

TOWN OF CROSS PLAINS COMPREHENSIVE PLAN

Effective April 11, 2024; Revised October 2026
Prepared by Dane County Planning and Development



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Element 1:

Issues & Opportunities

1.1 Introduction

1.1.1 Town Profile

The Town of Cross Plains is in west-central Dane County. 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. 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. Stands of hardwood forest and pines cover the steep slopes of hills and coulees. Two large valleys are formed by the Black Earth Creek watershed in the northern half, and the Sugar River watershed in the southern half of the town. The Driftless Area is of considerable geological and biological interest, and is featured as a unit of the Ice Age National Scientific Reserve and a State Park within the Town. The rural settlement of Pine Bluff is located within the south-central part of the Town of Cross Plains, and the Village of adjoins the Town on its northern boundary. The Village of Cross Plains is the only village with sewer and water service that adjoins the Town of Cross Plains.

The Mapped Resources section at the end of this Plan geographically describes the Town across a variety of variables and data points ranging from natural resources, land use, permit types, and more. References to maps in the narrative are hyperlinked to the relevant map. See the Table of Contents for a list of maps.

1.1.2 Planning History & Updates

The Town of Cross Plains adopted the existing *Town of Comprehensive Plan* in 2009. The 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, Town Board, and County decision-makers in matters related to the growth and development in the Town. As per Wisconsin's comprehensive planning legislation, the Town will review and update the *Comprehensive Plan* at least every ten years to address changing conditions and experiences in the Town.

1.1.3 Purpose

This plan is a decision-making guide for the Town of Cross Plains government in managing changes in land use and in carrying out the business of the Town. This Plan informs the development of Town ordinances and policies. In particular, Wisconsin's Comprehensive Planning law (Wis. Statute 66.1001) requires that beginning on January 1, 2010, certain actions related to zoning and land use regulation must be consistent with an adopted Comprehensive Plan. The plan and the associated ordinances and policies are to be used with applicable Dane County ordinances, Wisconsin statutes, and federal laws. The town's comprehensive

plan is required to address nine elements, or chapters: Issues & Opportunities, Housing, Transportation, Utilities & Community Facilities, Economic Development, Agricultural, Natural, & Cultural Resources, Intergovernmental Cooperation, Land Use, and Implementation.

1.2 Background & Existing Conditions

1.2.1 Population Trends

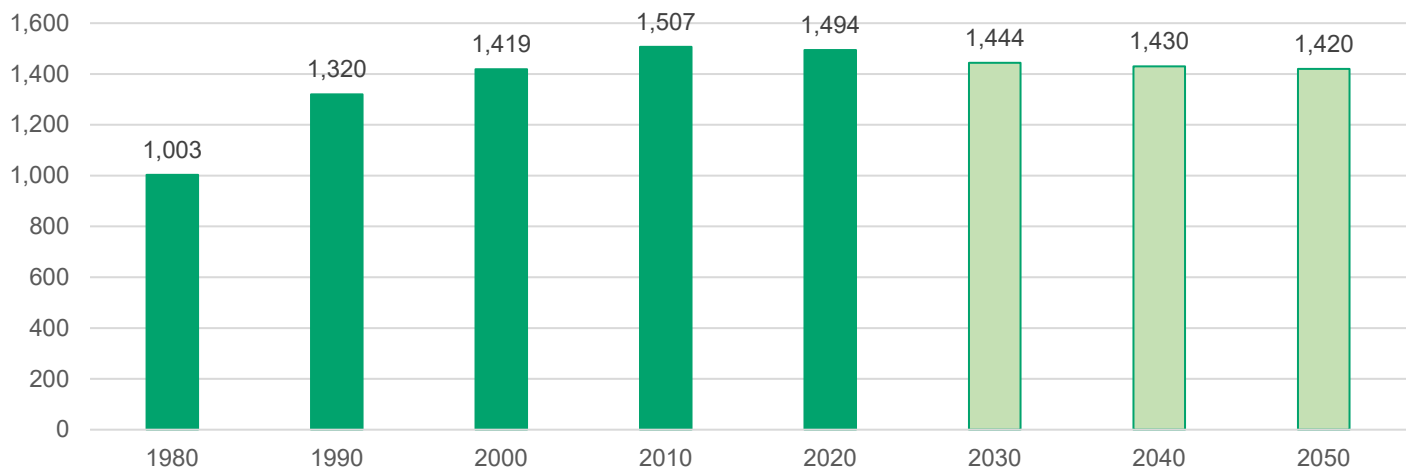
The Town of Cross Plains experienced minor population losses in the decades 1940 to 1960, but, from 1960 to 1970, the population grew by more than 16%. The next decade saw modest population growth at a rate of 1.4%, but between 1980 and 1990, the population grew more than 30%. From 1990 to 2000, the population grew 7.5%, peaking at 1,507 people in 2010 (see [Table 1](#)). The Wisconsin Department of Administration (WI DOA) projects an average annual population decline to roughly 1,419 people by 2050 (see [Figure 1](#) and [Table 2](#)).

Table 1: Population 1980-2020 (with surrounding communities)

Municipality	1980	1990	2000	2010	2020
Town of Cross Plains	1,003	1,320	1,419	1,507	1,494
Village of Cross Plains	2,156	2,098	3,084	3,538	4,104
Town of Berry	1,116	1,248	1,084	1,127	1,168
Town of Black Earth	406	365	449	483	510
Town of Middleton	2,667	3,628	4,594	5,877	6,792
Town of Springdale	1,279	1,258	1,530	1,904	2,056

Source: U.S. Bureau of the Census

Figure 1: Town of Cross Plains Population & Projections 1990-2040



Source: 1990-2020 U.S. Census; 2030-2050 WI DOA Population Estimates

Table 2: Population Projections to 2050 (with surrounding communities)

Municipality	2020 Census	2030	2040	2050
Town of Cross Plains	1,494	1,444	1,430	1,420
Village of Cross Plains	4,104	4,242	4,468	4,699
Town of Berry	1,168	1,156	1,170	1,188
Town of Black Earth	510	517	535	554
Town of Middleton	6,792	7,373	8,090	8,805
Town of Springdale	2,056	2,097	2,183	2,271

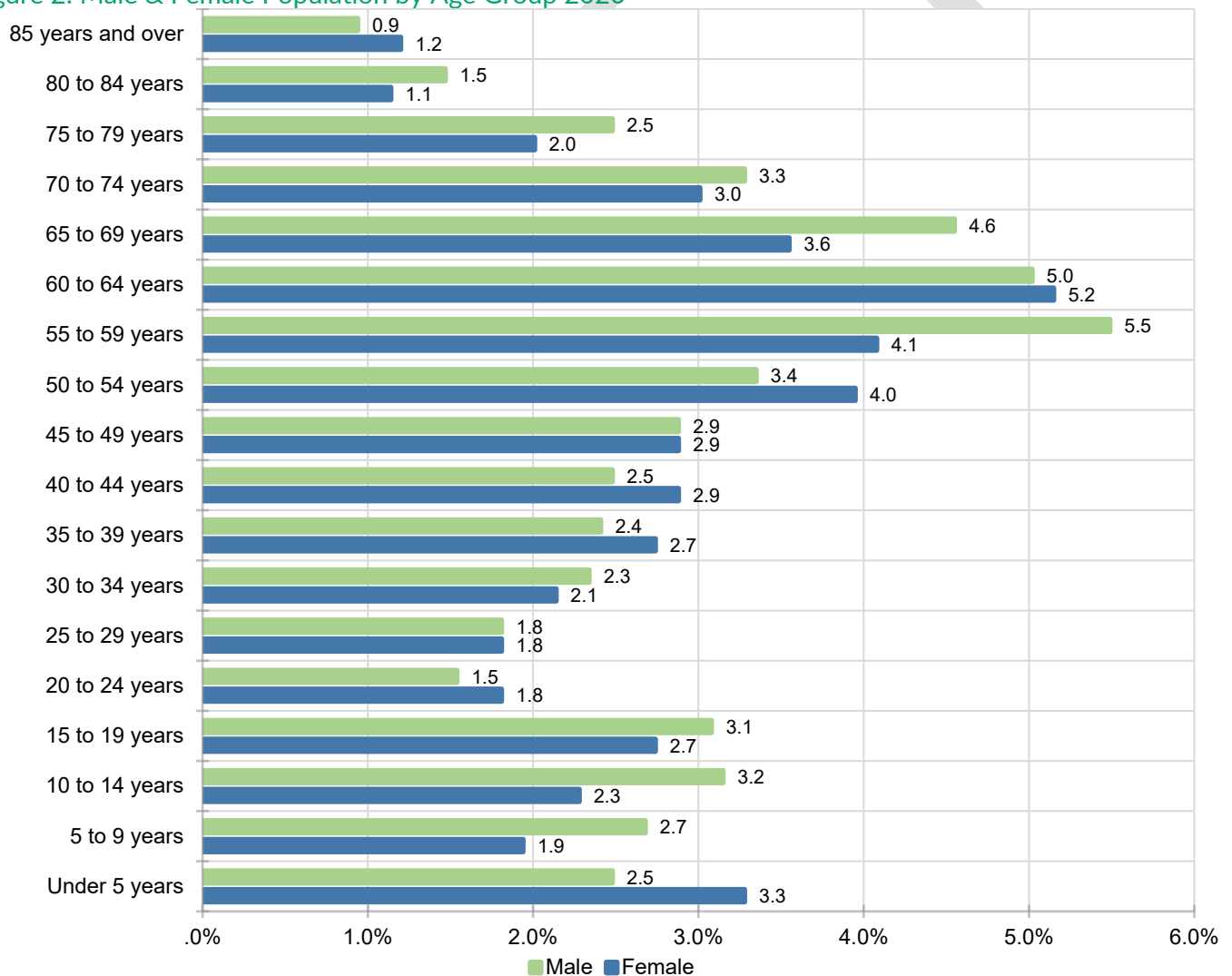
Source: Wisconsin Department of Administration

1.2.2 Demographic Trends

1.2.2.1 Age & Gender

According to the Census Bureau's annual American Community Survey, the median age of the Town population has increased from about 46 years in 2010 to 50.5 years in 2020. By comparison, the median age in Dane County over the same period increased from 34 to 35 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. [Figure 2](#) shows the age composition of the Town population as of 2020.

Figure 2: Male & Female Population by Age Group 2020

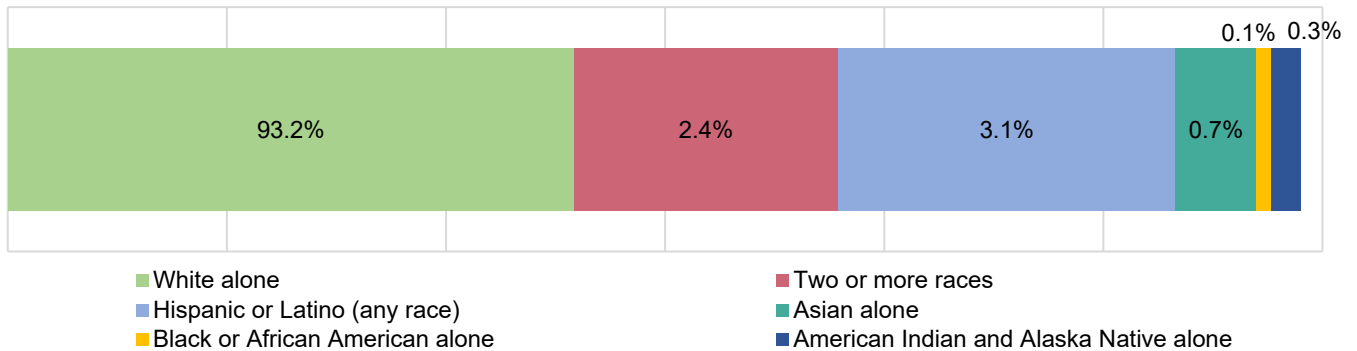


Source: U.S. Census Bureau, 2020 Census

1.2.2.2 Ethnic Background

According to the 2010 Census, the Town's ethnic majority is of European decent. The non-European population comprises 2.2% of the population. [Figure 3](#) shows the 2010 ethnic breakdown of Town residents.

Figure 3: Population by Ethnic Background (% of population)

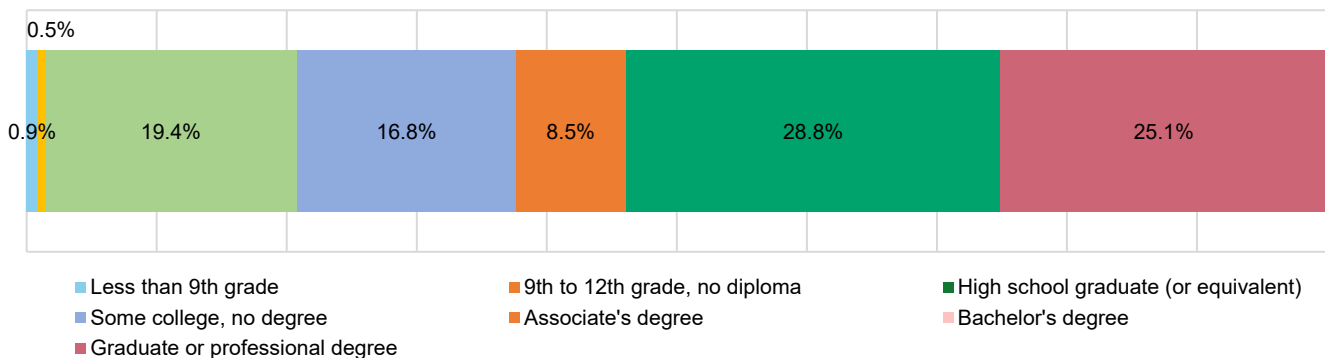


Source: U.S. Census Bureau, Demographic Profile 2010

1.2.2.3 Education

According to the 2024 American Community Survey, 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. Fifty-three percent hold bachelor's degrees or higher. See [Figure 4](#).

Figure 4: Educational Attainment for Population 25+ Years Old

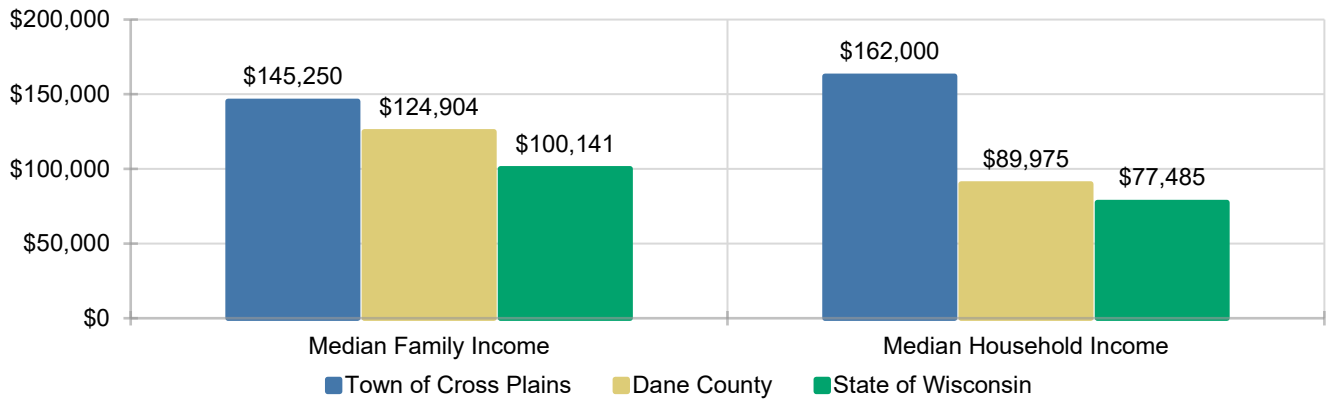


Source: U.S. Census Bureau, ACS 5-year estimates 2024

1.2.2.4 Income

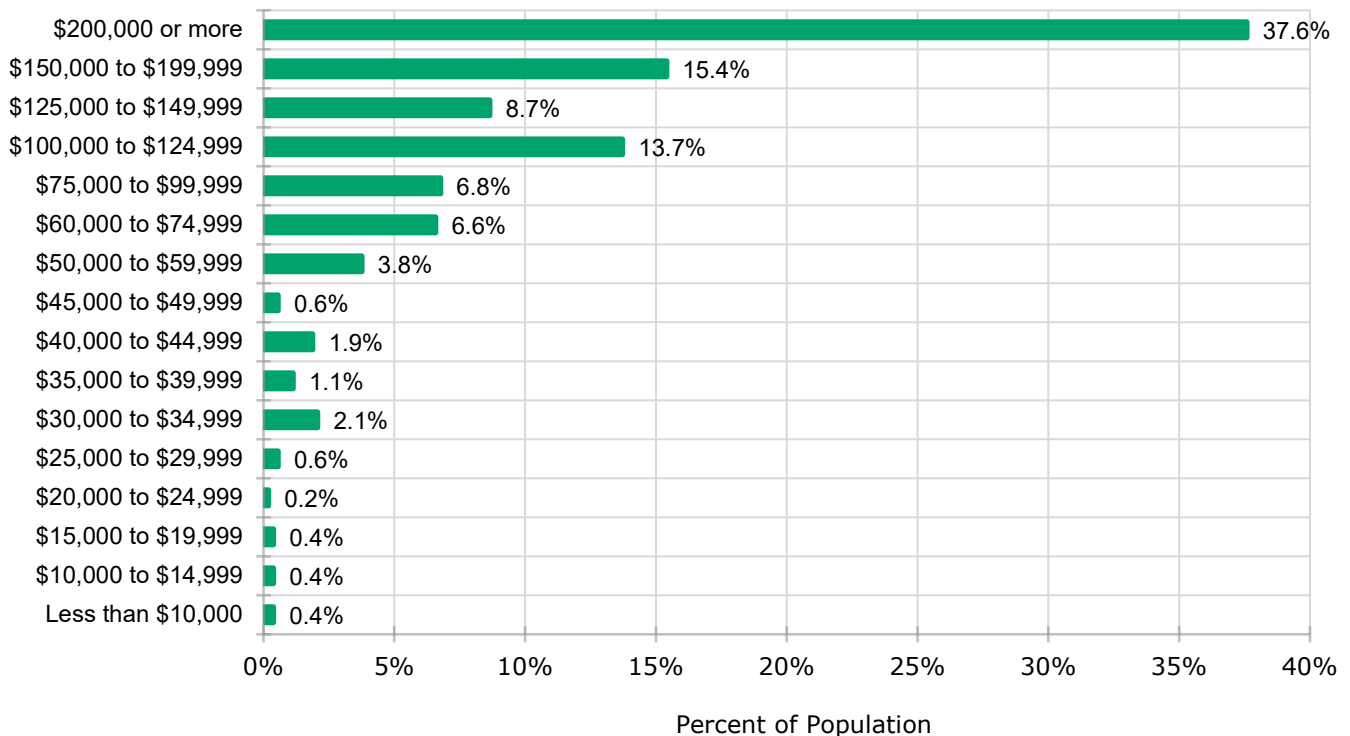
Household income levels in the Town of Cross Plains are similar to other comparable towns in Dane County. The Town of Cross Plains' median household annual income in 2024 was \$162,000, substantially above the Dane County median of \$89,975, but comparable to neighboring towns. According to 2024 ACS data, 46 individuals were living below the poverty level. [Figure 5](#) and [Figure 6](#) depict the Town's household income distribution.

Figure 5: Median Family & Household Income (in 2024 inflation-adjusted dollars)



Source: U.S. Census Bureau, ACS 5-year estimates 2024

Figure 6: Income Distribution (2023 Inflation-Adjusted Dollars)



Source: U.S. Census Bureau, ACS 5-year estimates 2024

1.3 Housing & 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%. Mean household size in 2010 was 2.60 persons and 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 decline in both persons per household and households.

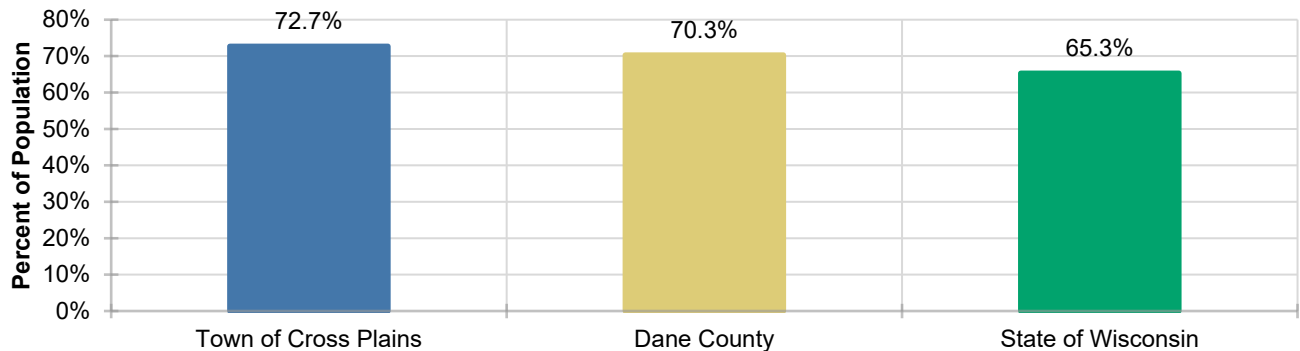
1.4 Labor Force & Employment Trends

According to the Census Bureau's American Community Survey estimates, the Town of Cross Plains' labor force includes those individuals over the age of 16 who are currently employed or who are available for work. The Town of Cross Plains had a labor force participation rate of more than 70%, see [Figure 7](#). Of the Town's total labor force, nearly 2% were unemployed, see [Figure 8](#).

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). If current trends continue, it is likely that the bulk of 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 could be daily commuters who may add to roadway wear and tear.

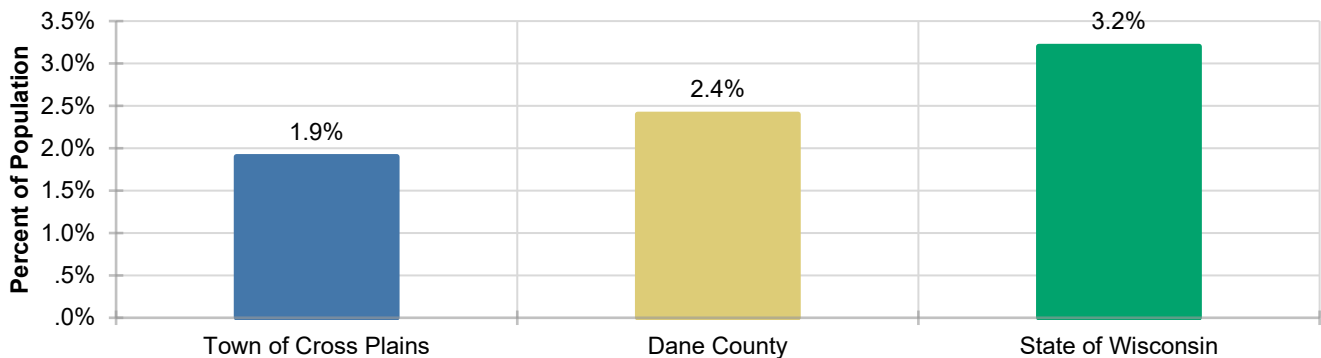
The Town of Cross Plains has two large gravel extraction sites, several quarries, a landscape contracting business, a trailer manufacturing facility, and several taverns within its boundaries. Most of the land in Town of Cross Plains is devoted to agricultural production. The Town anticipates that the employment related to all these activities will continue at its present level and provide employment within the Town.

Figure 7: Labor Force Participation Rate (Population 16+ Years Old)



Source: U.S. Census Bureau, ACS 5-year estimates 2024

Figure 8: Unemployment Rate (16-year-olds and older)



Source: U.S. Census Bureau, ACS 5-year estimates 2024

1.5 Key Planning Issues & Goals

1.5.1 Public Participation Process

In 2019, the town adopted a public participation plan. 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 “Control sporadic development.”
- 92% agreed or strongly agreed that the town should “Protect the natural environment.”
- 87% agreed or strongly agreed that the town should “Maintain the rural character of the town.”
- 87% agreed or strongly agreed that the town should “Avoid substantial expenditure of public funds for urban development.”

1.5.2 Overall Goals

With the urging of residents, this plan sets forth these goals:

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



Element 2: Housing

2.1 Existing Conditions

2.1.1 Housing Stock Characteristics

The number of housing units in the town increased 17.3% between 2000 and 2020 period (Figure 9). This is somewhat less than the 25% increase for Dane County as a whole, over the same period of time. Detached, single-family residences make up 95.5% of the housing units, with a few duplexes and no multi-family housing in the Town of Cross Plains. According to the 2024 American Community Survey, 53% of the houses in the town were built before 1980 (Figure 10).

Figure 9: Number of Housing Units 2000-2020

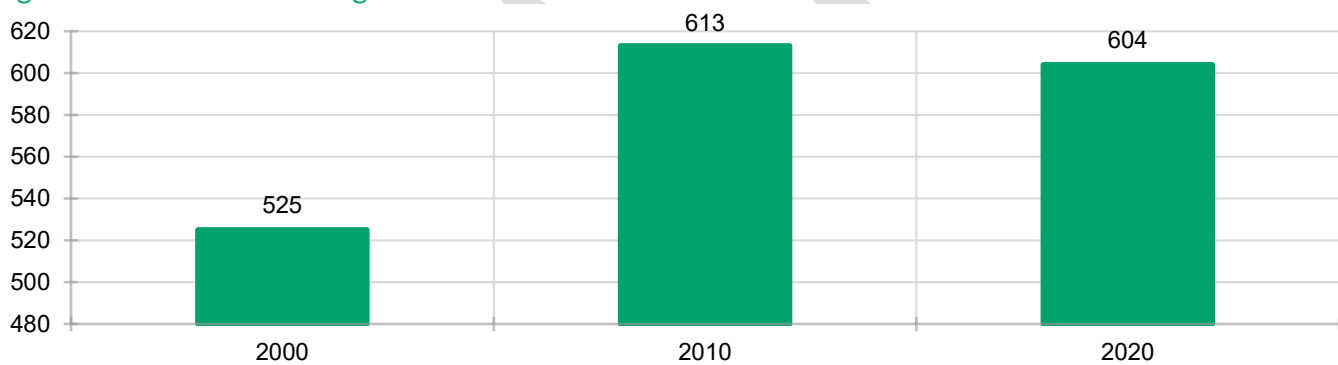
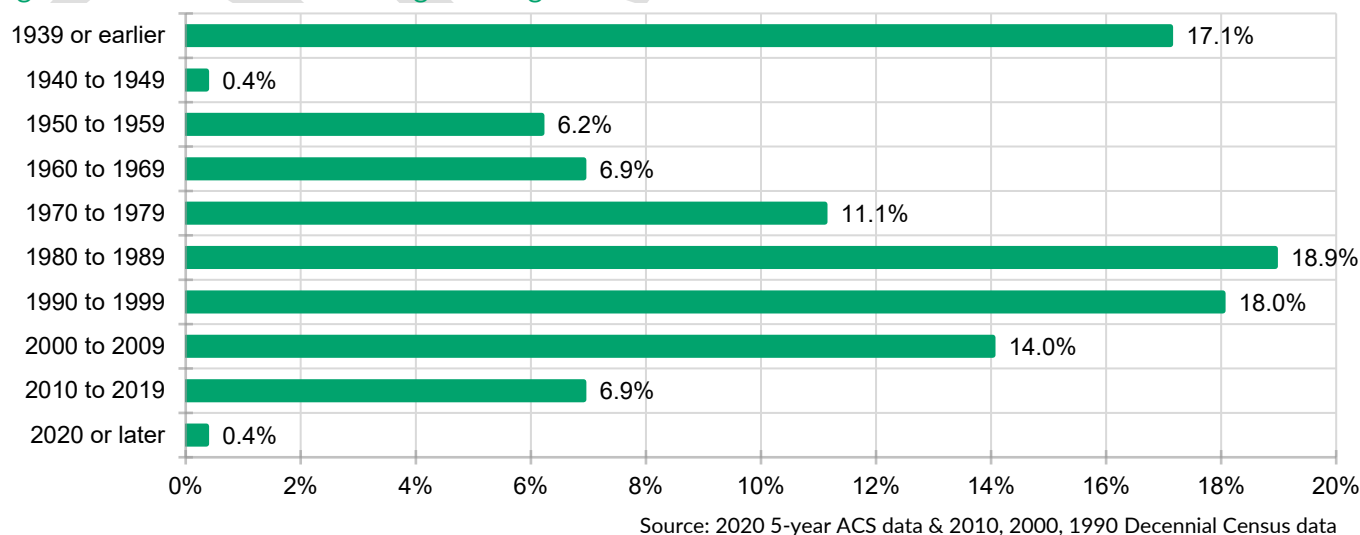


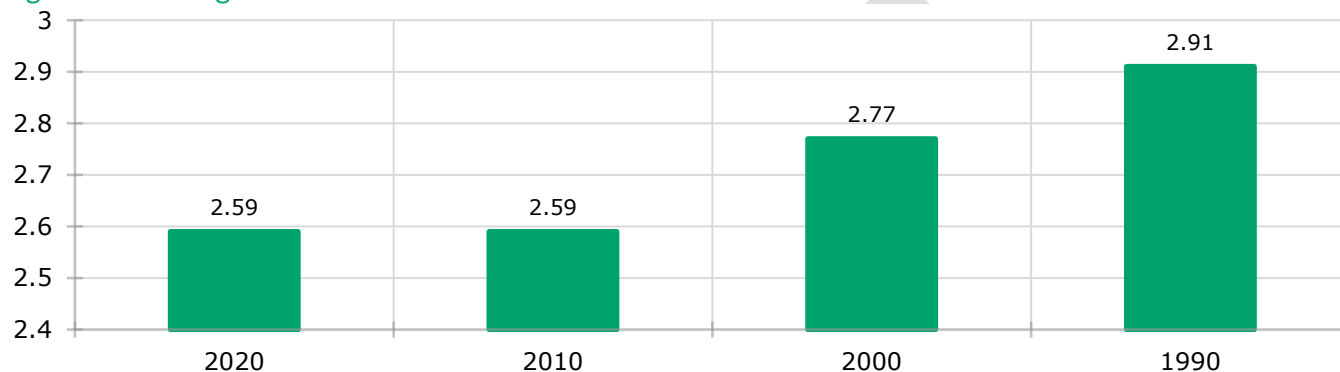
Figure 10: Build Years for Existing Housing Stock



2.1.2 Occupancy Characteristics

Owner-occupied homes were estimated to comprise over 95 percent of the housing stock in the Town in 2024. Estimates of vacancy rates for homeowners was 0% and 23% percent for renters in 2024. 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. On average 2.59 people lived in each home, a decline from 2.91 people per household in 1990, see [Figure 11](#).

Figure 11: Average Household Size

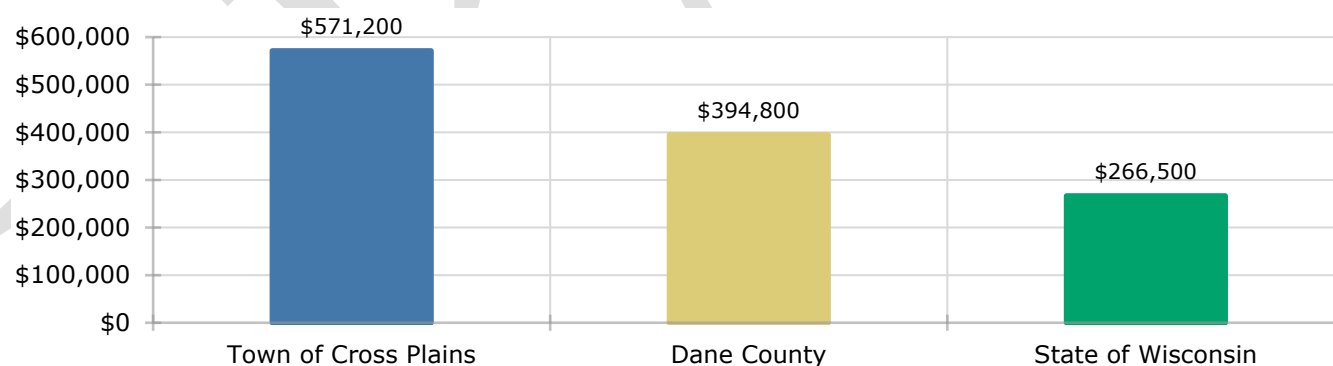


Source: 2020, 2010, 2000, 1990 Decennial Census data

2.1.3 Value Characteristics

In 2024, the median value of owner-occupied homes in the Town of Cross Plains was estimated at \$571,200, forty-nine percent higher than the Dane County as a whole. ([Figure 12](#)).

Figure 12: Median Housing Value



Source: U.S. Census Bureau, ACS 5-year estimates 2024

2.1.4 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 housing cost-burdened residents with 27% of mortgage holders being cost-burdened.

2.2 Projected Housing Need

WI DOA 2024 population projections indicate a declining population, thereby limiting the number of homes required. Rezones to residential uses has also declined over the years. See [Element 8: Land Use](#) for more.

2.3 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 guarantee 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 \(CDBG\)](#): The 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 Housing and Urban Development (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 Investment Partnerships \(HOME\) Programs](#): HOME provides grants to States and localities that communities use, often in partnership with local nonprofit groups, to fund a range of activities that build, buy, and/or rehabilitate affordable housing for rent homeownership or provide rental assistance to low-income people.



2.4 Goals, Objectives, & Policies

2.4.1 Goals

1. Direct allowable residential uses to qualified areas as defined in [Element 8: Land Use](#).
2. Plan for the residential needs of residents to meet existing and forecasted housing demands.
3. Assure a variety of quality housing opportunities for town residents.

2.4.2 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.

2.4.3 Policies

1. Follow town density policy as outlined in the Land Use Goals, Objectives and Policies (see Element 8: Land Use).
2. Redirect high-density development requiring public transportation, public sewers or public water to an appropriate Urban Service Area.
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.

Element 3: Transportation

3.1 Existing Transportation Network

3.1.1 Roadways

3.1.1.1 Arterials

U.S. Highway 14 cuts across the northeast corner of the Town and is the only arterial in the Town. Highway 14 passes through the Village of 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.

3.1.1.2 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 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.

3.1.1.3 Town Roads

The Town has 47 miles of dedicated roads. 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.

3.1.2 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 -Town of Middleton line.

Madison Metro has Park and Ride lots at the intersection of Mineral Point Road and Junction Road in 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.

3.1.3 Taxis & Ride Hail Services

Union Cab is the only taxi and ride-hail service to portions of the Town of Cross Plains; however, this is not typically practical for regular use. More often, residents and visitors use Uber and Lyft for ride services.

3.1.4 Carpool & Vanpool Services

No Park and Ride lots exist in the area. The Greater Madison Metropolitan Planning Organization operates [RIDESHARE, etc.](#), an online ride-matching service to connect commuters with carpooling and vanpool opportunities. The service area includes 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 Madison area. The closest Park and Ride is around 8 miles away from the Town Hall and located on the west side of the Village of Mount Horeb.

3.1.5 Specialized Transportation Services

Rides for seniors are available through [Northwest Dane Senior Services](#) and [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 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 Greater Madison Metropolitan Planning Organization 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.

3.1.6 Bicycles & 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 four to five miles near the Ice Age Reserve Complex and approximately 3 miles through the Village of Cross Plains.

3.1.7 Rail

The Wisconsin & Southern Railroad 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 and provides rail cargo service between the City of Madison, and Middleton to the east and other cities and villages to the west.

3.1.8 Intercity Bus Service

This service is not provided in the Town. Several commercial bus lines provide regular service from the bus stop at 250 N. Lake Street, in the City of Madison (18 miles from the Town center) to destinations, including Milwaukee, Janesville, Beloit, Eau Claire, La Crosse, Chicago, and Minneapolis-St. Paul.

3.1.9 Trucking

Truck traffic uses the many highways across the Town.

3.1.10 Water Transportation

Recreational canoe and kayak traffic occasionally traverse Black Earth Creek. No significant commercial water traffic occurs in the town.

3.1.11 Airports

No airfields exist in the Town. 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.

3.1.12 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 and the Village of Black Earth. Speedway and CP Riders also maintain a number of club trails throughout the town.

3.2 Transportation Plans

3.2.1 County & Regional Plans

3.2.1.1 [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 Greater Madison Metropolitan Planning Organization (MPO), the *Regional Transportation Plan 2050* provides an overview of how the region intends to invest in the transportation system across all modes.

3.2.1.2 [Transportation Improvement Program \(TIP\)](#)

The MPO develops the *Transportation Improvement Program (TIP)* annually. The TIP lists short-range transportation improvement projects to be undertaken in the next five-year period. Projects within the MPO planning area must be included in the TIP to be eligible to receive federal funding. Outer county area projects are listed for coordination purposes.

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

Adopted by the MPO, 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.

3.2.1.4 [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.

3.2.2 Applicable State Transportation Plans

3.2.2.1 [Connections 2050 \(2022\)](#)

Connections 2050 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.

According to the WI Department of Transportation's (DOT's) long-range plan, there are no major changes plans to Highway 78 in the next fifteen years. There are plans to convert Highway 18- 151 to a limited access highway within five years.

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

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

3.2.2.3 [Wisconsin Rail Plan 2050](#)

Wisconsin Rail Plan 2050 identifies rail issues that reflect the views of Wisconsin citizens, businesses and government officials. The plan includes a statewide vision for freight, intercity passenger and commuter rail; and an inventory of Wisconsin's rail system, rail service and rail facilities.

3.2.2.4 [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.

3.3 Transportation Goals, Objectives, & Policies

3.3.1 Goal

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.

3.3.2 Objectives

1. Provide reasonable access to an adequate and safe transportation system for residents, farmers, and businesses.
2. Ensure adequate town road capacities and conditions to safely and efficiently accommodate automotive, trucking, agricultural, 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. Users include bikers, farmers, and snowmobiles. Provisions may include, but not be 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 in the Dane County Comprehensive Plan.

3.3.3 Policies

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 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, Stagecoach 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. Support 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 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 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.
9. Work with Dane County Sheriff and State Patrol to enforce traffic regulations and reduce automobile / equipment / bicycle safety problems.
 - a. Make speed limits 45 mph at Highways P and S at S-Curve, south of Pine Bluff.
 - b. Re-evaluate speed limits where there are a lot of residences.
 - c. 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.
10. Continue work with Madison Metro to site Park and Ride lots in appropriate locations throughout the town.
11. 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.
12. Work with the Village of Cross Plains, and Wisconsin Southern Railroad to determine the long-term viability of rail services on this line.
13. Require that developments address the necessity of adequate walking areas and routes in both residential and commercial areas.
14. Continue to designate weight restrictions and truck routes, especially those serving quarrying operations.
15. Work with neighboring municipalities to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate.
16. 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.
17. Work with WISDOT and County Highways to improve safety to accommodate wider farm equipment and heavy automobile traffic.
18. Work with the Dane County Public Works, Highways and Transportation Department to improve shoulders on State and County roads.

Element 4: Utilities & Community Facilities

4.1 Existing Utilities & Community Facilities

The Town of Cross Plains is a rural suburban community that provides limited public services, utilities or community facilities. In collaboration with other service providers, Town residents enjoy:

4.1.1 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.

4.1.2 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.

4.1.3 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. [Map 3](#) 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.

4.1.4 Solid Waste Disposal & Recycling Facilities

The Town contracts with Republic Services for residential refuse and recycling collection. The Town is served by the [Dane County Sanitary Landfill](#), which is 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.

4.1.5 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 runoff quality and quantity where landscape alterations may result in changes in the amount and quality of water leaving a site.

4.1.6 Law Enforcement

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

4.1.7 Fire Protection & Emergency Medical Service (EMS)

The Cross Plains-Berry Fire District and Cross Plains Area EMS primarily serve the northern half of the town, while the Mt. Horeb Fire Department and EMS serve the southern half.

4.1.8 Cemeteries

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

4.1.9 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 shared collection access.

4.1.10 Schools

The Town is served by three school districts: Middleton, Wisconsin Heights, and Mount Horeb.

4.1.11 Parks & Recreational Facilities

4.1.11.1 Ice Age Complex at Cross Plains

The National Park Service owns and manages the 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:

- 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 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. Pine Bluff has 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.

See [Element 3: Transportation](#) for a description of the bicycle trails, paths and routes that serve the Town of Cross Plains.

4.1.12 Health Care Facilities

The town does not contain any health care facilities. A variety of commercial health care clinics and individual practitioners in the Villages of Cross Plains and Mount Horeb and the City of Middleton also serve Town of Cross Plains residents. The nearest full-service hospitals are in the City of Madison.

4.1.13 Child Care Facilities

No known childcare centers are in the Town. Small, in-home services may exist from time to time.

4.1.14 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.

4.1.15 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 related to aging and/or living with a disability, long-term care options, and public benefits. ADRC services are free and available to all County residents. The [Area Agency on Aging of Dane County](#) provides individuals age 60 and over and/or their family members information and assistance in accessing services that help older adults stay in their homes and communities.

4.1.16 Other Community Services

[WayForward Resources](#) provides food pantry services to the area.

4.1.17 Telecommunications Facilities

Five cellular telecommunication towers are present in the Town.

4.1.18 Broadband

While a good amount of the Town has sufficient broadband service, there are still considerable pockets that lack sufficient coverage. There are approximately 1,305 broadband serviceable locations in the Town. About 1,006 (~77%) of those are considered served, with 299 (~23%) being considered underserved or unserved. Improvements are coming by way of a few different federal funding mechanisms. The first being

the Rural Digital Opportunity Fund (RDOF), where Spectrum has built out much of the southwestern corner of the Town. Second, Bertram Communications has pending Broadband, Equity, Access, and Deployment (BEAD) funding to build out fiber-to-the-premise service to approximately 137 locations in the Town. These locations are primarily located in the central portions of the Town.

Dane County's Planning and Development Department has a Broadband Coordinator position dedicated to broadband expansion efforts. To learn more, please see the [Dane County Broadband Webpage](#).

4.1.19 Power Plants & Transmission

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. A 345 kV transmission line runs NE to SW in the Town from Middleton, Wisconsin to Dubuque, Iowa. No power plants or other major transmission lines exist in the Town. A six mega-watt commercial solar energy facility for Madison Gas & Electric is located at County P and Pine Hill Road.

4.1.20 Service Demand Forecast

Due to the low growth rate anticipated for the Town of Cross Plains, existing utilities and community facilities are expected to be sufficient for the next twenty years. One exception, broadband internet access, is insufficient to meet current demand. In addition, 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.

4.2 Goals, Objectives, & Policies

4.2.1 Goal

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

4.2.2 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.

4.2.3 Policies

1. Limit development of residential and commercial/industrial uses to densities that are cost-effective to serve.
2. Recognize the goals, objective, 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 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.

Element 5: Agricultural, Natural, & Cultural Resources

5.1 Agricultural Resources

The Town's topography is suited for pastures and high-intensity crop production. Most farmers plant fields that follow natural contours and rotate grain crops (such as corn) with forages and legumes (such as soybeans). During the growing season, fields of corn, alfalfa, and oats alternate along the landscape.

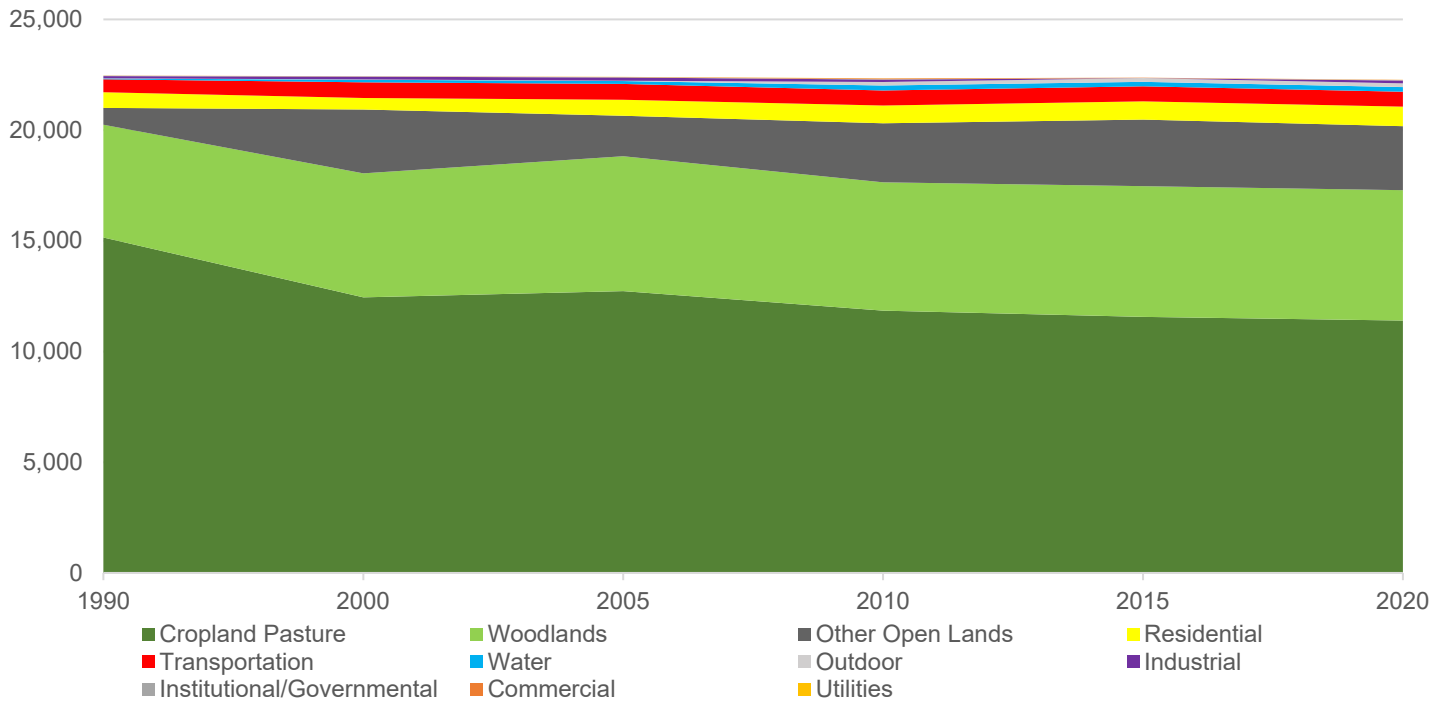
5.1.1 Historic Trends

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. Fifty-one percent of the Town's land was in agricultural use in 2020. See [Figure 13: Land Use 1990-2020](#) for the full breakdown. 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. See [Figure 14: Crop and Pasture by Acreage \(2020\)](#) and [Table 3: Land in Agricultural Use 2010-2020 \(Acres\)](#).

5.1.2 Existing Farming

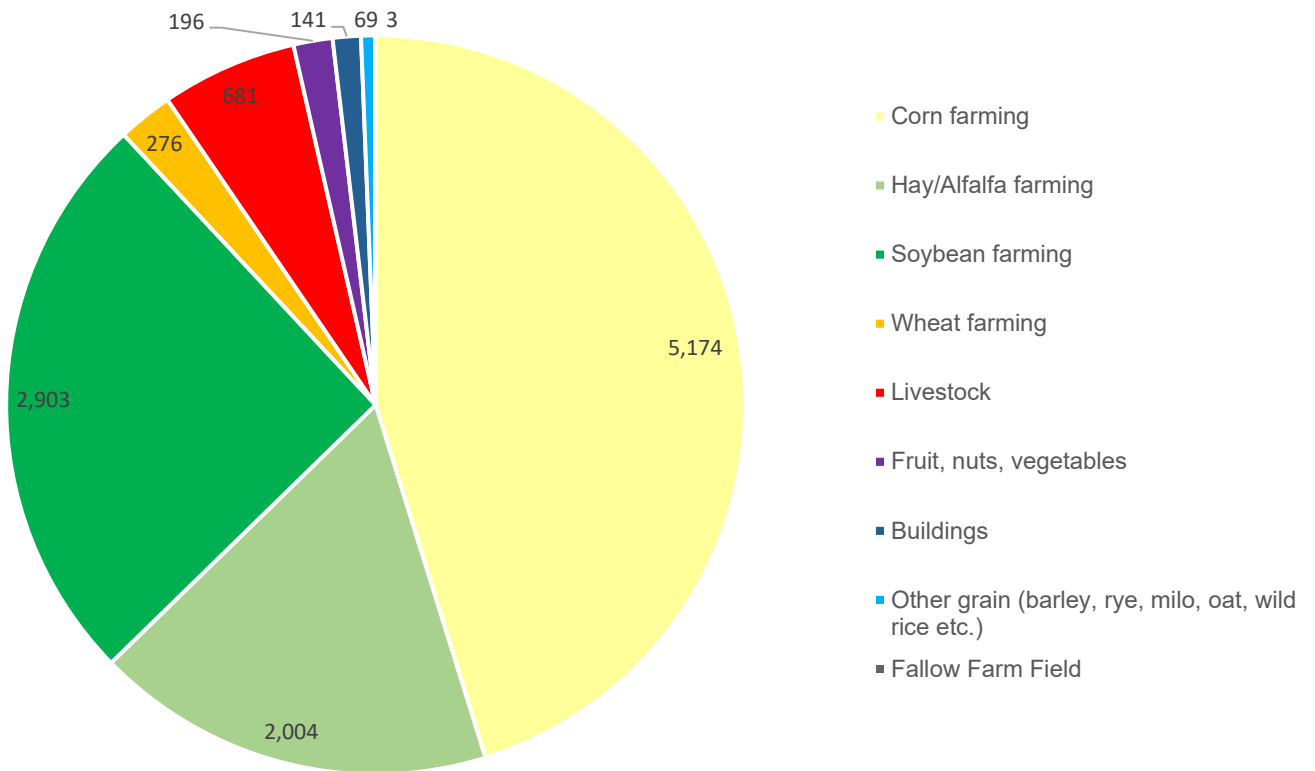
Fifty percent of the Town's land was in crop and pasture use in 2020 (the last year detailed agricultural land use data is available). Nearly three-quarters (74%) of the farmland in the Town was dedicated to traditional corn/soybean rotational crops, with another 22% in other grain, pasture or fallow land. Small, but growing, acreages of tree farming, floriculture, community-supported agriculture, horse farms and fruit and vegetable farming also occur throughout the town. 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, 136 landowners had a majority of their property in agricultural use and could be considered a "farm." Farms range from 8 to 316 acres, and average 72 acres. See [Figure 15](#).

Figure 13: Land Use 1990-2020



Source: Dane County Land Use Inventory 1990, 2000, 2005, 2010, 2015, 2020

Figure 14: Crop and Pasture by Acreage (2020)



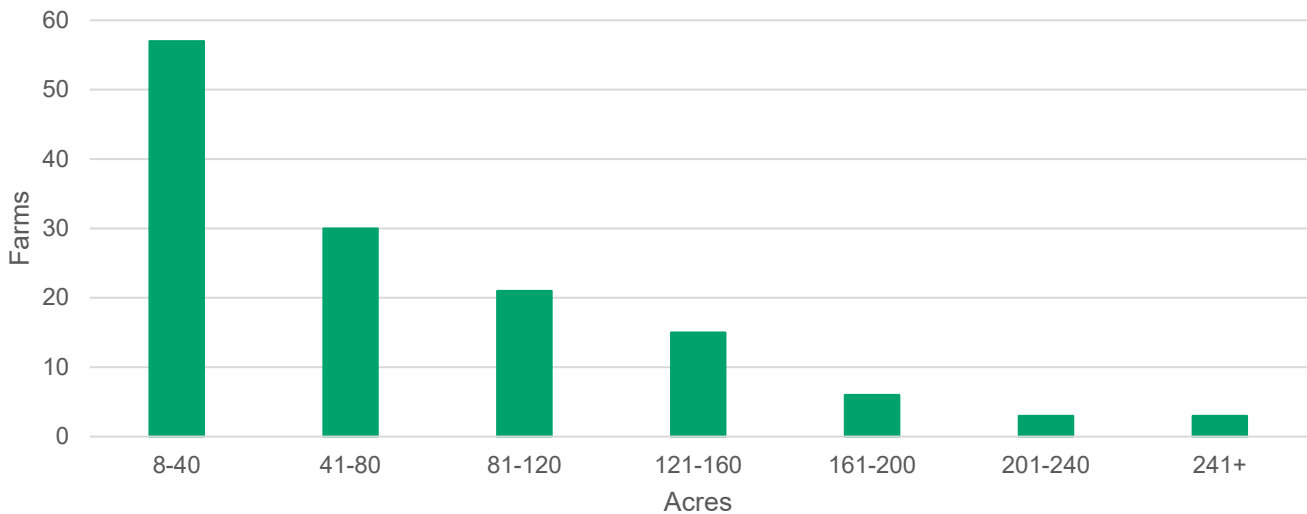
Source: Dane County Land Use Inventory 2020

Table 3: Land in Agricultural Use 2010-2020 (Acres)

Description	2010	2020	Change 2010-2020
Farms residence, driveway, access	62.5	51.29	-11
All other farm related buildings	97.4	89.66	-8
Corn farming	4,691.5	5,174.44	483
Hay/Alfalfa farming	2,659.6	2,004.01	-656
Soybean farming	2,906.4	2,903.30	-3
Wheat farming	229.5	276.38	47
Fallow Farm Field	3.8	3.16	-1
Large scale grain elevators, Co-op	1.0	1.57	1
Grain (barley, rye, milo, oat, wild rice)		68.60	69
Dry pea and bean farming	25.1		-25
Pasture (fenced areas for grazing)	901.4	534.48	-367
Beef cattle, including feedlots	18.3	103.60	85
Dairy cattle and milk production	108.5	35.79	-73
Horses and other equine production		7.42	7
Fruit and tree nut farming	19.9		-20
Nursery and tree production	108.5	145.73	37
Apple orchards	18.3	26.94	9
Other vegetable and melon farming		18.13	18
Grape vineyards	1.6	4.98	3
Vegetable garden plots		0.31	0
Total	11,853.5	11,449.8	-403.7

Source: Land Use Inventory 2020

Figure 15: Distribution of Farm Acres



Source: Dane County Land Use Inventory, 2020

5.1.3 Future Prospects

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

5.2 Natural Resources

The natural environment in Township is an irreplaceable resource. The Town recognizes plant and animal diversity is an important environmental value, the value and scarceness of native plant communities, and the value of large tracts of undeveloped land wildlife. The richness of the terrain is based on a diverse natural environment, with wetlands, woodlands, prairies, and meadows.

5.2.1 Geology

The Town of Cross Plains contains a unique geological area that dramatically features the terminal moraine of the glacial age and the outflow from the melting glacier that defines the Black Earth Creek Valley. See Figure 16 The area contains the only example of classic Driftless Area topography in any of the four Wisconsin Reserve Units – glaciated terrain on one side of moraine and unglaciated Driftless Area on the other. A photo from 1902 from famed geologist, William Alden, taken from lands now owned by Wisconsin Department of Natural Resources (WI DNR) off Old Sauk Pass shows the uplands, bluffs and valley filling drift in Black Earth Creek Valley. Another renowned glacial geologist, Fredrick Thwaites did his master thesis under Alden in 1908, on this same land in the Town of Cross Plains. A 1961 field study by the National Park Service (NPS) referenced field studies beginning in 1958 and indicated eminent geologists were unanimous about the importance and uniqueness of the Cross Plains segment– one of four areas essential to interpreting the Ice Age in Wisconsin.

Figure 16: Topography of the Cross Plain Unit of the Ice Age Trail, Geology of the Ice Age National Scenic Trail, Mickelson, Maher,

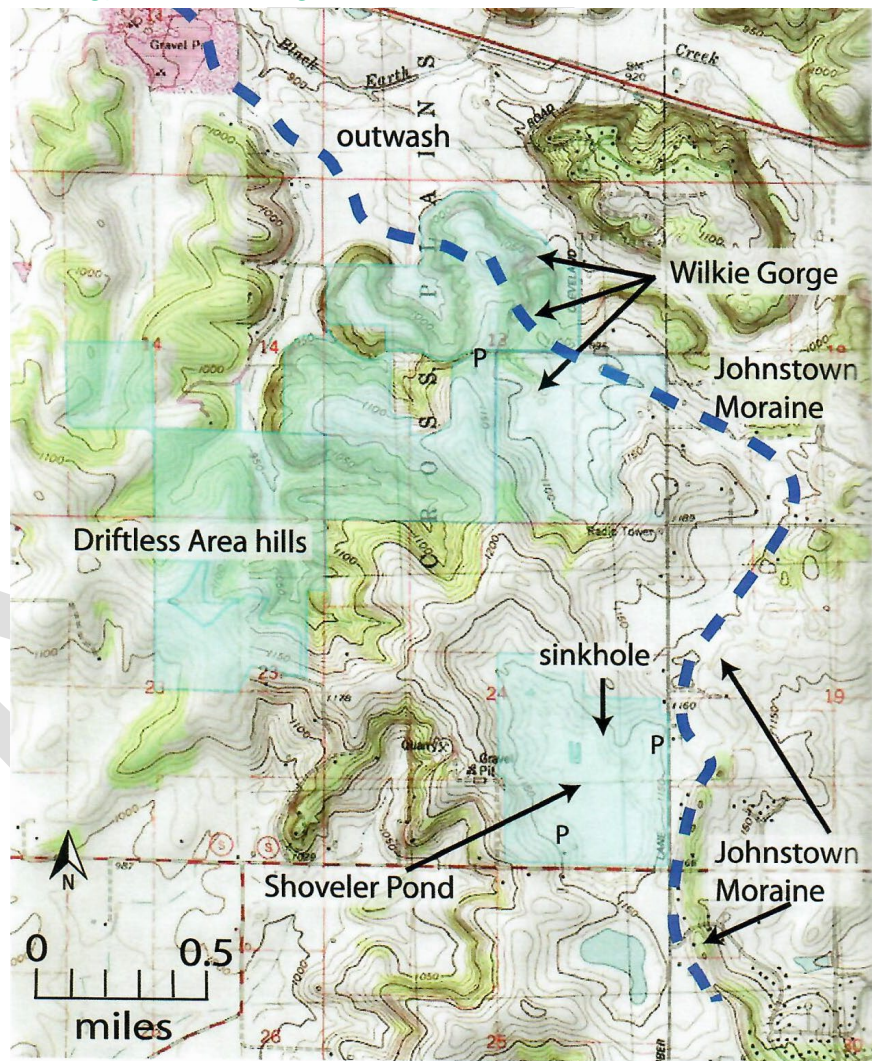


Figure 153. Topography of the Cross Plains Unit of the Ice Age National Scientific Reserve showing the distribution of public land as of January 1, 2011 (blue shading). Note the sinkhole through which Shoveler Pond drains. Dashed blue line is outer edge of Johnstown Moraine. (Base map is part of the Middleton USGS Quadrangle and was created with TOPO! © 2011 National Geographic Maps.)

5.2.2 Environmentally Sensitive Areas to Protect

The Town of Cross Plains sits atop the terminal Johnstown Moraine of the Wisconsin glacier, and at the intersection of three ecological landscapes depicted in Figure 17, 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 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.

Figure 17: WIDNR Ecological Landscapes



The Ice Age Trail Complex is a collaborative effort of Dane County, State of Wisconsin, Dane County and Town of Cross Plains to protect and preserve this area. All levels of government have identified the area within and around the complex for protection and acquisition for decades. In 1964, the WIDNR and National Park Service, started protecting this area and the other four areas identified in the 1961 NPS report with the passage of the federal National Scientific Reserve Law. In 1998, WIDNR expanded the Ice Age National Scientific Reserve and Scenic Trail Study Area to 1,578 acres to:

- Strengthen the scientific, educational, and recreational opportunities of the geologic features.
- Protect the headwaters of Black Earth Creek and compliment water resource management goals of a variety of WIDNR Black Earth Creek Fishery, Stewardship Easement and Watershed Areas, Dane County Resource Protection Area, and Park and Open Space Plans.
- Protect views of glacial features, scenic fields, and hillsides and protect the overall integrity of the Reserve.

NPS, in the [2013 Final General Management Plan for the Ice Age Complex](#), identified in Figure 18, expanded the management area to 1,835 acres with the goal of protecting and interpreting the evolution from the last glacial retreat and providing low impact recreational opportunities.

The Dane County Parks and Open Space Plan identifies acquiring land to fill in gaps between existing publicly-owned and conservation easements from ridgetop to ridgetop between Cross Plains and Mazomanie.

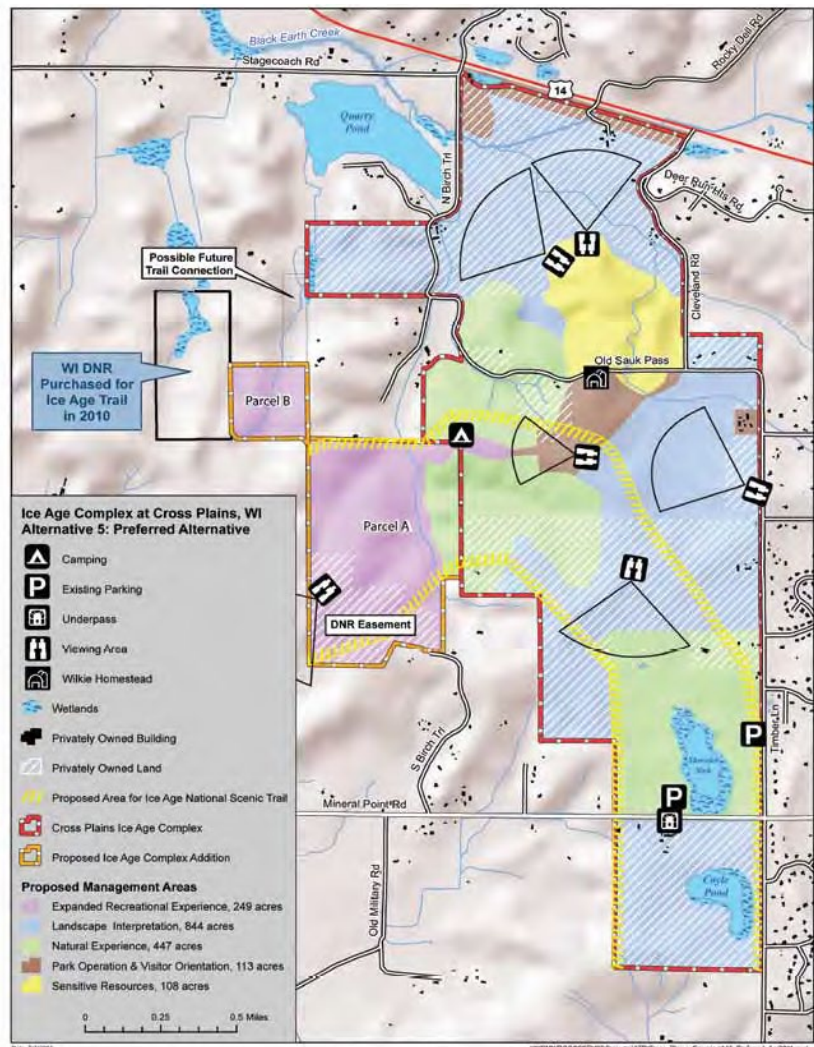
The northeastern portion of the town falls within the watershed of the Black Earth Creek, a world-famous Class I Trout Stream. The southwestern portions of the town fall within the watershed of the Sugar River watershed, which has been the subject of extensive fisheries and landscape restoration efforts.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

The Town of Cross Plains Land Use Plan since 1981 has had an objective of preserving productive farmlands in the town for agricultural use, protection of natural environment and preservation of rural character of the town. In 2017, the Town of Cross Plains created a Voluntary Conservation Area (see Map 1: Future Land Use) and Transfer of Development Initiative, to complement Federal, State and County plans and to incentivize further protection of productive farmlands and natural environment preservation and further enhanced protections in the Area in 2020. [Map 19: Mineral Resources](#) and [Map 20: Parks & Open Space](#) show the overlapping plans, public ownership and conservation easements in the area and the legacy mineral extraction operations, that were in place in the 1960s, before the 1981 Town of Cross Plains land use plan and other governmental entities active conservation efforts in the area.

5.2.3 Soils

Cross Plain's geological and glacial history have left 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

Figure 18: NPS Ice Age Complex Master Plan Preferred Option



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.

5.2.4 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.

5.2.5 Groundwater

Like most of Dane County, the Town of Cross Plains sits atop two underground aquifers. 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 and the communities in the Madison Central Urban Service Area. 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. Excessive use of road salts, fertilizers, and pesticides, and poor maintenance of some animal waste and septic systems can hurt groundwater quality.

5.2.6 Wildlife & Endangered Species

The Wisconsin DNR Natural Heritage Inventory identifies the endangered or threatened species or species of special concern in [Table 4](#) as potentially present in the Town of Cross Plains. In addition, the Town of is also home to remnants of three different native ecological communities, including [Dry prairie](#), [Southern dry-mesic forest](#), [Southern dry forest](#).

Table 4: Threatened & Endangered Species

Common Name	Scientific Name	Group	WI Status	Federal Status
Abbreviated Underwing Moth	Catocala abbreviatella	Moth	SC/N	
Acadian Flycatcher	Empidonax virescens	Bird	THR	
Blanding's Turtle	Emydoidea blandingii	Turtle	SC/P	SOC
Cerulean Warbler	Setophaga cerulea	Bird	THR	SOC
Columbine Dusky Wing	Erynnis lucilius	Butterfly	SC/N	
Glade Mallow	Napaea dioica	Plant	SC	
Heart-leaved Skullcap	Scutellaria ovata ssp. ovata	Plant	SC	
Henslow's Sparrow	Centronyx henslowii	Bird	THR	SOC
Hooded Warbler	Setophaga citrina	Bird	THR	
Leadplant Flower Moth	Schinia lucens	Moth	SC/N	
North American Racer	Coluber constrictor	Snake	SC/P	
Ottoe Skipper	Hesperia ottoe	Butterfly	END	
Pale Soil Ruby	Heppia lutosa	Lichen	SC	
Pickerel Frog	Lithobates palustris	Frog	SC/H	
Plains Gartersnake	Thamnophis radix	Snake	SC/H	
Prairie False-dandelion	Nothocalais cuspidata	Plant	SC	
Prairie Parsley	Polytaenia nuttallii	Plant	THR	
Prairie Vole	Microtus ochrogaster	Mammal	SC/N	
Rusty Patched Bumble Bee	Bombus affinis	Bee	SC/FL	LE
Springwater Dancer	Argia funebris	Dragonfly	SC/N	
Woolly Milkweed	Asclepias lanuginosa	Plant	THR	
Yellow Bumble Bee	Bombus fervidus	Bee	SC/N	

5.2.7 Woodlands

In 2020, the Town of 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.

5.2.8 Metallic/Non-Metallic Mineral Resources

As of 2025, eight mineral extraction sites within the town boundaries. These include three under active conditional use permits, and five legal, nonconforming sites. See [Map 19: Mineral Resources](#).

5.3 Cultural Resources

5.3.1 Historic Sites

The Wisconsin Historical Society's (WHS) Architectural Heritage Inventory (AHI) identifies fourteen existing structures of historic interest in the Town of Cross Plains, see [Table 5](#). While no sites are listed on the National and State Register of Historical Places, some may be of regional or local significance. Resources in the AHI were surveyed in 2017. The WHS provides grants for historic survey research.

Table 5: Historic Architectural Resources

Id #	Name	Building Type	Style	Year Built
136938	-	house	Gabled Ell	Unknown
136939	-	barn	Gabled Ell	Unknown
4789	Berry Haney Tavern	tavern/bar	Gabled Ell	Unknown
4791	Lowe, Richard and Elizabeth, House; Wilkie House	house	Other Vernacular	Unknown
4792	Margaret and Peter Zander House	house	Other Vernacular	Unknown
4793	Peter Paltz House	house	Other Vernacular	Unknown
4794	John and Theresia Kalscheur House	house	Gabled Ell	Unknown
4795	-	house	Other Vernacular	Unknown
4796	Cleveland School	1-6 room school	Italianate	Unknown
4797	St. Mary's R. C. Church	church	Gabled Ell	1876
4798	-	cheese factory	Gabled Ell	1934
4799	Shady Bend Cheese Factory	cheese factory		
4800	Ray and Jean Thurow House	house		

Source: Wisconsin Historical Society

5.3.2 Archaeological & 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 sites in the Archaeological Site Inventory (ASI). See [Table 6](#) for known sites in Cross Plains. The ASI does not include all the sites and cemeteries in the state; it only includes sites reported to the WI Historical Society. Detailed ASI information is confidential and is not subject to Wisconsin's Open Records Law (Wis. Stats. §§ 44.48 and 157.70) and is protected by Federal law (Section 304 of the National Historic Preservation Act, Section 9(a) of the Archaeological Resources Protection Act of 1979).

Since only a small portion of the Town has been surveyed, the sites listed in the inventory represent only a fraction of the sites that may be present. Residents and American Indian communities who live and work in the area may possess 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*.

Table 6: Archeological Resources

Id #	Name	Site Type	Culture Name	Section
67784	Lambole Site	Campsite/village	Early Woodland; Middle Woodland; Early Archaic; Middle Archaic; Late Archaic; Paleo-Indian	19
67784	Lambole Site	Campsite/village	Early Woodland; Middle Woodland; Early Archaic; Middle Archaic; Late Archaic; 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	Cemetery/burial	Historic Euro-American	20
21543	Cross Plains Mound Group	Mound(s)	Woodland; Late Woodland	4

Source: Wisconsin Historical Society

5.3.3 Community Design

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

- Avoid disturbance of land with a history of agriculture;
- 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 [Element 8: Land Use](#) for detailed design and siting criteria.

5.4 Goals, Objectives, & Policies

5.4.1 Agricultural Resources

5.4.1.1 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.

5.4.1.2 Objectives

1. Protect farm operations from incompatible land 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.

5.4.1.3 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.

5.4.2 Mineral Resources

5.4.2.1 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.

5.4.2.2 Objectives

1. Establish clear, consistent policies for conditional use permits for mineral extraction operations. See Element 8, Land Use.
2. Work closely with Dane County to review and provide appropriate conditions for proposed mineral extraction operations. See Element 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.

5.4.2.3 Policies

1. Help identify significant mineral deposits within the Town and inventory inactive unreclaimed mineral extraction sites.
2. Review conditional use permits or rezones 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.
3. Work with Dane County as necessary to develop specific conditions related to, at a minimum:
 - a. Truck traffic and safe routes for material hauling,
 - b. Other uses on the site, such as crushing or asphalt production,
 - c. Fencing, screening and warning signs on the site,
 - d. Final use of any reclaimed sites, consistent with the goals, objectives, and policies in this plan.
 - e. Hours of operation; schedule, notification to neighbors and nature of blasting (if any),

5.4.3 Natural Resources

5.4.3.1 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 in the Town.
6. Support and encourage voluntary stewardship of private and public lands and respect private property rights.

5.4.3.2 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 foster cooperation with public agencies owning lands in the town and to promote consistency with this plan.

3. Make sure development uses best practices to minimize impacts on natural land and water resources during development.
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

5.4.3.3 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. Coordinate with Dane County on erosion control, stormwater, floodplain, wetland, and shoreland regulation.
3. Support cost-share, farm conservation plans, and other efforts 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 other programs to protect natural resources and give landowners alternatives to development.
6. 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.
 - Limits on tree removal to protect woodlands and avoid fragmentation of habitat.
 - Downward-directed lighting to protect dark skies and avoid unnecessary light pollution.

5.4.4 Cultural Resources

5.4.4.1 Goals & Objectives

1. Encourage identifying, protecting, interpreting, and maintaining 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.

5.4.4.2 Policies

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.

5. Provide information about grants, technical assistance, and recognition programs to residents.
6. 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.
7. 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, schools, and history of the Town.
8. Support local festivals, ethnic celebrations, farm tours, farm breakfasts, and markets that celebrate the town's history, heritage and rural way of life.
9. 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.

5.4.4.3 Programs

1. The State of Wisconsin operates a tax [exemption program](#) for owners of archaeological sites listed in the National or State Register of Historic Places [see Wis. Stats. 70.11(13m)]. A landowner who agrees to place a permanent protective covenant for the site area in the deed for the property may obtain a property tax exemption.



Element 6:

Economic Development

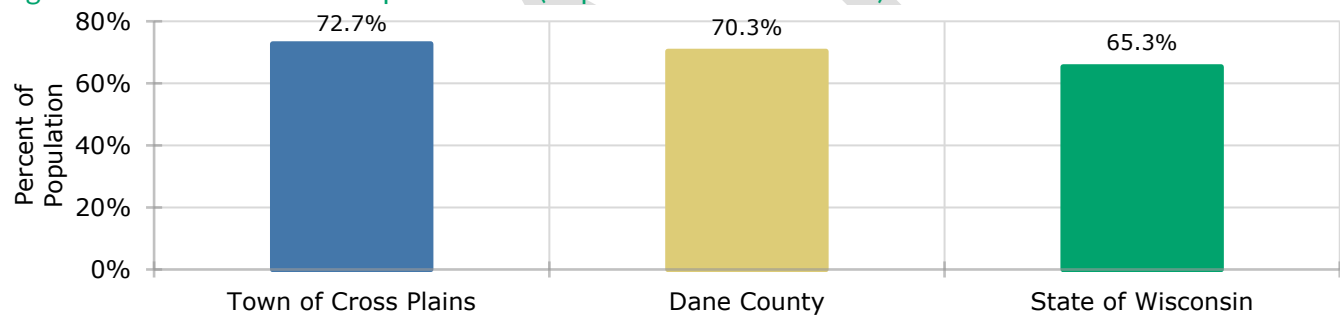
6.1 Economic Base

6.1.1 Labor & Income

6.1.1.1 Labor Force

As shown in Figure 19 approximately 72% 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, but comparable with the State.

Figure 19: Labor Force Participation Rate (Population 16+ Years Old)

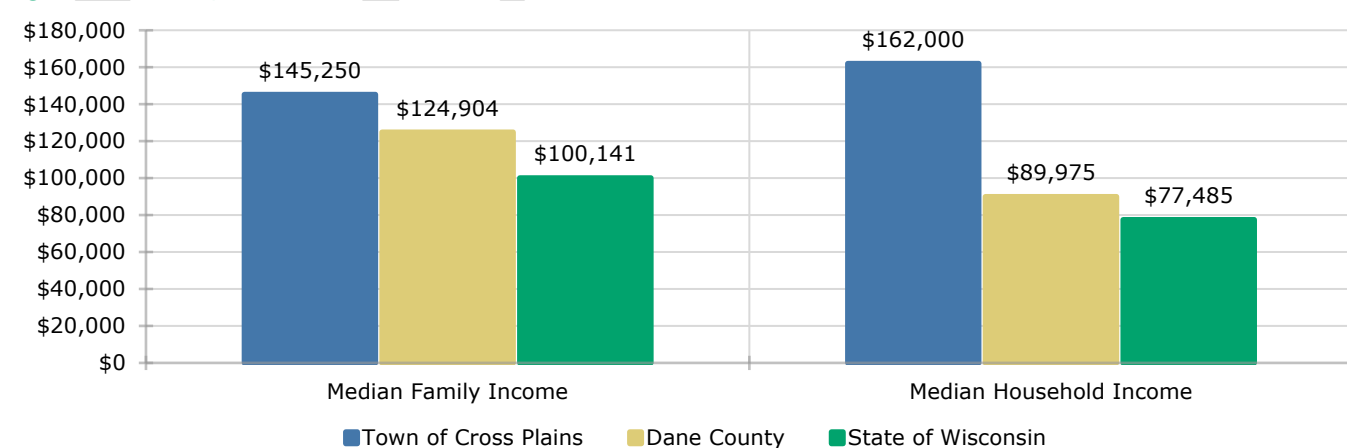


Source: U.S. Census Bureau, ACS 5-year estimates 2024

6.1.1.2 Median Income

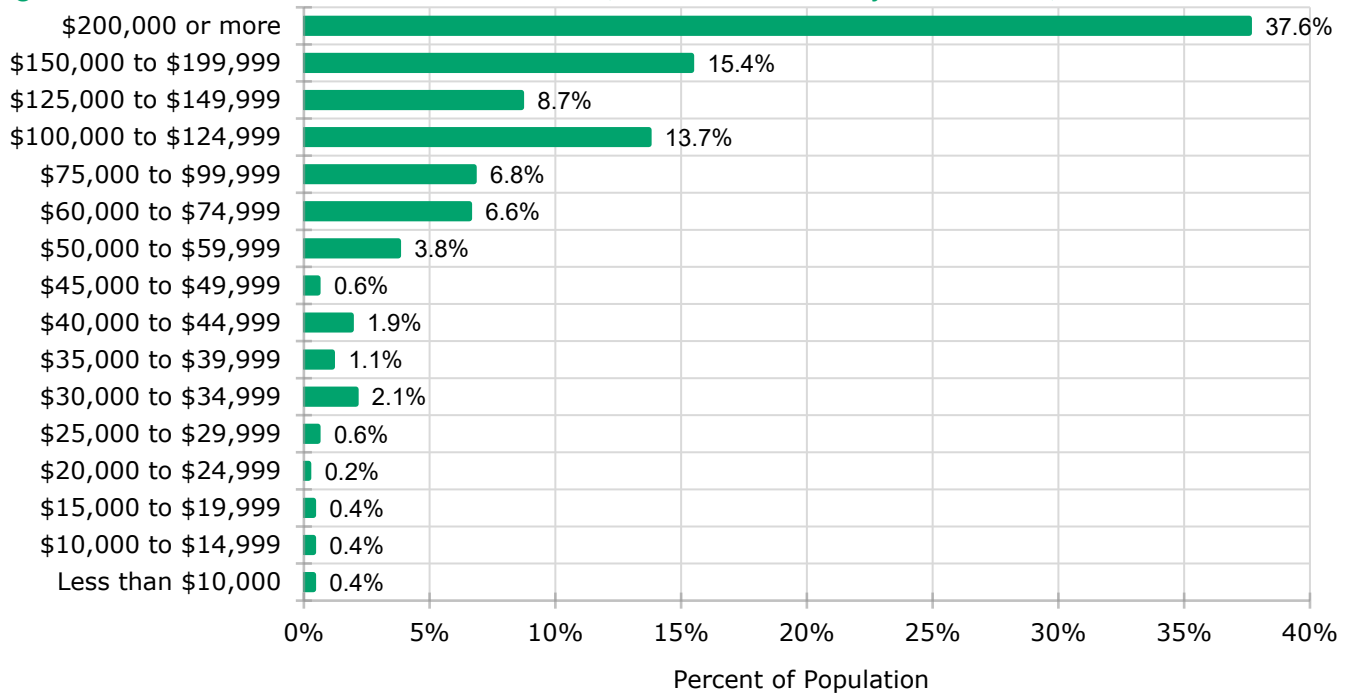
In 2024, Town of Cross Plains households had a median family income of \$145,250, higher than the \$124,904 median for Dane County as a whole, see [Figure 20](#).

Figure 20: Family & Household Median Income



Source: U.S. Census Bureau, ACS 5-year estimates 2024

Figure 21: Income Distribution Past 12 Months (in 2022 Inflation-Adjusted Dollars)



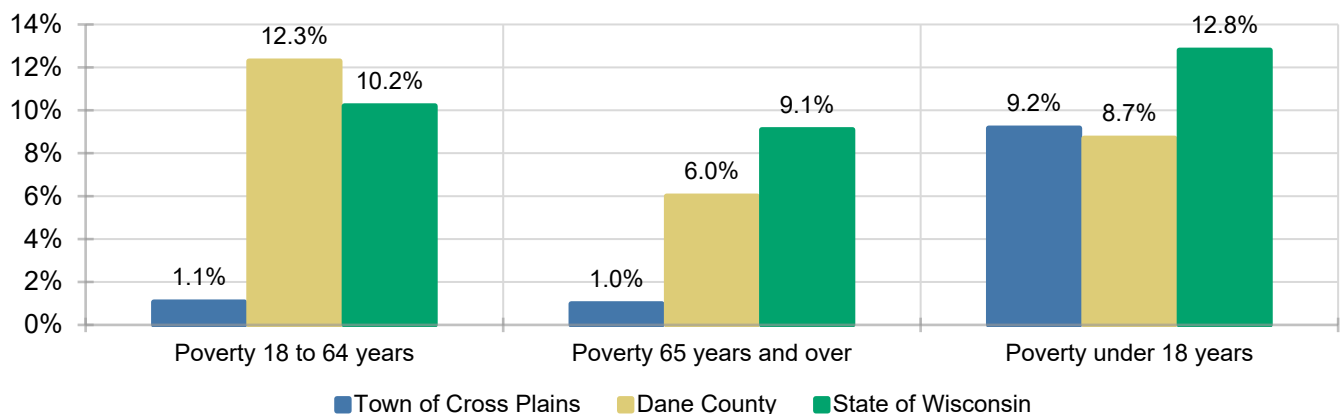
Source: ACS 5-year estimates 2024

As seen in [Figure 21](#), sixty-one percent of Town of Cross Plains population reported incomes of \$100,000 or higher, with nearly 40 percent making \$200,000 or higher in the 2024 American Community Survey. Compared with Dane County as a whole, the Town has a greater proportion of households earning \$100,000 or more, and a considerably smaller proportion of households earning less than \$50,000.

6.1.1.3 Poverty

According to the American Community Survey five-year averages ([Figure 22](#)), approximately 1% of residents 18 years old and older had incomes below the federal poverty standard, while 9% of children under 18 years old were experiencing poverty. In comparison, Dane County had poverty rates of between 7% and 12% over the same period.

Figure 22: Poverty Rates by Age



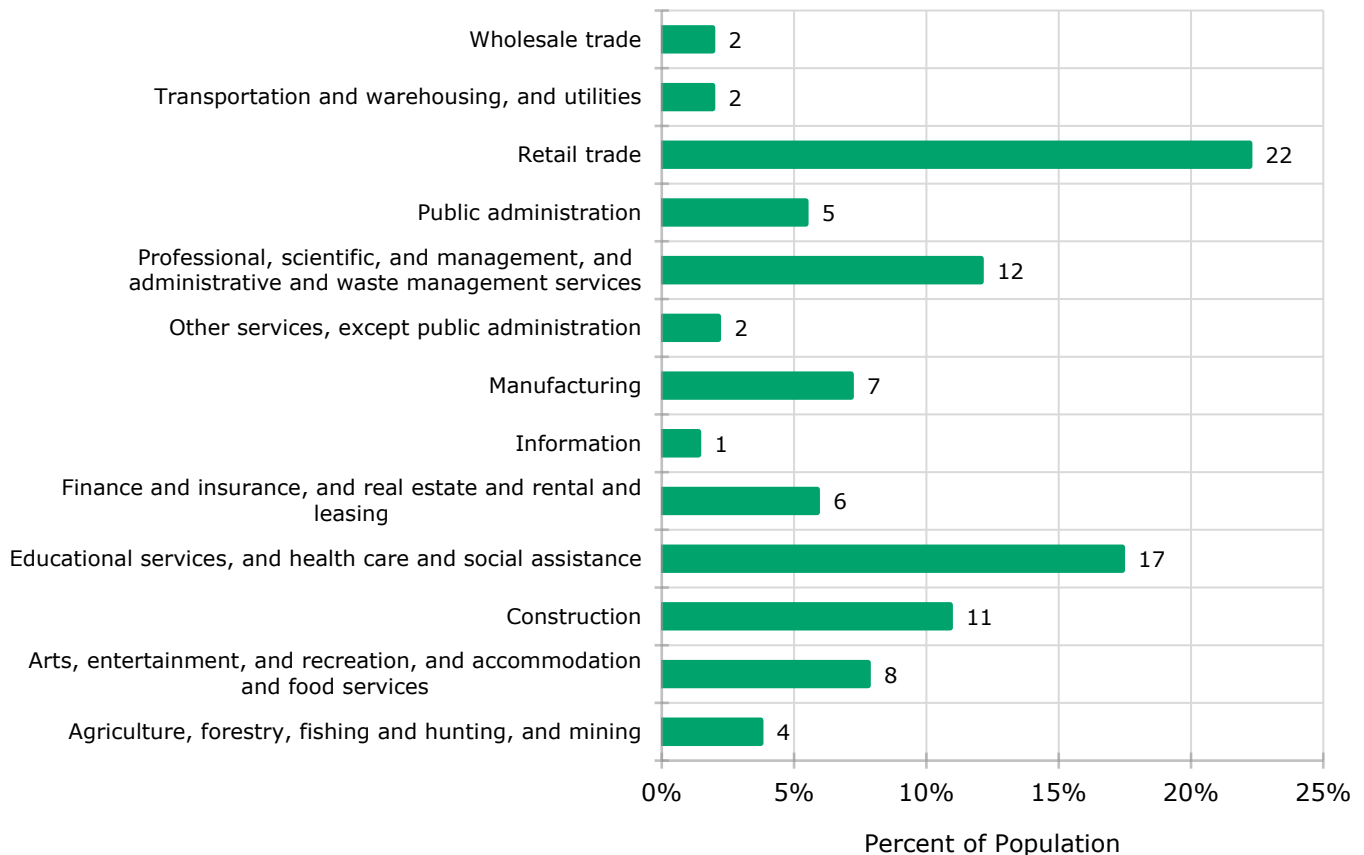
Source: ACS 5-year 2024

6.1.2 Industry & Employment

6.1.2.1 Major Industries

In 2024, 22% of the Town's labor force worked in education, healthcare, social assistance, 17% in education, healthcare, and social services, and 12% professional, science management or administration (Figure 23). Most residents commuted outside the Town of Cross Plains for employment. Agriculture, forestry, and related fields employed approximately 4% of residents. Occupations by sector in the Town mirror Dane County as a whole. As shown in Table 7, the 2020 Land Use Inventory identified 17 distinct commercial, industrial or mineral extraction operations located in the Town.

Figure 23: Employment by Industry (16+ years old)



Source: U.S. Census Bureau, ACS 5-year estimates 2024

Table 7: Commercial Operations

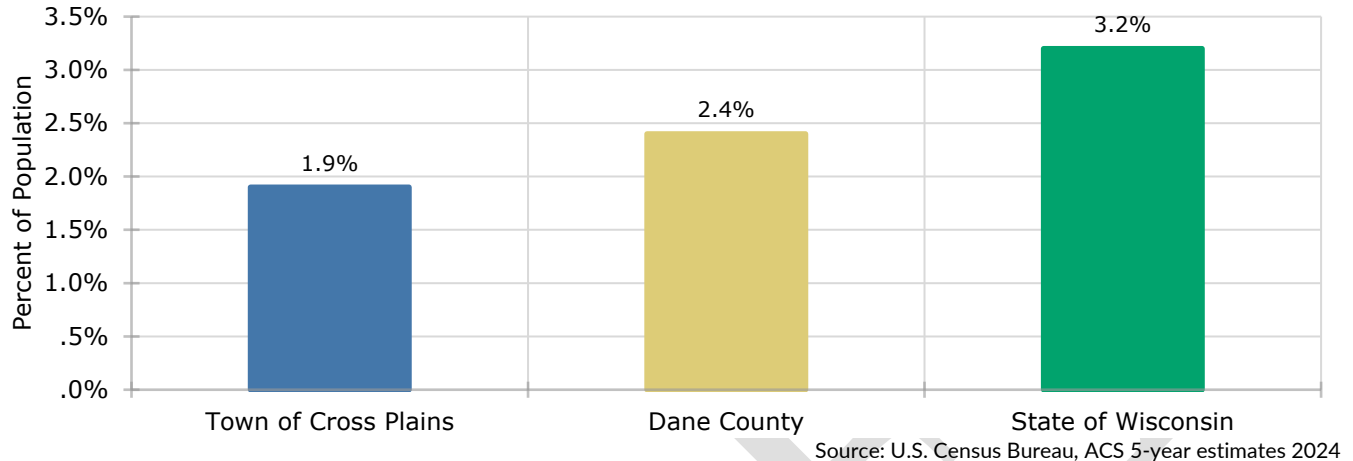
Description	Frequency
Sand and gravel - quarrying.	8
Eating places or restaurants.	3
Other farm and garden supplies retail.	2
Other general construction contractor services, landscaping	2
Electrical services.	1
Other professional services, NEC.	1

Source: Dane County Land Use Inventory, 2020

6.1.2.2 Unemployment

Between 2020 and 2024, the town's unemployment rate averaged 2%, lower than Dane County's average of 2.5% and Wisconsin's average of 3.5%, see [Figure 24](#).

Figure 24: Unemployment Rate (16-year-olds and older)



6.1.2.3 Environmentally Contaminated Sites

According to the WI DNR Bureau of Remediation and Redevelopment, there are no active contaminated sites in the Town of Cross Plains as of 2025.

6.2 Desired Economic Development

Town of Cross Plains residents enjoy easy access to the Madison metropolitan area and the Wisconsin River Corridor. Transportation networks provide for relatively short commute times. 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.

6.3 Economic Strengths & Weaknesses

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.

6.4 Economic Development Programs

- Tax Increment Financing (TIF):** TIF is a tool for financing local economic development projects. As outlined in Wis. Act 231, town governments may use TIF to encourage agricultural, forestry, manufacturing, or tourism projects within their jurisdictions. Learn more at this link <https://www.revenue.wi.gov/Pages/SLF/tif.aspx>.

- **Wisconsin Economic Development Council (WEDC) programs:** [WEDC](#) offers funding, resources, programs, and training to help both companies and communities bring their visions to life. Programs include Small Business Development Grant (SBDG) Program, Community Development Investment Grant, and others
- **Dane County Community Development Block Grant Program (CDBG):** This program funds eligible economic development projects such as business counseling, small business owner education, and loans. Learn more at this link <http://www.co.dane.wi.us/plandev/cdbg/index.htm>.

6.5 Goals, Objectives, & Policies

6.5.1 Goal

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

6.5.2 Objectives

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

6.5.3 Policies

1. Allow for businesses, and home-based occupations that are compatible with surrounding land uses. See commercial development criteria in [Element 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 ways for existing businesses to grow in a way that is consistent with the overall goals and objectives of the plan.

Element 7: Intergovernmental Cooperation

7.1 Intergovernmental Cooperation

7.1.1 Regional Context

7.1.1.1 Adjacent Towns

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

7.1.1.2 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 mile 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.

7.1.1.3 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.

7.1.1.4 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.

7.1.1.5 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 area wide 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).

7.1.1.6 Relevant State Agencies

The Wisconsin Department of Natural Resources (DNR) owns land in the Town related to Ice Age Trail Complex, and has regulatory authority over stream crossings and other work in navigable streams. The

Wisconsin Department of Transportation (WISDOT) manages State Highway 78. The Town also participates in the Department of Agriculture Trade & Consumer Protection's (DATCP) Farmland Preservation Program.

7.1.1.7 Relevant Federal Agencies

The U.S. Fish and Wildlife Service owns lands in the eastern part 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.

7.1.2 Existing or Potential Conflicts

7.1.2.1 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.

7.1.2.2 Other Cities & 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.

7.2 Goals, Objectives, & Policies

7.2.1 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.

7.2.2 Objectives

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

7.2.3 Policies & Programs

1. Work cooperatively with the Village of Cross Plains to adopt a binding, long-term intergovernmental agreement. Possible issues for negotiation include:
 - Wnnextion limits;
 - water quality standards and environmental protection for Black Earth and Garfoot Creeks, and;
 - Potential collaboration in a comprehensive Transfer of Development Rights program.

2. Continue to actively participate in intergovernmental organizations such as the Dane County Towns Association 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, CARPC, nearby cities and villages, 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 could affect the Town of Cross Plains.
5. Work with the Dane County Board of Supervisors to have the *Town of Cross Plains Comprehensive Plan* adopted into the *Dane County Comprehensive Plan*.

Element 8: Land Use

8.1 Existing Land Use

Land uses acreages from the 2000-2020 Dane County Land Use Inventories are shown in [Table 8](#). Over the past 20 years, cropland and pasture in the town declined, while woodlands and single-family residential uses increased. Since 2000, the Village of Cross Plains has annexed 650 acres of primarily farmland from the Town of Cross Plains. [Table 8](#) does not account for the 480 acres annexed in 2025.

- **Agriculture:** In 2020, cropland and pasture accounted for 55% of the land area of the town, down from 78% in 1980. Over this period, cropland and pasture declined by 4,146 acres. Conventional farm practices are employed to raise corn, soybeans, and dairy as well as other livestock and crops.
- **Woodlands:** Woodlands accounted for 25% of the land area of the town in 2020 hovering at or below 6,000 acres between 2000-2020.
- **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 grew 311 acres (59%) since 2000.
- **Commercial and Industrial:** Commercial and industrial uses are a small part of the Town's 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 roadways at 672 acres in the Town.

Table 8: Land Use by Acreage 2000-2020¹

Category	2000	2005	2010	2015	2020
Cropland/Pasture	11,447	11,506	11,850	12,770	12,447
Woodland	5,597	6,051	5,791	5,906	5,888
Other Open Lands	2,883	1,829	2,669	3,004	2,892
Water	211	204	226	134	117
Residential	522	723	800	753	833
Transportation	709	714	680	679	674
Communication/Utilities	4	8	4	5	6
Outdoor Recreation	13	10	154	165	166
Industrial (incl. mineral extraction)	123	146	109	112	129
Commercial	3	4	35	6	9
Institutional/Governmental	18	12	17	12	15
Vacant/Under Construction	45	23	55	38	50
Total	22,320	22,377	22,393	22,447	22,487

Source: Dane County Planning & Development and CARPC Land Use Inventory, 2020.

1 In 2010 CARPC changed agricultural, farm residential and rural land use reporting. See Farmland Loss Mitigation-1, CARPC, 2010.

8.2 Future Land Use

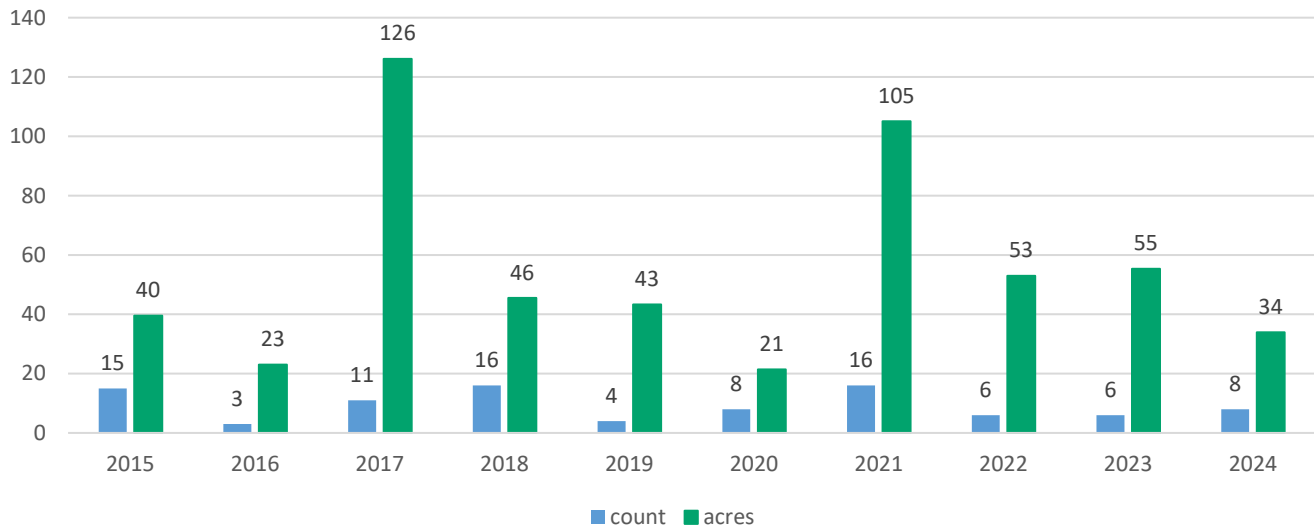
8.2.1 Supply & Demand

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. Between 2000 to 2020, 170 acres of the town were annexed into the Village of Cross Plains. In 2025, another 480 acres were annexed into the Village.

Within the Town, from 2015 to 2024, 93 zoning permits were issued for residential purposes. See [Figure 25](#) Roughly twenty of these were for alterations to existing buildings, the remaining were for new structures. Overall, 546 acres were rezoned out of certified farmland preservation districts as a result. 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 sold non-agricultural land averaged \$30,395 per acre compared to \$23,896 in 2007.

Figure 25: Rezones out of Farmland Preservation



Source: Dane County Planning and Development

8.2.2 Land Use Acreage Projections

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 2020 Dane County Land Use Inventory. Agricultural, commercial and other non-residential land uses are based on historic trends between 2000 and 2020. [Table 9](#) shows land use projections for the Town of Cross Plains from 2020 through 2040. Given the relatively consistent population projected to 2050, land use demand trends may not continue as calculated above and could more likely level off or grow more slowly.

Table 9: Land Use Projections

Land Use Acres	2020 Actual	2025	2030	2035	2040
Cropland and Pasture	12,325	12,301	12,264	12,214	12,325
Woodland/Other Open Lands	9,141	9,463	9,947	10,702	9,141
Residential	857	882	908	934	857
Industrial (incl. mineral extraction)	22	37	65	117	22
Commercial	137	145	153	162	137
Institutional/Governmental	15	16	17	17	15

Source: WI DOA Household Projections, Dane County Land Use Inventory 2000-2020.

8.2.3 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 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.

8.2.4 Redevelopment Opportunities

Approximately 8% 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, and densities are consistent with the overall goals, objectives, and policies for each district.

8.3 Overarching Goals, Objectives, & 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. In addition, the Town has designated the following six land use districts, each with their own goals, objectives, and policies, to meet the Town's overarching 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.

8.3.1 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.

8.3.2 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 WI 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.
7. Ensure that new development and land use changes are compatible with the Town's agricultural and rural character.
8. Limit new development to rural densities as described in this plan.
9. 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.
10. Avoid substantial expenditure of town funds for development.

8.3.3 Policies

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 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 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.
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 program should:
 - Identify local funding sources to use as matching funds for county, state and federal conservation grants;
 - Further 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.

8.4 Farmland Preservation District

The Town has established the Farmland Preservation District to preserve agricultural lands and rural character while providing opportunities for limited non-farm development. This designation also serves 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, pastureland, woodlots, other agricultural land uses, 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.

8.4.1 Policies & Programs

8.4.1.1 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
- TDR-R (Transfer of Development Rights - Receiving 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)
- LC (Limited Commercial), with appropriate conditions as needed to meet the objectives of the Town of Cross Plains Comprehensive Plan

Conditional use permits for the following uses are not permitted in the Town of Cross Plains voluntary conservation areas, within boundaries identified by governmental entities for potential public acquisition or open space, or areas identified in this plan as TDR Super Sending Areas:

1. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law,
2. Non-metallic mineral extraction,
3. Asphalt & ready-mix concrete plants, or
4. 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.

8.4.1.2 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.

8.4.1.2.1 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.

8.4.1.2.2 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).

8.4.1.2.3 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.

8.4.1.2.4 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.

8.4.1.2.5 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.

8.4.1.2.6 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.

8.4.1.2.7 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.

8.4.1.2.8 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.

8.4.1.2.9 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 8.10.

8.4.1.2.10 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*.

8.4.1.2.11 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.

8.4.1.3 Development Siting Standards & Criteria

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

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 1.5 acres, exclusive of right-of-way. Lot sizes of one acre 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:
 - a. Driveway must provide for emergency vehicles safe passage.
 - b. All cuts, fills and erosion problems must be noted and an erosion control plan submitted before a driveway permit can be issued.
9. 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.

10. 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.

8.4.1.4 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.

8.4.1.5 Mineral Extraction

1. Within the Farmland Preservation District, the town will consider Conditional Use Permits for new or expanded mineral extraction operations that:
 - a. are consistent with the goals and objectives of the *Town of Cross Plains Comprehensive Plan*;
 - b. are consistent with agricultural use and farmland preservation;
 - c. adequately protect public safety, rural character and the environment, and;
 - d. 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.
2. 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.
3. 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:
 - a. 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;
 - b. The Town of Cross Plains Mineral Extraction Questionnaire.

4. 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.
5. Copies of required application materials, the town questionnaire and standard conditions are contained in Appendix 2.
6. 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.
7. 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.



8.4.1.6 Renewable Energy Facilities

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.

8.5 Rural Residential District

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.



8.5.1 Objectives

1. Accommodate existing residential subdivisions.
2. Promote limited, efficient and compact development and allow for appropriate redevelopment opportunities.
3. Encourage conservation design and other techniques to ensure compatibility with agricultural, natural resource and open space use, and with neighboring communities.

8.5.1.1 Policies & Programs

8.5.1.1.1 Appropriate Zoning Districts:

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

8.5.1.1.2 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 8.10](#)). 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 8.10](#), as well as with all design and public improvement standards in this section.

8.5.1.1.3 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.

8.5.1.1.4 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.

8.5.1.1.5 Lot design and public improvements:

1. All new or re-divided lots in the Rural Residential District must comply with 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.

8.6 Pine Bluff Crossroads District

The Bluff Crossroads District accommodates 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 for significant new growth or intensive commercial use.



8.6.1 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.

8.6.2 Policies

8.6.2.1 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

8.6.2.2 Land Division, Re-division or Redevelopment:

1. 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 8.10](#)). Proposed lots or units must meet all of the following criteria before the town will approve development or redevelopment applications:
 - a. Lots must be in the TDR-R overlay zoning district;

- b. 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;
- c. 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.

8.6.2.3 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

8.6.2.4 New Commercial or Industrial Uses

1. 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.

8.6.2.5 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 1-7 in 8.6.2.3 Local Business Development and must also meet all of the following conditions:
 - a. Any expansion of an existing commercial use must not exceed 50% of the existing floor area of the principal commercial structure on the lot.
 - b. 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:
 - i. Parking standards under s. 10.102(8), Dane County Code;
 - ii. Screening standards under s. 10.102(12), Dane County Code;

- iii. Sanitary system standards under Chapter 46, Dane County Code and COMM 83, Wisconsin Administrative Code;
- c. Stormwater and erosion control standards under Chapter 14, Dane County Code.
- d. 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 8.6.2.5-1a above.

8.6.2.6 Lot Design & Public Improvements

1. All new or re-divided lots in the Pine Bluff Crossroads District must comply with 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.

8.7 Environmental & Resource Protection District

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.

8.7.1 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.

8.7.2 Policies & Programs

8.7.2.1 Appropriate Zoning Districts:

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

8.7.2.2 Conditional Uses

1. The following conditional use permits will not be supported in Town of Cross Plains voluntary conservation areas; boundaries identified by governmental entities for potential public acquisition or open space, or areas identified in this plan as TDR Super Sending Areas,
 - a. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
 - b. Non-metallic mineral extraction
 - c. Asphalt & ready-mix concrete plants
 - d. 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.

8.7.2.3 Other Policies

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 Dane County shoreland and wetland zoning, floodplain, erosion control, and stormwater ordinances.
5. Support programs to restore natural vegetation, remove invasive species and improve habitat.

8.8 Public Lands District

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.

8.8.1 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.

8.8.2 Policies

8.8.2.1 Appropriate Zoning Districts:

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

8.8.2.2 Other Policies

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

8.9 Urban Service Areas

Urban Service Areas (USAs) 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. USA boundaries are approved by the CARPC.

8.9.1 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.

8.9.2 Policies

8.9.2.1 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.

8.9.2.2 Other Policies

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.

8.10 Transfer of Development Rights (TDR)

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.

8.10.1 Objectives

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.
9. Discourage land uses incompatible with proximate residential uses.

8.10.2 Policies & Programs

8.10.2.1 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*.

8.10.2.2 Sending Areas

8.10.2.2.1 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.

8.10.2.3 Super Sending Areas

8.10.2.3.1 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 1-3 are identified in the attached Super Sending Area map dated 12/5/17.

8.10.2.3.2 Conditions

1. Owners of properties in Group 1 or Group 2 are eligible for additional development rights (Super Sending Area Bonus), under the following conditions:
 - a. For Group 1:
 - i. Owners vacate grandfathered mineral extraction zoning status & deed restrict from mineral extraction activities.
 - ii. Place a permanent agricultural or conservation easement on the entire parcel with mineral extraction rights with Town as an easement holder.
 - iii. 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.
 - b. For Group 2:
 - i. 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.

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

8.10.2.3.3 Super Sending Areas Bonus Rights

- 1. 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.
- 2. Group 2:
 - a. 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.
 - b. 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.

8.10.2.4 Subdivision Plats

- 1. 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.
- 3. 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.

8.10.2.5 Receiving Areas

- 1. 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:
 - a. Proposed receiving areas are not within the National Ice Age Scientific reserve, Ice Age Trail Corridor or Black Earth Creek Water Quality Corridors;
 - b. Proposed receiving areas have minimal impact on Group I, II or III soils under the Dane County Land Evaluation and Site Assessment (LESA) system;
 - c. 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;
 - d. Proposed development would be clustered, and adjacent to existing nonfarm development;

- e. 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;
- f. If within a Farmland Preservation Area, lot size for proposed development does not exceed 2 acres, and;
- g. Proposed development meets all of the siting criteria for the appropriate planning area as identified in the Town of Cross Plains Comprehensive Plan.

8.10.2.6 Implementing a Transfer

1. 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.

8.10.2.7 Conservation Easements

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

8.10.2.8 Deed Notices

1. Landowners of both the sending area and receiving area properties must record deed notices with the Dane County Register of Deeds. Deed notices must:
 - a. Meet all of the requirements of ss. 10.004(112) and 10.305(5)(c), Dane County Code;
 - b. Track the number of rights transferred from each sending parcel;
 - c. Track the number of rights transferred to each receiving parcel;
 - d. Identify each sending and receiving parcel by legal description and parcel number, and;
 - e. Reference a recorded TDR easement on an appropriate TDR-S-zoned parcel.

8.10.2.9 Development Permits in Receiving Areas

1. 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:
 - a. Recorded deed notice documents on both the sending and receiving parcels as described in (4)b. above.
 - b. 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;
 - c. A letter from the Dane County Planning Division indicating that the TDR transaction is consistent with the Dane County Comprehensive Plan.

8.11 Conservation Subdivisions

8.11.1 Objectives

1. 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.

8.11.2 Policies

8.11.2.1 Development Density

1. 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.

8.11.2.2 Inventory Mapping

1. 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.
 - a. USDA NRCS soil type locations and identification of soil capability classifications under the Dane County Land Evaluation classification system.
 - b. 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.
 - c. Land cover on the site, according to Dane County Land Use Inventory subcategories.
 - d. Location and condition of all existing trees with a caliper of 24 inches or more, as measured four feet off the ground.
 - e. Location and condition of all existing native vegetation or rare ecological community types, such as native prairie or savannah.
 - f. 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.
 - g. All encumbrances, easements or covenants that apply to the property.
 - h. Known critical habitat areas for rare, threatened or endangered species.
 - i. Unique geological resources, such as rock outcrops and glacial features.
 - j. 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.

8.11.2.3 Concept plan

1. Using the inventory and development density calculations above, the subdivider shall submit a concept plan including the following information:
 - a. Open space areas indicating which areas are to remain undeveloped.
 - b. Location and width of all planned trails.
 - c. Boundaries of areas to be developed, with proposed general street and lot layout.
 - d. Number and type (i.e., single-family, two-family) of housing units proposed.
 - e. Proposed methods for and location of water supply, stormwater management practices and sewage treatment.
 - f. Inventory of preserved and disturbed natural features, prominent views and productive farmland.
 - g. Preliminary development envelopes showing areas for lawns, pavement, buildings and grading.

- h. Proposed methods for ownership and management of protected open space.

8.11.2.4 Minimum Standards

1. Proposed conservation subdivisions must meet all of the following criteria:
 - a. Protected 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:
 - i. A homeowner's association or condominium owner's association
 - ii. A nonprofit conservation organization
 - iii. The Town of Cross Plains, Dane County, the State of Wisconsin, or a conservation agency of the United States;
 - iv. An individual landowner or landowners who will use the land for open space purposes under the terms of a recorded conservation easement.
2. Lands included in or excluded from open space calculation
 - a. Road rights-of-way shall not be counted towards the required minimum open space.
 - b. No more than 50% of the required open space may consist of land in mapped Resource Protection Corridor.
 - c. No more than 20 percent of required open space may consist of engineered stormwater practices required under Chapter 14, Dane County Code.
 - d. 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.
3. Zoning and other restrictions for common open space
 - a. Lands in common open space must be in the NR-C, RE, UTR, FP-1 and/or FP-35 zoning districts.
 - b. Common open space areas must be dedicated to the public or have recorded deed restrictions or conservation easements prohibiting future development or redivision.

8.11.2.5 Lot Design & 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, 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, and open space to meet the needs created by the development.
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.
1. Proposed conservation subdivisions must meet 11 of the following criteria:
 - a. 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.
 - b. Restore and maintain, according to appropriate NRCS best management practices, degraded environmental areas, such as wetlands, native vegetation, habitat, or rare community types.
 - c. 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.
 - d. 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.
 - e. Maintain or restore 35-foot, or wider, native vegetative buffers adjacent to existing or restored wetlands.
 - f. 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.
 - g. 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.
 - h. 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.
 - i. 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.
 - j. 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.
 - k. Include public dedications or public access easements to navigable waterways, regional, state or national trail systems or to other lands open to public use.
 - l. 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.
 - m. 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.
 - n. 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.

8.12 Renewable Energy Facilities

8.12.1 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.

8.13 Conditional Uses

The Town will review conditional uses in each district to determine if all provisions of the Comprehensive Plan and the Future Land Use Map are addressed and met including, but not limited to consideration of the following factors:

1. Consistency with the Town Comprehensive Plan and impact on preservation of agricultural lands.
2. Whether the use is complementary with adjoining properties.
3. Compatibility with existing or permitted use on adjacent lands.
4. Impacts of noise, dust, lights, odor, contamination, parking, traffic, and other changes related to the use on public safety and rural character of the Town.
5. The agricultural productivity and/or history of agricultural production of the lands involved.
6. The location of the proposed use so as to minimize the amount of productive agricultural land converted.
7. The need for public services created by the proposed use.
8. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.

9. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

The Town reviewed the conditional uses listed in the Dane County zoning ordinance in light of the goals, objectives, and policies in this plan. The town will review existing CUPs upon change of ownership.

8.13.1 Appropriate Condition Uses by Zoning District

The conditional uses listed below represent those that, based upon their nature and well-known or anticipated impacts, the Town believes could be reasonably consistent with this plan. All applications will be evaluated to determine compliance with the standards detailed in section 10.101(7)(d) of the Dane County Zoning Ordinance.

8.13.1.1 NR-C Natural Resource Conservation Zoning District

1. Public parks, private parks, recreational areas, boat access sites, outdoor education areas, historic areas, wildlife refuges, game preserves, and private wildlife habitat areas
2. Soil conservation, shoreland, wetland and ecological restoration practices not listed as a permitted use
3. Public roads, railroads, or utilities which cannot practically be located outside of the NR-C district

8.13.1.2 Voluntary Conservation Area

1. Public parks, private parks, recreational areas, boat access sites, outdoor education areas, historic areas, wildlife refuges, game preserves, and private wildlife habitat areas.
2. Soil conservation, shoreland, wetland and ecological restoration practices not listed as a permitted use.
3. Roads, railroads, or utilities which cannot practically be located outside of the area

8.13.1.3 RE Recreational Zoning District

1. Campgrounds
2. Caretaker's residence

8.13.1.4 FP-1 Small-lot Farmland Preservation Zoning District

1. Agricultural accessory uses:
 - a. Agricultural entertainment
 - b. Limited farm business
 - c. Farm related exhibitions, sales, or events not exceeding 10 days per year
 - d. Sale of agricultural and dairy products not produced on the premises
 - e. Incidental sale of non-alcoholic beverages and snacks
 - f. Sanitary facilities in an agricultural accessory building
2. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.5 FP-35 Farmland Preservation Zoning District

The Department of Agriculture, Trade and Consumer Protection must be notified prior to the approval of any CUP in this district.

1. Agricultural accessory uses:
 - a. Agricultural entertainment, over 10 days per year
 - b. Farm related exhibitions, sales or events, over 10 days per year
 - c. Farm Residence, subject to 10.103(11)
 - d. Attached accessory dwelling units associated with a farm residence

- e. Limited Farm Business, subject to 10.103(13)
- f. Sale of agricultural and dairy products not produced on the premise
- g. Incidental sale of non-alcoholic beverages and snacks
- h. Secondary farm residence (according to 2.2(3), a secondary farm residence is only permissible if it complies with the Town's land division allocation policy)

8.13.1.6 FP-B Farmland Preservation– Business

1. Agricultural accessory uses:
 - a. Agricultural entertainment, over 10 days per year
 - b. Farm related exhibitions, sales or events, over 10 days per year
 - c. Farm Residence, subject to 10.103(11)
 - d. Attached accessory dwelling units associated with a farm residence (if the property is 2 acres or greater in size)
 - e. Limited Farm Business, subject to 10.103(13)
 - f. Sale of agricultural and dairy products not produced on the premise
 - g. Incidental sale of non-alcoholic beverages and snacks
 - h. Commercial animal boarding for farm animals, and not including domestic pets

8.13.1.7 AT-35 Agriculture Transition Zoning District

1. Agricultural accessory uses:
 - a. Agricultural entertainment, over 10 days per year
 - b. Attached accessory dwelling units associated with a farm residence
 - c. Farm related exhibitions, sales or events, over 10 days per year
 - d. Farm Residence, subject to 10.103(11)
 - e. Limited Farm Business, subject to 10.103(13)
 - f. Sale of agricultural and dairy products not produced on the premise and incidental sale of non-alcoholic beverages and snacks

8.13.1.8 RM-8 Rural Mixed-Use Zoning District

1. Agricultural entertainment activities occurring 10 days per year or more
2. Attached accessory dwelling units
3. Farm related exhibitions, sales or events exceeding 5 days a year
4. Governmental, institutional, religious, or nonprofit community uses
5. Large animal boarding
6. Limited family business
7. Property maintenance sheds (600 sq. ft. or less)
8. Sanitary facilities in agricultural accessory buildings
9. Tourist or transient lodging

8.13.1.9 RM-16 Rural Mixed-Use Zoning District

1. Agricultural entertainment activities occurring over 10 days per year
2. Attached accessory dwelling units
3. Farm related exhibitions, sales or events exceeding 5 days a year
4. Governmental, institutional, religious, or nonprofit community uses
5. Large animal boarding
6. Limited family business
7. Sanitary facilities in agricultural accessory buildings
8. Tourist or transient lodging

8.13.1.10 RR-1 Rural Residential Zoning District

1. Limited Family Business

2. Day care centers
3. Governmental or religious uses
6. Transient or tourist lodging
4. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.11 RR-2 Rural Residential Zoning District

1. Animal use exceeding one animal unit per acre
2. Limited family business
3. Attached accessory dwelling units
4. Day care centers
5. Governmental, institutional, religious, or nonprofit community uses
6. Transient or tourist lodging
7. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.12 RR-4 Rural Residential Zoning District

1. Attached accessory dwelling units
2. Animal use exceeding one animal unit per acre
3. Limited family business
4. Day care centers
5. Governmental, institutional, religious, or nonprofit community uses
7. Transient or tourist lodging
6. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.13 RR-8 Rural Residential Zoning District

1. Attached accessory dwelling units
2. Animal use exceeding one animal unit per acre
3. Limited family business
4. Day care centers
5. Governmental, institutional, religious, or nonprofit community uses
8. Transient or tourist lodging
6. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.14 RR-16 Rural Residential Zoning District

1. Attached accessory dwelling units
2. Animal use exceeding one animal unit per acre
3. Limited family business
4. Day care centers
5. Governmental, institutional, religious, or nonprofit community uses
9. Transient or tourist lodging
6. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.15 SFR-08 Single-Family Residential, Zoning District

1. Governmental uses
2. Religious uses
3. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

8.13.1.16 SFR-1 Single-Family Residential Zoning District

1. Governmental uses
2. Religious uses
3. Transient or tourist lodging

4. Transportation, utility, communications, pipeline electric transmission, utility, or drainage uses

8.13.1.17 SFR-2 Single-Family Residential Zoning District

1. Attached accessory dwelling units
2. Day care centers
3. Governmental uses
4. Institutional uses
5. Religious uses
6. Nonprofit community uses
7. Transient or tourist lodging
8. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

8.13.1.18 TFR-08 Two-Family Residential Zoning District

1. Governmental uses
2. Religious uses
3. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

8.13.1.19 MFR-08 Multi-Family Residential Zoning District

1. Governmental uses
2. Religious uses
3. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

8.13.1.20 LC Limited Commercial Zoning District

1. Contractor, landscaping or building trade operations
2. Incidental parking for employees
3. Indoor storage and repair
4. Incidental indoor maintenance
5. Utility services associated with a permitted use
6. Undeveloped natural resource and open space areas
7. Agricultural and agricultural accessory uses (livestock not permitted)
8. Transportation, utility, or communication use required by law

8.13.1.21 GC General Commercial Zoning District

1. Contractor, landscaping, building trades operation
2. Communication towers
3. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.22 HC Heavy Commercial Zoning District

1. Communication towers
2. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.23 RI Rural Industry Zoning District

1. Communication towers
2. Mineral extraction operations
3. Transportation, communication, pipeline, electric transmission, utility, or drainage uses.

8.13.1.24 MI Manufacturing and Industrial Zoning District

1. Communication towers
2. Mineral extraction operations
3. Transportation, communication, pipeline, electric transmission, utility, or drainage uses

8.13.1.25 UTR Utility, Transportation and Right-of-Way Zoning District

1. Storage structures, not to exceed 250 square feet
2. Transportation, utility, communication or similar uses

8.13.2 Conditional Use Permit Conditions

Additional conditions (e.g., duration, sunset dates, site design, seasonal accommodations) may be required for any Conditional Use Permit based on the intensity of the proposed use. Conditions may vary based on whether use is limited to indoors or includes outdoor use and proximity to a neighboring residence. Conditions, include but are not limited to, hours of operation, number of employees, down casting dark sky compliant outdoor lighting, noise, trash removal, parking, number of events, signs, visual screening, stormwater management, business activities, dust, and odors. Any or all of these conditions may be considered by the Town on any Conditional Use Permit.

Element 9: Implementation

9.1 Implementation Tools

9.1.1 Land Use Regulations

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

9.1.1.1 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*.

9.1.1.2 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 ordinance and with the *Town of Cross Plains Comprehensive Plan*. Approval may be revoked if its conditions are not fulfilled.

9.1.1.3 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.10.101(7), Dane County Code, unless they are consistent with the *Town of Cross Plains Comprehensive Plan*.

9.1.1.4 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*.

9.1.1.5 Erosion Control and Stormwater Management Ordinance- Chapter 14, Dane County Code

To ensure environmental protection of natural resources and features, the Town falls under the authority of the Dane County ordinance. It is the applicant's responsibility to demonstrate to the Plan Commission that adequate erosion control will be provided.

9.1.1.6 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.

9.1.1.7 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.

9.1.1.8 Sign Regulations- Chapter 10, Dane County Code

Sign regulations are within the Dane County Zoning Ordinance, Chapter 10.

9.1.1.9 Building & Mechanical Codes

The Town falls under the state Uniform Dwelling Code (UDC).

9.1.1.10 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 26, 1981. 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 December 26, 1981, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in Element 8.

9.1.1.11 Sanitary Codes- Chapter 46, Dane County Code

The Town is covered by the Dane County Private Sewage System and Health Ordinances.

9.2 Adoption, Evaluation, Amendments & Updates

Following Wisconsin's comprehensive planning legislation, the Town Board adopted the *Town of Cross Plains Comprehensive Plan* by ordinance as recommended by 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 as part of the *Dane County Comprehensive Plan*.

Ongoing evaluation of the *Town of Cross Plains Comprehensive Plan* will occur, progress toward goals will be reported, and changes in conditions that affect 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 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 Plan Commission will review the *Town of Cross Plains Comprehensive Plan* every year to determine if amendments or updates are necessary. Every five years, the plan commission will recommend, if needed, minor amendments of the *Town of Cross Plains Comprehensive Plan* for the Town board to consider.

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.

In accordance with State law, the *Town of Cross Plains Comprehensive Plan* elements are integrated and consistent with the other elements. Elements were carefully prepared to achieve the Town's goals.

9.3 Implementation Timeline

Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Plan Commission. Most of the activities are ongoing.

9.3.1 Agricultural, Natural, & Cultural Resources

- | | |
|---|---------|
| 1. Follow the residential density policy in the Agricultural Preservation District. | Ongoing |
| 2. Continue to implement the Town driveway ordinance. | Ongoing |
| 3. Work with the County to develop programs to preserve farmland, such as the purchase of and/or transfer of development rights programs. | Ongoing |

9.3.2 Housing & Economic Development

- | | |
|---|---------|
| 1. Allow for limited commercial uses appropriate to a rural town, consistent with land use policies in Element 8: Land Use . | Ongoing |
| 2. Follow the residential density policy contained in this Comprehensive Plan. | Ongoing |
| 3. Promote the careful placement of homesites in an effort to preserve farmland and protect natural features. | Ongoing |
| 4. Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program for maintenance and rehabilitation of existing housing stock. | Ongoing |

9.3.3 Transportation

- | | |
|--|---------|
| Continue to maintain town local roads. | Ongoing |
|--|---------|

9.3.4 Utilities & Community Facilities

- | | |
|--|---------|
| Work with Dane County to develop policies and guidelines for wind turbines, communication towers, solar panels, and manure management. | Ongoing |
|--|---------|

9.3.5 Land Use

- | | |
|---|---------|
| Follow the Town of Oregon Comprehensive Plan recommendations for all zoning petitions and land divisions. | Ongoing |
|---|---------|

9.3.6 Intergovernmental Cooperation

- | | |
|--|---------|
| Share information with neighboring towns and villages as comprehensive plans are developed and/or amended. | Ongoing |
|--|---------|