purposes of the Dane County Comprehensive Plan, Dane County’s Urban Service Areas, as updated and amended in the Dane County Water Quality Plan, will serve as the county’s Smart Growth Areas.

Environmental and Resource Protection corridors

Environmental Corridors are contiguous systems of open space in urban and urbanizing areas, that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. They are based mainly on drainage ways and stream channels, floodplains, wetlands, steep slopes over 12.5%, and other resource features. Regional Planning Commission staff work with municipalities to delineate and map environmental corridors as part of the process for approving Urban Service Areas.

Resource Protection Corridors as shown on the Planned Land Use Map, include areas that are not suitable for structural development due to environmental sensitivity or because of the presence of fragile, irreplaceable resources. Resource Protection Corridors apply to areas outside Urban Service Areas as identified in the Dane County Water Quality Plan. Resource Protection Corridors include the following categories of lands:

- wetlands, as defined in state statute and including both the shoreland wetland and inland wetland districts under Chapter 11, Dane County Code;
- shoreland setbacks and wetland buffers required under Chapter 11, Dane County Code;
- 1% regional floodplains, including the general floodplain district, floodway district and flood storage district, as described in Chapter 17, Dane County Code;
- slopes exceeding 20%, except in towns with adopted town/county comprehensive plan language that specifically permits development on slopes of 20% or greater, and; [SOURCE: DPD STAFF – FOR CONSISTENCY WITH ADOPTED FARMLAND PRESERVATION PLAN LANGUAGE]
- other areas identified in town, city or village plans adopted as part of the Dane County Comprehensive Plan, as areas specifically planned to protect natural or cultural resources, and where structural development is strictly limited.

Policies throughout this plan seek to maintain and strengthen both Environmental and Resource Protection Corridors to provide a complete network of protected and interlinked natural resource protection areas throughout the county.

Goals, Objectives, Policies and Programs

Overall Land Use

Goals

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. *Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.*

3. *Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial areas.*

**Supporting Objectives**

A. Promote the use of continuous/contiguous building site development within communities to avoid the inefficient use of land, and so that community separation is maintained.

B. Promote the use of contaminated sites (brownfields) for commercial and economic development.

C. Promote the location of business and industrial development in communities where a full range of urban services exists.

D. Encourage housing, commercial and other development that has the least impact on or enhances existing and local regional facilities.

4. *Plan and develop land uses to create or preserve varied and unique urban and rural communities.*

5. *Build community identity by revitalizing main streets and enforcing design standards.*

**Supporting Objectives**

A. Promote and enhance community identity and create a sense of place.

B. Promote commercial development that clusters into districts and complements and reinforces existing neighborhoods and development.

C. Promote the development of neighborhood scaled commercial development located within or at the edges of residential neighborhoods.

D. Promote land uses and community development that allow for and include mixed-income housing.

E. Promote new development that complements and reinforces existing neighborhoods and development.

F. Support the maintenance and rehabilitation of historic buildings and structures. *(See Chapter 5: Agricultural, Natural and Cultural Resources).*

G. Promote a balance of employment and housing opportunities within communities.

H. Promote the development of housing and communities that integrate childcare facilities; educate the housing industry about the need for childcare to be located within neighborhoods.

I. Promote the development of affordable housing that provides convenient access to transit and employment opportunities, daycare, food stores, health care and other services.
J. Promote a variety of land uses and a range of residential densities and housing types at locations within neighborhoods next to commercial centers and transit.

6. **Encourage neighborhood designs that support a range of transportation choices.**

   Supporting Objectives
   
   A. Coordinate land use and transportation plans and decisions to ensure that transportation facilities are compatible with planned development.
   
   B. Promote more efficient service provision that provides transit options.
   
   C. Promote mobility and accessibility to housing, employment and services via multiple modes of transportation.
   
   D. Identify and promote linkages between housing policies and economic development programs to reduce commuting distance.
   
   E. Promote the location of community-scaled development in urban residential areas and mixed-use settings along major transportation corridors that are, or will be, served by transit; concentrate the largest developments at transit stops and other inter-modal transportation nodes.

7. **Protect natural areas, including wetlands, wildlife habitats, lakes, woodland, open spaces and groundwater resources.**

   (See also Chapter 5: Agricultural, Natural and Cultural Resources)

   Supporting Objectives
   
   A. Develop comprehensive water management policies for Dane County, considering the connections between land-use, urban growth, and surface water and groundwater issues.
   
   B. Promote the creation of compact urban, mixed-use developments in underutilized or vacant sites (infill areas) to avoid the conversion of agricultural or open space areas.
   
   C. Promote housing development that protects designated environmental and resource protection corridor Resource Protection Corridors.

8. **Balance individual property rights with community interests and goals.**

**Regional Planning Framework**

**Policies and Programs**

1. Maintain and enhance the existing regional planning framework in Dane County.

   A. **Urban Service Areas:** Continue to direct urban development requiring a full range of public services to designated Urban Service Areas, as identified in the most current versions of adopted town, village, city and county land use and comprehensive plans, the Dane County Farmland Preservation Plan and the Dane County Water Quality Plan.

      (1) Urban Service Areas as shown in the most current version of the Dane County Water Quality Plan shall serve as “Smart Growth Areas” as defined in s. 16.965(1)(b), Wisconsin Statutes, for the purposes of the Dane County Comprehensive Plan. Limited Services Areas delineated in the Dane County Water Quality Plan may also be approved.
as “Smart Growth Areas” where appropriate to promote higher density infill development as part of a transfer of development rights program.

(2) Continue to refer to Urban Service Area plans adopted into the Dane County Water Quality Plan to provide detailed land use planning policies within Urban Service Areas.

B. Agricultural Preservation Areas: Within designated Agricultural Preservation Areas, as identified in the Dane County Farmland Preservation Plan and in town plans adopted by the county board (See Chapter 8: Intergovernmental Coordination):

(1) Continue to maintain and support production agriculture, agricultural-related businesses, forestry, open space, and compatible uses.

(2) Limit residential densities according to policies established in town plans adopted by the county board.

(3) Maintain eligibility for farmland preservation tax credits, agricultural enterprise areas, purchase of agricultural conservation easements, and other programs under Chapter 91, Wisconsin Statutes. [SOURCE: DPD STAFF]

(4) Continue to refer to town plans adopted by the county board for detailed land use policies within Agricultural Preservation Areas.

C. Rural Development And Transitional Areas: Within Rural Development or Transitional Areas as identified in town plans adopted by the county board (See Chapter 8: Intergovernmental Coordination):

(1) Continue to promote limited, compact, and efficient development.

(2) Encourage the use of conservation design, Transfer of Development Rights, site planning, design review and other techniques to ensure compatibility with agricultural, natural resource and open space use, and with neighboring communities.

(3) Develop opportunities and guidelines for limited, multi-family senior housing in unincorporated Rural Development and Transitional Areas to serve local aging populations.

(4) Continue to refer to town plans adopted by the county board for detailed land use policies within Rural Development and Transitional Areas.

D. Environmental and Resource Protection Corridors: Continue to redirect development away from, and limit encroachment into, designated Environmental and Resource Protection Corridors, as identified in the most current version of adopted town, village, city and county land use and comprehensive plans, the Dane County Farmland Preservation Plan and the Dane County Water Quality Plan.

a) Generally prohibit new structures, buildings or urban development and limit impervious surfaces. Continue to redirect non farm development away from, and limit encroachment into, designated Resource Protection Corridors. This plan provides general policies while continuing to rely on town plans adopted by the county for more detailed land-use policies. Generally development on slopes of 20% or greater is not allowed, except where it is allowed or allowed with conditions under a town plan adopted...
b) Minimize encroachment and adverse impacts of utilities and transportation facilities on land and water resources in Dane County.

c) Maintain in agricultural, conservation or open space use.

d) Require erosion control and soil and water conservation practices for all land disturbing activities.

e) Provided all applicable county and state erosion control, stormwater, shoreland, wetland, floodplain and stream crossing regulations are met, the following may be permitted in the Resource Protection Corridor:

(1) New structures specifically permitted within setback areas or below regional flood elevations under Chapter 11, Dane County Code, and Chapter 17, Dane County Code, provided all conditions, standards or mitigation requirements are met.

(2) Expansion or improvement of existing accesses or driveways, if necessary to meet current local driveway standards, or to provide dry land access under flood conditions.

(3) Replacement of existing structures, unless prohibited by subject to any prohibitions or limitations set by Dane County ordinance, or by state or federal law.

(4) The county board may consider rezone petitions or conditional use permits to accommodate changes of use for existing or replacement structures within Resource Protection Corridors, provided that:

(a) The applicant provides field-delineated wetland boundaries, flood study data, topographic and site survey information necessary to determine the location, extent and nature of environmental features on the property.

(b) The development is compatible with surrounding land uses.

(c) The development is consistent with all applicable standards of the adopted town and county comprehensive plans and the county zoning ordinance.

(d) All existing and proposed structures, driveways and other development on the site are brought into compliance with the following, as applicable:

(i) Floodproofing standards under Chapter 17, Dane County Code;

(ii) Shoreland standards for existing development, including mitigation, and wetland protection standards under Chapter 11, Dane County Code, and;
Private Onsite Wastewater Treatment System design, performance and maintenance under Chapter 46, Dane County Code.

(3).

f) Continue to enforce county or municipal ordinances that meet minimum standards for water quality established by the Dane County Lakes and Watershed Commission and the Dane County Board of Supervisors under Section 33.45, Wis. Stats.

g) Support programs to restore natural vegetation, remove invasive species and improve habitat.

h) Where there are disputes over mapped wetlands, floodplains, soil or slope conditions, the local zoning authority may refer to detailed studies derived from onsite field conditions to determine actual Resource Protection Corridor boundaries. Any such study must be reviewed and approved by the appropriate regulatory authority. Developers bear the burden of proof that mapped Resource Protection Corridors are in error.

i) Continue to refer to town plans adopted by the county board (See Chapter 8: Intergovernmental Coordination) for additional land use policies within Environmental and Resource Protection Corridors.

E. Natural Resource and Recreation Areas: Continue to protect significant natural resources and recreational lands identified in priority setting documents, such as the Dane County Parks and Open Space Plan and the Land and Water Resources Conservation Plan, through county and collaborative, voluntary acquisition and incentive programs.

2. Continue to consider a permanent, countywide implement and expand Transfer of Development Rights programs in interested communities to:

A. Preserve farmland and rural character;
B. Redirect nonfarm development away from productive agricultural lands;
C. Encourage permanent protection of large blocks of contiguous farmland;
D. Encourage permanent protection of regionally significant natural resources, environmentally sensitive and recreational lands;
E. Allow farmers reasonable compensation for their land;
F. Direct development to more suitable areas where development is more efficiently served;
G. Develop at higher densities, where appropriate, and to
H. Encourage compact and infill development.

A. Supports and complements any existing or future Purchase of Agricultural Conservation Easements (PACE), Purchase of Development Rights (PDR) or transfer of development (TDR) programs developed by the county, local, state or federal governments;
B. Provides for voluntary participation and flexibility for town, city and village government and individual landowners.