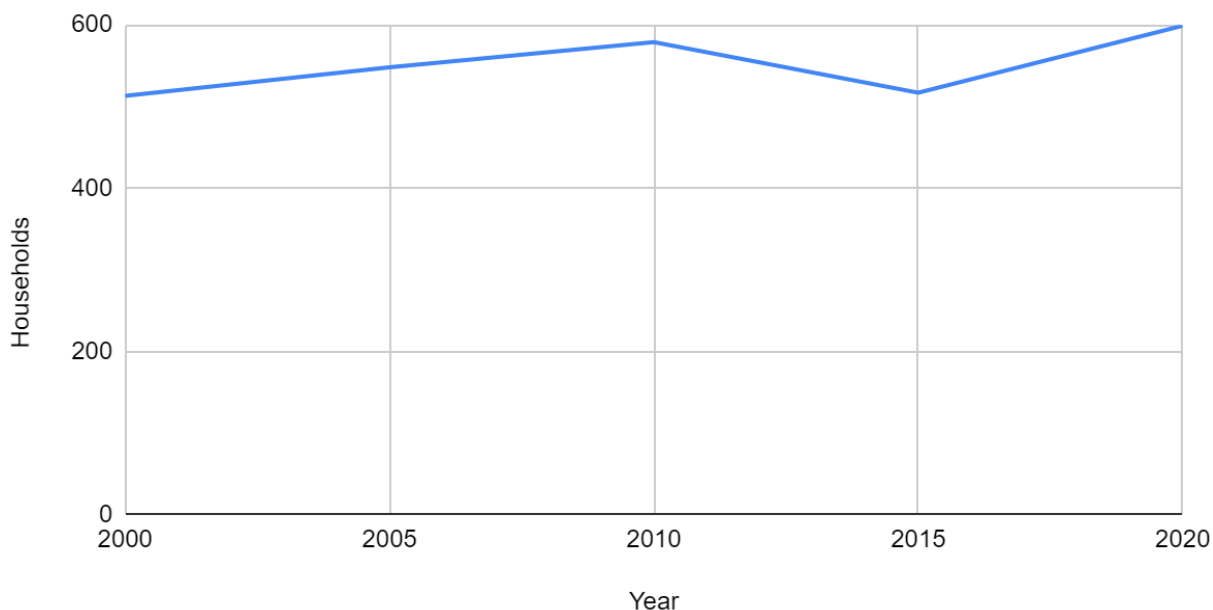


Data source: 2016-2020 American Community Survey 5-Year Estimates - DP03
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Housing and Household Trends

The number of households in the Town of Cross Plains increased from 579 in 2010 to 599 in 2020, an increase of 3.45%. However, mean household size in 2010 was 2.60 persons, which decreased to 2.41 persons in 2020. This change mirrors a national trend in decreasing size of households. WDOA projects the number of households in the Town of Cross Plains to grow from 513 in 2000, to 655 in 2025, a growth of 27.6%.

Chart 1-5: Number of Households, 2000-2020



Labor Force and Employment Trends

The Town of Cross Plains’ labor forces includes those individuals over the age of 16 who are currently employed or who are available for work. Of the Town of Cross Plains’ total labor force of 839 people, 14 persons, or 1.67%, were unemployed as of the 2020 census.

Between 2010 and 2020, the total labor force in the Town of Cross Plains decreased by 7.3%. However, there were marked changes in the occupations of town residents. Most notable are an increase of 128% in the number of persons employed in retail, and a 68% decline in the number of persons employed in information technology (IT).

Between 2000 and 2025, the Town of Cross Plains is projected to grow by over 300 new residents. If current trends continue, it is likely that the bulk of these new residents will be employed in management and professional occupations, service occupations, and sales and office occupations, working outside Town of Cross Plains in the cities of Madison, Middleton or other nearby municipalities. While these jobs will likely be available in the nearby communities, these residents will be daily commuters who will add to the need for transportation infrastructure.

The Town of Cross Plains has a large gravel extraction site, several quarries, a landscape contracting business, a trailer manufacturing facility, and several taverns within its boundaries. Most of the land in Town of Cross Plains is devoted to agricultural production. We anticipate that the employment related to all these activities will

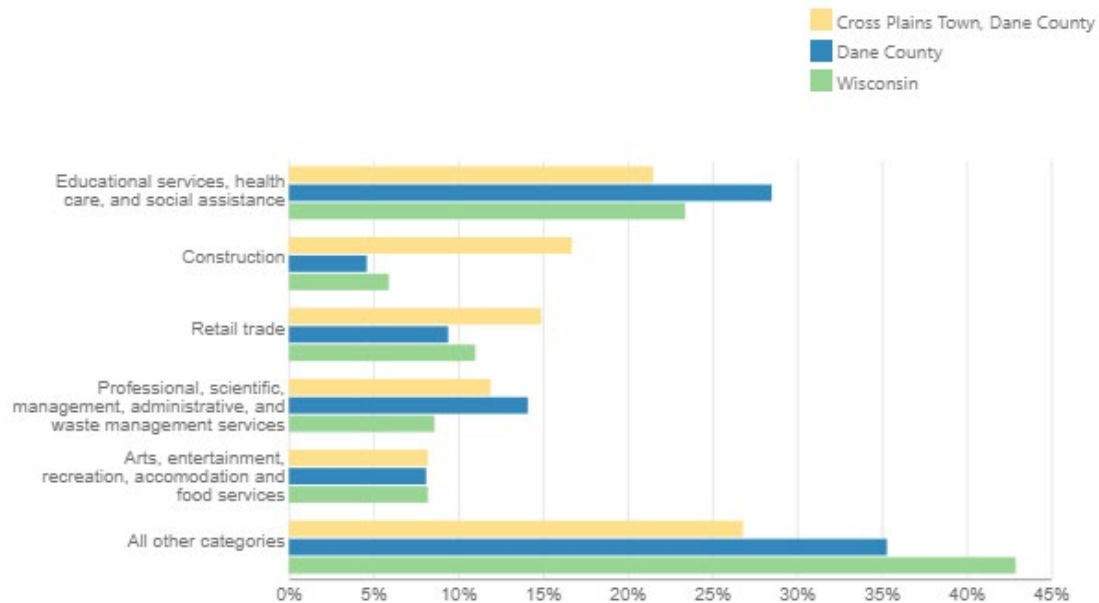
continue at its present level, and provide employment within the town.

Table 1-C: Occupation

Source: U.S. Census Bureau, 2020 Census

Employment by Industry

2016-2020 5-Year Estimate



Data source: 2016-2020 American Community Survey 5-Year Estimates - DP03

II. Key Planning Issues and Overall Goals

Public Participation Process

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

The survey generated useful input into the comprehensive planning effort. Surveys were distributed to 1,000 residents, and 575 responded, a 58% return rate. Residents were asked if they agreed with the overall goals identified in the 1981 Town of Cross Plains Land Use Plan. Results indicated strong majorities supported the original goals. Detailed results included:

- 84% agreed or strongly agreed that the town should seek to “Preserve the productive farmlands in the town for continued agricultural use.”
- 86% agreed or strongly agreed that the town should seek to “Protect farms from

conflict with incompatible uses.”

- 84% agreed or strongly agreed that the town should seek to “Control sporadic development.”
- 92% agreed or strongly agreed that the town should seek to “Protect the natural environment.”
- 87% agreed or strongly agreed that the town should seek to “Maintain the rural character of the town.”
- 87% agreed or strongly agreed that the town should seek to “Avoid substantial expenditure of public funds for urban development.”

Detailed analysis of survey results is available in Appendix 1.

Overall Goals

- Preserve the productive farmlands in the town for continued agricultural use.
- Protect farm operations from conflict with incompatible uses.
- Protect the natural environment.
- Control sporadic development.
- Maintain the rural character of the town.
- Avoid significant expenditure of public funds for urban development.

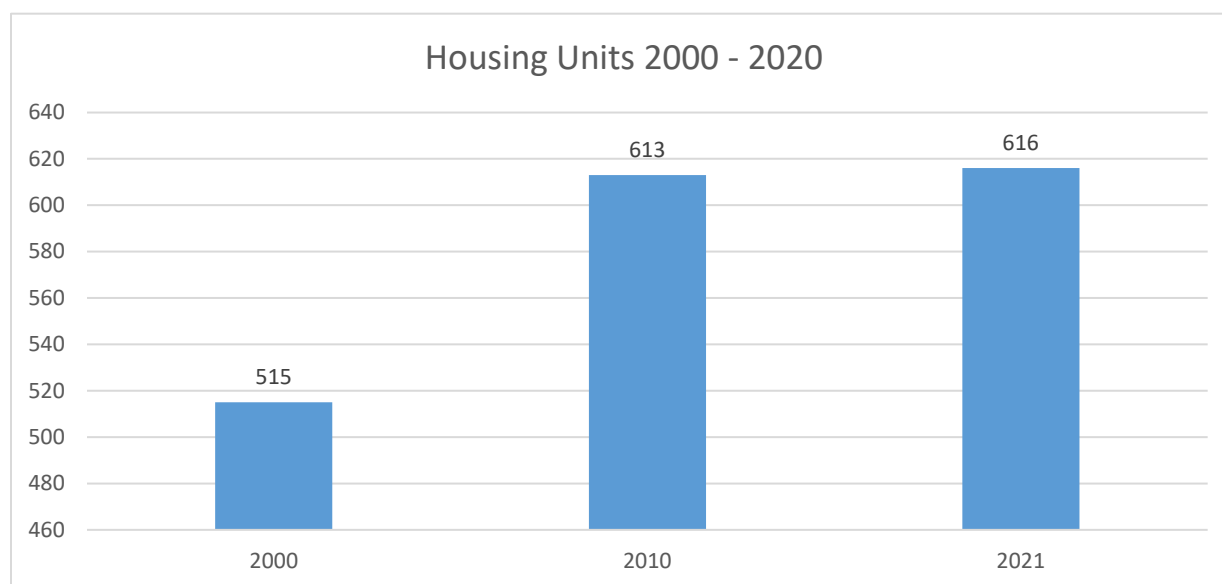
Chapter 2: HOUSING

I. Existing Housing Conditions

Housing Stock Characteristics:

The number of housing units in the town has increased 17.3% between 2000 and 2021 period (Chart 2-1). This is somewhat less than the 25% increase for Dane County as a whole, over the same period of time.

Chart 2-1: Number of Housing Units in Cross Plains 2000-2020

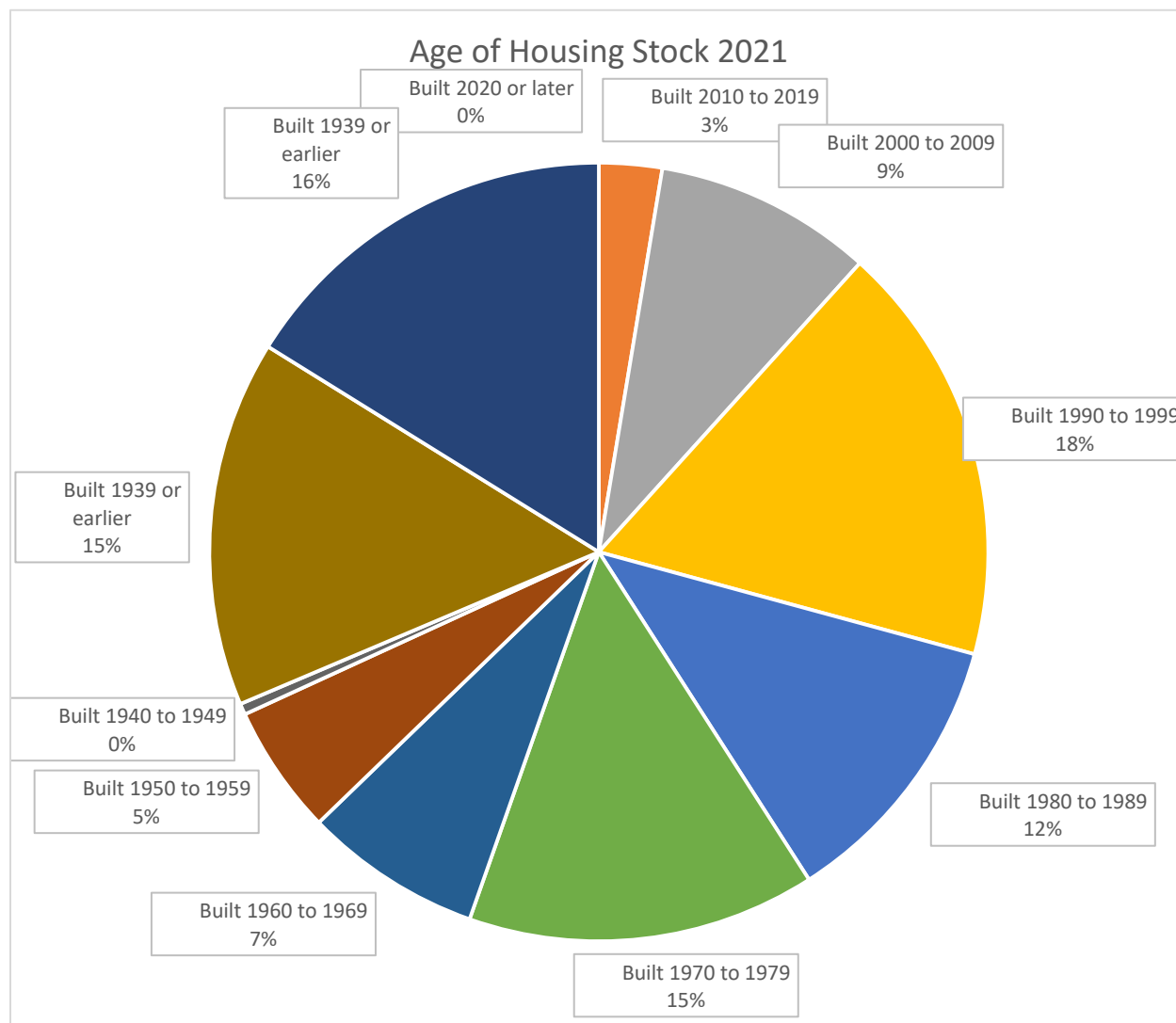


Source: U.S. Bureau of the Census: 2000, 2010, Decennial Census, 2021 ACS

Detached, single-family residences make up 95.5% of the housing units in the Town of Cross Plains. As of the 2020 Dane County Land Use Inventory, there were 1,202 detached single-family residences, 3 duplexes and no multi-family homes in the town.

According to the 2021 American Community Survey, 53.2 percent of the houses in the town were built before 1980 (Chart 2-2).

Chart 2-2: Age of Housing Stock, 2021



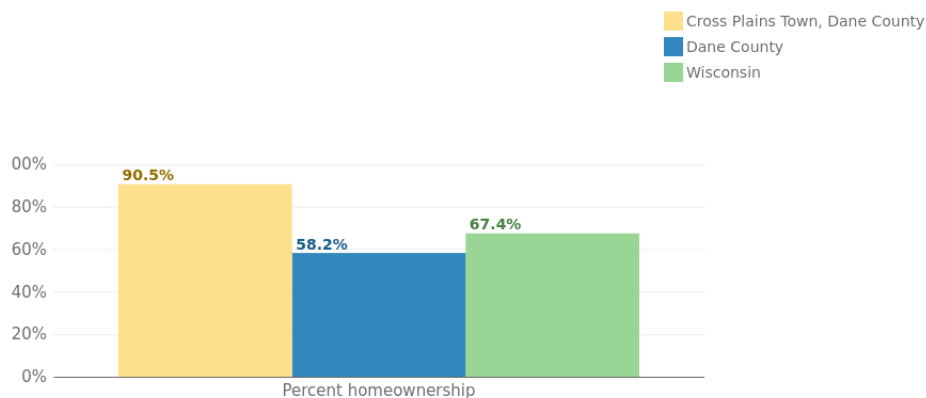
Source: American Community Survey, 2020 (margin of error +/- 5.7%)

Occupancy Characteristics:

Owner-occupied homes were estimated to comprise over 90 percent of the housing stock in the town in 2021.

Homeownership

2017-2021 5-Year Estimate



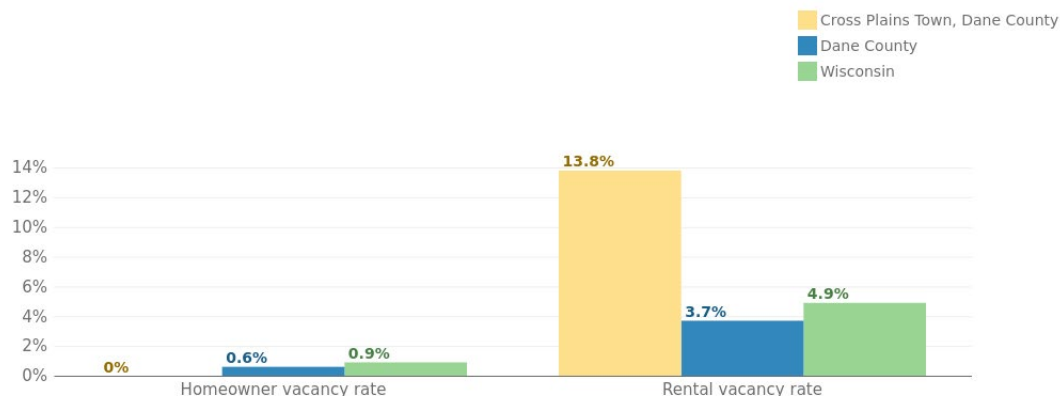
Data source: 2017-2021 American Community Survey 5-Year Estimates: DP04
Image produced by [GetFacts.wisc.edu](https://getfacts.wisc.edu), a product of  the Applied Population Lab

Estimates of vacancy rates (for both homeowners and renters) was 3.7% in 2021. According to the U.S. Department of Housing and Urban Development (HUD), a healthy owner-occupied vacancy rate is around 2% because it allows residents adequate housing choice.

Chart 2-3: Vacancy Rates

Homeowner and Rental Vacancy Rates

2017-2021 5-Year Estimate



Data source: 2017-2021 American Community Survey 5-Year Estimates: DP04

Image produced by GetFacts.wisc.edu, a product of the Applied Population Lab

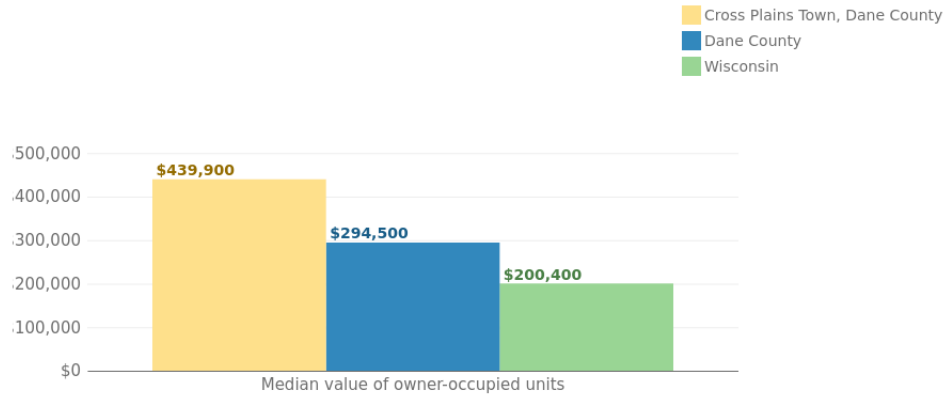
Value Characteristics:

In 2021, the median value of owner-occupied homes in the Town of Cross Plains was estimated at \$439,900, forty-nine percent higher than the \$294,500 median value for Dane County as a whole.

Chart 2-4: Housing Values, 2013-2021

Median Owner-Occupied Housing Unit Value

2017-2021 5-Year Estimate



Data source: 2017-2021 American Community Survey 5-Year Estimates: DP04

Image produced by [GetFacts.wisc.edu](https://getfacts.wisc.edu/), a product of  the Applied Population Lab

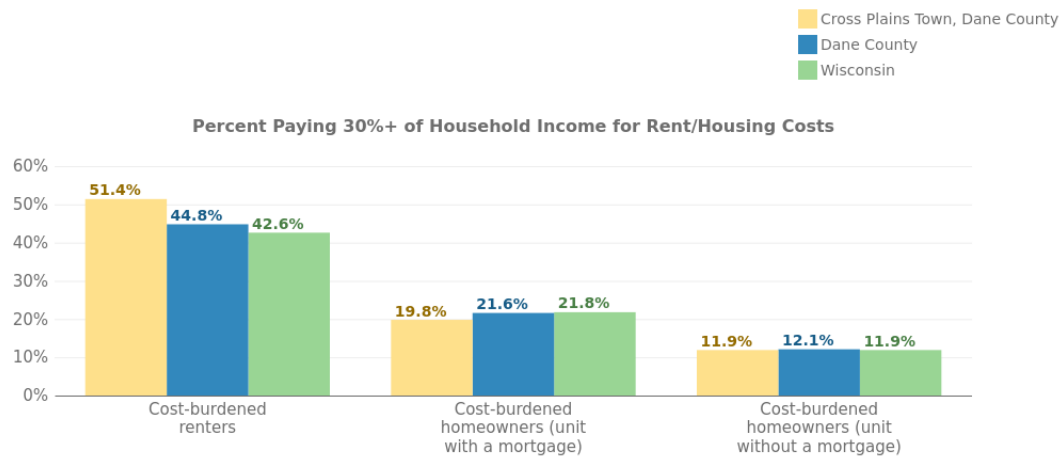
II. Housing Affordability

“Cost-burdened” is defined as homeowners and renters who spend more than 30% of their monthly income on housing costs. Compared with Dane County and the State of Wisconsin, the Town of Cross Plains has a smaller percentage of cost-burdened residents who own their own homes.

Chart 2-5: Cost-Burdened

Housing Cost Burdened, Owners and Renters

2017-2021 5-Year Estimate



Data source: 2017-2021 American Community Survey 5-Year Estimates: DP04

Image produced by GetFacts.wisc.edu, a product of the Applied Population Lab

III. Projected Need for Housing

Based on Wisconsin Department of Administration projections and 2020 Census data, the Department of Planning and Development projects there will be 609 households in the Town of Cross Plains by 2040 (see Chapter 1, Issues and Opportunities). Assuming the bulk of those households continue to reside in single-family residences, this suggests the town will need to accommodate 165 additional homes between the 2015 Land Use Inventory and 2040.

IV. Housing Programs

Rural Development- USDA:

A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.

Wisconsin Housing and Economic Development Authority (WHEDA):

Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market.

Community Development Block Grant (CDBG) & Home Investment Partnerships (HOME) Programs

The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The funds that Dane County receives from HUD are distributed across the County (outside of Madison) and available to a variety of sub-recipients including municipalities, non-profit, and for-profit entities.

HOME provides formula grants to States and localities that communities use, often in partnership with local nonprofit groups, to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent homeownership or provide direct rental assistance to low-income people.

V. Housing Goals, Objectives and Policies:

Goals:

1. Direct allowable residential uses to qualified areas as defined in the Land Use section of this plan.
2. Plan for the residential needs of all Town residents to meet existing and forecasted housing demands.
3. Assure a variety of quality housing opportunities for town residents.

Objectives:

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

Policies and Programs:

1. Follow town density policy as outlined in the Land Use Goals, Objectives and Policies. See Chapter 8.
2. Redirect high-density development requiring public transportation, public sewer or public water to Urban Service Areas.
3. Develop policies to promote housing with appropriate services and infrastructure for seniors and young families, while maintaining the rural character of the town.
4. Coordinate housing, land use and transportation plans to make sure they are consistent and appropriate with projected growth.
5. Educate town residents about housing rehabilitation and affordability programs available through:
 - US Department of Agriculture Rural Housing Service (<http://www.rurdev.usda.gov/wi/programs/rhs/index.htm>)
 - Dane County Department of Human Services (<http://www.danecountyhumanservices.org/cdbg.shtm>).

Chapter 3: TRANSPORTATION

I. Existing Transportation Network

Roadways

Arterials:

U.S. Highway 14 cuts across the northeast corner of the Town and is the only arterial in the Town. It passes through the Village of Cross Plains and provides vehicular access east to Middleton and west to the Villages of Black Earth and Mazomanie. U.S. Highways 18 & 151, although outside the town boundary, serve as arterials for traffic heading from the southern portion of the town toward the Village of Mount Horeb, the City of Verona and the southern portion of the Madison Metropolitan Area.

Collectors:

County Highways KP, P and S (Mineral Point Road) function as major rural collector roads for the Town as does Airport Road. In the northern part of the Town, Highway KP runs east-west from the Village of Cross Plains to the Village of Black Earth. Airport Road runs east-west across the northeast corner of the Town, from the Village of Cross Plains to the City of Middleton, where it connects to the Beltline. Highway P runs north-south through the center of the Town from the Village of Cross Plains in the north, and connects with Highway S to continue on to the Village of Mount Horeb in the south. Highway S (Mineral Point Road) runs east-west, from Pine Bluff in the west where it meets with Highway P in the south-center of the Town, to the City of Madison to the east where it connects to the Beltline. Timber Lane is a north-south minor rural collector on the eastern border of the Town that connects to another minor rural collector, Old Sauk Road, which runs east to the City of Madison and links to the Beltline. Other routes with significant collector traffic include County Highway J, Old Military Road and Stagecoach Road.

Town Roads:

The Town has 47 miles of dedicated town roads within the Township. Maintenance, repair and snow removal for the Town roads is performed by the Town. This expense is the largest single expense category in the Town annual budget.

Transit

The closest fixed-route public transit service to the Town of Cross Plains is the Madison Metro Route 15 in the City of Madison and Madison Metro Routes 71 and 72 in the City of Middleton, all approximately 3 miles east of the Town of Cross Plains-Town of Middleton line.

There are no current Park and Ride lots in the Cross Plains area. Madison Metro has planned Park and Ride lots at the intersection of Mineral Point Road and Junction Road in the City of Madison (approximately 6.5 miles from Pine Bluff) and another on Middleton Springs Drive in the City of Middleton (approximately 9 miles from Pine Bluff), with connections to Madison Metro transit service.

Taxis and Ride Hail Services

A number of commercial taxi and ride-hail services provide service to portions of the Town of Cross Plains and the Madison metropolitan area.

Carpool and Vanpool Services

The Madison Area Transportation Board operates [RIDESHARE, etc.](#), an online ride-matching service to connect commuters with carpooling and vanpool opportunities. The service area includes much of the Dane County / Madison Metropolitan area, including the Town of Cross Plains.

The Wisconsin Department of Administration operates a [vanpool system](#) for commuters (including both state and non-state employees) traveling to and from the downtown Madison area.

Specialized Transportation Services

Transportation for seniors is available through [Northwest Dane Senior Services](#). Rides for seniors to doctor/dental appointments are available through [RSVP of Dane County Driver Services Program](#).

The [Dane County Department of Human Services](#) provides individual and group transportation services which enable seniors and people with disabilities and to access their communities and needed services. Transportation assistance may also be provided for low-income families or persons with unusual medical transportation expenses.

The Madison Area Transportation Board operates a [number of commuter programs](#) that provide a ride home from work in an emergency to regular carpool, vanpool, mass transit and bicycle commuters.

Bicycles and Pedestrians

The proposed Black Earth Creek / Good Neighbor bicycle/pedestrian trail would connect the Deming Way Trail in the City of Middleton with the Mazomanie-Sauk City Rail Trail in the Village of Mazomanie. Portions of the Black Earth Creek / Good Neighbor Trail have been completed in the Villages of Cross Plains, Mazomanie and Black Earth. The state Military Ridge Trail, an off-road trail connecting Madison and Dodgeville, runs just south of the town line.

Paved shoulders along County Trunk Highways P, J and S are adequate to accommodate bicycle traffic. Many of the local town roads may also be suitable for on-road bicycle use. The Madison Area Transportation Board maintains an online "[Low-Stress Bicycle Route Finder](#)" that can help find other suitable bicycle routes.

The Ice Age National Scenic Trail corridor crosses the town from southeast to northwest. Completed trail segments include approximately 1 mile near the Ice Age Reserve Complex and approximately 3 miles through the Village of Cross Plains.

Rail

The Wisconsin & Southern Rail Road Company has an active rail line that runs through

the northern part of the Town along Highway 14. It has a siding in the Village of Cross Plains and provides rail cargo service between the City of Madison, and Middleton to the east and other cities and villages to the west.

Intercity Bus Service

A number of commercial bus lines provide regular passenger service from the on-campus intercity bus stop at 250 N. Lake Street, in the City of Madison (approximately 14 miles from Pine Bluff) to a variety of destinations in the Midwest, including Milwaukee, Janesville, Beloit, Eau Claire, La Crosse, Chicago and Minneapolis-St. Paul.

Trucking

Truck traffic utilizes the many highways that run through the Town.

Water Transportation:

Recreational canoe and kayak traffic occasionally traverse Black Earth Creek. There is no significant commercial water traffic in the town.

Airports:

There are no airfields within the town boundaries.

The [Dane County Regional Airport](#) (MSN) is located in the City of Madison, approximately 16 miles from Pine Bluff. Commercial airlines operate daily non-stop flights to 19 destinations in the continental United States.

Snowmobile Trails:

The Speedway Snowmobile Club maintains state corridor trail 21 from North to South through the town. CP Riders maintains county-funded trail 69 which connects the state corridor trail with the Village of Cross Plains and the Village of Black Earth. Speedway and CP Riders also maintain a number of club trails throughout the town.

II. Applicable County and Regional Transportation Plans

[Regional Transportation Plan 2050 \(2017\):](#)

Federal law requires Regional Transportation Plans for urban areas over 50,000 in population (such as the Dane County / Madison metropolitan area) as a condition for spending federal highway and transit funding. Adopted by the Madison Area Transportation Board, the *Regional Transportation Plan 2050* provides an overview of how the region intends to invest in the transportation system across all modes.

[Transportation Improvement Program \(TIP\) \(updated annually\):](#)

The *Transportation Improvement Program (TIP)*, which the Madison Area TPB updates annually, is a coordinated listing of short-range transportation improvement projects anticipated to be undertaken in the next five-year period. Projects within the Madison Area TPB Planning Area must be included in the TIP in order to be eligible to receive federal funding assistance. Outer county area projects are also listed for information and coordination purposes.

[Bicycle Transportation Plan \(2015\):](#)

Adopted by the Madison Area Transportation Plan, the *Bicycle Transportation Plan* provides a framework for cooperation between state agencies, Dane County, and local governments in planning for and developing bicycle facilities and programs.

[Dane County Comprehensive Plan \(2012\):](#)

Adopted by the Dane County Board of Supervisors, the *Dane County Comprehensive Plan* includes countywide goals, objectives and policies for transportation.

III. Applicable State Transportation Plans

[Connections 2030 \(2009\)](#)

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit. WisDOT officially adopted Connections 2030 in October 2009. Planned transportation improvements affecting the Town of Cross Plains are included in the Madison Metropolitan Planning Area section.

[Six-Year Highway Improvement Program](#) (updated annually)

The Wisconsin Department of Transportation adopts the Six-Year Highway Improvement Program to identify capital improvements to the portions of the 11,745-mile statewide highway system which is administered and maintained directly by WISDOT. Planned improvements affecting Dane County, including the Town of Cross Plains, are contained in the [Southwest Region](#) section.

[Wisconsin Rail Plan 2030](#) (2009)

Wisconsin Rail Plan 2030 identifies rail issues that reflect the views of Wisconsin

citizens, businesses and government officials. The plan includes a number of key parts, including a statewide vision for freight, intercity passenger and commuter rail; and an inventory of Wisconsin's rail system, rail service and rail facilities.

[State Freight Plan](#)

The State Freight Plan (SFP) provides a vision for multimodal freight transportation and positions the state to remain competitive in the global marketplace. The SFP was approved by the U.S. Department of Transportation on March 19, 2018.

IV. Transportation Goals, Objectives and Policies

Goals:

1. Ensure safe and efficient transportation.
2. Continue to cost effectively maintain the Town's road infrastructure at a level of service desired by Town residents and businesses.
3. Accommodate multiple modes of transportation, as appropriate.
4. Plan for anticipated traffic demand.
5. Address other transportation related policies required by Wisconsin's Comprehensive Planning law.

Objectives:

1. Provide reasonable access to an adequate and safe public transportation system for all residents, farmers, and businesses.
2. Ensure adequate town road capacities and conditions to safely and efficiently accommodate automotive, trucking, agricultural equipment, bicycle and pedestrian traffic.
3. Establish and sustain an ongoing road maintenance program with limited funding.
4. When reconstructing roads the Town will consider multiple users and incorporate provisions to enhance the safety of these users. Multiple users may include bikers, farmers and snowmobiles. Such provisions may include, but is not limited to adding bike lanes, signage or increasing width to accommodate farming equipment.
5. Work with Dane County and the Wisconsin Department of Transportation to make sure improvements to County Trunk Highways and State Highways support the goals and objectives of this plan.
6. Evaluate traffic impacts on all development projects and require road improvements where appropriate.
7. Recognize all applicable state and regional transportation plans.
8. Recognize all transportation policies and programs defined in the Dane County Comprehensive Plan.

Policies and Programs:

1. Continue and improve ongoing maintenance of town roads.
 - a. Develop a standardized policy for grading and snowplowing for private drives.
 - b. Develop standard policies for road improvements and maintenance.
 - c. Evaluate traffic impacts for all development projects and require road improvements where appropriate.
 - d. Improve and upgrade town roads that have experienced high traffic volume to improve safety, such as Old Military, Observatory, Stagecoach and Airport Roads and West Mineral Point Road (County Highways S & P). Redirect traffic where possible.

- e. Improve safety related to large grain and other agricultural vehicles on town roads.
2. Plan ahead to avoid excessive stoplights and maintain mobility and speeds on Mineral Point Road.
3. Continue to allow adequate access for new residences, without impairing mobility or safety.
 - a. Manage driveway access to make sure rural road speeds and mobility is maintained.
 - b. Avoid degradation of highway function by allowing too many access points and driveways. (Highway S and intersection of P and J are particular problems).
4. Recognize all applicable state and regional transportation plans.
5. Recognize all transportation policies and programs defined in the Dane County Comprehensive Plan.
6. Work with bicycle groups to plan and educate bicyclists and motorists so that all users can use the roads safely.
 - a. Work with biking organizations to identify preferred biking routes. Target safety improvements to identified routes.
 - b. Encourage bicycle organizers to meet with town officials at a public meeting before using town roads.
 - c. Widen shoulders on uphill climbs to accommodate bicycles, where feasible.
 - d. Manage bicycle traffic on Garfoot Road and CTH J, Old Sauk Pass Road, Timber Lane, and CTH KP (among others).
 - e. Look at signage, designated bicycle routes and education to direct bicycle traffic to appropriate routes.
 - f. Explore ways to have bicyclists help pay for road improvements.
 - g. Make sure that bicycle use of town roads does not interfere with normal auto, farm and other uses of roads.
 - h. Find ways to manage bicycle traffic for practices prior to major events.
 - i. Work with Sheriff to enforce traffic rules.
7. Work with County Highways and WISDOT to make provisions for future rerouting of Highway 14.
 - a. Encourage WISDOT to manage Highway 14 as multi-modal corridor, including mass transit, automobile, pedestrian, bicycle, agricultural and manure equipment, ATVs, snowmobile, and horses.
 - b. Manage through traffic from neighboring communities.
 - c. Work with WISDOT to encourage Highway 14 reconstruction, expansion, design or relocation plans that are consistent with the goals, objectives, and policies of the Town of Cross Plains Comprehensive Plan.
8. Work with Dane County to help meet town transportation goals as appropriate.
 - a. Explore transfer/selling of high-volume town roads to County Highways.
 - b. Consider long-term needs for improvements to Highway S and P to safely

- accommodate commuter through-traffic.
 - c. Work with Dane County Sheriff and State Patrol to enforce traffic regulations and reduce automobile / equipment / bicycle safety problems.
 - d. Make speed limits 45 mph in both directions at Highways P and S at S-Curve, south of Pine Bluff.
 - e. Re-evaluate speed limits where there are a lot of residences.
 - f. Manage traffic within Pine Bluff. Work with the Dane County Sheriff to make sure current speed limits on County Highway S are enforced, and coordinate with the Dane County Public Works, Highways and Transportation Department to see if current speed limits are adequate.
9. Continue work with Good Neighbor and Madison Metro to site Park and Ride lots in appropriate locations throughout the town.
 10. Transportation Alternatives for Disabled Residents. Publicize the availability of assistance for potentially disabled Town residents through the Town newsletter, and continue to rely on neighboring urban areas and regional programs to provide transportation access for disabled residents.
 11. Coordinate Planning for Rail Services. Work with the Village of Cross Plains, the City of Fitchburg, and Wisconsin Southern Railroad to determine the long term viability of rail services on this line.
 12. Incorporation of Pedestrian Planning. Require that developments address the necessity of adequate walking areas and routes in both residential and commercial areas.
 13. Designation of Truck Routes. Continue to designate weight restrictions and truck routes, especially those serving quarrying operations.
 14. Joint Planning of Roads that Cross Jurisdictions. Work with neighboring municipalities to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate.
 15. Maintain Town Culvert, Bridge and Ditch Program. Maintain the Town's culvert and ditch inspection program, and implement culvert replacements and grading of ditches on Town roadways as needed on an annual basis.
 16. Work with WISDOT and County Highways to improve safety to accommodate wider farm equipment and heavy automobile traffic.
 17. Work with the Dane County Public Works, Highways and Transportation Department to improve shoulders on State and County roads.

CHAPTER 4: UTILITIES AND COMMUNITY FACILITIES

I. Existing Utilities and Community Facilities

Town Hall:

The town hall is located in the center of the town on County Highways P and S in the community of Pine Bluff. There is also a recreational park on the town Hall site.

Water Supply:

Residents in the town receive their water from private wells. Currently, the town does not offer municipal water service, and does not anticipate offering water service over the 20-year planning period. Municipal water service is available in the adjoining Village of Cross Plains.

On-Site Wastewater Treatment:

Disposal of residential and commercial wastewater is handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter systems. The town's building suitability map (Map 4-1) delineates areas most and least suitable for on-site waste disposal systems. Because of the low population density in the town, there is no municipal sewer service. The town believes this will continue to be the case over the next twenty years. Municipal sewer service is available within the Village of Cross Plains, which adjoins the town on its northern boundary.

Solid Waste Disposal/Recycling Facilities:

The town contracts with Town and Country for residential refuse and recycling collection.

The Town of Cross Plains is served by the [Dane County Sanitary Landfill](#), operated by Dane County Public Works, Highways and Transportation Department. The [Dane County Clean Sweep program](#), housed at the landfill, provides for disposal of hazardous wastes.

Stormwater Management:

The town follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban,

rural, and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.

Law Enforcement:

The town falls entirely within the West 3 Dane County Sheriff District.

Fire Protection and Emergency Medical Service (EMS):

The Cross Plains - Berry Fire District and Cross Plains EMS primarily serve the northern half of the town, while the Mt. Horeb Fire Department and Mt. Horeb Volunteer Fire Department EMS serve the southern half (Map 4-3).

Cemeteries:

Saint Mary's cemetery at 3673 County Highway P in the hamlet of Pine Bluff is the only cemetery in the town.

Libraries:

As is typical in towns, no libraries exist in the Town of Cross Plains. However, town residents have access to the libraries in the villages of Cross Plains, Black Earth, and Mt. Horeb. All three of these village libraries participate in the South Central Library Service which provide shared collection access..

Schools:

The town is served by three school districts: Middleton-Cross Plains, Wisconsin Heights and Mount Horeb.

Parks and Recreational Facilities:

Ice Age Complex at Cross Plains

The National Park Service owns and manages the Cross Plains Interpretive Site at 8075 Old Sauk Pass Road. This 161-acre site includes a historic farmstead (now the National Park Service offices) and marked hiking trails leading to a panoramic view. Under the preferred alternative of adopted National Park Service master plans, this site would eventually serve (funding permitting) as the center for the proposed 1,700-acre Ice Age Complex at Cross Plains, which would incorporate nearby public and private lands, including:

- Cross Plains State Park and other Wisconsin DNR-owned lands (total 348 acres);
- The U.S. Fish and Wildlife Service Shoveler's Sink Waterfowl Production Area (171 acres);

- Existing National Park Service lands (161 acres)
- The Dane County-owned Ice-Age Reserve Wildlife Area (131 acres)
- Other private lands (914 acres).

Once complete, the Ice Age Complex would include hiking, bicycle and primitive camping opportunities, an interpretative center and the headquarters for the Ice Age National Scenic Trail.

The Regents of the University of Wisconsin also own land in the town. There is a small recreational park at the town hall in Pine Bluff. See Chapter 3: Transportation for a description of the bicycle, hiking and snowmobile trails, paths and routes that serve the Town of Cross Plains.

Health Care Facilities:

The town does not contain any health care facilities. The nearest hospital is located in the City of Madison. Nursing homes in the Town of Middleton, Village of Cross Plains, Village of Mount Horeb, Village of Black Earth and Madison metropolitan area all serve Town of Cross Plains residents.

Child Care Facilities:

At this time there are no childcare centers in the town. Small, in-home childcare services may exist from time to time.

Churches:

St. Mary's Catholic Church is on County Highway P, just south of Pine Bluff. Other religious institutions are in the Village of Cross Plains.

Senior Services:

[Northwest Dane Senior Services](#), located at 1837 Bourbon Road in the Village of Cross Plains, provides a variety of programs and services for senior adults. Their service area includes the Town of Cross Plains.

The [Aging and Disability Resource Center](#) (ADRC) of Dane County provides information about resources and support on all aspects of life related to aging or living with a disability and is a one-stop shop for older adults, people with disabilities and their families. The ADRC is also the access point for information about long-term care options and applying for public benefits. Services provided by the ADRC are free and available to all Dane County residents regardless of income or assets.

The [Area Agency on Aging of Dane County](#) serves individuals who are age 60 and over and/or their family members by providing information and assistance in accessing services that will help older adults stay in their own homes and communities.

Other Community Services:

[Wayforward Resources](#) provides food pantry services to the Cross Plains area.

Telecommunications Facilities:

There are five telecommunication towers located within the town lines.

Power Plants and Transmission Lines:

There are no power plants located in the town. Two 69kV single circuit transmission lines run through the town, one north-south and the other east-west. There are three electrical substations in the town, two located on County Highway P at Stagecoach Road, and the remaining one on Timber Lane. Although current and anticipated needs are met for town, needs for the county as a whole has resulted in major projects planned for Dane County between 2011 and 2015.

II. Forecasted needs for utilities and community facilities:

Due to the relatively low growth anticipated for the Town of Cross Plains, existing utilities and community facilities should be sufficient to meet expected demand for the next twenty years. With proximity to urban areas and transmission lines, large areas of open land in the town may, in the near future, become attractive to developers of medium- to large-scale commercial solar energy facilities.

III. Utilities and Community Facilities Goals, Objectives and Policies

Goals:

1. Continue to cost effectively maintain the Town's infrastructure at a level of service desired by Town residents, farmers and businesses.
2. Continue to cost effectively maintain the Town's public services desired by Town residents and businesses.

Objectives:

1. Provide convenient solid waste and recycling services.
2. As feasible, accommodate recreational facilities of interest to town residents.
3. Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.
4. Recognize objectives of the Dane County Comprehensive Plan for utilities and community facilities, including those for sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technology, recycling facilities, parks, telecommunication facilities, power plants and transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools and other governmental facilities.

Policies and Programs:

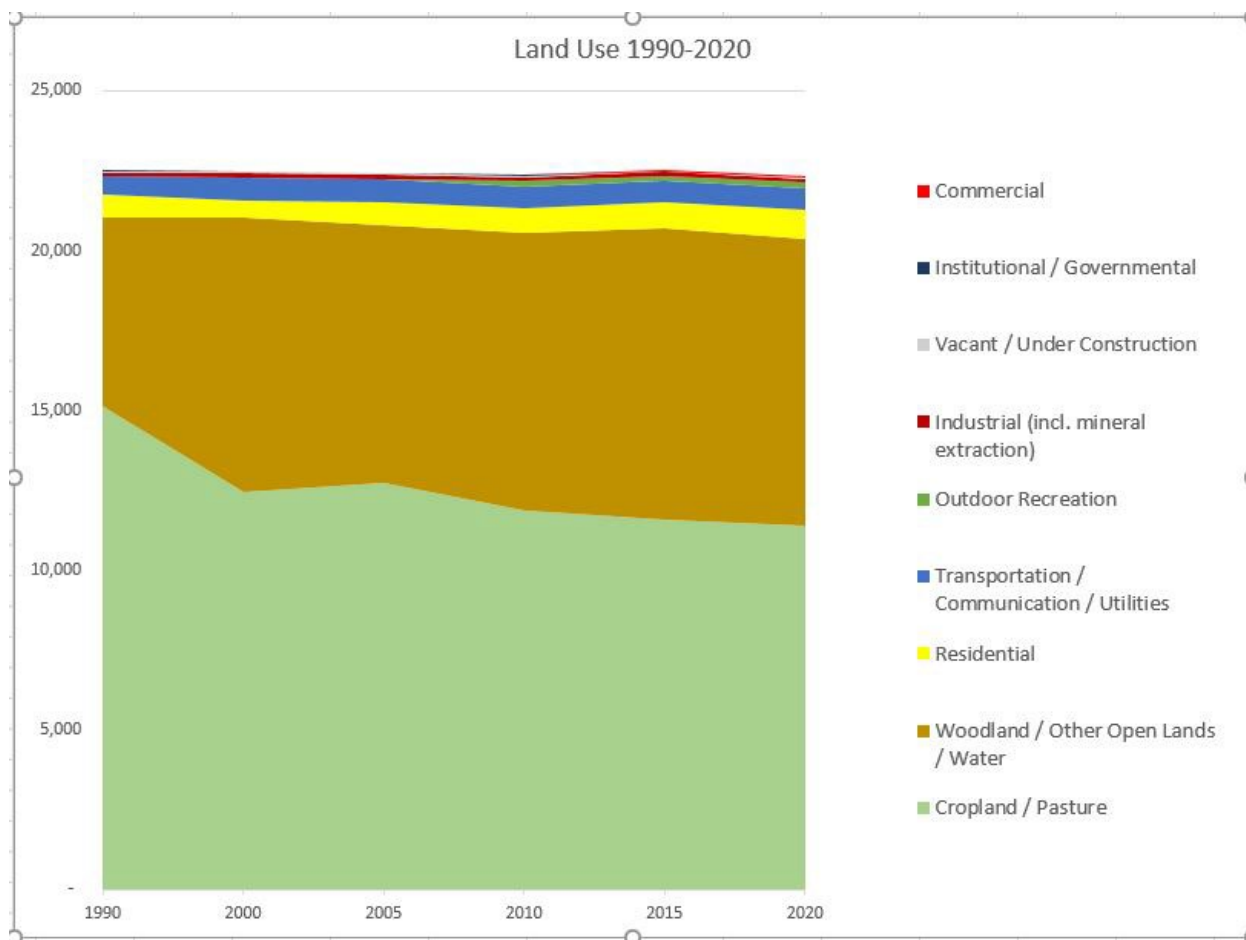
1. Limit development of residential and commercial/industrial uses to densities that are cost-effective to serve.
2. Recognize policies and programs of the Dane County Comprehensive Plan for utilities and community facilities, including those for sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technology, recycling facilities, parks, telecommunication facilities, power plants and transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools and other governmental facilities.
3. Work to improve uniformity and availability of telecommunication and high-speed internet services to town residents.

4. Encourage pre-planning of utility corridors by towns and the counties. Work with the state legislature to require utility companies to use pre-planned corridors identified in county comprehensive plan, or existing transportation corridors.
5. Make sure new renewable energy facilities in the town comply with town siting, design and decommission standards described in Chapter 8 of this plan.
6. Plan and explore future options to manage solid and liquid waste (manure) within the township.
7. Develop policies to manage placement of cell towers and to minimize impacts to rural character and the environment.

Chapter 5: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

I. Agricultural Resource Inventory

Chart 5-1

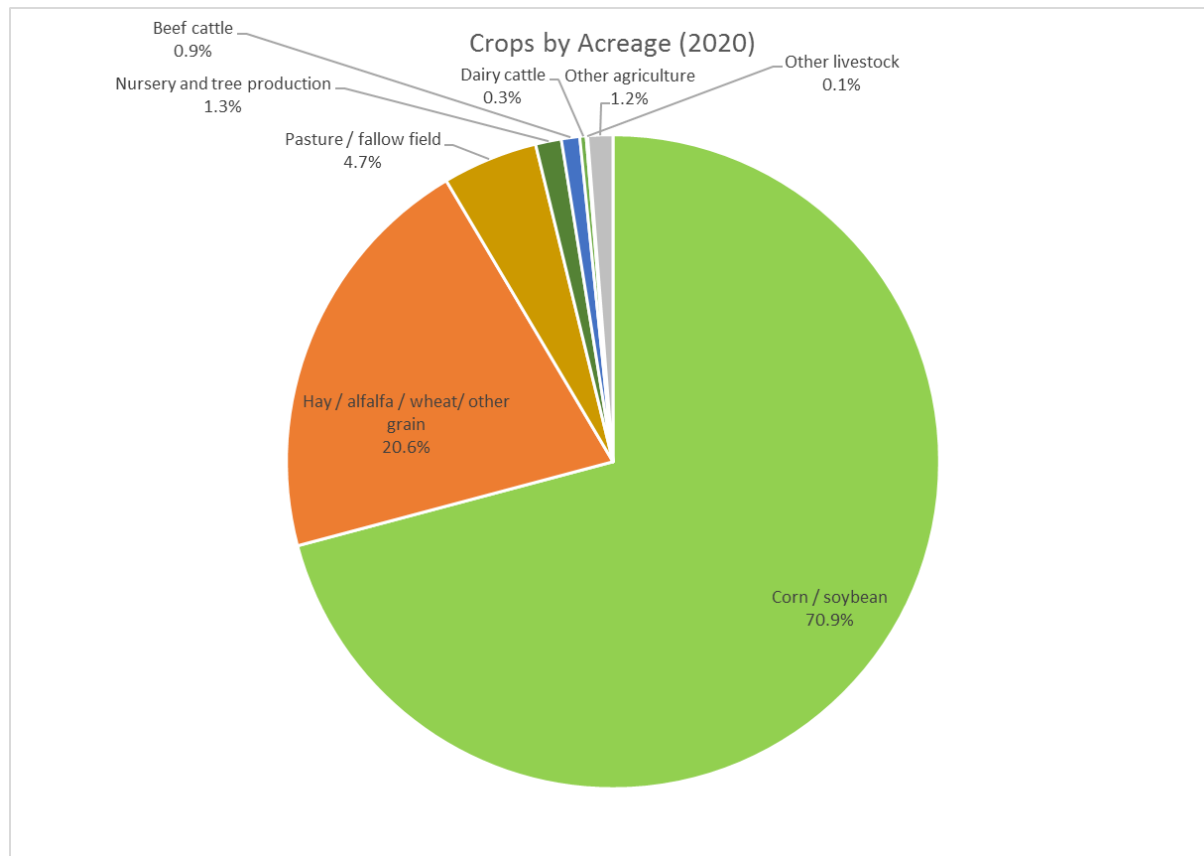


Historical Trends:

In the Town of Cross Plains, land in crop and pasture declined by 1,049 acres between 2000 and 2020 (*Dane County Land Use Inventory*). Woodland/other open land and water increased by 397 acres, while outdoor recreation increased by 153 acres over the same time period. Land devoted to residential use increased by 359 acres from 2000 to 2020.

Farming Today:

Chart 5-2



Fifty one percent of the Town’s land was in agricultural use in 2020. Over seventy percent of the farmland in the Town was dedicated to traditional corn/soybean rotational crops, with another 25% in other grain, pasture or fallow land. Small, but growing, acreages of tree farming, floriculture, community supported agriculture, horse farms and fruit and vegetable farming also occur throughout the town.

Table 5-1

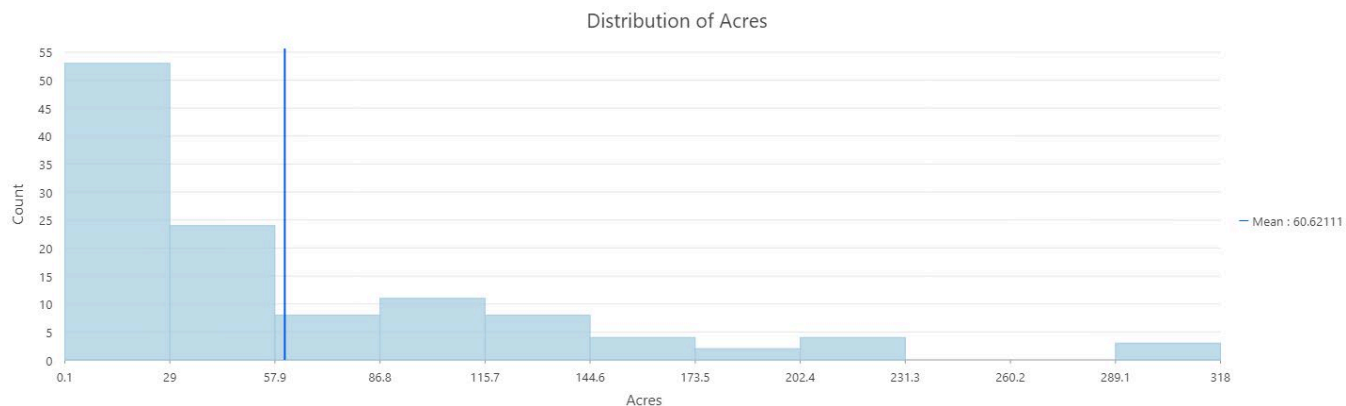
Town of Cross Plains Land in Agricultural Use 2010-2020			
DESCRIPTION	2010 Acres	2020 Acres	Change 2010-2020
Corn farming	4,691.5	5,174.4	482.9
Soybean farming	2,906.4	2,903.3	-3.1
Hay/Alfalfa farming	2,659.6	2,004.0	-655.6
Pasture (fenced areas for grazing, often near existing farm buildings)	901.4	534.5	-366.9
Wheat farming	229.5	276.4	46.9
Nursery and tree production	108.5	145.7	37.2

Beef cattle ranching and farming, including feedlots	18.3	103.6	85.3
All other farm related buildings	87.8	70.1	-17.7
Other grain farming (barley, rye, milo, oat, wild rice etc...)		68.6	68.6
Dairy cattle and milk production	108.5	35.8	-72.8
Apple orchards	18.3	26.9	8.6
Farm related outbuildings detached from primary farm	10.0	19.5	9.6
Other vegetable (except Potato) and melon farming		18.1	18.1
Horses and other equine production		7.4	7.4
Grape vineyards	1.6	5.0	3.4
Fallow Farm Field	3.8	3.2	-0.7
Large scale grain elevators, Co-op, Cooperative	1.0	1.6	0.6
Agricultural manure pit/farm pond		0.9	0.9
Vegetable garden (plots less than [one / one-half acre])		0.3	0.3
Dry pea and bean farming	25.1		-25.1
Noncitrus fruit and tree nut farming	19.9		-19.9
Total land in agricultural use	11,791.45	11,399.35	-392.1

Farm Size, Scale, and Type:

The Dane County Zoning Ordinance (Chapter 10, Dane County Code) defines a “farm” as “All land under common ownership that is primarily devoted to agricultural use.” In 2020, there were 117 landowners who had a majority of their property in agricultural use and would be considered a “farm” under this definition. Town of Cross Plains farms ranged from one-tenth of an acre to 318 acres in size, with an average area of 60.6 acres.

Chart 5-3



Town of Oregon			
Land in Agricultural Use 2010-2015			
DESCRIPTION	2010 ACRES	2015 ACRES	Change 2010-2015
Corn farming	6,081.9	5,249.6	-832.4
Soybean farming	3,140.3	3,461.5	321.2
Hay/Alfalfa farming	1,247.1	1,373.1	126.1
Pasture (fenced areas for grazing, often near existing farm buildings)	294.5	441.3	146.8
Wheat farming	308.8	426.6	117.8
Fallow Farm Field	70.3	167.6	97.3
Other grain farming (barley, rye, milo, oat, wild rice etc...)	47.1	155.0	107.9
Nursery and tree production	47.6	131.8	84.2
Polyculture/CSA (community supported agriculture)		67.2	67.2
Farm-related buildings	65.3	50.0	-15.2
Dairy cattle and milk production	26.0	49.5	23.5
Strawberry farming		44.6	44.6
Horses and other equine production		33.8	33.8
Other vegetable (except Potato) and melon farming		18.7	18.7
Greenhouse, nursery and floriculture production (nursery stock, shrubbery, cut flowers, and other products produced primarily for non-food uses, such as landscaping)		18.5	18.5
Vegetable and melon farming		15.4	15.4
Beef cattle rancing and farming, including feedlots		10.1	10.1
Berry (except strawberry) farming		9.0	9.0
Other field farming NEC	4.8	7.9	3.1
Vegetable garden (plots less than [one / one-half acre])		3.6	3.6
Sheep farming		1.0	1.0
Dry pea and bean farming	8.6	0.6	-8.0
Hoop house, greenhouses or other building used primarily for growing vegetables	1.0	0.6	-0.5
Fruit and tree nut farming	22.4		-22.4
Large scale grain elevators, Co-op, Cooperative	13.7		-13.7
All other animal production	1.8		-1.8
Total land in agricultural use	11,381.1	11,736.8	355.7

Future Prospects:

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

II. Natural Resources Inventory

Environmentally Sensitive Areas:

The Town of Cross Plains sits atop the terminal Johnstown Moraine of the Wisconsin glacier, and at the intersection of three ecological landscapes, as recognized by the Wisconsin Department of Natural Resources. These landscapes include: the [Central Sand Hills](#), [Western Coulees and Ridges](#), and [the Southwest Savanna](#). In the east, along the moraine, the 1,500-acre Ice Age Complex features nationally significant examples of glacial landforms, and [a National Park Service interpretive site](#) for the Ice Age National Scenic Trail. The [Ice Age Complex at Cross Plains General Management Plan](#) details the joint management of this area and includes lands owned by the National Park Service, the U.S. Fish and Wildlife Service, the Wisconsin Department of Natural Resources, the Dane County Land and Water Resources Department, the Ice Age Trail Alliance and others. Extensive stands of mature oak woodlands persist throughout the town, particularly west of the terminal moraine. Native prairie remnants and restored prairies also dot the landscape of the town

The northeastern portion of the town falls within the watershed of the Black Earth Creek, a world famous Class I Trout Stream. The southwestern portions of the town fall within the watershed of the Sugar River watershed, which has been the subject of extensive fisheries and landscape restoration efforts. Designated Resource Protection Corridors (see Chapter 8, Land Use) provide protection for critical resources associated with shorelands, wetlands, floodplains and steep slopes.

Soils:

Cross Plain's geological and glacial history have left it with a complex mix of soil types. Under the Soil and Water Conservation Society's Land Evaluation and Site Assessment classification, the most agriculturally productive soils (Class I and II) lie primarily in the valley floors of the town's two major river systems. Poorer soils are associated with the slopes and peaks.

Hydric soils and soils with hydric inclusions also follow the streams and rivers, especially in the Black Earth Creek and Sugar River valleys. Once no longer actively drained or cropped, areas with hydric soils may, in time, revert to wetland conditions. Hydric soils present a variety of practical difficulties for construction, and should be avoided when planning any new development. The Dane County Zoning Division typically requires wetland delineations for proposed fill or construction near hydric soils.

Wetlands:

With the exception of large potholes in and near Shoveler's Sink on the eastern side of the town, nearly all the town's wetlands lie in the valleys of the Black Earth Creek, the Sugar

River and their tributaries. Dane County’s Shoreland and Wetland Zoning Ordinance (Chapter 11, Dane County Code) regulates development in and near wetlands.

Groundwater:

Like most of Dane County, the Town of Cross Plains sits atop two underground aquifers:

1. A regional aquifer in the Mount Simon sandstone formation, approximately 850 feet below the surface. This deep aquifer provides the primary source for municipal water systems in the Village of Cross Plains. In most portions of the county, the Mount Simon aquifer is isolated from the surface by a layer of impervious rock.
2. A shallow aquifer, approximately 50-100 feet below the surface. This groundwater resource, tapped through private wells, provides the primary source of drinking water to Town of Cross Plains residents. Except in stream and creek valleys, groundwater typically lies more than 6 feet below the surface throughout most of the town. However, with permeable layers of soil between it and the surface, this shallow aquifer is particularly susceptible to contamination from the surface.

In Dane County, groundwater supplies nearly all the water for domestic, commercial and industrial uses. Therefore it is extremely important to protect the quality of our groundwater. Excessive use of road salts, fertilizers, and pesticides and poor maintenance of some animal waste and septic systems can hurt groundwater quality.

Wildlife and Endangered Species:

The Wisconsin DNR Natural Heritage Inventory identifies the following endangered or threatened species or species of special concern as potentially present in the Town of Cross Plains.

Common name	Scientific name	WI Status	Federal Status	Group
Abbreviated Underwing Moth	Catocala abbreviatella	SC/N		Moth
Acadian Flycatcher	Empidonax virescens	THR		Bird
Blanding's Turtle	Emydoidea blandingii	SC/P	SOC	Turtle
Cerulean Warbler	Setophaga cerulea	THR	SOC	Bird
Columbine Dusky Wing	Erynnis lucilius	SC/N		Butterfly
Glade Mallow	Napaea dioica	SC		Plant
Heart-leaved Skullcap	Scutellaria ovata ssp. ovata	SC		Plant
Henslow's Sparrow	Centronyx henslowii	THR	SOC	Bird
Hooded Warbler	Setophaga citrina	THR		Bird
Leadplant Flower Moth	Schinia lucens	SC/N		Moth
North American Racer	Coluber constrictor	SC/P		Snake
Ottoe Skipper	Hesperia ottoe	END		Butterfly

Pale Soil Ruby	Heppia lutosa	SC		Lichen
Pickerel Frog	Lithobates palustris	SC/H		Frog
Plains Gartersnake	Thamnophis radix	SC/H		Snake
Prairie False-dandelion	Nothocalais cuspidata	SC		Plant
Prairie Parsley	Polytaenia nuttallii	THR		Plant
Prairie Vole	Microtus ochrogaster	SC/N		Mammal
Rusty Patched Bumble Bee	Bombus affinis	SC/FL	LE	Bee
Springwater Dancer	Argia funebris	SC/N		Dragonfly
Woolly Milkweed	Asclepias lanuginosa	THR		Plant
Yellow Bumble Bee	Bombus fervidus	SC/N		Bee

In addition, the Town of Cross Plains is also home to remnants of three different native ecological communities, including:

- [Dry prairie](#)
- [Southern dry-mesic forest](#)
- [Southern dry forest](#)

Woodlands:

In 2020, the Town of Cross Plains had approximately 9,000 acres of woodland, slightly more than in 2010. Forested land comprises 40% of the land area in the Town. Blocks of woodlands, including areas that have been forested since at least 1939, are scattered throughout the town.

Metallic / Non-Metallic Mineral Resources:

The 2020 Land Use Inventory identified 5 mineral extraction sites within the town boundaries. These include 3 under active conditional use permits, and 5 legal, nonconforming sites.

III. Cultural Resources Inventory

Historic Sites:

The Wisconsin Historical Society’s Architectural Heritage Inventory (AHI) identifies fourteen existing structures of historic interest in the Town of Cross Plains (Table 5-2). No sites are listed on the National and State Register of Historical Places, but some may be of regional or local significance.

Resources in the AHI were last surveyed in 2017. The Wisconsin Historical Society provides grants to communities for historic survey research.

Table 5-2: Historic Architectural Resources

Section	AHI #	Last Surveyed	Historic Name	Other Name	Year Built	Historic Use	Style
04	136938	2005			1899	house	Queen Anne
04	136939	2005			1900	barn	Astylistic Utilitarian Building
11	4789	Unknown	Berry Haney Tavern		1840	tavern/bar	Other Vernacular
13	4791	2006	Lowe, Richard and Elizabeth, House; Wilkie House	Wilkie, Dr. James and Jane, House	1864	house	One Story Cube
14	4792	2006	Margaret and Peter Zander House		Unknown	house	Gabled Ell
21	4793	Unknown	Peter Paltz House		Unknown	house	Other Vernacular
22	4794	2008	John and Theresia Kalscheur House		1852	house	Front Gabled
23	4795	Unknown			Unknown	house	Other Vernacular
24	4796	2008	Cleveland School		1871	one to six room school	Other Vernacular
27	4797	2008	St. Mary's R. C. Church	ST. MARY'S CHURCH	1889	church	Gothic Revival
29	4798	Unknown			Unknown	cheese factory	Other Vernacular
34	4799	Unknown	Shady Bend Cheese Factory		Unknown	cheese factory	Astylistic Utilitarian Building
36	4800	2006	Ray and Jean Thurow House		1972	house	Other Vernacular

Archaeological and Burial Sites:

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. The Wisconsin Historical Society maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI). The Archaeological Site Inventory (ASI) is the most comprehensive list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites available. The ASI does not include all of the sites and cemeteries present in the state, however. It includes ONLY those sites that have been reported to the Wisconsin Historical Society.

Detailed ASI information is confidential and is not subject to Wisconsin’s open records law (Wis. Stats. §§ 44.48 and 157.70). This information is also protected by Federal law (Section 304 of the National Historic Preservation Act, Section 9(a) of the Archaeological Resources Protection Act of 1979). This caution not only helps protect archaeological sites but also protects landowners since private landowners own the majority of archaeological sites in the Town.

Since only a small portion of the Town has been surveyed for the presence of archaeological sites and cemeteries, the sites listed in the inventory represent only a fraction of the sites that are actually present. Local residents and American Indian communities who have and do live and work in the area possess much additional information on other archaeological sites and cemeteries. Steps should be taken to have this information incorporated into future updates of the *Town of Cross Plains Comprehensive Plan*.

Up to this point in time, thirty four (34) archaeological sites and cemeteries have been reported for the Town (Table 5-3).

ASI_ID	Name	Site Type	Culture Name	Section
67784	Lamboley Site	Campsite/village	Early Woodland;Middle Woodland;Early Archaic;Middle Archaic;Late Archaic;Paleo-Indian;Late Paleo-Indian	19
67784	Lamboley Site	Campsite/village	Early Woodland;Middle Woodland;Early Archaic;Middle Archaic;Late Archaic;Paleo-Indian;Late Paleo-Indian	24

12647	Site A	Campsite/village	Historic Indian;Woodland	4
12285	Burke 1	Campsite/village	Unknown Prehistoric	8
12286	Burke 2	Campsite/village	Unknown Prehistoric	8
12287	Burke 3	Campsite/village	Unknown Prehistoric	9
12646	GEORGE	Campsite/village	Unknown Prehistoric	26
12284	REINER	Campsite/village	Unknown Prehistoric	28
12291	BADFISH	Campsite/village	Unknown Prehistoric	30
12283	Arrowleaf	Campsite/village;Farmstead	Historic Euro-American;Early Woodland;Middle Woodland	4
13691	LAKE HARRIET CEMETERY	Cemetery/burial	Historic Euro-American	9
13689	Putnam Hill Cemetery	Cemetery/burial	Historic Euro-American	15
13690	STORYTOWN CEMETERY (AKA STORY CEMETERY)	Cemetery/burial	Historic Euro-American	20
21543	Oregon Mound Group	Mound(s) - Other/Unk;Mound(s) - Linear	Woodland;Late Woodland	4

No sites are listed on the National and State Register of Historical Places, but some may have local or regional significance.

Community Design:

The town incorporates community design guidelines. When reviewing development proposals, the Town and property owners will consider the following objectives of the Town:

- Avoid disturbance of productive agricultural land;
- Avoid disturbance of floodplains, wetlands and steep slopes;
- Minimize number and length of driveways, and;
- Avoid fragmentation of existing contiguous wood lots of 20 acres or more.

See *Chapter 8: Land Use* for detailed design and siting criteria.

IV. Agricultural Resource Goals, Objectives and Policies:

Goals

1. Preserve productive farmlands in the town for continued agricultural use.
2. Keep farming economically viable in the Town of Cross Plains through the 21st century.
3. Maintain the rural character of the town.

Supporting Objectives:

1. Protect farm operations from conflict with incompatible uses.
2. Limit nonfarm development consistent with town density policies.
3. Direct nonfarm development away from productive agricultural lands.
4. Support efforts to expand economic opportunities for farmers.
5. Maintain large, contiguous blocks of farmland in sufficient acreages to support farm-related businesses, allow for movement of equipment and environmentally safe disposal of manure.

Policies

1. Limit nonfarm uses in agricultural preservation districts to one unit per 35 acres owned as of 12/26/1981.
2. Minimize conflicts with agriculture by directing development away from productive agricultural lands and environmental resources.
3. Direct development incompatible with agricultural use away from farming areas and toward areas with appropriate public services.
4. Cooperate with other units of government to make local farmers eligible for the farmland tax credit and other programs that encourage continued farming.
5. Town ordinances that restrict noise, odors, keeping of animals, etc. shall not apply to farming activities in agricultural preservation districts.
6. Support farmer participation in cost-share and other programs as described in the *Dane County Land & Water Resources Plan*.
7. Encourage and participate in farmer education programs provided through UW Extension.
8. Consider new tools, such as TDR and PDR, to help protect agricultural lands and provide financial alternatives to developing farmland (See details in Land Use).

9. Work with Dane County to revise county zoning and land division ordinances to support farm operations and agriculture-related businesses.
10. Support livestock operations that meet county, state and federal requirements.

V. Mineral Resource Goals, Objectives and Policies:

Goals

1. Make sure mineral extraction operations protect public health, safety and the environment and are consistent with the goals and objectives of this plan.
2. Limit conflicts between mineral extraction and incompatible uses.

Supporting Objectives:

1. Establish clear, consistent policies for conditional use permits for mineral extraction operations. See Chapter 8, Land Use.
2. Work closely with Dane County to review and provide appropriate conditions for proposed mineral extraction operations. See Chapter 8, Land Use.
3. Discourage development that would conflict with existing mineral extraction operations.
4. Prevent new mineral extraction operations in voluntary conservation areas, planned public acquisition areas, or areas identified as TDR Super Sending Areas.

Policies

1. Help identify significant mineral deposits within the town and inventory inactive unreclaimed mineral extraction sites.
2. Review conditional use permits for new or expanded mineral extraction sites and develop recommended conditions based on the nature of the proposed operation, the location, topography, environmental features of the site, and public comment received. Work with Dane County as necessary to develop specific conditions related to, at a minimum:
 - Hours of operation;
 - Conditions on schedule, notification and nature of blasting (if any);
 - Truck traffic and safe routes for material hauling;
 - Other uses on the site, such as crushing or asphalt production;
 - Fencing, screening and warning signs on the site, and;
 - Final use of any reclaimed sites, consistent with other goals, objectives and policies of this plan.

VI. Natural Resource Goals, Objectives and Policies:

Goals

1. Protect important natural features such as significant woodland and grassland areas, floodplains, wetlands, endangered species habitat and steep slopes.
2. Provide sufficient parks and outdoor recreation areas to meet the needs of town residents.
3. Preserve the rural and scenic character of the town.
4. Protect and where possible, improve surface and groundwater quality.
5. Provide for sustainable, diverse hunting, fishing, wildlife observation and other outdoor activities within the town.
6. Support and encourage voluntary stewardship of private and public lands and respect private property rights.

Supporting objectives

1. Establish a resource protection district, with policies to help protect sensitive environmental areas, including floodplains, wetlands and steep slopes.
2. Establish a public lands district, with policies to help foster cooperation with public agencies owning lands in the town and promote consistency with this plan.
3. Make sure development uses best practices to minimize impacts to natural land and water resources.
4. Direct development requiring public sewer and water to designated Urban Service Areas.
5. Where possible, limit fragmentation of valuable natural resources and try to connect separated wildlife habitats to maintain robust viable populations.

Policies

1. Guide the location and design of development in a manner that will minimize any adverse impact on the quality of surface waters, aquifers, wetlands, woodlands, and agriculture.
2. Support and coordinate with Dane County on erosion control, stormwater, floodplain, wetland and shoreland regulation.
3. Support cost-share, farm conservation plans and other efforts described in the *Dane County Land & Water Resources Plan*.
4. Identify funding sources for development and ongoing maintenance before creating any new town parks.

5. Consider TDR, PDR and other programs to protect natural resources and give landowners alternatives to development.
6. Consider using the county's NR-I zoning to identify areas where additional information, site planning or mitigation measures are needed prior to development.
7. Review town siting criteria, design and development guidelines to make sure they adequately protect the rural character of the town, and avoid environmental impacts. The town should consider whether future amendments to the *Town of Cross Plains Comprehensive Plan* should address issues such as:
 - Development, landscaping or design guidelines on steep slopes to reduce impacts to scenic vistas and prevent erosion.
 - Establishing limits on tree removal to protect woodlands and avoid fragmentation of habitat.
 - Using downward-directed lighting to protect dark skies and avoid unnecessary light pollution.

VII. Cultural Resource Goals, Objectives and Policies:

Goals and Objectives:

1. Encourage identification, protection, interpretation and maintenance for all significant archaeological sites in the town.
2. Encourage identification, protection, preservation and restoration of buildings, structures and sites which represent or reflect elements of the town's cultural, social, economic, political and architectural history.
3. Help increase public awareness and appreciation of the town's historic and archaeological resources.
4. Preserve and protect the physical spaces which support and house cultural resources and practices of interest to residents of the Town of Cross Plains.

Policies and Programs:

1. Support local, county, state and federal historic preservation efforts.
2. Work with the State Historic Preservation Office, the Dane County Heritage Preservation Commission and the National Park Service to explore the potential for the Town of Cross Plains to become a Certified Local Government partner with the State Historic Preservation Office.
3. Consult with the Dane County Department of Development, the Dane County Heritage Commission and the State Historic Preservation Office to take historic or

archaeological significance into account when reviewing development proposals and to prevent inadvertent destruction of cultural resources.

4. Support efforts to help provide restoration grants to willing owners of historic properties. Provide information about grants, technical assistance and recognition programs to town residents.
5. Support efforts to document and research historic and archaeological sites in the town. Work with the Wisconsin Historical Society to provide interpretative materials, plaques or markers for Town of Cross Plains sites of, local statewide or regional interest.
6. Work with the Village of Cross Plains Historical Society, other historical societies, Native American tribes and residents to educate and provide interpretation of town historic sites, rural schools, and document the written and oral history of the town.
7. Support local festivals, ethnic celebrations, farm tours, farm breakfasts, and markets that celebrate the town's history, heritage and rural way of life.
8. Conduct regular surveys of county and town residents about types of activities, pastimes, hobbies, sports, performances, handiwork, music, art, dance, theater, religion or other cultural practices, including information about the physical locations where such activities take place.

Chapter 6: ECONOMIC DEVELOPMENT

Economic Base

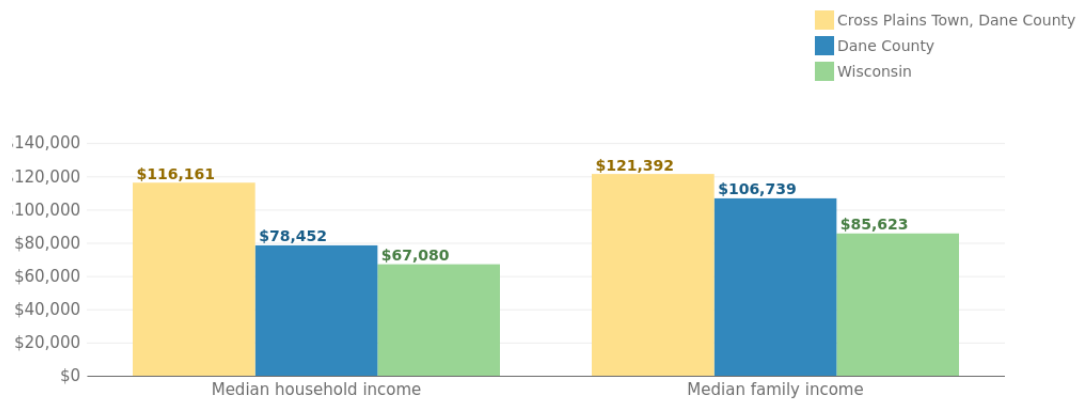
Median Income


In 2021, Town of Cross Plains households had a median income of \$116,161, 48% higher than the \$78,452 median for Dane County as a whole.

Chart 6-1

Median Income for Households and Families

2017-2021 5-Year Estimate



Data source: 2017-2021 American Community Survey 5-Year Estimates: DP03
Image produced by [GetFacts.wisc.edu](https://getfacts.wisc.edu/), a product of  the Applied Population Lab

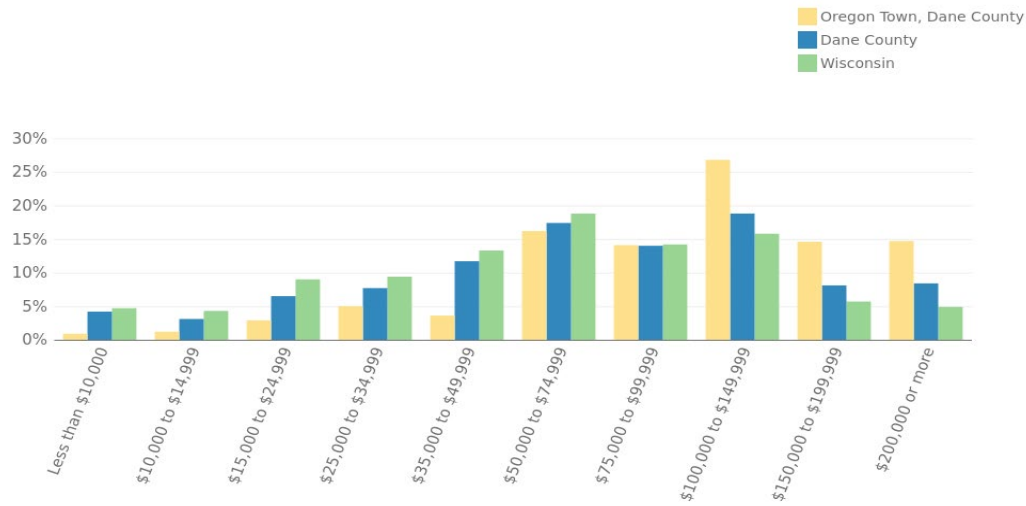
Income Distribution

Seventy-nine percent of Town of Cross Plains households reported incomes of \$100,000 or more in the 2021 American Community Survey. Compared with Dane County as a whole, the Town of Cross Plains has a greater proportion of households earning \$100,000 or more, and a considerably smaller proportion of households earning less than \$50,000.

Chart 6-2

Household Income Distribution

2015-2019 5-Year Estimate



Data source: 2015-2019 American Community Survey 5-Year Estimates - DP03
 Image produced by GetFacts.wisc.edu, a product of the Applied Population Lab

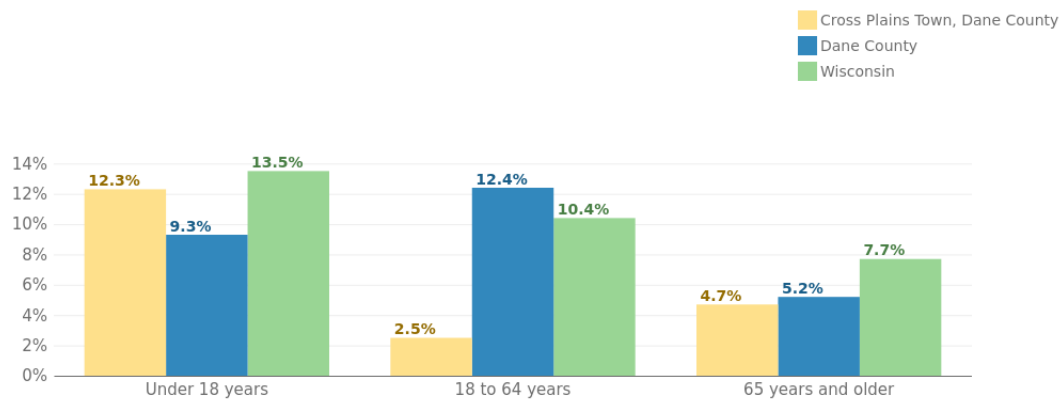
Poverty

According to the [American Community Survey five-year averages](#), approximately 5% of the residents of the Town of Cross Plains, across all age groups, had incomes below the federal poverty standard between 2017 and 2021. In comparison, Dane County had poverty rates of 10.4% over the same period.

Chart 6-3

Poverty Rates by Age

2017-2021 5-Year Estimate



Data source: 2017-2021 American Community Survey 5-Year Estimates: DP03
 Image produced by GetFacts.wisc.edu, a product of the Applied Population Lab

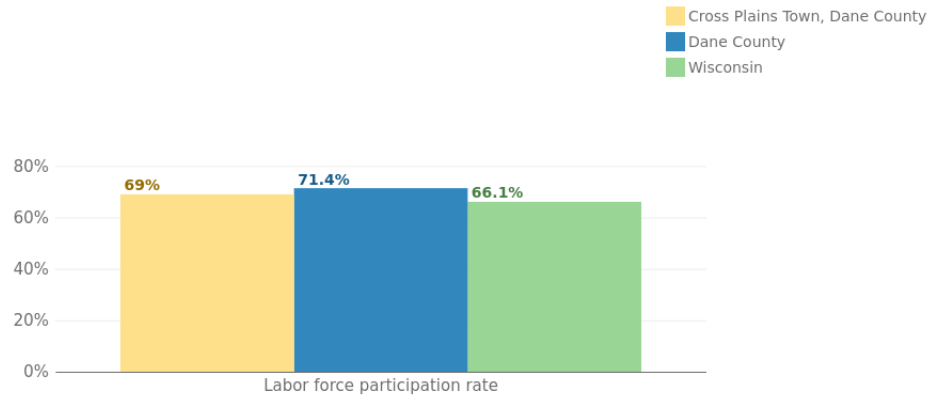
Labor Force

Approximately 69% of the town’s population aged 16 or over participated in the labor force, slightly less than participation rate for Dane County as a whole, and slightly more than the State of Wisconsin.

Chart 6-4

Labor Force Participation Rate (for Population 16 Years and Over)

2017-2021 5-Year Estimate



Data source: 2017-2021 American Community Survey 5-Year Estimates: DP03
 Image produced by GetFacts.wisc.edu, a product of the Applied Population Lab

Major Industries and Occupations

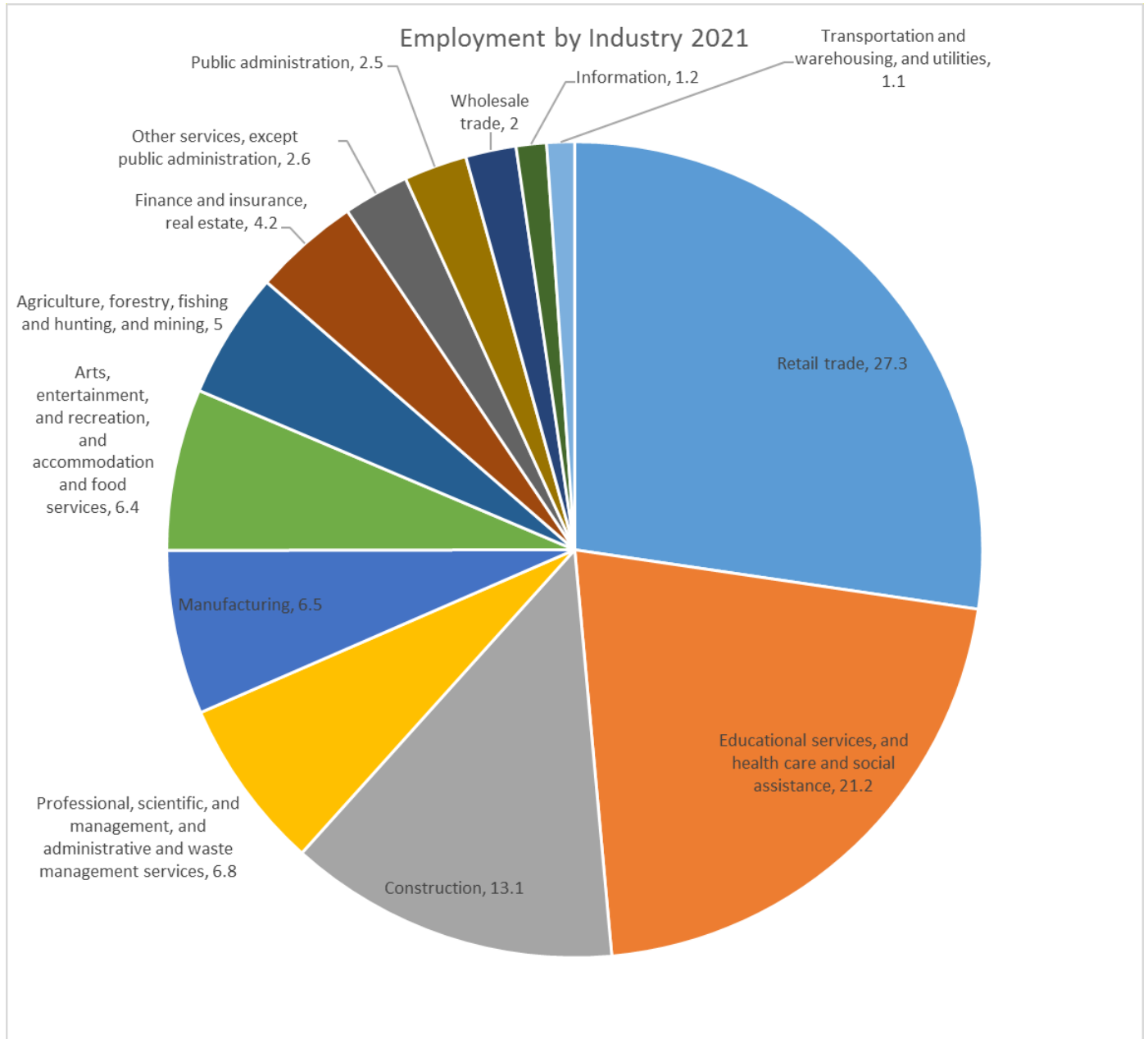
The 2020 Land Use Inventory identified 17 distinct (based on landowner and land use) commercial, industrial or mineral extraction operations located in the Town of Cross Plains.

Table 6-1: Commercial Operations

DESCRIPTION	FREQUENCY
Sand and gravel - quarrying.	6
Eating places or restaurants.	3
Other farm and garden supplies retail, NEC.	2
Other general construction contractor services, Landscaping NEC.	2
Electrical services.	1
Other professional services, NEC.	1

In 2021, 81.3% of the town’s labor force worked in education, healthcare, social assistance, professional, manufacturing, construction, arts, entertainment or food service. Most residents commuted outside the Town of Cross Plains for employment. Agriculture, forestry and related fields employed approximately 5% of town residents. Occupations by sector mirror distributions for Dane County as a whole.

Chart 6-5



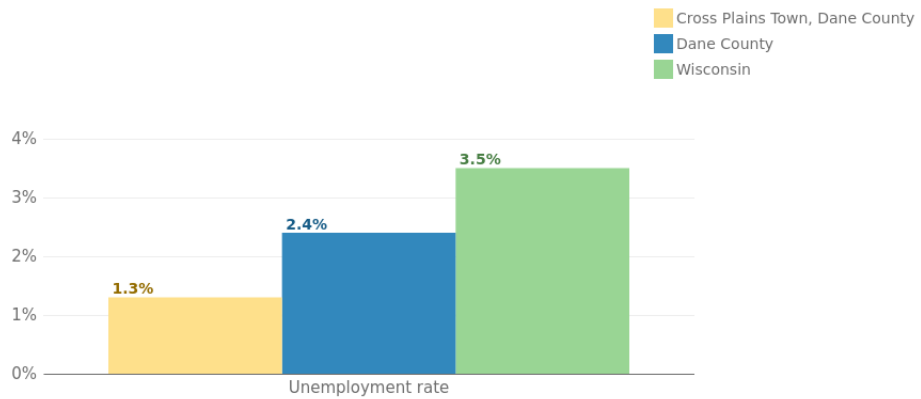
Unemployment


Between 2017 and 2021, the town’s unemployment rate averaged 1.3%, considerably lower than Dane County’s overall rate of 2.4% and Wisconsin’s 3.5% rate.

Chart 6-6

Unemployment Rate (for Population 16 Years and Over)

2017-2021 5-Year Estimate



Data source: 2017-2021 American Community Survey 5-Year Estimates: DP03
Image produced by [GetFacts.wisc.edu](https://getfacts.wisc.edu/), a product of  the Applied Population Lab

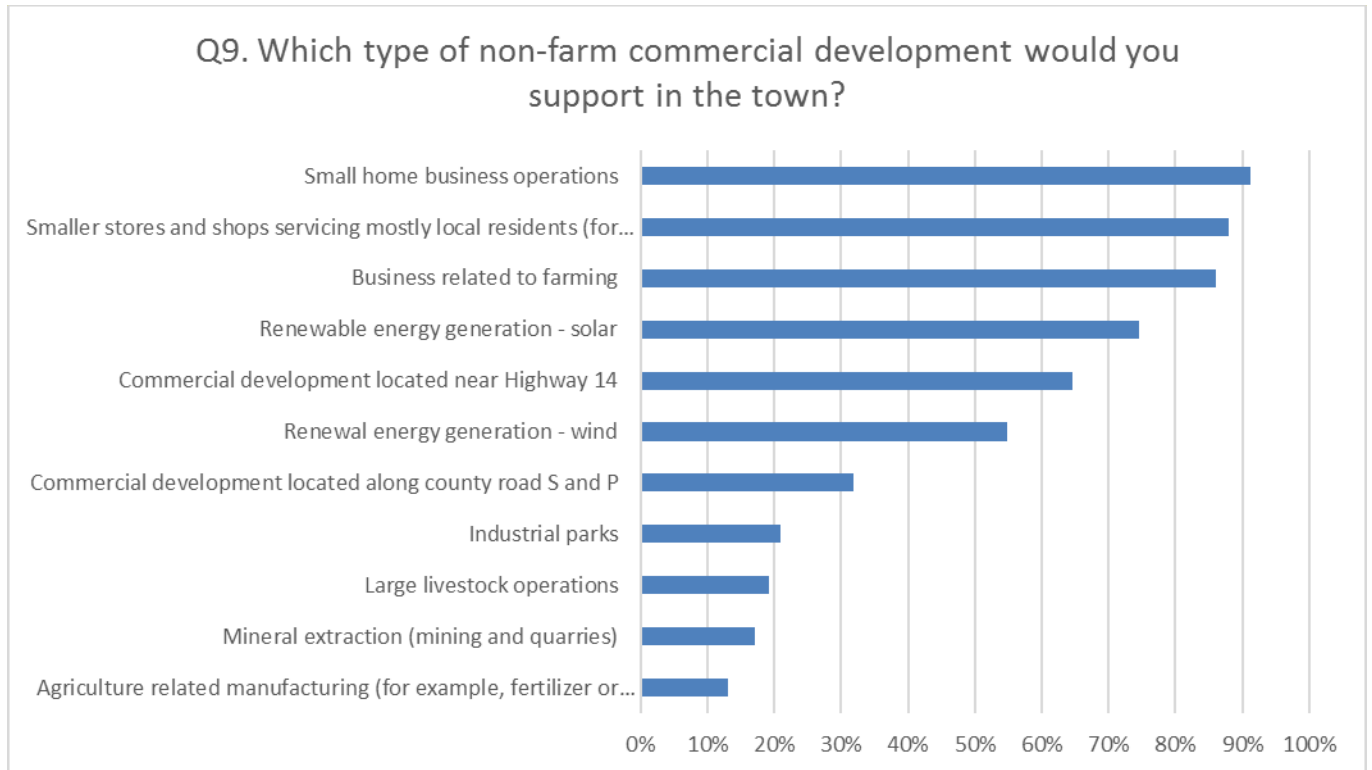
Environmentally Contaminated Sites

According to the Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment, there are no active contaminated sites in the Town of Cross Plains.

Types of Business Desired by Town

Based on the comprehensive plan survey, a majority of town residents wanted to see new “small home business operations,” “smaller shops servicing mostly local residents,” “businesses related to farming” and “renewable energy” (both solar and wind) in the future.

Chart 6-7



Strengths and Weaknesses for Economic Development

Town of Cross Plains residents enjoy easy access to the Madison metropolitan area and to the Village of Cross Plains. Transportation networks provide for relatively short commute times. Because of the rural character of much of the town and the lack of historic town commercial centers, careful planning of new commercial development will be necessary to minimize impacts to surrounding properties.

Applicable Economic Development Programs

Tax Increment Financing (TIF)

Recently made available to towns, TIF is a tool for financing local economic development projects. As outlined in Wis. Act 231, town governments may utilize TIF to encourage agricultural, forestry, manufacturing, or tourism projects within their jurisdictions. Details about the specific requirements of the law can be found at <http://www.dor.state.wi.us/slf/tif.html>.

Dane County Community Development Block Grant Program

This program provides funds for eligible economic development projects such as business counseling, education for small business owners, and loans.

(<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

Community-Based Economic Development Program (CBED)

Provides assistance to local governments in the form of grants for incubator projects, economic development plans, and revolving loan programs. Funds are available through a competitive application process on an annual basis. (<http://commerce.wi.gov/CD/CD-bcf-cbed.html>)

Economic Development Goals, Objectives and Policies

Goals

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

Objectives

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

Policies and Programs

1. Allow for local businesses, agriculture-related businesses and home-based occupations that are compatible with surrounding land uses (see criteria for commercial development in *Chapter 8: Land Use*).
2. Establish policies regarding square-footage, traffic, lighting and design for all commercial and institutional uses and incorporate them into a future update of the town comprehensive plan.
3. Redirect commercial or institutional development requiring public sewer, water, public transportation or other services to an Urban Service Area.
4. Work with Dane County to amend the zoning ordinance to allow a wider range of home-based businesses and cottage industries.
5. Work with Dane County to make sure commercial and agricultural development does not create contamination or waste problems.
6. Investigate potential for economic development opportunities, and look for new ways for existing businesses to grow in a way that is consistent with the overall goals and objectives of the plan.

CHAPTER 7: INTERGOVERNMENTAL COOPERATION

I. Regional Context

Adjacent Towns

The Town of Cross Plains shares borders with the Towns of Berry, Vermont, Springdale and Middleton.

Adjacent Cities and Villages

The Town of Cross Plains shares a border with the Village of Cross Plains. The Town is approximately two miles from the Cities of Madison and Middleton to the east, one and a quarter miles from the Village of Black Earth to the northwest, and less than a mile from the Village of Mount Horeb to the southwest. Town residents often commute to the Villages of Cross Plains, Black Earth, Mount Horeb or the Madison Metropolitan Area for shopping, jobs, and entertainment.

Dane County

The Town of Cross Plains is within County Supervisory District 28. The town relies on a number of Dane County ordinances to regulate land use in the Town. Currently, the Town uses Dane County's zoning ordinance, floodplain zoning ordinance, land division ordinance, subdivision ordinance, erosion control and stormwater management ordinance, and shoreland/wetland zoning ordinance. The town continues to maintain a good relationship with Dane County departments.

School Districts

The Town is served by the Middleton-Cross Plains School District in the northeast, the Wisconsin Heights School District in the northwest, and the Mount Horeb School District in the south.

Capital Area Regional Planning Commission

The Capital Area Regional Planning Commission (CARPC) was created on May 2, 2007 to serve as the regional planning and areawide water quality management planning entity for the Dane County region. Its responsibilities include approval of urban service areas and delineation of environmental and open space corridors. The Commission is composed of thirteen Commissioners appointed by the Mayor of the City of Madison (4), the Dane County Executive (3), the Dane County Cities and Villages Association (3), and the Dane County Towns Association (3).

Relevant State Agencies

The Wisconsin Department of Natural Resources (DNR) owns a substantial amount of land in the town (see Public Lands District in Chapter 8: Land Use), and has regulatory authority over stream crossings and other work in navigable streams. The Wisconsin

Chapter 7: Intergovernmental Cooperation

April 11, 2024

Department of Transportation (WISDOT) manages US Highway 14, which runs through the northern portion of the town. The town also participates in the Department of Agriculture Trade & Consumer Protection (DATCP)'s Farmland Preservation Program.

Relevant Federal Agencies

The National Park Service and the U.S. Fish and Wildlife Service own lands in the eastern portion of the town. Many farmers and other landowners in the town participate in conservation programs funded and operated by the Natural Resource Conservation Service of the U.S. Department of Agriculture.

II. Existing or Potential Conflicts:

Village of Cross Plains

The Village of Cross Plains Comprehensive Plan (2018) projects that the majority of the Village's future growth will occur north of the current Village boundaries, into the Town of Berry. The Village of Cross Plains does plan some growth west of the current village boundaries. Urban development in this area is complicated by the floodplains, wetlands and other water resources of Black Earth and Garfoot Creeks.

Other Cities and Villages

The adopted comprehensive plans for the Cities of Madison and Middleton and the Villages of Black Earth and Mount Horeb do not show any projected expansion into the Town of Cross Plains within the next 20 years. Consequently, no potential conflicts are anticipated with these municipalities.

III. Intergovernmental Cooperation Goals, Objectives and Policies:

Goals:

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

Objectives:

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

Policies and Programs:

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

CHAPTER 8: LAND USE

I. Existing and Forecasted Land Use

Existing land uses and historic trends are described below and listed in Table 8-1. Over the past 20 years, cropland and pasture in the town have declined, while woodlands and single family residential uses have expanded.

Agriculture

In 2020, cropland and pasture accounted for 55.3% of the land area of the town. This is an increase of 1,000 acres since 2000. Conventional farm practices are employed to raise corn, soybeans, and dairy as well as other livestock and crops. Since 1980, cropland and pasture has declined by 3,760 acres (-23%).

Woodlands

Woodlands account for 25% of the land area of the town. Woodlands have been expanding in Cross Plains, growing by 1,196 acres (5.2%) between 2000 and 2020.

Residential

The Town maintains a relatively low-density population, with 4% of the Town's land occupied by residential use. Single-family residential is the prevalent housing type. Land devoted to residential use has grown by 311 acres (59.4%) since 2000.

Commercial

Commercial retail, services and industrial uses play a very small part of the Town's total land use, totaling only 138 acres (less than 1% of the town's land area), of which 129 acres are associated with existing mineral extraction operations. At this time the Town contains a few limited commercial uses including landscaping, restaurant and tavern, and a few home-based businesses.

Other Public Uses

The predominant public use is transportation infrastructure, which consumes 672 acres in the Town. Roadways account for the bulk of this land use.



Table 8-1 Land Use by Acreage 2000-2020

Town of Cross Plains					
Acres of Land Use	2000	2005	2010	2015	2020
RESIDENTIAL	522.40	722.70	800.47	753.54	833.37
Single Family	522.40	722.70	800.07	753.01	832.84
Two Family	0.0	0.0	0.40	0.53	0.53
INDUSTRIAL	122.77	146.07	109.02	112.40	129.23
Manufacturing	1.14	0.17	0.0	0.0	0.0
Wholesale	0.0	0.0	0.0	0.0	0.0
Extractive	121.63	145.90	109.02	112.40	129.23
TRANSPORTATION	708.61	713.96	680.01	679.42	674.02
Right of Way	688.30	666.00	632.65	632.40	626.71
Railroad	14.85	46.40	46.86	45.68	44.88
Other	5.46	1.56	0.50	1.34	2.43
COMMUNICATION/UTILITIES	4.32	8.60	4.31	5.24	5.83
Generating Processing	1.09	1.41	3.07	3.07	3.07
Transmission	3.23	7.19	1.24	2.17	2.76
Other	0.0	0.0	0.0	0.0	0.0
COMMERCIAL RETAIL	1.74	3.88	30.65	3.87	5.11
General Repair & Maintenance	0.0	3.88	0.0	0.0	0.27
Other	1.74	2.47	30.65	3.87	4.84
COMMERCIAL SERVICES	1.12	0.37	5.32	5.32	8.80
Lodging	0.0	0.0	0.0	0.0	0.0
Other	1.12	0.37	5.32	5.32	8.80
INSTITUTIONAL/GOVERMENTAL	18.29	11.98	17.39	12.05	14.65
Education	NA	NA	2.68	2.68	2.68
Administrative	NA	NA	8.16	2.82	4.27

Town of Cross Plains					
Acres of Land Use	2000	2005	2010	2015	2020
Cemetery	2.11	2.11	2.11	2.11	3.26
Other	16.18	9.87	4.44	4.44	4.44
OUTDOOR RECREATION	13.31	10.08	154.06	165.51	166.24
TOTAL DEVELOPED AREA	1,398.58	1,623.70	1,801.94	1,736.78	1,836.73
AGRICULTURE & UNDEVELOPED	20,483.59	20,641.85	20,590.79	20,822.93	21,089.24
Woodlands	5,597.54	6,051.12	5,790.74	5,906.03	5,888.45
Other Open Lands	2,882.93	1,829.17	2,668.88	3,003.89	2,892.07
Vacant Unused Lands	45.01	22.78	54.98	38.19	50.09
Water	211.4	203.59	226.19	134.45	111.68
Cropland Pasture	11,446.66	11,505.56	11,850.00	12,770.00	12,447.00
TOTAL AREA	22,320.33	22,378.63	22,392.73	22,446.63	22,487.82

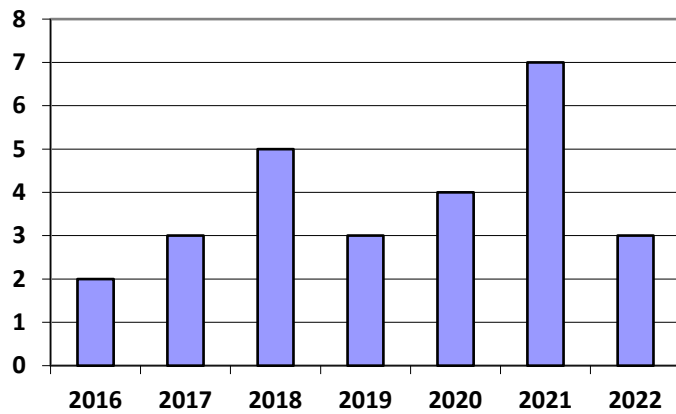
Source: Dane County Planning & Development and CARPC (Land Use Inventory), 2022.

In 2010 CARPC changed the way agricultural, farm residential and other rural land use were reported. For a more detailed description, see the Farmland Loss Mitigation Report, CARPC, 2010.

II. Supply, Demand and Price of Land

The number of parcels created each year determines the rate of development in the Town. The Town has a density policy that allows 1 split per 35 acres of contiguous land owned as of December 26, 1981, and a transfer of development rights (TDR) policy. From 2000 to 2020, 170 acres of the town has been annexed into the Village of Cross Plains. See Map Land Divisions and Annexations. From 2016 to 2022, there have been 89 zoning permits issued. 21 of these were for alterations to existing buildings, so that means 68 were for new structures. From 2016 to 2022, 415.4 acres were rezoned out of certified farmland preservation districts.

Chart 8-2 Rezones out of Farmland Preservation



The statistics indicate that demand for non-agriculture related residential development will continue to be satisfied by rural densities permitted under the town’s one unit per 35-acre density policy. Therefore, it is unnecessary for the Town to provide a full range of municipal services now or in the foreseeable future.

The average value of all agricultural land sold in Dane County in 2018, the last year the National Agricultural Statistics Service provided a county-level analysis, was \$13,020 per acre, up from \$11,430 in 2007. The value of land sold for continued agricultural use averaged \$9,859 per acre, up from \$8,218 in 2007. The value of land sold for non-agricultural use averaged \$30,395 per acre compared to \$23,896 in 2007.

III. Land Use Projections

Table 8-B shows land use projections for the Town of Cross Plains from 2010 through 2025. Residential land use projections are based on Wisconsin Department of Administration household projections and single family residential acreage per housing unit as reported in the 2005 Dane County Land Use Inventory and the Regional Trends Report, both published by the Capital Area Regional Planning Commission. Agricultural, commercial and other non residential land uses are based on historic trends between 1980 and 2005.

Table 8-2: Land Use Projections in 5-year Increments

Land use acres	2025	2030	2035	2040
Cropland / Pasture	12,325	12,301	12,264	12,214
Woodland / Other Open Space	9,141	9,463	9,947	10,702
Residential	857	882	908	934
Commercial	22	37	65	117

Industrial (includes mineral extraction)	137	145	153	162
Institutional / Governmental	15	16	17	17

Source: WI DOA Household Projections, CARPC, Dane County Land Use Inventory 2020.

IV. Land Use Conflicts

Land use conflicts in the town can arise from:

- poorly planned residential development that is incompatible with nearby agricultural and open space uses;
- commercial development that generates excessive traffic, or is generally incompatible with the rural character of the town, and/or;
- incompatibilities between town, county and city or village plans.

The Town of Cross Plains Comprehensive Plan seeks to minimize such conflicts by:

- limiting the overall density of non-farm residential development in agricultural areas;
- establishing siting and design guidelines;
- limiting the nature and scope of commercial activities to those compatible with existing uses;
- redirecting more intensive uses to areas with appropriate municipal services, and;
- supporting intergovernmental cooperation and planning.

V. Opportunities for Redevelopment

Approximately 8.2% of the town is developed, so there are limited opportunities for redevelopment. The Town of Cross Plains will support limited redevelopment in the Rural Residential and Pine Bluff Crossroads Districts, provided that any new uses, designs or densities are consistent with the overall goals, objectives and policies for each district.

VI. Land Use Goals, Objectives and Policies:

The Town of Cross Plains is blessed with a diverse rural landscape that includes farms, woodlands, natural river valleys and hillsides. Residents value the rural lifestyle and environmental resources such as the Black Earth 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

1. Goals:

1. Preserve the productive farmlands in the town for continued agricultural use.
2. Prevent conflicts between incompatible uses.
3. Maintain the existing number of rural residential districts.
4. Protect the natural environment.
5. Maintain the rural character of the town.
6. Permit landowners to use available splits on their land.

2. Objectives:

1. Ensure that new development and land use changes are compatible with the Town's agricultural and rural character.
2. Limit new development to rural densities as described in this plan.
3. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can adversely affect the community by creating hazards, destroying important public resources, or wasting productive lands and renewable resources.
4. Avoid substantial expenditure of town funds for development.

3. Policies & Programs – General Land Use

1. Provide a sufficient supply and mix of land uses to satisfy Town land use objectives.
2. Promote the redevelopment, reuse or improvement of properties in the area around Pine Bluff.
3. Follow the recommendations and requirements of this Plan when making land use decisions, including, but not limited to: review of county zoning petitions, land divisions and condominium plats.

4. Redirect high-density residential land uses, or other commercial or industrial development usually associated with an urban land use pattern to a designated Urban Service Area (USA).
5. Consider the limited development of conservation subdivisions (5 or more lots less than 35 acres within 5-year period), as part of a town-wide strategy to protect large areas of farmland or natural areas.
6. Minimize development impacts on productive agricultural lands, or those lands with a history of productive farming activity.
7. Limit non-farm residential development to those areas that are not classified as productive farmland.
8. 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.
9. Promote state and local programs that encourage farming, or investment in farming, within the Town.
10. Policies and programs listed above will not be used to prevent the use of available splits.
11. Consider developing a Purchase of Development Rights (PDR) program and/or a hybrid Purchase / Transfer of Development Rights program as a future amendment to the comprehensive plan. Such a PDR or PDR/TDR program should:
 - identify local funding sources to use as matching funds for county, state and federal conservation grants;
 - further town conservation objectives for farmland preservation and natural resource protection, and;
 - complement and support conservation plans of Dane County, the Wisconsin Department of Natural Resources, the National Park Service, the U.S. Fish and Wildlife Service and other local, state, federal and nonprofit conservation entities.

Town Land Use Districts (Maps 8-3, 8-4):

The Town has adopted the following 6 proposed planning districts to meet the Town's land use goals and objectives over the 20 year planning period:

- Farmland Preservation District,
- Rural Residential District,
- Pine Bluff Crossroads District,

- Environmental & Resource Protection District,
- Public Lands District,
- Urban Service Areas.

1. Farmland Preservation District

a. Purpose:

The Town has established the Farmland Preservation District as a means of preserving agricultural lands and rural character throughout the Town while providing opportunities for limited non-farm development. This designation will also serve to



promote continued investment in agricultural operations by ensuring that incompatible land uses are directed to areas that will minimize interference with farming activities. The primary land use policy within this district is the density policy, which limits the density of residential development to one dwelling unit per 35 acres. This district encompasses the most land within the town and includes productive farmlands, farm dwellings and other agricultural land uses, pastureland, woodlots, and scattered non-farm single-family dwellings. The policies for this district allow for a limited amount of non-farm residential and commercial

development in keeping with the overall goals and objectives of the Town to preserve agriculture and rural character.

b. Objectives:

1. Continue to maintain and encourage production agriculture, agricultural-related businesses, forestry, open space, and compatible uses.
2. Protect farm operations from the encroachment of incompatible uses.
3. Limit nonfarm development consistent with town density policies.
4. Maintain at least 80% of the planned Farmland Preservation Area in FP zoning (FP-35, FP-1, FP-B), consistent with Department of Agriculture, Trade and Consumer Protection administrative code.
5. Direct nonfarm development away from productive agricultural lands, provided it will not prevent the landowners' use of available splits.
6. Maintain and promote eligibility for county, state and federal programs, grants, incentives, cost-share funding and tax credits designed to support farming and maintain land in agricultural use.

c. Appropriate Zoning Districts:

- FP-35 (Farmland Preservation)
- FP-1 (Small-Acreage Farmland Preservation)
- FP-B (Farmland Preservation Business)
- NR-C (Natural Resource Conservancy)
- RE (Recreational)
- TDR-S (Transfer of Development Rights - Sending Area) Overlay
- For nonfarm development permitted under Town density & siting policies:
- RM-8, RM-16 (Rural Mixed Use)
- RR-1, RR-2, RR-4, RR-8 (Rural Residential)
- SFR-08, SFR-1 (Single Family Residential)
- TFR-08 (Two Family Residential)
- TDR-R (Transfer of Development Rights - Receiving Area) Overlay
- LC (Limited Commercial), with appropriate conditions as needed to meet the objectives of the Town of Cross Plains Comprehensive Plan

In areas located in:

- Town of Cross Plains voluntary conservation areas;
- in boundaries identified by governmental entities for potential public acquisition or open space or;
- areas identified in this plan as TDR Super Sending Areas,

conditional use permits for the following uses are not permitted:

- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction
- Asphalt & ready-mix concrete plants
- Renewable energy electricity generators

Such uses would impair or diminish the aesthetics, values, uses and enjoyment of properties with significant public investment,



unique geological features and nationally-recognized watersheds.

d. Policies & Programs – Farmland Preservation District:

i. Density Policy

Within the Farmland Preservation District, the density policy will serve as the primary tool for meeting the town’s land use objectives to maintain rural character and preserve agricultural land. The density policy limits the amount of non-farm development and will be used to guide Town decisions when considering rezones out of the FP-35 district.

Density limitation:

The density of non-farm development is limited to one non-farm use (also referred to herein as, “split” or “density unit”) per 35 contiguous acres held in single ownership as of December 26, 1981. The density limitation shall apply to residential development, and to other forms of development, including;

- non-farm commercial development created after the date of adoption of this comprehensive plan, and;
- sales of land or easements to public entities unless otherwise indicated in sales contracts, deeds, or recorded agreements.

The density limit on any one December 26, 1981 farm may be reduced or increased subject to the town’s Transfer of Development Rights program described in Section VIII.

Example: The density standard of one dwelling unit or non-farm use per 35 acres of land owned as of December 26, 1981 means that a 140-acre farm as of that date would be eligible for up to 4 new lots for non-farm development if all other plan policies were met. 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.

Rounding:

The Town shall “round up” to the nearest whole number when a density calculation results in a remaining fraction over $\frac{1}{2}$ (50%). For example, a 12/26/1981 farm unit totaling 56 acres would be eligible for a total of two nonfarm development sites ($56/35 = 1.6$, rounded up to 2).

Determining original 12/26/1981 farm units:

The Town will utilize the 1981 Land Atlas and Plat Book for Dane County by Rockford Map Publishers, Inc., as a guide to determining original farm ownership and acreage as of December 26, 1981. Parcel size will be based on gross acreage, which includes road and other public rights of way. In the event of a discrepancy with parcel size as calculated by the Dane County geographic information system (GIS), the current year

tax parcel data from Access Dane shall be used. Landowners or applicants for rezoning proposals may submit more detailed information for consideration, such as recorded deeds or surveys.

An original farm unit or parcel is defined as contiguous lands in single ownership as of December 26, 1981. For the purposes of this policy, single ownership is defined as parcels owned by one individual or by a married couple, partnership, or corporation including that individual. Parcels interrupted by roads, other public rights-of-way, or by navigable waterways shall be considered contiguous for the purposes of calculating allowable density. Parcels meeting at a single point shall be considered contiguous.

Eligible lands:

When calculating original farm acreage and eligible density units, all contiguous property under single ownership within the Farmland Preservation District shall be included. This includes land under water, within mapped wetlands, floodplains, or environmental corridors.

Farm residences:

Separation of residences built prior to December 26, 1981 shall not count against this density policy. All residences built after December 26, 1981, including residences for farm owners or operators under section 10.222(3)(a)5., Dane County Code, shall count against the density policy, except as provided below.

Exceptions:

Replacement of a farm residence existing prior to December 26, 1981 shall not count toward the density limitation, provided the previous residence is destroyed or converted to non-residential use. The burden of proof of identifying the construction date rests with the applicant or landowner.

Duplexes:

Duplexes constructed after the date of adoption of the Town of Cross Plains Comprehensive Plan shall count as two density units toward the density limitation. Conversion of an existing single-family residence to a duplex shall count as one additional density unit toward the density limitation. "Attached Accessory Dwelling Units," as defined in ss. 10.004(5), Dane County Code, and allowed under a conditional use permit, are not considered a duplex under this policy and do not count as an additional density unit.

Land transfers after December 26, 1981 and allocation of density units:

Land sales of over 35 acres occurring after December 26, 1981, do not result in new allotments of density units. When land sales of more than 35 acres occur after December 26, 1981 without clear documentation or recorded agreement between buyer and seller, or subsequent/current owners, regarding any transfer of splits or density units, the

Town shall utilize the following guidelines when considering allocation of any remaining density unit(s):

1. Landowners are encouraged to make clear in recorded documentation, such as a sales contract or warranty deed, that a density unit is being transferred or retained when selling tracts of land over 35 acres. The Town may 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 December 26, 1981 farm parcels in order to obtain over 35 acres are not entitled to a nonfarm density unit.
3. Land annexed into a city or village after December 26, 1981 shall be removed from the original farm acreage when calculating eligible density units.
4. Proportional allocation: In the absence of clearly understood supporting documentation, any remaining splits will be allocated on a proportional basis among current owners of the December 26, 1981 farm unit in keeping with the Town's 1 per 35-acre density policy. Unless the property is approved as a TDR Receiving Area under the policies in Section VIII, the density standard shall not be exceeded on the December 26, 1981 farm unit.

Transfers of density units:

Transfers of density units between original December 26, 1981 farm units may be considered, subject to the Transfer of Development Rights program described in Section VIII.

Legal, nonconforming parcels under 35 acres as of December 26, 1981:

Pre-existing uses on substandard parcels less than 35 acres as of December 26, 1981 shall be permitted to continue as non-conforming uses. The Town may permit rezoning of such parcels to bring the pre-existing use into compliance with the county zoning ordinance, provided that such use is consistent with the overall goals and objectives of the *Town of Cross Plains Comprehensive Plan*.

1. Vacant, legal, substandard (sometimes referred to as "non-conforming") FP-35 zoned parcels between 4 and 35 acres in size in existence since December 26, 1981 are permitted to rezone to an appropriate district and to divide the property by recording a certified survey map to allow no more than 2 single-family homes, provided that the proposed development can satisfy the Town's siting criteria. No parcel so divided shall be re-divided in the future.
2. Substandard, legally created FP-35 zoned parcels between 4 and 35-acre parcels, with one existing residence, may be rezoned and divided by certified survey map to allow no more than one additional single-family home, provided that the proposed development can satisfy the Town's siting criteria. No parcel so divided

shall be re-divided in the future. When permitted divisions of an original substandard parcel are exhausted, the town will recommend to the county board that a deed notice be recorded as a condition of the rezone.

3. Illegally created substandard 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 substandard 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 the Town of Cross Plains Comprehensive Plan.

When density units are exhausted:

When eligible density units for an original December 26, 1981 farm have been exhausted, the town will recommend to the county board that a deed notice, deed restriction or conservation easement be recorded as a condition of the rezone. Portions of the property intended to remain in agricultural use shall be zoned FP-35 or FP-1. Any agricultural conservation easement will be only for the limited purpose of assuring the availability of real property for agricultural use and shall not include any requirements for public access or restrictions on agricultural or forestry practices. This restriction on agricultural conservation easements shall not preclude agriculture or forestry practice regulations under county or town ordinances.

ii. Development siting standards & criteria:

The Town shall use the following siting standards and criteria when reviewing proposed non-farm rezones or development. Development siting standards will not be used to prevent the use of, or reduce the number of, splits allocated under the town density policy.

1. Buildings should not be placed in wetlands, floodplains, hydric soils, soils with low or very low potential for dwellings with basements. (See also Environmental and Resource Protection District, below.)
2. Within the Farmland Preservation District, the minimum parcel size for proposed new lots shall be 2-1 acre, exclusive of right-of-way. Lot sizes of ~~two-one~~ acres or larger allow for adequate room to meet sanitary permit requirements, while sufficiently attenuating nitrates to avoid groundwater pollution. Nonfarm zoning parcels shall be the minimum size necessary to accommodate the proposed use, and shall not exceed seven acres in area, unless necessary due to topographic limitations. NOTE: The town's density policy does not require 35-acre residential lots.
3. Building sites shall be located to minimize disturbance of productive agricultural soils, and to minimize conflicts with existing agricultural use. For the purposes of

the Town of Cross Plains Comprehensive Plan, productive agricultural soils are soils classified as Group I or Group II under the Dane County Land Evaluation and Site Assessment system.

4. The Town shall discourage the layout of streets or driveways across agricultural land in order to reach non-farm development.
5. New driveways and roads shall be the minimum length necessary to access the site and should be located to minimize disturbance of productive agricultural soils. All driveways shall be designed and located to be suitable for emergency vehicle access and safe access onto existing roadways. For driveways longer than 125 feet in length, the town will require proof of compliance with county erosion control and stormwater regulations before a driveway permit will be issued.
6. Except as indicated below, all new lots must have at least 66 feet of frontage onto a public road. Exceptions: The Town Board may approve, upon recommendation of the Town Plan Commission, exceptions to the frontage requirements of County Ordinance section 75.19(6)(b) where the Board and Commission finds that:
 - the exception protects the public health, safety, and welfare,
 - the exception is needed because of topography limitations, public right of way access and sight lines, and
 - the exception will not conflict with surrounding land uses, and will not create traffic or access problems.
 - All approved exceptions must meet the requirements of County Ordinance 75.19(8).
7. Contractors shall be required to use erosion control measures and return lands to a near normal setting after completion of construction. The Town may require an erosion control and/or stormwater management plan or a preliminary review letter meeting county ordinance standards as a condition of approval.
8. A specific site plan may be required for proposed development, such as, but not limited to, proposed commercial development, or horse boarding facilities. The site plan should show the layout of the proposed lot(s), the location and use of proposed buildings, parking area(s), and driveway access. Additional criteria include **the following:**
9. Driveway must provide for safe passage of emergency vehicles.
10. All cuts, fills and erosion problems must be noted and an erosion control plan submitted before a driveway permit can be issued.
11. The Commission should review the siting of buildings within the environmentally sensitive areas, such as the Black Earth Creek Water Quality Corridor and other naturally significant areas. Protection of the natural resources

in these areas are important in the Town's rezoning and conditional use decisions, provided it will not prevent landowners from using available splits.

12. Land division for new development should generally be by Certified Survey Map (CSM). The town will approve development that requires a subdivision plat under the Dane County Land Division Ordinance (Chapter 75, Dane County Code), only in compliance with the town's conservation subdivision policies adopted as part of the comprehensive plan.

iii. Commercial Development:

The Town shall follow the following policies regarding proposed new, or expansion of existing, commercial development within the Farmland Preservation District:

1. To allow limited commercial development as is needed to support existing agricultural activities, provide supplemental income for farm families or provide agricultural-related services. Commercial development must not result in environmental degradation, inappropriate traffic volumes or conflict with farming operations. Commercial uses will be limited to those allowable under the FP-B district, LC district or as conditional uses in the Farmland Preservation or Rural Residential Zoning Districts.
2. To limit rezoning to that portion of land which is necessary for the commercial use contemplated.
3. To 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 commercial development.
4. To avoid speculation and ensure compliance with previous policies, the applicant must request a specific use. Due to the permitted uses in the FP-B Farmland Preservation Business and LC Limited Commercial districts, the Town may recommend to the county board a condition on the rezoning to allow only the specific use as delineated on an approved site plan. This allows the Town to set specific limits and to review any expansion or new uses.
5. Any rezone to allow nonfarm commercial use shall count against the town density policy.

iv. Mineral Extraction

Within the Farmland Preservation District, the town will consider Conditional Use Permits for new or expanded mineral extraction operations that:

- are consistent with the goals and objectives of the Town of Cross Plains Comprehensive Plan;
- are consistent with agricultural use and farmland preservation;

- adequately protect public safety, rural character and the environment, and;
- are not located in Town of Cross Plains voluntary conservation areas, in boundaries identified by governmental entities for potential public acquisition or open space, or areas identified as TDR Super Sending Areas.



1. Applicants for a new or expanded mineral extraction operation must meet with the town Plan Commission prior to filing a Dane County Zoning conditional use permit (CUP) application. Contact the town Plan Commission secretary to have the proposal placed on the agenda for the next available Plan Commission meeting.
2. At least two weeks prior to the scheduled meeting with the town Plan Commission, applicants should complete and provide to the town Plan Commission secretary and the Town Clerk the following documents:
 - all completed application materials, including site plans and reclamation plans, required by the Dane County Department of Planning and Development for a mineral extraction CUP, and;
 - the Town of Cross Plains Mineral Extraction Questionnaire.
3. Prior to the scheduled Plan Commission meeting, applicants should review and understand the list of standard conditions for mineral extraction CUPs provided by the Dane County Department of Planning and Development, as well as the reclamation standards required under Chapter 74, Dane County Code. Proposed land uses after reclamation must be consistent with the Town of Cross Plains Comprehensive Plan, including density policies.
4. Copies of required application materials, the town questionnaire and standard conditions are contained in Appendix 2.
5. After the applicant files a conditional use permit with Dane County, the Plan Commission may recommend appropriate conditions to the town board based on the Mineral Extraction Questionnaire, county standard conditions and any public input received. At its discretion, the Plan Commission may choose to delay making a recommendation to the town board until after the county public hearing. At its discretion, the town board may choose to approve, deny or take

no action (and defer to the county Zoning and Land Regulations Committee) on any conditional use permit.

6. The town will work with owners of old extraction sites, neighbors and the Dane County Zoning Division to encourage clean-up and reclamation of abandoned and nonconforming mineral extraction sites.

v. Renewable Energy Facilities

The Dane County Zoning Ordinance describes three categories of renewable energy facilities (including wind turbines and solar arrays):

1. Utility services: small-scale facilities, such as rooftop solar panels or wind turbines intended primarily for onsite use. Such services are a permitted use in every zoning district.
2. Mid-size facilities intended primarily for offsite use, but not under the direct approval authority of the Wisconsin Public Service Commission. Such uses are a conditional use in several county zoning districts.
3. Large-scale facilities intended primarily for offsite use, and under Wisconsin PSC authority. Such facilities are exempt from county zoning.

The town will apply the following policies to Conditional Use Permits for renewable energy facilities, and will encourage the Public Service Commission to follow the following policies when issuing orders for renewable energy facilities within the Town of Cross Plains.

1. To minimize the need for new electrical transmission lines, locate new renewable energy installations as close as possible to existing transmission facilities.
2. Where practical, manage density and size of utility-scale installations to minimize impacts to adjoining agricultural land uses and rural character.
3. Except where required for aviation or other safety concerns, encourage setbacks, vegetative screening, berms, or other practices to minimize visual impact.
4. Encourage multiple- or dual-use facilities that allow for agricultural, natural resource, habitat and/or soil and water conservation uses to coexist with energy generation.
5. Arrange energy infrastructure, fencing and berms to allow for equipment movement, habitat, wildlife corridors and pervious cover to minimize runoff.
6. Make sure all installations comply with county erosion control and stormwater standards during construction, operational, maintenance and decommissioning phases.
7. Encourage adaptive reuse of operating or closed mineral extraction or other rural industrial sites for renewable energy use.

8. To the extent possible, follow the siting criteria for this plan, to avoid productive farm soils.
9. Make sure landscaping and other vegetation is maintained to continue to serve its intended purpose and does not create sources for invasive species.
10. Require decommissioning plans for all renewable energy facilities, with financial instruments sufficient to cover the cost of equipment removal and reclamation. Lands should be reclaimed to uses appropriate to the planning area described in this plan.

2. Rural Residential District

a. Purpose:

The Town has established the Rural Residential District to accommodate existing residential development within existing subdivisions and the western portion of the unincorporated hamlet of Pine Bluff. The town may consider limited redevelopment, re-division or reuse of existing parcels in the Rural Residential District, as part of the town's Transfer of Development Rights program, and where such development would further other goals and objectives of the *Town of Cross Plains Comprehensive Plan*.



The Rural Residential District is not intended to accommodate significant new growth.

b. Objectives:

1. Accommodate existing residential subdivisions.
2. Promote limited, efficient and compact development and allow for appropriate redevelopment opportunities.
3. Explore the use of conservation design, Transfer of Development Rights (TDR), site planning, design review and other techniques to ensure compatibility with agricultural, natural resource and open space use, and with neighboring communities.

c. Appropriate Zoning Districts:

- SFR-08, SFR-1, TFR-08, MFR-08 (Residential)
- RR-1, RR-2, RR-4, RR-8 (Rural Residential)
- NR-C (Natural Resource Conservancy)
- RE (Recreational)
- TDR-R (Transfer of Development Rights – Receiving Area) Overlay

d. Policies & Programs – Rural Residential District

i. Land Division, Re-division, or Redevelopment:

Within the Rural Residential District, division or re-division of parcels, conversion to multi-family use, or any other increase in residential or commercial density is permitted only as part of the town's Transfer of Development Rights program (Section VIII). Proposed lots or units must meet all of the following criteria before the town will approve development or redevelopment applications:

- Lots must be in the TDR-R overlay zoning district;
- Landowners must present evidence, in the form of a conservation easement recorded with the Dane County Register of Deeds, that they have secured one development right from an appropriate agricultural parcel in the TDR-S overlay zoning district for every new lot or unit proposed in the Rural Residential District;
- Proposals must comply with all TDR standards for receiving areas in Section VIII, as well as with all design and public improvement standards in this section.

ii. Minimum lot size:

Within the Rural Development District, any new or re-divided unsewered lot must be at least 1.5 acres in area, excluding right of way, except as described below.

New or re-divided non-sewered lots may be reduced to no less than 20,000 square feet, provided:

- the applicant provides a letter from the Capital Area Regional Planning Commission indicating that the proposed development would not result in unsafe levels of nitrate pollution, OR;
- the Madison/Dane County Department of Public Health approves an onsite or community wastewater treatment system that reduces nitrate effluent to acceptable levels.

County zoning, shoreland zoning or land division ordinances may require larger lots.

iii. Maximum lot size:

For the owner of the land identified as the “original farm” and related development rights, the maximum lot size is seven acres. For lots enabled via a transfer of a development right (TDR) the maximum lot size is two acres. The two acre maximum may be exceeded, only in instances where required to accommodate natural physical/environmental limitations.

iv. Lot design and public improvements:

1. All new or re-divided lots in the Rural Residential District must comply with all provisions of Chapter 75, Dane County Code, including a minimum frontage of 66 feet onto a public right-of-way.
2. Any new public road dedications must have a surveyed and recorded right-of-way that conforms to all standards of the Dane County Land Division Ordinance (Chapter 75, Dane County Code) and any applicable Engineering standards of the Town of Cross Plains. No cul-de-sacs or dead-end roads will be permitted.
3. Road construction and paving must meet all standards of the Town Engineer before any new dedication will be accepted. The Town of Cross Plains will not accept maintenance responsibility for any new public road until 80% of the

development is complete and the Town Engineer has certified that the road meets town standards. Financial securities to ensure road completion to town specification will be required, as provided in Chapter 75, Dane County Code.

4. Any property owner or developer who divides or subdivides land must pay for and install, to Town specification, necessary public improvements such as streets, intersections, storm sewers, water supply systems, sidewalks, and streetlights.
5. Any property owner or developer who divides or subdivides land for residential purposes must provide adequate park, playground, recreation and open space to meet the needs created by and to be provided for their land division.
6. The town may require a preliminary review letter, or other proof of compliance with the Dane County Erosion Control and Stormwater Ordinance (Chapter 14, Dane County Code) before approving any land division.
7. Land division for new development should generally be by Certified Survey Map. The town will approve development requiring a subdivision plat under the Dane County Land Division Ordinance (Chapter 75, Dane County Code) only if it complies with conservation subdivision standards of this comprehensive plan.

3. Pine Bluff Crossroads District

a. Purpose:



The Town has established the Pine Bluff Crossroads District to accommodate existing residential development, civic and community facilities and local businesses near the intersection of Mineral Point Road (County Trunk Highway S) and County Trunk Highway P in the unincorporated hamlet of Pine Bluff. The town may consider limited expansion of existing commercial uses, redevelopment, re-division or reuse of existing parcels in the Pine Bluff Crossroads

District, as part of the town's Transfer of Development Rights program, and where such development would further other goals and objectives of the *Town of Cross Plains Comprehensive Plan*. The Pine Bluff Crossroads District is not intended to accommodate significant new growth or intensive commercial use.

b. Objectives:

1. Accommodate existing residential, local business and mixed-use development.
2. Maintain Pine Bluff as the historic town center.
3. Allow for limited residential use, local businesses, and community civic and recreational facilities that serve local populations.
4. Promote limited, efficient and compact development and allow for appropriate redevelopment opportunities.

c. Appropriate Zoning Districts:

- SFR-08, SFR-1, TFR-08, MFR-08 (Residential)
- RR-1, RR-2 (Rural Homes)
- HAM-R (Hamlet Residential), HAM-M (Hamlet Mixed-Use)
- LC (Local Business), GC (General Commercial)
- NR-C (Natural Resource Conservancy)
- RE (Recreational)
- TDR-R (Transfer of Development Rights - Receiving Area) Overlay

d. Policies

i. Land Division, Re-division or Redevelopment:

Within the Pine Bluff Crossroads District, division or re-division of parcels, conversion to multi-family use, or any other increase in residential or commercial density is permitted only as part of the town's Transfer of Development Rights program (Section VIII). Proposed lots or units must meet all of the following criteria before the town will approve development or redevelopment applications:

- Lots must be in the TDR-R overlay zoning district;
- Landowners must present evidence, in the form of a conservation easement recorded with the Dane County Register of Deeds, that they have secured one development right from an appropriate agricultural parcel in the TDR-S overlay zoning district for every new lot or unit proposed in the Rural Residential District;
- Proposals must comply with all TDR standards for receiving areas in Section VIII, as well as with all design and public improvement standards in this section.

ii. Local Business Development

1. Commercial or business uses are limited to services that predominately serve local residents. To avoid speculation and ensure compliance with previous policies, the applicant must request a specific use. Due to the range of permitted uses under county zoning, the Town may recommend to the county board a condition on the rezoning to allow only the specific use as delineated on an approved site plan. This allows the Town to set specific limits and to review any expansion or new uses.
2. The town may also recommend to the county board specific conditions regarding hours or scale of operation, traffic impacts, outdoor storage, noise, lighting or other issues to address particular concerns or to ensure consistency with the Town of Cross Plains Comprehensive Plan.
3. Any commercial development must be adjacent to existing commercial development.
4. Rezoning will be limited to that portion of land necessary for the proposed commercial or business use.
5. If accessing a County Trunk Highway, the petitioner must provide a copy of an approved access permit from



the Dane County Public Works, Highways and Transportation Department for the specific use proposed. The petitioner agrees to make, at his or her expense, any intersection or access improvements recommended by the county

6. The petitioner must submit to the Plan Commission a site plan and a development plan (including hours of operation, anticipated traffic, lighting, etc.). Site plans and development plans must meet all current standards required by the Dane County Department of Planning and Development.
7. Commercial or industrial uses requiring public sewer or water, intensive police or fire protection or other public services typically associated with an urban area will be redirected to a designated Urban Service Area

iii. New Commercial or Industrial Uses:

The town will not approve rezones to the GC (General Commercial), HC (Heavy Commercial), or MI (Manufacturing) districts for new commercial or industrial uses in the Pine Bluff Crossroads District.

iv. Existing Commercial or Industrial Uses:

1. The town may approve limited rezones for existing commercial uses in the GC or HC zoning districts to make minor adjustments in zoning parcel lines or zoning parcel size, or to allow for limited expansion of existing operations. Such rezones must meet policies a) through g) above and must also meet all of the following conditions:
 2. Any expansion of an existing commercial use must not exceed 50% of the existing floor area of the principal commercial structure on the lot.
 3. All existing commercial uses on the site and any proposed expansions must be brought into compliance with all current applicable regulations, codes and standards, including, but not limited to:
 - Parking standards under s. 10.102(8), Dane County Code;
 - Screening standards under s. 10.102(12), Dane County Code;
 - Sanitary system standards under Chapter 46, Dane County Code and COMM 83, Wisconsin Administrative Code;
 4. Stormwater and erosion control standards under Chapter 14, Dane County Code.
 5. The town will recommend to the county board that deed restrictions be recorded on both the existing and proposed expanded or modified commercial zoning parcel to limit permitted uses, as described in Policy 1a above.

1. Lot design and public improvements:
 1. All new or re-divided lots in the Pine Bluff Crossroads District must comply with all provisions of Chapter 75, Dane County Code, including a minimum frontage of 66 feet onto a public right-of-way.
 2. Any new public roads must have a surveyed and recorded right-of-way that conforms to all standards of the Dane County Land Division Ordinance (Chapter 75, Dane County Code) and any applicable standards of the Town Engineer. No cul-de-sacs or dead-end roads will be permitted.
 3. Road construction and paving must meet all standards of the Town Engineer before any new dedication will be accepted. The Town of Cross Plains will not accept maintenance responsibility for any new public road until 80% of the development is complete and the Town Engineer has certified that the road meets town standards. Financial securities to ensure road completion to town specification will be required, as provided in Chapter 75, Dane County Code.
 4. Any property owner or developer who divides or subdivides land must pay for and install, to Town specification, necessary public improvements such as streets, intersections, storm sewers, water supply systems, sidewalks, and streetlights.
 5. Any property owner or developer who divides or subdivides land for residential purposes must provide adequate park, playground, recreation and open space to meet the needs created by and to be provided for their land division.
 6. The town may require a preliminary review letter, or other proof of compliance with the Dane County Erosion Control and Stormwater Ordinance (Chapter 14, Dane County Code) before approving any land division.
 7. Land division for new development should generally be by Certified Survey Map. The town will approve development requiring a subdivision plat under the Dane County Land Division Ordinance (Chapter 75, Dane County Code) only if it complies with the conservation subdivision standards of this comprehensive plan.

4. Environmental & Resource Protection District

a. Purpose:

The Town has established the Environmental & Resource Protection District to preserve and enhance unique and sensitive natural resources within the Town. This district applies to lands within 100-year floodplains, wetlands, and significant woodlands. Non-farm development within the Environmental & Resource Protection District, as shown on the Planned Land Use Map, is generally prohibited.

b. Objectives:

1. Protect important local resources such as: floodplains, wetlands, significant woodlands, steep slopes and historic and archaeological sites.
2. Prohibit filling or development in any floodplain or wetland area, as shown on the plan map. Agricultural activities within delineated wetlands will be limited to existing operations and may be expanded only if filling or draining is not required.
3. Woodlands are an important resource to the town. Significant and high quality woodlands in the Environmental and Resource Protection District will receive priority consideration for preservation from development.
4. Protect health, safety, welfare and the natural environment.
5. Encourage sustainable management, enhancement and restoration of environmental corridors and their ecological function.



c. Appropriate Zoning Districts:

- NR-C (Natural Resource Conservancy)
- FP-35 (Farmland Preservation)
- FP-1 (Small-Acreage Farmland Preservation)
- RE (Recreational)

In areas located in:

- Town of Cross Plains voluntary conservation areas;
- in boundaries identified by governmental entities for potential public acquisition or open space or;
- areas identified in this plan as TDR Super Sending Areas,

conditional use permits for the following uses are not permitted:

- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction
- Asphalt & ready-mix concrete plants
- Renewable energy electricity generators

Such uses would impair or diminish the aesthetics, values, uses and enjoyment of properties with significant public investment, unique geological features and nationally-recognized watersheds.

d. Policies & Programs – Environmental & Resource Protection District

1. Maintain in agricultural, conservation or open space use.
2. Require erosion control and soil and water conservation practices for all land-disturbing activities.
3. Prohibit new structures, buildings or urban development and limit impervious surfaces.
4. Support county shoreland & wetland zoning, floodplain, erosion control and stormwater ordinances.
5. Support programs to restore natural vegetation, remove invasive species and improve habitat.



5. Public Lands District

a. Purpose:

The Town has established the Public Lands District to coordinate with public and nonprofit entities owning land in the town. The Town of Cross Plains contains lands owned by the Wisconsin Department of Natural Resources, the National Park Service, Dane County, the University of Wisconsin and nonprofit organizations such as the Ice Age Trail Foundation, Natural Heritage Land Trust and the Nature Conservancy, among others.



b. Objectives:

1. Guide future decision-making with regard to lands owned by public agencies or purchased with public funds.
2. Ensure town input on future land use decisions, acquisitions or dispensations of public lands.
3. Coordinate with local, county, state, federal and nonprofit agencies purchasing lands in the town.

c. Appropriate Zoning Districts:

- NR-C (Natural Resource Conservancy)
- FP-35 (Farmland Preservation)
- FP-1 (Small-Acreage Farmland Preservation)
- RE (Recreational)

d. Policies & Programs – Public Lands District

1. Work with public agencies owning land in the Town and develop agreements on future use of existing public lands.
2. Actively participate in future updates to the Dane County Parks and Open Space Plan, state park planning, and Ice Age Trail planning efforts.
3. 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 the Town of Cross Plains Comprehensive Plan.
4. Encourage land uses that are compatible with natural resource preservation and protection.

5. Encourage public recreational opportunities for Town residents on publicly owned lands

6. Urban Service Areas

a. Purpose:

Urban Service Areas represent those areas in and around existing communities most suitable to accommodate urban development. Urban services include public water supply and distribution systems, sanitary sewerage systems, police and fire protection, solid waste collection, urban storm drainage systems, streets with curbs and gutters, street lighting, neighborhood facilities such as parks and schools, and urban transportation facilities. As described in the *Dane County Water Quality Plan*, Urban Service Areas also serve as the county's sewer service areas for areawide water quality management planning under NR 121, Wisconsin Administrative Code. Urban Service Area boundaries are approved by the Capital Area Regional Planning Commission.



As described in the *Dane County Water Quality Plan*, Urban Service Areas also serve as the county's sewer service areas for areawide water quality management planning under NR 121, Wisconsin Administrative Code. Urban Service Area boundaries are approved by the Capital Area Regional Planning Commission.

b. Objectives:

1. Promote cooperative planning with the Village of Cross Plains, the Capital Area Regional Planning Commission and all adjacent communities.
2. Accommodate higher density urban development in locations suitable for the provision of efficient, high-quality public services.
3. Provide for efficient use of existing services and protect environmental corridors.
4. Redirect development that would otherwise convert farmland from agricultural use.

c. Appropriate Zoning Districts:

- FP-35, FP-1 (Farmland Preservation) or AT-35 (Agriculture Transitional) for lands not annexed to an incorporated city or village.
- Determined by municipal zoning for lands annexed to an incorporated municipality.

d. Policies & Programs – Urban Service Areas

1. Continue to direct urban development requiring a full range of public services to designated Urban Service Areas.

2. Continue to refer to Urban Service Area plans adopted into the Dane County Water Quality Plan and appropriate municipal plans to provide detailed land use planning and development policies within Urban Service Areas.
3. Work cooperatively with the Village of Cross Plains and the Capital Area Regional Planning Commission to make sure future urban service area expansions are consistent with the goals, objectives and policies of the Town of Cross Plains Comprehensive Plan.
4. Explore opportunities to develop intergovernmental boundary agreements cooperative planning, shared services and revenue-sharing with the Village of Cross Plains.

Transfer of Development Rights (TDR)

1. Background:

A transfer of development rights program is a method of redirecting development from one part of the town, a “sending area,” to other lands in a different part of the town, a “receiving area.” The Town of Cross Plains has adopted Dane County’s Transfer of Development Rights Ordinance to facilitate the mutually agreed, voluntary transfer of development rights between landowners in the town.

2. Objectives:

The Town of Cross Plains uses its TDR program to:

1. preserve farmland and rural character;
2. redirect nonfarm development away from productive agricultural lands;
3. encourage permanent protection of large blocks of contiguous farmland;
4. encourage permanent protection of regionally significant natural resource, environmental and recreational lands;
5. allow farmers reasonable compensation for their land;
6. direct development to more suitable areas where development is more efficiently served;
7. develop at higher densities;
8. encourage infill development; and to
9. discourage land uses incompatible with proximate residential uses

3. Policies & Programs – Transfer of Development Rights

a. Allocation of Development Rights

Development rights are determined by the town density policy in Farmland Preservation Districts and this transfer of development rights section. Development rights are transferred from a specific sending area parcel to a specific receiving area parcel. Any development rights transferred to a parcel in a receiving area, but not immediately used for the development planned in that receiving area parcel, remain with that receiving area parcel (that is, the development rights run with the land), and are subject to all other requirements related to development rights as set forth in the Dane County TDR Ordinance and the *Town of Cross Plains Comprehensive Plan*.

b. Sending Areas.

- i. **General Policies for all Sending Areas:**

All lands within the Farmland Preservation Area, except for substandard parcels, are considered potential “sending areas.” Prior to application, landowners must provide a Density Study Report from the Dane County Department of Planning and Development showing that the proposed sending property has development potential remaining under the Farmland Preservation density policies. Within potential sending areas, the town will consider petitions by landowners to rezone all or a portion of their property into the TDR-S overlay zoning district (s.10.158, Dane County Code), provided at least one of the following criteria is met:

1. Proposed sending areas are within the National Ice Age Scientific Reserve, Ice Age Trail Corridor or Black Earth Creek Water Quality Corridor or are a Dane County defined inactive non-conforming mineral extraction site as of 2017;
2. Soils on the land are predominately classified as Groups I, II or III agricultural soils under the Dane County Land Evaluation and Site Assessment (LESA) system, OR;
3. Reduction of potential nonfarm development would result in large blocks of contiguous, permanently protected farmland, natural resource land or other open space.

ii. Super Sending Areas:

Group Definitions

GROUP 1: Inactive grandfathered mineral extractions sites as defined by Dane County in 2017.

GROUP 2: A minimum of 35 acres of land, not owned by public or non-profit entities, in Town:

1. Adjacent/contiguous with certain public lands as of 2016 in current Voluntary Conservation/TDR sending areas.
2. Adjacent/contiguous with Black Earth Creek in current Voluntary Conservation/TDR sending areas.
3. In National Parks Ice Age Scientific Reserve/DNR/County acquisition areas.
4. The areas are identified in the attached SUPER SENDING AREA map dated 12/5/17 (areas 1-3).

Conditions

Owners of properties in GROUP 1 or GROUP 2 are eligible for additional development rights (Super Sending Area Bonus), under the following conditions:

For GROUP 1:

1. Owners vacate grandfathered mineral extraction zoning status & deed restrict from mineral extraction activities.

2. Place a permanent agricultural or conservation easement on the entire parcel with mineral extraction rights with Town as an easement holder.
3. Any unused or Super Sending Area Bonus rights are available for transfer to an appropriate receiving area in the TDR-R district or on the TDR-S property with the unused development entitlement.

For GROUP 2:

1. Place a permanent agricultural or conservation easement on 35 acres for every Super Send Area Bonus with Town as an easement holder or sell property to a public governmental entity or non-for profit for conservation/preservation with Town as a conservation easement owner. The Town Board may reduce the number of acres required to be placed under an easement if there are not sufficient lands available under the same ownership.
2. A limited public easement for connecting to other public lands, an ice age trail connection or a multi-use regional trail connection would not be prohibited for either group of properties.

Any unused or Super Sending Area Bonus rights are available for transfer within the town, but not within the Super Sending Areas.

Super Sending Areas Bonus Rights

For GROUP 1:

For each unused development right transferred from a TDR-S zoned property in a Group 1 Sending Area, landowners may create up to four (4) development sites in an appropriate receiving area in the TDR-R district or on the TDR-S property with the unused development entitlement.

For GROUP 2:

1. For each unused development right transferred from a TDR-S zoned property in a Group 2 Sending Area, landowners may create up to two (2) development sites in an appropriate receiving area in the TDR-R district. This is considered a 1:2 ratio.
2. For properties that have exhausted their development rights prior to 2017 and are within a Group 2 Sending Area, one additional development right will be granted. For each such additional right transferred from a TDR-S zoned property, landowners may create up to one (1) development site in an appropriate receiving area in the TDR-R district.

Subdivision Plats

The town will consider development of subdivision plats. This means the ability to develop a subdivision (greater than 4 lots), not to exceed 8 lots, within five years. Previously residential development was limited to developing a maximum of 4 lots within five years (which is the maximum allowed via certified survey map - CSM).

Subdivisions must comply with all conservation subdivision policies of this comprehensive plan. For the town the main goal is to concentrate development by clustering lots and minimizing the size of the lots.

The town will consider development of conservation subdivisions as part of the TDR program, if the proposed development meets siting and design criteria found in this plan. The number of lots can be a combination of development rights associated with a property and those transferred to a property.

c. Receiving Areas.

All lands in the Farmland Preservation, Rural Residential, and Pine Bluff Crossroads planning areas are considered potential “receiving areas”. Within these areas, the town may consider petitions by landowners to rezone all or a portion of their property to an appropriate zoning district with a TDR-R overlay (s. 10.305, Dane County Code). The town board will recommend approval of petitions to the TDR-R overlay district, provided all of the following criteria are met:

1. Proposed receiving areas are not within the National Ice Age Scientific reserve, Ice Age Trail Corridor or Black Earth Creek Water Quality Corridors;
2. Proposed receiving areas have minimal impact on Group I, II or III soils under the Dane County Land Evaluation and Site Assessment (LESA) system;
3. Proposed receiving areas are not within the Village of Cross Plains Urban Service Area, unless expressly permitted in an adopted intergovernmental agreement between the Town of Cross Plains and the Village of Cross Plains;
4. Proposed development would be clustered, and adjacent to existing nonfarm development;
5. Unless utilizing a super sending area bonus, no more than one development site or lot is created in a receiving area for each development right retired in a sending area;
6. If within an Farmland Preservation Area, lot size for proposed development does not exceed 5 acres, and;
7. Proposed development meets all of the siting criteria for the appropriate planning area as identified in the Town of Cross Plains Comprehensive Plan.

d. Implementing a Transfer.

Transfers from sending areas to receiving areas are accomplished by recording conservation easements and deed notices. Transfers are permitted only within the Town of Cross Plains.

Conservation Easements.

In order to transfer development rights from a sending area property in the TDR-S overlay district, the sending landowner must record a TDR Conservation Easement with the Dane County Register of Deeds. Conservation easements must:

1. Meet all the requirements of ss.10.004(155) and 10.304(4)(b), Dane County Code;
2. Specify the number of development rights being sent from the property;
3. Specify the number of development rights (if any) remaining on the property, and;
4. Must include the Town of Cross Plains and Dane County as co-holders of the easement.

Deed Notices.

Landowners of both the sending area and receiving area properties must record deed notices with the Dane County Register of Deeds. Deed notices must:

1. Meet all of the requirements of ss. 10.004(112) and 10.305(5)(c), Dane County Code;
2. Track the number of rights transferred from each sending parcel;
3. Track the number of rights transferred to each receiving parcel;
4. Identify each sending and receiving parcel by legal description and parcel number, and;
5. Reference a recorded TDR easement on an appropriate TDR-S-zoned parcel.

Development Permits in Receiving Areas.

Before obtaining zoning, driveway, or building permits for development in the TDR-R overlay zoning district, developers must present all of the following to the Town of Cross Plains Board and to Dane County Zoning:

1. Recorded deed notice documents on both the sending and receiving parcels as described in (4)b. above.
2. A letter from the Town of Cross Plains Plan Commission indicating that the TDR transaction is consistent with transfer policies, siting criteria and all other applicable policies of the Town of Cross Plains Comprehensive Plan, and;
3. A letter from the Dane County Planning Division indicating that the TDR transaction is consistent with the Dane County Comprehensive Plan.

Conservation Subdivisions

The Town of Cross Plains will consider the division of land by subdivision plat, as defined and required under Chapter 75, Dane County Code, if development meets all of the following criteria.

1. Overall goals and objectives.

2. Development Density

Unless participating as a receiving area under a Transfer of Development Rights transaction, total development must not exceed the density cap in effect for the planning area in which the development occurs. Landowners must provide a density study report by the Dane County Department of Planning and Development that shows sufficient development potential for the proposed development, as well as copies of any TDR conservation easements and deed restrictions recorded as part of a Transfer of Development Rights transaction, prior to submitting a concept plan.

3. Inventory Mapping

The subdivider shall submit a series of maps, GIS layers and descriptive information to the plan commission that adequately describe the following features of the property.

1. USDA NRCS soil type locations and identification of soil capability classifications under the Dane County Land Evaluation classification system.
2. Hydrologic characteristics, including surface waters, 1% and 0.5% regional floodplains, groundwater recharge and discharge areas, wetlands, natural swales, drainage ways and slopes exceeding 12% grade. At the plan commission's discretion, on-site floodplain determinations and/or wetland delineations may be required, at the subdivider's expense.
3. Land cover on the site, according to Dane County Land Use Inventory subcategories.
4. Location and condition of all existing trees with a caliper of 24 inches or more, as measured four feet off the ground.
5. Location and condition of all existing native vegetation or rare ecological community types, such as native prairie or savannah.
6. Current and past land use on the site, including all buildings, structures and impervious surfaces on the land, cultivated areas, brownfields, waste sites and history of waste disposal practices.
7. All encumbrances, easements or covenants that apply to the property.
8. Known critical habitat areas for rare, threatened or endangered species.
9. Unique geological resources, such as rock outcrops and glacial features.

10. Cultural resources: brief description of historic character of buildings and structures, historically important landscapes and archaeological features. This includes a review of existing inventories, including those of the State Historical Society.

4. Concept plan

Using the inventory and development density calculations above, the subdivider shall submit a concept plan including the following information:

1. Open space areas indicating which areas are to remain undeveloped.
2. Location and width of all planned trails.
3. Boundaries of areas to be developed, with proposed general street and lot layout.
4. Number and type (i.e., single-family, two-family) of housing units proposed.
5. Proposed methods for and location of water supply, stormwater management practices and sewage treatment.
6. Inventory of preserved and disturbed natural features, prominent views and productive farmland.
7. Preliminary development envelopes showing areas for lawns, pavement, buildings and grading.
8. Proposed methods for ownership and management of protected open space.

5. Minimum Standards

Proposed conservation subdivisions must meet all of the following criteria.

a. Protected Open Space

i. General standards for open space

At least 70% of the gross acreage of the proposed development site must be set aside as contiguous, permanent open space that is owned and maintained by one of the following entities:

1. A homeowner's association or condominium owner's association
2. A nonprofit conservation organization
3. The Town of Cross Plains, Dane County, the State of Wisconsin, or a conservation agency of the United States;
4. An individual landowner or landowners who will use the land for open space purposes under the terms of a recorded conservation easement.

ii. Lands included in or excluded from open space calculation

1. Road rights-of-way shall not be counted towards the required minimum open space.
2. No more than 50 percent of the required open space may consist of land in mapped Resource Protection Corridor.
3. No more than 20 percent of required open space may consist of engineered stormwater practices required under Chapter 14, Dane County Code.
4. Archaeological sites, human burials, endangered species habitat and other cultural or natural features protected under state or federal law must be included in protected open space.

iii. Zoning and other restrictions for common open space

1. Lands in common open space must be in the NR-C, RE, UTR, FP-1 and/or FP-35 zoning districts.
2. Common open space areas must be dedicated to the public or have recorded deed restrictions or conservation easements prohibiting future development or redivision.

b. Lot design and development standards

1. All new or re-divided lots must comply with all provisions of Chapter 75, Dane County Code, including a minimum frontage of 66 feet onto a public right-of-way.
2. Any new public road dedications must have a surveyed and recorded right-of-way that conforms to all standards of the Dane County Land Division Ordinance (Chapter 75, Dane County Code) and any applicable Engineering standards of the Town of Cross Plains. No cul-de-sacs or dead-end roads will be permitted.
3. Road construction and paving must meet all standards of the Town Engineer before any new dedication will be accepted. The Town of Cross Plains will not accept maintenance responsibility for any new public road until 80% of the development is complete and the Town Engineer has certified that the road meets town standards. Financial securities to ensure road completion to town specification will be required, as provided in Chapter 75, Dane County Code.
4. Any property owner or developer who divides or subdivides land must pay for and install, to Town specification, necessary public improvements such as streets, intersections, storm sewers, water supply systems, sidewalks, and streetlights.
5. Any property owner or developer who divides or subdivides land for residential purposes must provide adequate park, playground, recreation and open space to meet the needs created by and to be provided for their land division.

6. The town may require a preliminary review letter, or other proof of compliance with the Dane County Erosion Control and Stormwater Ordinance (Chapter 14, Dane County Code) before approving any land division.
7. If the proposed development would result in a density of 1 or more onsite wastewater treatment systems per 1.5 acres, the subdivider must provide an analysis reviewed by the Capital Area Regional Planning Commission to ensure drinking water supplies are protected. If the evaluation indicates a risk for nitrate levels to exceed 10 mg. per liter, alternatives, such as protected water supplies (well location and depth), utilizing nitrogen-reducing wastewater treatment systems, or community-scale water supply and wastewater treatment systems (e.g., a Limited Service Area approval and public sewer and water) will be required.

6. Conservation Design Criteria

Proposed conservation subdivisions must meet 11 of the following criteria:

1. Permanently protect, enhance and maintain contiguous areas of native vegetation, rare ecological communities, natural ecosystems and/or wildlife habitat. Design trails, utilities and other non-native features to minimize fragmentation.
2. Restore and maintain, according to appropriate NRCS best management practices, degraded environmental areas, such as wetlands, native vegetation, habitat, or rare community types.
3. Preserve 80% or more of existing, native trees with a caliper of 24 inches or greater, as measured 4 feet off the ground, and include long-term, enforceable plans to maintain and increase tree canopy cover over time.
4. Maintain or restore 75-foot, or wider, native vegetative buffers (with exceptions for “viewing and access corridors” as defined in Chapter 11, Dane County Code) adjacent to all navigable waterways.
5. Maintain or restore 35-foot, or wider, native vegetative buffers adjacent to existing or restored wetlands.
6. Install and permanently maintain stormwater best management practices that significantly exceed runoff volume, sediment control and infiltration performance standards required under Chapter 14, Dane County Code.
7. Install and permanently maintain agricultural soil and water conservation practices that significantly exceed the conservation compliance standards of the Dane County Department of Land and Water Resources.
8. Install and permanently maintain best management practices or green infrastructure to reduce flooding potential, consistent with watershed- or site-

specific plans approved by county, regional or state conservation or water quality management agencies.

9. Locate development envelopes to avoid ridges, hilltops, along peripheral public roads, within regionally significant viewsheds or in other visually prominent areas. Include landscaping and vegetation preservation standards to promote natural scenic beauty and rural character within prominent viewsheds.
10. Design developed areas, including public road rights-of-way, to account for less than 40% of the gross acreage of the site, minimize total road, driveway length and other impervious surfaces and promote compact, walkable neighborhoods.
11. Include public dedications or public access easements to navigable waterways, regional, state or national trail systems or to other lands open to public use.
12. Provide an internal bicycle/pedestrian pathway system connecting open space areas accessible to neighborhood residents, and connecting these areas to neighborhood streets and to planned or developed trails on other parcels.
13. Include provisions, such as two-family-residential (TFR) zoning, accessory dwelling units, community land trust or other measures to provide for affordable housing and a variety of housing types appropriate to the area.
14. Include sewage disposal technologies demonstrated to minimize nitrate pollution and that meet all performance, access and maintenance requirements of Madison/Dane County Public Health and the State of Wisconsin.

Renewable Energy Facilities

Types of facilities

The Dane County Zoning Ordinance describes three categories of renewable energy facilities (including wind turbines and solar arrays):

1. Utility services: small-scale facilities, such as rooftop solar panels or wind turbines intended primarily for onsite use. Such services are a permitted use in every zoning district.
2. Mid-size facilities intended primarily for offsite use, but not under the direct approval authority of the Wisconsin Public Service Commission. Such uses are a conditional use in several county zoning districts.
3. Large-scale facilities intended primarily for offsite use, and under Wisconsin PSC authority. Such facilities are exempt from county zoning.

Policies

The town will apply the following policies to Conditional Use Permits for renewable energy facilities, and will encourage the Public Service Commission to follow the following policies when issuing orders for renewable energy facilities within the Town of Cross Plains.

1. To minimize the need for new electrical transmission lines, locate new renewable energy installations as close as possible to existing transmission facilities.
2. Where practical, manage density and size of utility-scale installations to minimize impacts to adjoining agricultural land uses and rural character.
3. Except where required for aviation or other safety concerns, encourage setbacks, vegetative screening, berms, or other practices to minimize visual impact.
4. Encourage multiple- or dual-use facilities that allow for agricultural, natural resource, habitat and/or soil and water conservation uses to coexist with energy generation.
5. Arrange energy infrastructure, fencing and berms to allow for equipment movement, habitat, wildlife corridors and pervious cover to minimize runoff.
6. Make sure all installations comply with county erosion control and stormwater standards during construction, operational, maintenance and decommissioning phases.
7. Encourage adaptive reuse of operating or closed mineral extraction or other rural industrial sites for renewable energy use.
8. To the extent possible, follow the siting criteria for this plan, to avoid productive farm soils.

9. Make sure landscaping and other vegetation is maintained to continue to serve its intended purpose and does not create sources for invasive species.
10. Require decommissioning plans for all renewable energy facilities, with financial instruments sufficient to cover the cost of equipment removal and reclamation. Lands should be reclaimed to uses appropriate to the planning area described in this plan.

CHAPTER 9: IMPLEMENTATION

I. Implementation Tools

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

1. **Town of Cross Plains Driveway Ordinance:** This ordinance regulates the creation, reworking or expansion of roads that ultimately connect to a public right-of-way. Applications for any driveway permit must comply with all of the provisions of this ordinance and must be consistent with the *Town of Cross Plains Comprehensive Plan*.
2. **Town of Cross Plains Building Permit Ordinance:** This ordinance regulates the placement of residential and residential accessory buildings on land in the Town of Cross Plains. Building sites must comply with the requirements of the is ordinance and with the *Town of Cross Plains Comprehensive Plan*.
3. **Dane County Zoning Ordinance (Chapter 10, Dane County Code):** Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the town. The town will not recommend approval of rezone petitions under s. 59.69(5)(e), Wis. Stats., or on Conditional Use Permits under s.10101(7), Dane County Code, unless they are consistent with the *Town of Cross Plains Comprehensive Plan*.
4. **Dane County Land Division Ordinance (Chapter 75, Dane County Code):** The town falls under the Dane County subdivision ordinance (Chapter 75 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels. This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the *Town of Cross Plains Comprehensive Plan*.
5. **Dane County Erosion Control and Stormwater Management Ordinance (Chapter 14, Dane County Code):** To ensure environmental protection of natural resources and features, the town has adopted the Dane County ordinance.
6. **Dane County Shoreland Zoning Ordinance (Chapter 11, Dane County Code):** Dane County administers this ordinance to regulate development within 1,000 feet of a lake and within 300 feet of a stream to protect water quality, fish and wildlife habitat and natural scenic beauty.
7. **Dane County Floodplain Zoning Ordinance (Chapter 17, Dane County Code):** Dane County administers this ordinance to control development within floodplains to reduce flood hazards and protect the environment.
8. **Sign Regulations:** Sign regulations are contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).
9. **Building and Mechanical Codes:** The town falls under the state Uniform Dwelling Code (UDC).
10. **Rural Density Policy:** The town's rural density policy limits the number of lots that may be created by certified survey to one parcel for each 35 acres, or portion thereof, owned

as of December 15, 1994. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the town on April 28, 1981, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in Chapter 8.

11. **Sanitary Codes:** The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance (Chapter 46 of the DCCO).

II. Adoption, Evaluation, Amendments and Updates

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

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

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

The town board and town plan commission will review the *Town of Cross Plains Comprehensive Plan* every year, to see if amendments or updates are necessary. At least every five years, the plan commission will recommend, if needed, minor updates or amendments of the *Town of Cross Plains Comprehensive Plan* for consideration by the town board.

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

III. Integration of Plan Elements

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

IV. Implementation Timeline

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

Table 9-A: Action Plan and Timeframe

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

Town of Cross Plains Comprehensive Plan 2021 Survey

25% return rate

Q1. Which of the following best describes your residency in the Town of Cross Plains?

<u>Answer Choices</u>	<u>Responses</u>	
land and home owner	90.37%	169
land owner non-resident	9.09%	17
renter	0.53%	1
	Answered	187
	Skipped	0

Q2. If you are a resident, how long have you lived in the town?

<u>Answer Choices</u>	<u>Responses</u>	
less than 5 years	13.90%	26
5 to 10 years	17.11%	32
11 to 20 years	16.58%	31
more than 20 years	43.32%	81
I am not a resident	9.09%	17
	Answered	187
	Skipped	0

Q3. Where is the primary place of work for all adults in your household? Check all that apply.

<u>Answer Choices</u>	<u>Responses</u>	
In Town or Village of Cross Plains	21.39%	40
In Middleton, Verona or Waunakee	16.04%	30
In Mount Horeb, Black Earth, Mazomanie or Sauk	2.67%	5
In Madison	35.83%	67
Significant regular air or car travel within or out of state	3.21%	6
Retired	39.57%	74
Other (please specify)	14.97%	28
	Answered	187
	Skipped	0

Q4. How would you rate efforts of the town to guide where development occurs?

<u>Answer Choices</u>	<u>Responses</u>	
Too much planning, policies and ordinances directing development	11.29%	21
About the right amount of planning, policies and ordinances directing development	44.09%	82
Not enough planning, policies and ordinances directing development	10.22%	19
Unsure	34.41%	64
	Answered	186
	Skipped	1

Q5. The following are several statements that suggest choices about future directions for the Town of Cross Plains. Please rate each.

	Strongly agree		Somewhat agree		Somewhat disagree		Strongly disagree		Unsure	Total
Cross Plains should be a mostly rural town	62.03%	116	26.74%	50	8.56%	16	2.14%	4	0.53%	187
Cross Plains should promote more industrial and business development	6.56%	12	20.22%	37	25.68%	47	45.36%	83	2.19%	183
Cross Plains should promote the preservation of farmland	65.24%	122	24.60%	46	6.95%	13	2.67%	5	0.53%	187
Town land use policies should be strengthened to better guide growth	26.34%	49	34.41%	64	12.90%	24	10.75%	20	15.59%	186
Most new development should occur adjacent to areas which are already developed	44.62%	83	38.17%	71	9.14%	17	4.84%	9	3.23%	186
Farming is an important part of the Town's future	62.03%	116	24.60%	46	7.49%	14	1.60%	3	4.28%	187
Traffic is a growing problem in Cross Plains	29.57%	55	32.26%	60	20.43%	38	9.68%	18	8.06%	186
The town should promote more tourism and recreation oriented business.	22.04%	41	30.65%	57	19.35%	36	16.67%	31	11.29%	186
Agricultural businesses should be promoted	34.05%	63	42.16%	78	11.35%	21	3.78%	7	8.65%	185
Cross Plains should have regulations to control the appearance and clean-up of poorly maintained properties	39.78%	74	37.63%	70	11.83%	22	8.60%	16	2.15%	186
Farmers and other rural landowners should be able to sell their land for any type or amount of development	8.11%	15	12.43%	23	25.95%	48	48.65%	90	4.86%	185
Farmers and other rural landowners should be able to sell their land for a limited amount of development.	13.04%	24	38.04%	70	21.20%	39	19.57%	36	8.15%	184
Land use conflicts between agriculture and residential development are a problem in Cross Plains.	15.59%	29	30.65%	57	20.97%	39	5.91%	11	26.88%	186
Land use conflicts between commercial and residential development is a problem in Cross Plains.	9.24%	17	22.28%	41	23.91%	44	8.15%	15	36.41%	184
Housing affordability is a growing problem in Cross Plains.	11.29%	21	20.43%	38	24.19%	45	17.20%	32	26.88%	186
It is important to coordinate the Town's future land use plans with those of surrounding towns and the Village of Cross Plains.	30.65%	57	41.40%	77	12.90%	24	11.83%	22	3.23%	186
Residential subdivisions (5 or greater lots) should not be allowed in rural areas of the town.	43.55%	81	23.66%	44	18.28%	34	9.68%	18	4.84%	186
The Town should pursue High Speed Internet Service.	74.87%	140	16.04%	30	1.60%	3	3.74%	7		187
										Answered
										187
										Skipped
										0

Q6. Much of the town of Cross Plains has a rural/agricultural character today, including farmland, outdoor recreational, marshes & wildlife habitat. How important is it to retain the Town's rural/agricultural character in the future?

<u>Answer Choices</u>	<u>Responses</u>	
Very important	82.89%	155
Somewhat important	11.76%	22
Not so important	4.28%	8
Not at all important	1.07%	2
	Answered	187
	Skipped	0

Q7. Which of the following statements best describes how you want Cross Plains to look 20 years from now?

<u>Answer Choices</u>	<u>Responses</u>	
Mostly agricultural and open lands	30.48%	57
Mix of agricultural, open lands and residential	49.73%	93
Mix of agricultural, business and residential	17.65%	33
Mostly residential and limited agriculture	1.60%	3
Mostly residential and business with limited agriculture	0.53%	1
	Answered	187
	Skipped	0

Q8. The approximate population of the town is 1,570, and has grown at a rate of 2% every 5 years. What would be the ideal town population growth be 20 years from now?

<u>Answer Choices</u>	<u>Responses</u>	
Less than today	15.51%	29
Same as today, at a rate of 2% every 5 years	50.27%	94
More than today, at a rate of more than 2% but less than 5%, every 5 years	14.44%	27
Much more than today, at a rate of more than 5% every 5 years.	5.35%	10
No opinion	14.44%	27
	Answered	187
	Skipped	0

Q9. Which type of non-farm commercial development would you support in the town?

	Support		Oppose		Total
Business related to farming	86.11%	155	13.89%	25	180
Large livestock operations	19.23%	35	80.77%	147	182
Agriculture related manufacturing (for example, fertilizer or ethanol plants)	13.19%	24	86.81%	158	182
Mineral extraction (mining and quarries)	17.03%	31	82.97%	151	182
Industrial parks	21.02%	37	78.98%	139	176
Smaller stores and shops servicing mostly local residents (for example, coffee shops, restaurants)	88.04%	162	11.96%	22	184
Small home business operations	91.21%	166	8.79%	16	182
Commercial development located near Highway 14	64.67%	119	35.33%	65	184
Commercial development located along county road S and P	31.84%	57	68.16%	122	179
Renewable energy generation - solar	74.46%	137	25.54%	47	184
Renewal energy generation - wind	54.89%	101	45.11%	83	184
			Answered	186	
			Skipped	1	

Q10. If farming is the primary use of your land, what type of agricultural products are produced?

<u>Answer Choices</u>	<u>Responses</u>	
Community supported agriculture (CSA)/local food supplier/value added prod	2.91%	5
Dairy	1.74%	3
Meat or egg production	2.33%	4
Cash crops (for example corn or soybeans)	22.09%	38
Farming is not the primary use of my land	70.93%	122
	Answered	172
	Skipped	15

Q11. If you farm, how many acres do you own?

<u>Answer Choices</u>	<u>Responses</u>	
Less than 25	57.14%	52
25 to 100	29.67%	27
101 to 300	6.59%	6
301 to 500	3.30%	3
Over 500	3.30%	3
	Answered	91
	Skipped	96

Q12. What is the primary use of the land you own in the town?

<u>Answer Choices</u>	<u>Responses</u>	
Traditional agriculture	16.22%	30
Residential	43.24%	80
Business commercial	0.54%	1
Small scale "personal" agriculture - multiple animals, large scale gardening	8.11%	15
Wooded residential	27.57%	51
Community supported agriculture (CSA)/local food supplier/value added prod	0.00%	0
None of the above	4.32%	8
	Answered	185
	Skipped	2

Q13. What do you believe is the viability of agriculture business in the Town over the next 20 years?

<u>Answer Choices</u>	<u>Responses</u>	
Strong	37.30%	69
Weak	14.59%	27
I don't know	48.11%	89
	Answered	185
	Skipped	2

Q14. What agricultural activities do you believe are most viable?

<u>Answer Choices</u>	<u>Responses</u>	
Community supported agriculture (CSA)/local food supplier/value added prod	43.33%	78
Dairy	9.44%	17
Meat or egg production	0.56%	1
Cash crops	45.00%	81
Alternative fuels	1.11%	2
Other	0.56%	1
	Answered	180
	Skipped	7

Q15. What amount of land is needed to make farming viable for your uses?

<u>Answer Choices</u>	<u>Responses</u>	
Less than 50 acres	15.73%	28
50 to 150 acres	10.67%	19
151 to 300 acres	4.49%	8
Over 300 acres	5.62%	10
Not applicable	63.48%	113
	Answered	178
	Skipped	9

Q16. Should the following land use plan goals be continued or strengthened?

	yes	no	unsure	Total			
Preserve productive farmland and agricultural businesses	84.24%	155	3.80%	7	11.96%	22	184
Protect agricultural uses from incompatible uses	82.80%	154	2.69%	5	14.52%	27	186
Manage residential housing development	86.41%	159	8.70%	16	4.89%	9	184
Protect Town's natural resources	94.62%	176	2.69%	5	2.69%	5	186
Maintain rural character	91.40%	170	4.30%	8	4.30%	8	186
				Answered		187	
				Skipped		0	

Q17. Should the following land use plan goals be continued or strengthened?

	yes	no	unsure	Total			
Range of affordable housing opportunities	41.76%	76	36.81%	67	21.43%	39	182
Senior housing	51.37%	94	28.42%	52	20.22%	37	183
Commercial or business development	39.01%	71	43.41%	79	17.58%	32	182
Value added agricultural production (meat processing, vegetable processing)	61.41%	113	24.46%	45	14.13%	26	184
Encourage permanent agricultural land preservation	79.89%	147	9.78%	18	10.33%	19	184
Encourage permanent natural resource preservation	94.02%	173	3.26%	6	2.72%	5	184
Encourage clustering residential housing and smaller lots when agricultural la	63.59%	117	19.02%	35	17.39%	32	184
Town financing and acquisition of development rights when agricultural land i	45.36%	83	20.22%	37	34.43%	63	183
Town financing of broadband improvement and expansion	75.68%	140	14.59%	27	9.73%	18	185
					Answered	187	
					Skipped	0	

Q18. Broadband services are used for streaming, email, web browsing, video conferencing and educational instruction. How is your broadband service?

<u>Answer Choices</u>	<u>Responses</u>	
Not adequate	26.09%	48
Slow but useable	42.39%	78
Very good	31.52%	58
	Answered	184
	Skipped	3

Q19. Although the town does not have direct control over broadband services, how would you use high speed Internet if it were available? Check all that apply.

<u>Answer Choices</u>	<u>Responses</u>	
For my local business	20.97%	39
As part of my farm operations	9.68%	18
For telecommuting for my job	50.00%	93
My kids would use it for their school work	23.66%	44
General research and entertainment	77.42%	144
I do not have a need for high speed Internet	5.38%	10
Other (please specify)	10.22%	19
	Answered	186
	Skipped	1

Q20. Rate the following Town services, with 1 being excellent and 5 being terrible:

	1	2	3	4	5	Total					
Road maintenance and condition	22.70%	42	44.86%	83	25.41%	47	5.95%	11	1.08%	2	185
Snow plowing	36.96%	68	38.59%	71	20.65%	38	3.80%	7	0.00%	0	184
Trash and recycling	33.70%	61	28.73%	52	23.76%	43	10.50%	19	3.31%	6	181
Town website	11.18%	19	35.29%	60	41.18%	70	9.41%	16	2.94%	5	170
Accessibility and assistance of the Town Clerk and Town Officials	37.91%	69	34.62%	63	23.63%	43	3.30%	6	0.55%	1	182
Ease of access to information on Town meeting agendas and action items	27.32%	50	41.53%	76	24.59%	45	5.46%	10	1.09%	2	183
EMS and fire services	46.89%	83	38.98%	69	10.73%	19	3.39%	6	0.00%	0	177
						Answered				186	
						Skipped				1	

Q21. Should the Town increase taxes for weekly trash and recycling services?

<u>Answer Choices</u>	<u>Responses</u>	
Yes	19.79%	37
No	59.36%	111
Unsure	20.86%	39
	Answered	187
	Skipped	0

Q22. Should ATV and UTV uses be allowed on all or some town roads?

<u>Answer Choices</u>	<u>Responses</u>	
Yes	37.97%	71
No	46.52%	87
Unsure	15.51%	29
	Answered	187
	Skipped	0

Q23. Should ATV and UTV uses be allowed on all or some town roads if insurance cannot be required?

<u>Answer Choices</u>	<u>Responses</u>	
Yes	16.04%	30
No	67.38%	126
Unsure	16.58%	31
	Answered	187
	Skipped	0