



Development Process

Town of Vienna

Town and County Rules & Plans work together to guide development, here is what you need to know:

Getting Started: Talk to the Town

1. The Town Clerk will point you in the right direction.
Phone: (608) 846-3800
Email: clerk@viennawi.gov
2. Town Residential Density Policy, what is needed to create a new home lot:
 - a. 1 home per 75 contiguous acres (as of 1/1/1986)
 - b. 20 years of tenured ownership
3. Commercial Criteria
 - a. Must be compatible with Agricultural Uses
 - b. Does not use a split

Talk to Dane County

1. Talk to the Senior Planner in your Town: [LINK](#)
2. Get a Density Study done to verify the availability of the right to develop/build.
 - a. How do the Town rules affect your property?
 - b. What has happened to your property since enacting Farmland Preservation?
3. Learn about what you need to do to create a parcel that may be built on.
 - a. Rezone?
 - b. Land Division?
 - c. Parcel Status Determination?