

## Element 9 - Land Use Goals, Objectives and Policies

(NOTE( This element is a composite of the Agriculture, Housing, Economic Development and Natural Resource elements and their goals, objectives and policies.)

Land Use Coordination Goal 1: Establish a planned, and coordinated approach to the designation of proposed land uses in the Town of Vienna that maximizes compatibility between neighboring uses and preserves rural character.

### Objective 1.0:

Preserve agricultural uses outside of the Village of DeForest extraterritorial zoning area as designated on the Proposed Land Use map of this plan.

### Policies:

1.01 Implementation and Enforcement of Land Use Policies - Update and maintain the Town's Land Division and Subdivision Ordinance as the primary tool to control development within the Town.

1.02 Compatibility with Neighboring Uses - Encourage the location, siting, and design of any new non-agricultural development to be conducted in a manner that does not conflict with neighboring agricultural uses.

1.03 Buffers and Setbacks for Non-Ag Uses - Any new non-agricultural development is responsible for providing an adequate buffer on their property between themselves and existing farm operations. (Existing farms are not responsible for providing a buffer on their property to aide new development on adjacent properties.)

1.04 Location Restriction on New Residential Development - Discourage new residential uses from being built with ¼ mile of an existing livestock operation or manure storage facility.

1.05 Siting of Intensive Agricultural Uses - Encourage the siting of intensive agricultural uses (e.g. livestock operations and manure storage facilities) in a manner that is compatible with neighboring uses. Emphasize siting of agricultural operations and businesses within existing agricultural enterprise area.

1.06 General Preservation of Farmland - See the Housing and Agriculture sections of this plan for a detailed list of Goals, Objectives, and Policies relating to farming and preservation of farmland.

Objective 1.1:

~~Designate the 1-39/90/94 interchange as the~~ Continue to explore the Town's options for creating a new primary area for economic development within the Town.

Policies:

1.11 Compatibility with Neighboring Uses - Encourage the location of highway commercial, light industrial, and warehousing uses that are compatible with one another, and with surrounding agricultural and residential uses.

1.12 Connection to Public Utilities - Require the connection of any proposed commercial or industrial uses to public water and sewer in the urban service area.

1.13 Review of Development Proposals in the ETZ Area - Coordinate the land use planning and the development review process for this area with the Village of DeForest.

1.14 Marketing of the Town Commercial District - Work with the DeForest Chamber of Commerce to market this area.

1.15 General Economic Development Policies - See the Economic Development section of this plan for a detailed list of Goals, Objectives and Policies relating to commercial and industrial uses.

Objective 1.2:

Designate areas for future residential development as designated on the Proposed Land Use map.

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Policies:

1.21 Applicable Development Regulations - Review requests for new single family homes in accordance with the Town land division and subdivision regulations and the applicable zoning ordinance (either Dane County Zoning or DeForest Extraterritorial Zoning).

1.22 Designated Areas for Future Subdivisions - The only area currently designated for future consideration of a residential subdivision is the area immediately between the two existing subdivisions within the Town.

1.23 Compatibility with Neighboring Uses - Encourage the siting of residential uses that are compatible with one another, and with surrounding agricultural uses.

1.24 General Housing and Agricultural Policies - See the Housing and Agriculture sections of this plan for a detailed list of Goals, Objectives and Policies relating to residential uses.

Objective 1.3:

Ensure residential, commercial, and agricultural uses are sited in a manner to minimize the impact on identified natural resource areas as designated on the proposed land use map of this comprehensive plan.

Policies:

1.31 Impacts to Natural Resources - Consider the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial and intensive agricultural uses.

1.32 Recreation and Open Space as a Part of Rural Character - Utilize recreational opportunities and the preservation of open space to maintain the rural character of the Town wherever feasible.

1.33 General Natural Resources and Agricultural Policies - See the Natural Resource and Agriculture sections of this plan for a detailed list of Goals, Objectives and Policies relating to environmental compatibility.