

## Appendix 1: Glossary

For additional definitions in the Dane County Comprehensive Plan visit: [Dane County Glossary of Terms](#).

**Accessory Dwelling Unit (ADU)-** A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business. In Dane County, maximum size is 800 square feet.

**Contiguous-** A parcel of land is contiguous if all parts under the same ownership are adjacent along a boundary, or at a point ("corner-to-corner"). Land under common ownership that is divided by a navigable waterway, road, public right-of-way, zoning district boundary, or survey line is considered contiguous.

**Driveway-** A private driveway, road, field road or other means of travel through any part of a private parcel of land which connects or will connect with any public highway.

**Density-** The amount of non-farm development allowed, in relation to the total area owned. The density limit of the plan is expressed as one "density unit" per 35 acres of contiguous ownership as of December 15, 1994

**Environmental Corridor-** Continuous systems of open space in urban and urbanizing areas, that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. The Capital Area Regional Planning Commission (CARPC) maps environmental corridors as part of Urban Service Area approvals, under the Dane County Water Quality Plan.

**Floodplain-** Land adjacent to a body of water which has been or may be hereafter covered by flood water (as delineated on official FEMA floodplain maps).

**Land of Agricultural Significance-** Land of sufficient quality to be preserved for agricultural use as determined by a town planning committee evaluation of: size, productivity, slope, crop history, shape and accessibility.

**Lot-** A parcel of land occupied or intended to be occupied by a building and its accessory buildings and uses. A lot may be a parcel designated in a plat, a certified survey map, or described in a conveyance recorded in the register of deeds.

**Ownership Parcel-** a contiguous and discrete tract of land, all under the same ownership and on public record. An ownership parcel is distinct from a tax parcel, and is not affected by zoning district boundaries.

**Density Unit-** An allowance for possible non-farm development on a parcel of land based on density requirements. Note that all other requirements of this plan must also be met for non-farm development on the parcel to be approved.

**Prime Farmland-** (a)An area with a class I or class II land capability classification as identified by the natural resources conservation service of the federal department of agriculture. (b) Land, other than land described in. (a), that is identified as prime farmland in a certified farmland preservation plan.

**Public Agency-** Any unit of local, state or national government and any publicly regulated utility.

**Rural character-** A place (usually an unincorporated town) with no more than 2,500 people and features a predominant visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with rural development and recreational opportunities.

**Capital Area Regional Planning Commission (CARPC)**- An independent, quasi-governmental agency established in 2007 by the Wisconsin governor under s.66.0309 of the Wisconsin Statutes. The CARPC serves as the areawide water quality planning agency for the Dane County region under NR 121, Wisconsin Administrative Code.

**Certified Survey Map (CSM)**- WI Statutes Chapter 236.34, Land divisions that result in four or less parcels may be surveyed, monumented and mapped by a registered land surveyor.

**Conditional Use Permit (CUP)**- A permit required for uses that because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use at a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses.

**Farmland Preservation Area**- Planning Area subject to the laws of State Chapter 75 related to maintaining agricultural business. Property owners who maintain their property in Farmland Preservation Zoning can apply for tax property tax credits. Area planned for future development are not able to receive farmland preservation credits. See Dane County [website](#) for more information.

**Hydric Soils**- A soil that is saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that favor the growth and regeneration of hydrophytic vegetation (USDA - SCS, 1991).

**Extraterritorial Jurisdiction (ETJ)**- The legal ability of a government to exercise authority beyond its normal boundaries. In Wisconsin, most cities and villages have a buffer that extends 1.5 miles from the municipal limits. Some larger cities, such as Madison, have a 3-mile buffer.

**Transfer of development rights (TDR)**- Transfer of development rights programs allow landowners to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. The parcel of land where the rights originate is called the “sending” parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. Conservation easements typically have one or more public or nonprofit co-holders to ensure easement terms are maintained. The parcel of land to which the rights are transferred is called the “receiving” parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning. In contrast with Purchase of Development Rights (PDR; see above), compensation under TDR programs typically is paid from one private individual to another, instead of using public funds.

**Purchase of development rights (PDR)**- Programs, usually publicly funded, that compensate property owners for restricting the future use of their land. Typically, transactions are completed through recording a conservation easement, held by one or more public or nonprofit entities. Specific terms of the conservation easement are typically negotiated between buyer and seller, but at a minimum, will specify permitted and prohibited future uses of the property. Easements may or may not allow for public access, or specific maintenance requirements (such as a farm conservation plan).

**Urban Service Area**- Those areas in and around existing communities, which are most suitable for urban development and capable of being provided with a full range of urban services. (Urban services are those additional public services normally provided or needed in urban areas, including public water supply and distribution systems, sanitary sewerage systems, higher levels of 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 such as sidewalks, taxi service and mass transit.) Urban service area boundaries represent the outer limits of planned urban growth over the

long-term planning period--at least 20 years--and include more than enough land to accommodate anticipated growth. Urban Service Area boundaries are approved by the Capital Area Regional Planning Commission under the Dane County Water Quality Plan.

**Tax Increment Financing (TIF)-** A tool used by cities, incorporated villages, and other development authorities to finance certain types of development costs. The public purposes of TIF are the redevelopment of blighted areas, construction of low- and moderate - income housing, provision of employment opportunities, and improvement of the tax base. (With TIF, a city “captures” the additional property taxes generated by the development that would have gone to other Zoning Districts.

**Zoning district-** Any section or sections of a jurisdiction for which regulations govern land use, density, bulk, height, and coverage of buildings and other structures are uniform.

**Zoning overlay district-** A zoning overlay district superimposes an additional set of regulations or allowances over an existing zoning district, or multiple zoning districts.

## Appendix 2: Public Participation Summary

The Town of Cross Plains has engaged residents and stakeholder several times over the past decades about comprehensive Planning. The community was surveyed in 2009 and 2021. The efforts in 2021 informed the 2023 adopted plan. The 2021 plan is basis of this amended plan. This amendment does not propose changes to policy, except with respect to “conditional use” appropriateness in response to changes in state law impacting town authority. The 2023 plan was developed by 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. Results include:

- 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.”

The Town’s Planning Commission guided this amendment. The Town conducted the required Class-1 Public Hearing Notice and held a public hearing. **Comments submitted include:**

The Plan was also Class 1 noticed and held for public hearing by the Dane County Zoning and Land Regulation Committee of the Dane County Board of Supervisors. **Comments submitted include:**