

# EXISTING CHARACTER

## Rural Development Guidelines

The Town of Dane is characterized by three landscape personalities including Rolling Highland Agriculture (southern part of town), the Lodi Marsh (north part of town), and Hill Country (northwest part of town). The Town of Dane is overwhelmingly a rural and agricultural landscape of cultivated, flat-to-rolling terrain with fertile soils and scattered farmsteads and woodlots. Only scattered farm-related buildings interrupt the Town's broad vistas. Widely separated state and county roads follow the sectional grid or old connections between communities. The village of Dane is the only community center in the Town.



TOWN OF DANE



*Growth Management Project  
Dane County USH 12*

# TOWN CHARACTER PRESERVATION PRINCIPLES

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## Rural Development Guidelines

The following goals of the Rural Development Guidelines include the preservation of the Town's existing character, preservation of valuable farmland, and the protection of wildlife habitat.

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

Strategies to accomplish these goals include the careful siting of proposed development and treatment of the developed site.

- Careful siting of proposed development
- Sensitive treatment (landscaping, location of drive, etc.) of the developed site

Example of the specific strategies include:

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





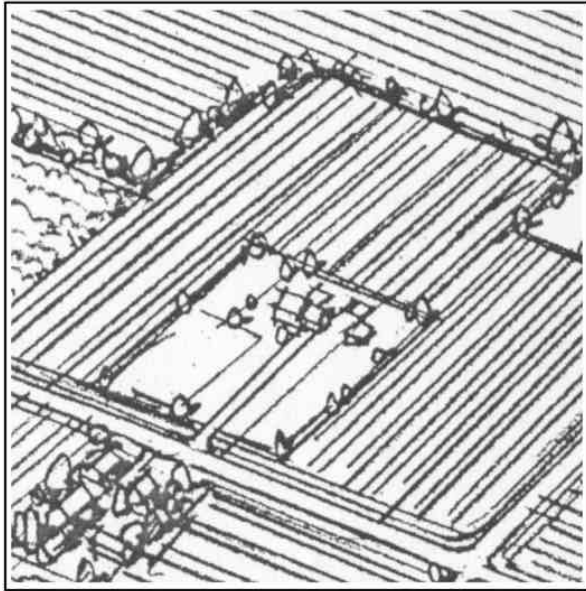
# SINGLE LOT RESIDENTIAL

## Rural Development Guidelines

The siting and treatment of a **single residential lot** in the Town's **agricultural lands** will have an impact on valuable farmland and the existing visual character of the Town. Utilize the following strategies and case study (typical siting pattern versus preferred siting pattern) below to guide proposed residential development.

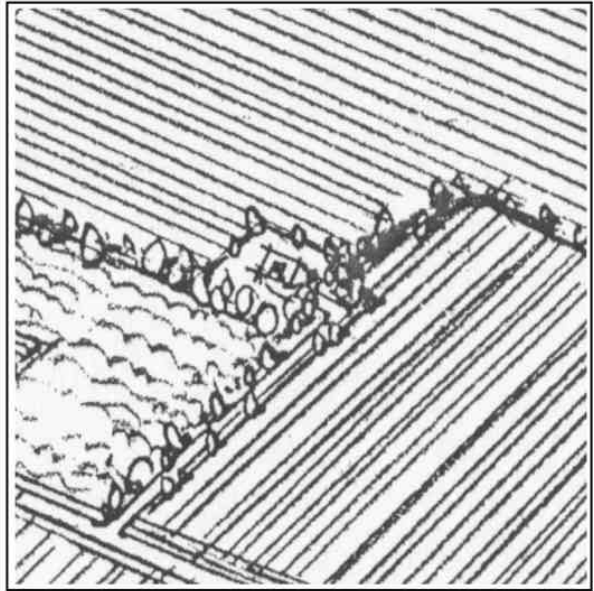
- Minimize loss of valuable farmland
- Optimize the shape and configuration of farmable parcels
- Minimize visual impact of development from roadsides
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development

### Typical



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

### Preferred



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

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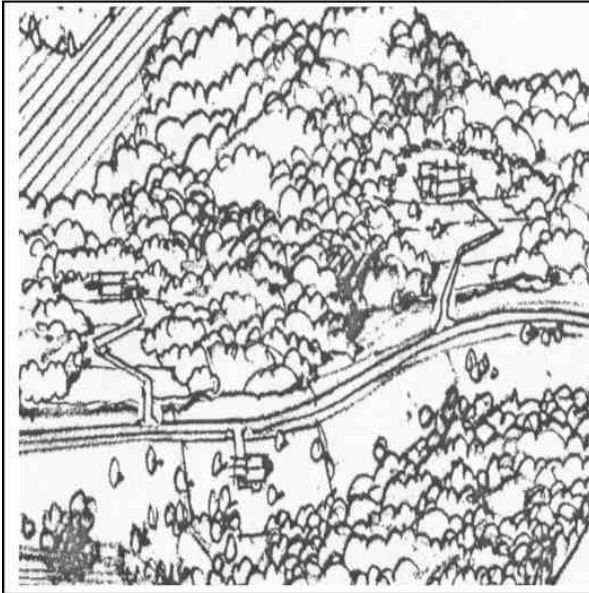
# HILLSIDE RESIDENTIAL

## Rural Development Guidelines

The siting and treatment of **residential lot(s)** on the Town's **hills and steep slopes** will have a substantial visual impact on the existing character of the Town. Utilize the following strategies and case study (typical siting pattern versus preferred siting pattern) below to guide proposed residential development.

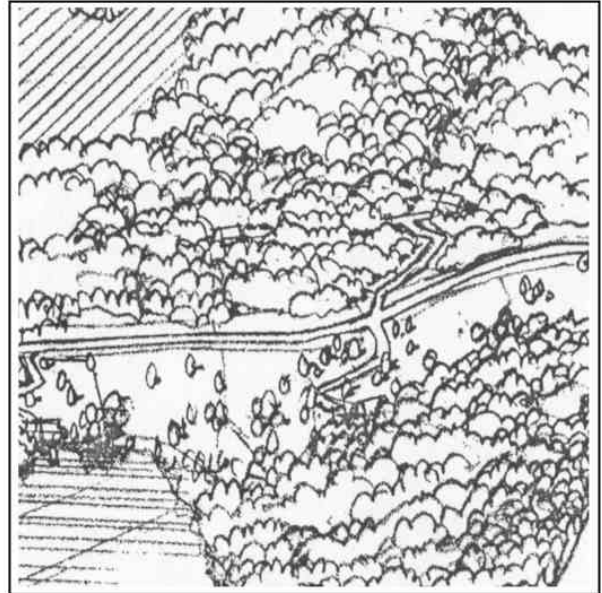
- Minimize visual impact of development through sensitive hillside siting
- Minimize visual impact of homes from adjacent roadside
- Retain wooded areas
- Minimize number of driveways
- Use existing vegetation to screen new development
- Integrate development with existing topography and vegetation pattern

### Typical



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

### Preferred



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

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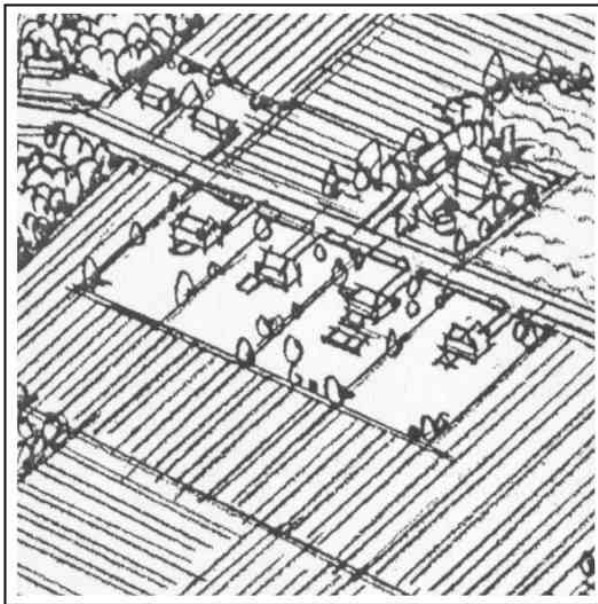
# MULTIPLE LOT RESIDENTIAL ("FARMSTEAD" OPTION)

## Rural Development Guidelines

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

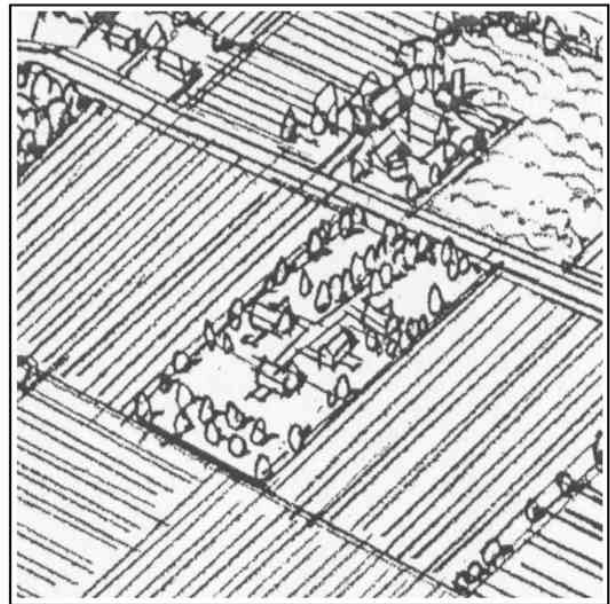
- Mimic typical farmstead pattern
  - Clustered buildings
  - Single drive
  - Fence rows and formal landscaping
- Minimize loss of valuable farmland
- Optimize shape and configuration of farmable parcels

### Typical



- Roadside lots with all homes visible from roadside
- Multiple driveways, each serving a separate house

### Preferred



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

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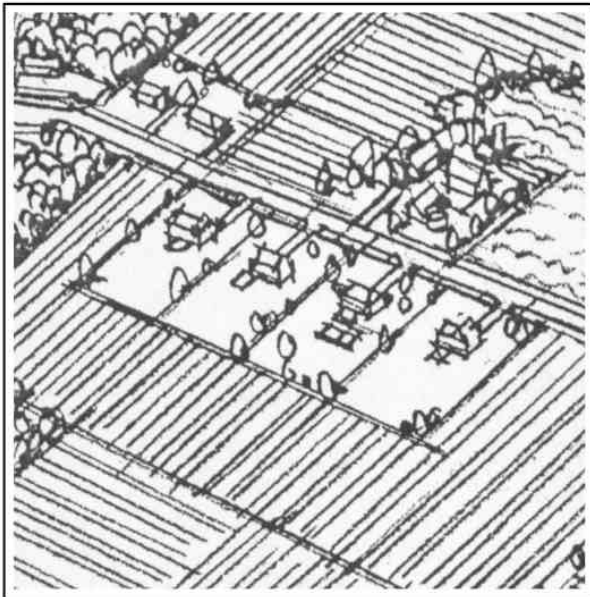
# MULTIPLE LOT RESIDENTIAL (NATURAL FEATURE)

## Rural Development Guidelines

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

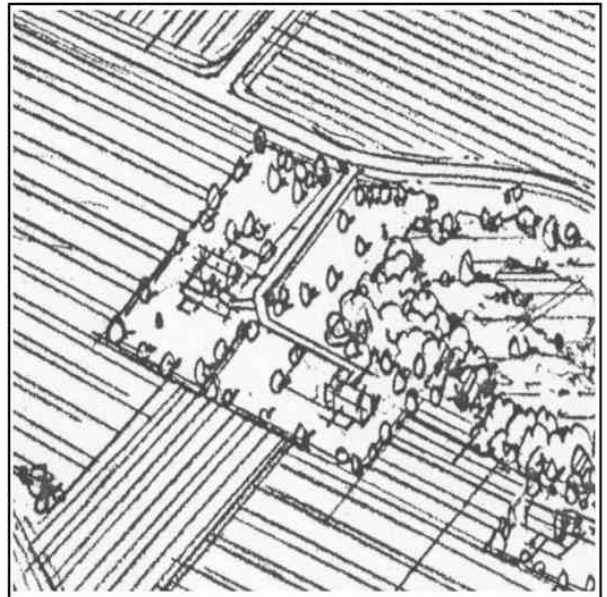
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development
- Minimize loss of valuable farmland
- Optimize shape and configuration of farmable parcels
- Minimize visual impact of development from roadside

### Typical



- Roadside lots
- Multiple driveways, each serving a separate house
- Development visible from roadside
- Fragmented farmland and wildlife habitat

### Preferred



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

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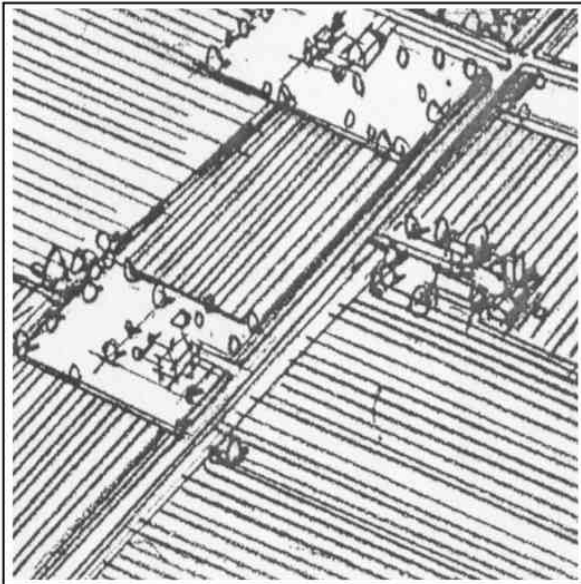
# "HOMESTEAD ADDITION" RESIDENTIAL

## Rural Development Guidelines

The siting and treatment of a **residential lot** being **added to an existing homestead** in the Town's agricultural lands will have an impact on valuable farmland and the existing visual character of the Town. Utilize the following strategies and case study (typical siting pattern versus preferred siting pattern) below to guide proposed residential development.

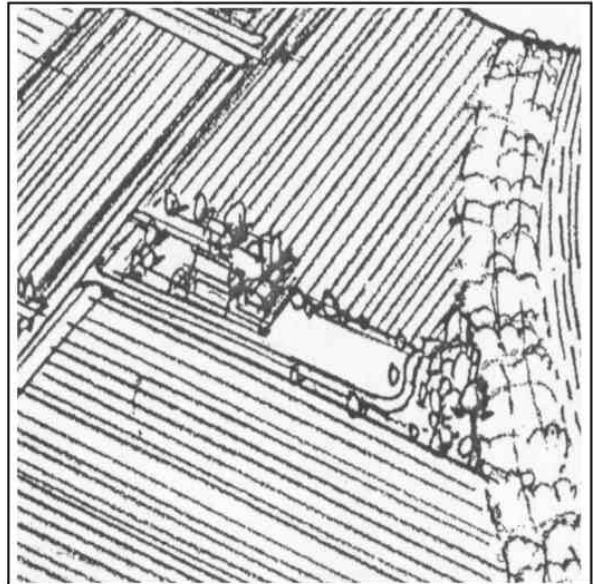
- Minimize loss of valuable farmland
- Optimize shape and configuration of farmable parcels
- Minimize visual impact of development from roadsides
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development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

### Typical



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

### Preferred



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

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