

# TOWN OF VIENNA COMPREHENSIVE PLAN

August 2025

Prepared by Dane County Planning and Development



# **ELEMENT 1: ISSUES & OPPORTUNITIES**

## Chapter 1: Introduction

### I. Town Profile

The Town of Vienna, located in northcentral Dane County, is bounded by and the Towns of Dane and Westport, Villages of Windsor, Waunakee, and DeForest, and Columbia County Towns of Arlington and Leeds. The major transportation link in the town is U.S. Interstate 39/90/94 connecting the Midwestern States to the eastern and western regions of the nation.

#### Vision:

22,663 acres	54 new people in 20 homes by 2040
1,666 people	42.3 average age
566 households	9.7% minority
\$130,000 median household annual income	> 5% worked in agriculture, forestry, fishing, hunting, or mining

Vienna is characterized by flat to rolling countryside. The Yahara River enters the town from Columbia County and flows south-east and the Six Mile Creek originates in the southern portion of the town and flows southwest to Pheasant Branch Creek. Several other streams have broad floodplains and marshy areas. Vienna is a rural, agricultural community featuring abundant prime farmland, as classified by the U.S. Department of Agriculture. Therefore, farming is the principal land use and occupation. At the 2020 Census, 1,666 people lived in Vienna.

The bordering villages and nearby urban areas provide commercial and community services as well as nonfarm employment opportunities to town residents.

### II. Planning History

The Town adopted the first *Vienna Comprehensive Plan* in 2006, in compliance with the state’s comprehensive planning law. The existing Comprehensive Plan was updated in 2012 and crafted in consultation with MSA Professional Services. The Dane County Board of Supervisors adopted the 2012 town plan as part of the *Dane County Comprehensive Plan*.

### III. Plan Updates

As per Wisconsin’s comprehensive planning legislation, the Town will review and update the *Comprehensive Plan* at least every ten years. Changing conditions and goals in the Town will be noted and adjustments will be made to the *Comprehensive Plan* text and maps accordingly. This plan update is intended to aid the Plan Commission and Board in meeting statutory timeline requirements and achieve the Town’s goals.

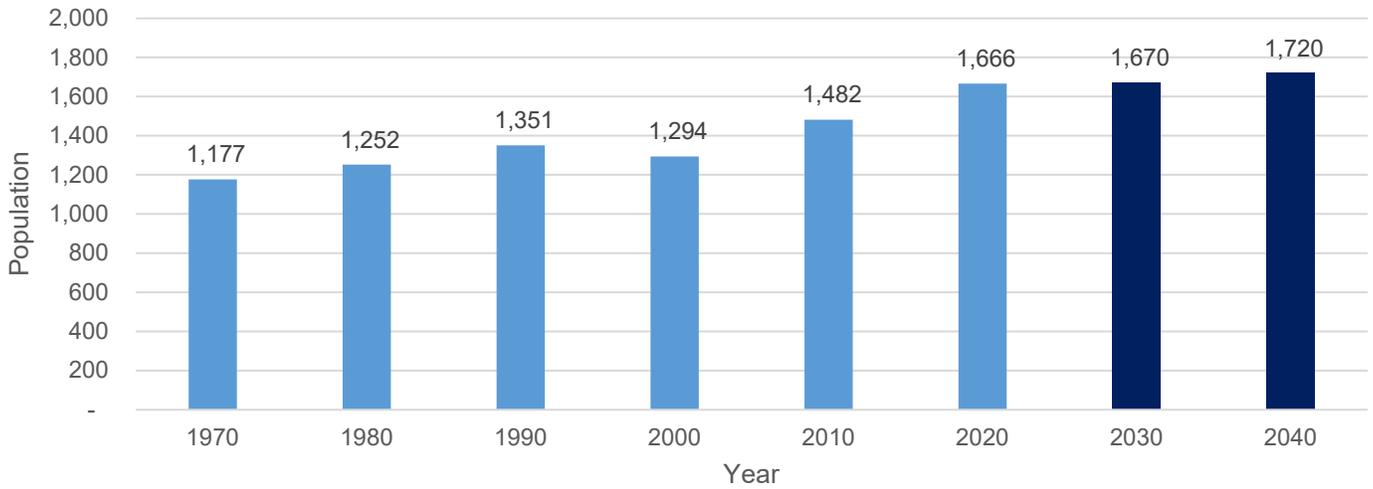
With assistance from Dane County Planning and Development, the Town has updated the required data and augmented policies contained in this plan to guide growth and development over the next twenty years and reflect this in a Land Use Plan.

## Chapter 2: Background & Existing Conditions

### IV. Population Trends and Projections

Vienna experienced minor losses in population from 1980 until 2000. However, since 2000 the population increased by nearly 200 people to reach a population of 1,666 people. Growth rates hover around 1%. The Wisconsin Department of Administration (WIDOA) projects an average annual growth rate of less than 1%, reaching 1,720 people by 2040. The WIDOA 2020 projections were less than the actual 2020 population, indicating that this estimate may be conservative.

Figure 1: Population 1970-2020, 2030-2040 Projections



Source: Applied Population Lab- Wisconsin Population and Housing Estimates

Table 1: Population Projections of Nearby Communities

Municipality	2020 Census	2025	2030	2035	2040
<i>T. Vienna</i>	1,666	1,570	1,625	1,670	1,700
<i>T. Dane</i>	1,117	1,010	1,015	1,015	1,005
<i>T. Westport</i>	4,183	4,215	4,390	4,555	4,660
<i>V. DeForest</i>	10,811	9,945	10,560	11,150	11,610
<i>V. Windsor</i>	8,754	7,175	7,635	8,055	8,380

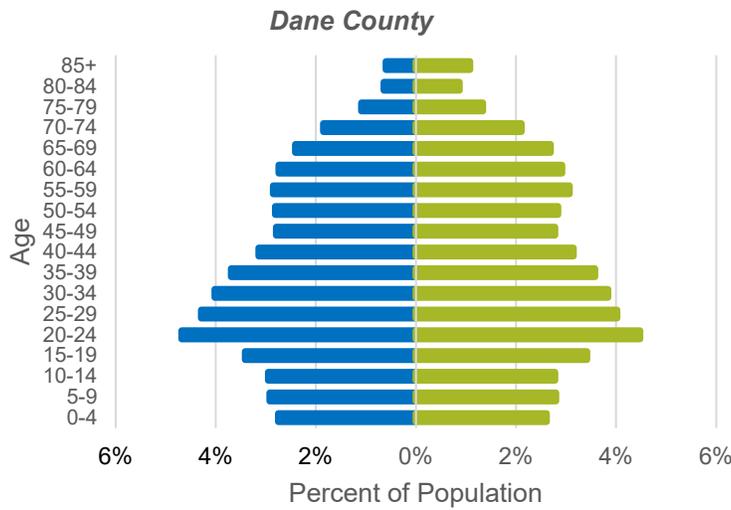
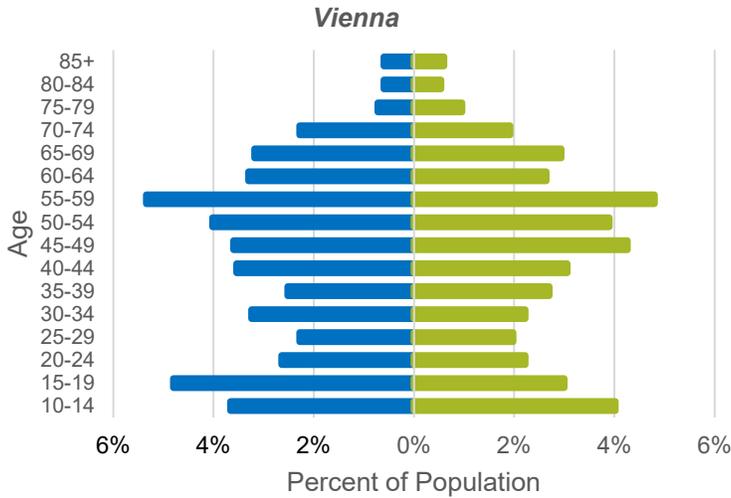
Source: Census 2020, Wisconsin Department of Administration

**Objective 1.0 Demographic Trends**

Figure 2: Population by Age Group and Gender (2020)

### 1. Age

The median age decreased from 50.9 years in 2010 to 42.3 years in 2020. In comparison, the median age in Dane County increased from 34.3 to 35.2 years. The difference in age demography from 2010 to 2020 is primarily due to a decrease in the concentrations in the under 5 years, and the 50-54 bracket, that was formerly the largest, has now aged into the 55 to 65 year old age brackets. The population is more evenly distributed across age groups than in 2010. In comparison with the County, the Town showed fewer proportions of people aged 20-45 years in the 1990 and 2020 censuses. Vienna is likely to experience an increasing proportion of people in the 65+ year age brackets in the coming decade.



### 2. Ethnic Minorities

U.S. Census data shows that the minority population of the Vienna is 9.7% of the total. Minority populations include Latinx (6.4%), and Asian, Black/African American and Native Hawaiian/ Pacific Islander (each less than 1%).

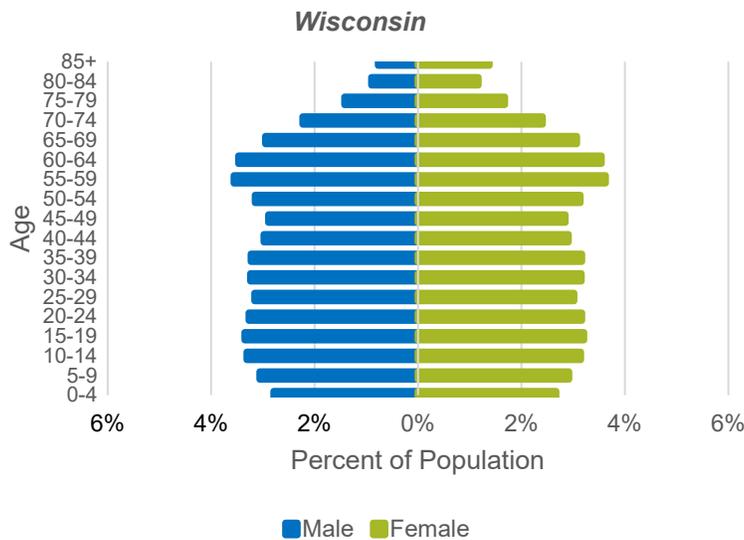
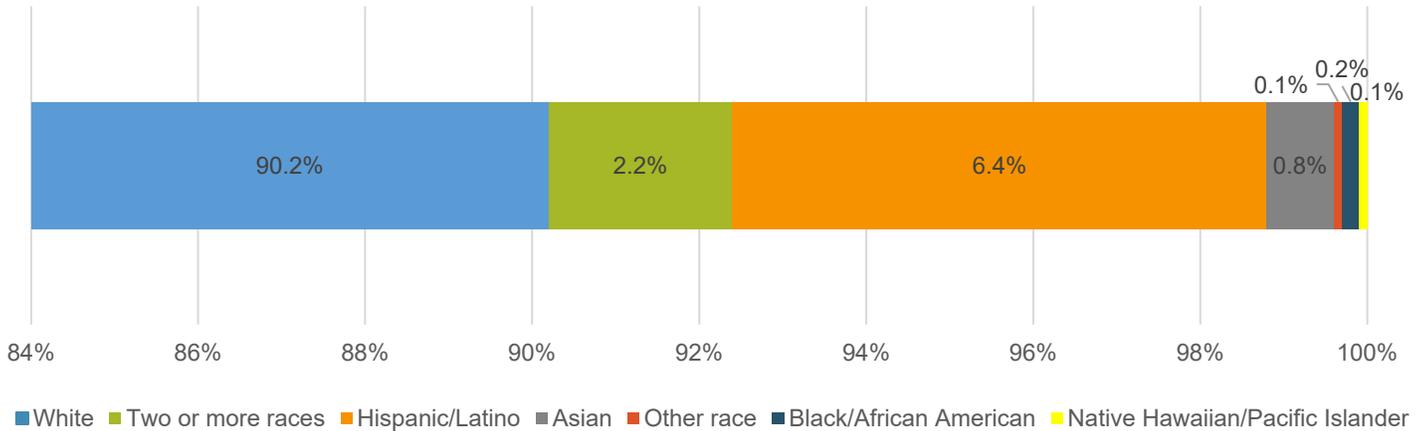


Figure 3: Population by Race & Ethnicity (2020)



Source: U.S. Census Bureau, Demographic Profile 2020

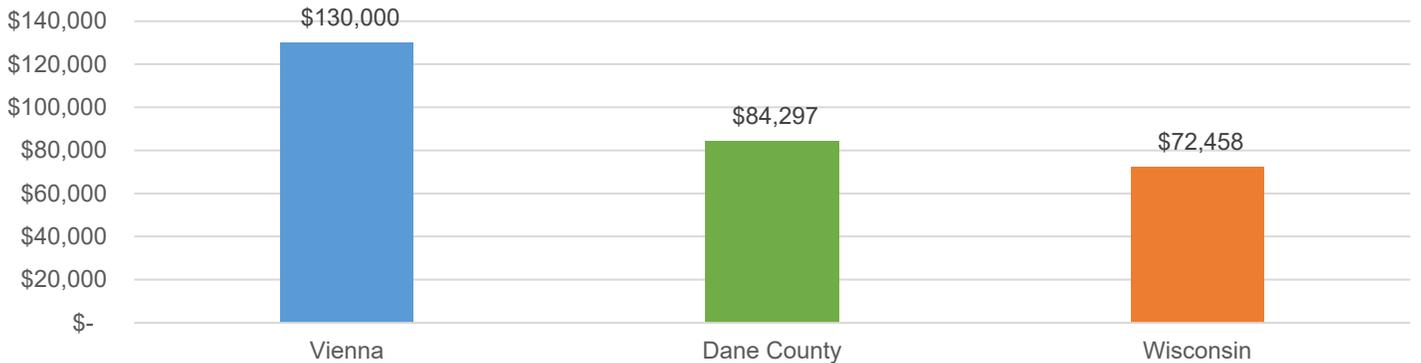
### 3. Education

According to the American Community Survey, 40% of residents had a bachelor’s degree or higher in 2022, lower than the 55.7% of Dane County residents who had at least a 4-year degree.

### 4. Income

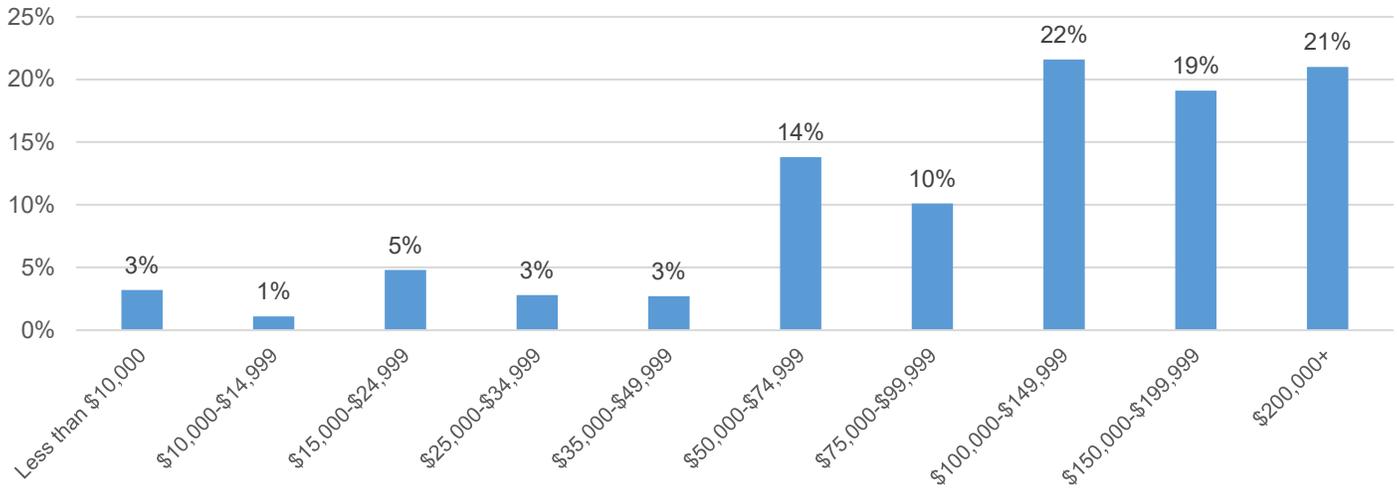
Based on the American Community Survey, the 2020 median household annual income was approximately \$130,000, substantially higher than the Dane County median of \$84,831.

Figure 4: Household Median Income (2019 Adjusted)



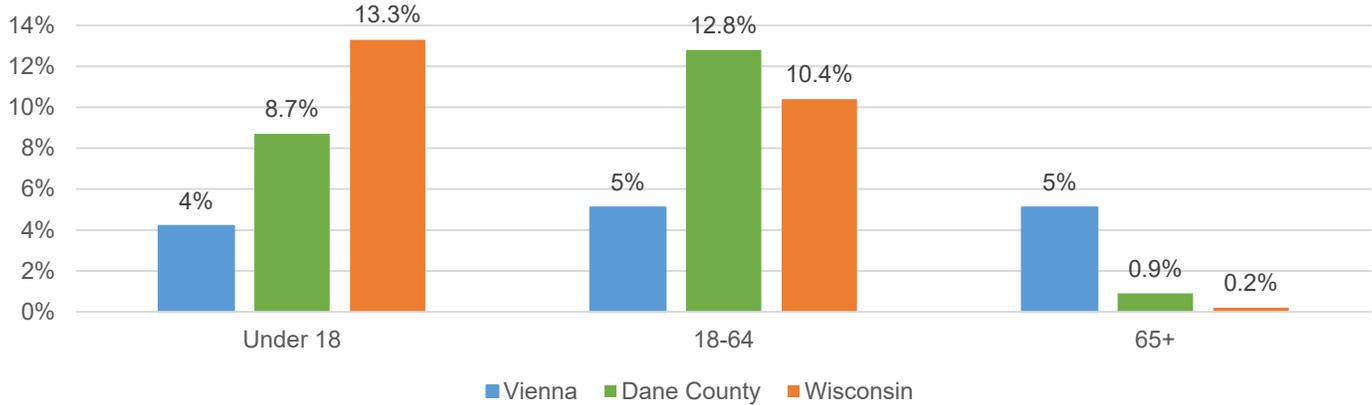
Source: U.S. Census Bureau, ACS 5-year estimates 2017-2021

Figure 5: Income Distribution (2019 Adjusted)



Source: U.S. Census Bureau, ACS 5-year estimates 2017-2021

Figure 6: Poverty Rates by Age



Source: U.S. Census Bureau, ACS 5-year estimates 2017-2021

## 5. Poverty

Vienna had a low poverty rate, less than 4-5%, across all age groups than Dane County and Wisconsin.

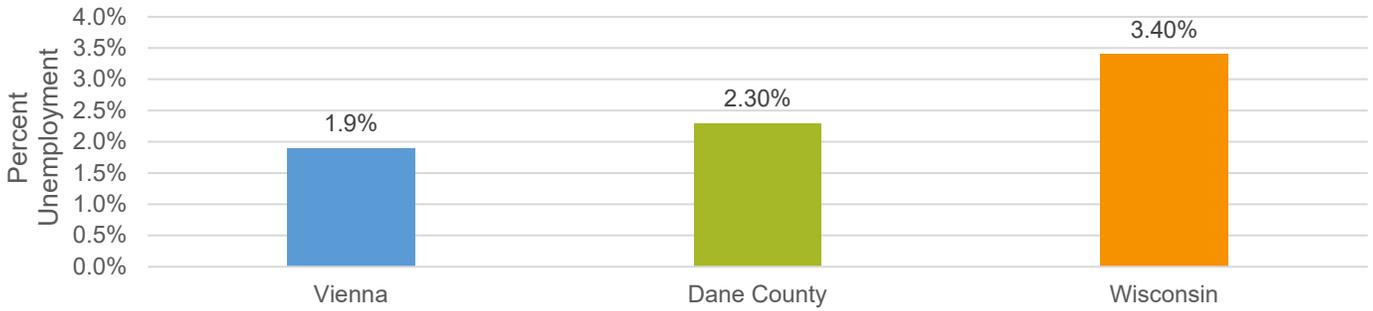
### Objective 1.1 Housing and Household Trends

The number of housing units in the Town increased from 558 in 2010 to 600 in 2020, an increase of 7.5%. Mean household occupancy was relatively stable with 2.74 persons/housing unit in 2010 and 2.77 person/housing units in 2020. This change mirrors a national trend in decreasing household size. Based on WIDOA projections, 20 new households are expected by 2040.

### Objective 1.2 Labor Force and Employment Trends

The Vienna’s labor force includes individuals 16 years old who are currently employed or who are available for work. Between 2017 and 2021, Vienna enjoyed a lower unemployment rate (1.9%) than both Dane County (2.4%) and Wisconsin (3.5%).

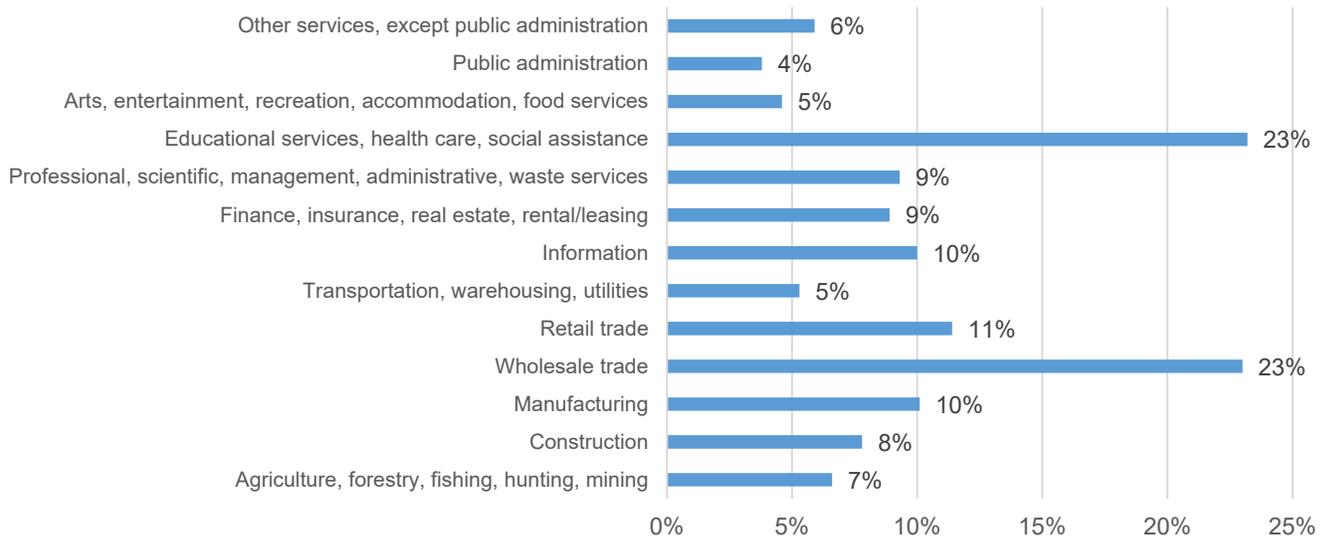
Figure 7: Unemployment Rate (16 year olds and older)



Source: U.S. Census Bureau, ACS 5-year estimates 2017-2021

Compared with the rest of Dane County, Vienna’s educational, health care, and social assistance sectors and wholesale trading are important employment sectors amounting to greater than 40% of the jobs held by Vienna residents. Seven percent of Vienna residents worked in the “agriculture, forestry, fishing, hunting, or mining” sectors in 2022, compared with 1% in Dane County (*American Community Survey, 2022*).

Figure 8: Employment by Industry (16+ years old)



Source: U.S. Census Bureau, ACS 5-year estimates 2022 5-year estimates

## II. Key Planning Issues and Goals

### Public Participation Process

Since this was only a minor plan update, the level of public engagement provided through the Town Plan Commission and Town Board meetings was considered sufficient for public awareness.

# ELEMENT 2: HOUSING

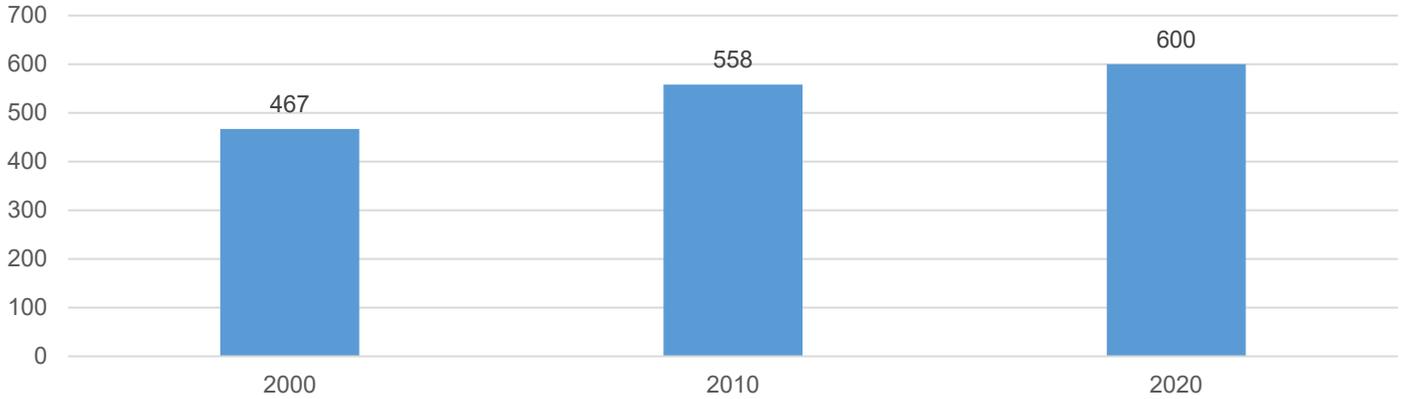


## Chapter 3: Existing Housing Conditions

### I. Housing Stock Characteristics

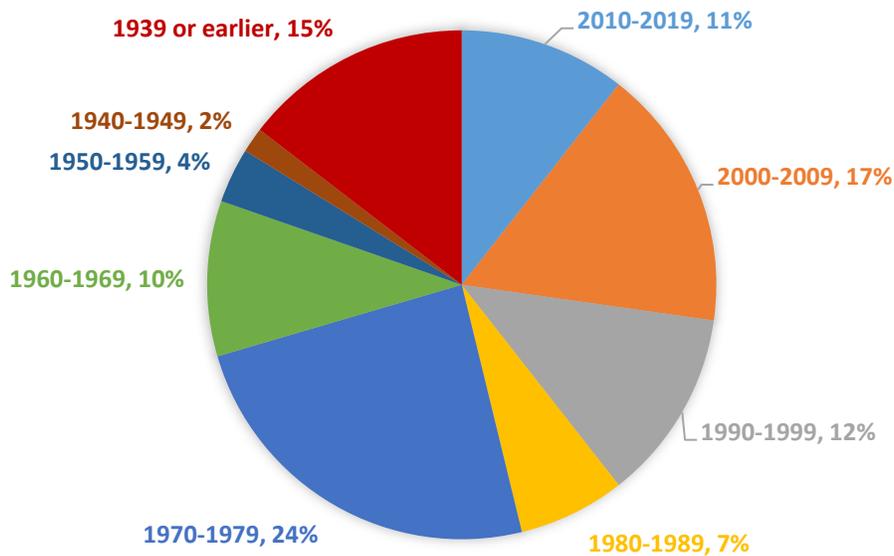
The number of housing units in the town increased 28% between 2000 and 2020. This is comparable to the 25% increase for Dane County, over the same time period. Detached, single-family residences make up 96% of the housing units in the Vienna. As of the 2020 Dane County Land Use Inventory, there were 555 detached single-family residences, 11 duplexes, and 10 multi-family homes in the town. According to the 2021 American Community Survey, 53.7% of the houses in the town were built before 1980.

Figure 9: Number of Housing Units 2000-2020



Source: U.S. Bureau of the Census: 2000, 2010, 2020 Decennial Census

Figure 10: Age of Housing Stock

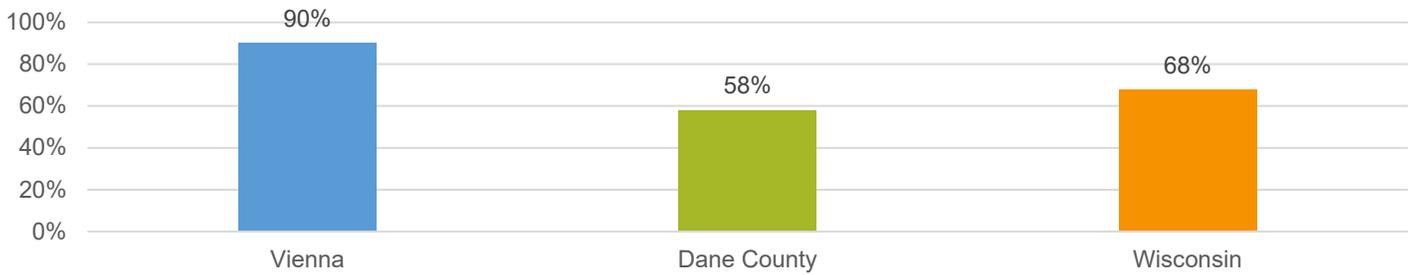


Source: American Community Survey, 2020

### II. Occupancy Characteristics

According to the Census ACS 5-year estimates for 2022, 89.9% of the homes in Vienna were owner-occupied, showcasing a strong prevalence of home ownership.

Figure 11: Homeownership Rate



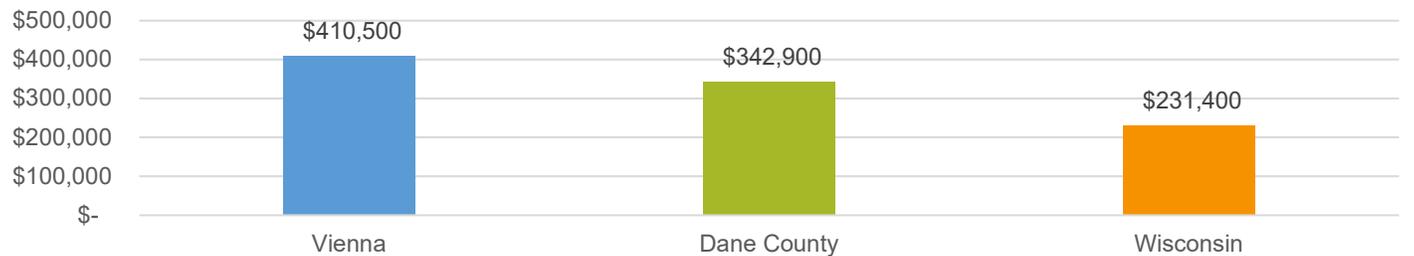
Source: U.S. Census Bureau, ACS 5-year estimates 2018-2022

The estimated vacancy rate in 2022 was 0% for homeowners and 15% for renters. 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.

### III. Value Characteristics

In 2022, the median value of owner-occupied homes in the Vienna was estimated at \$410,500, significantly higher than the median value for Dane County.

Figure 12: Home Value

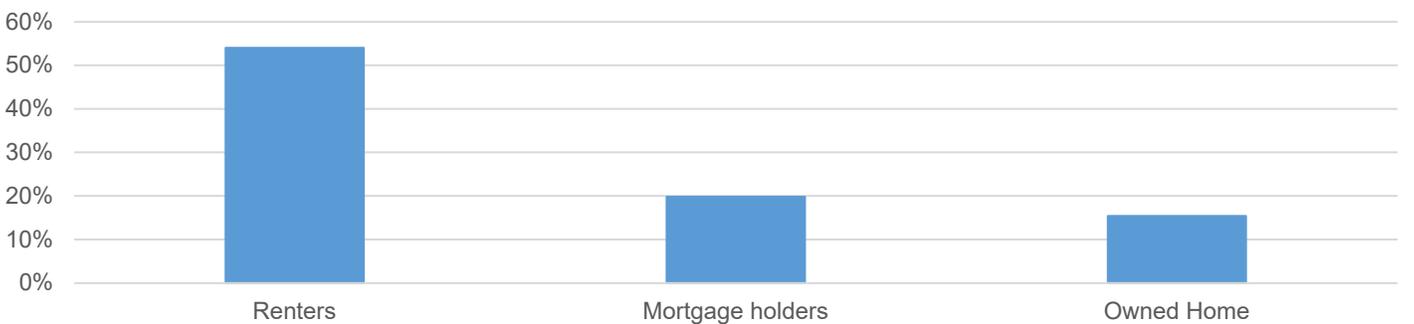


Source: U.S. Census Bureau, ACS 5-year estimates 2018-2022

### IV. 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 Vienna has a smaller percentage of cost-burdened residents who own their own homes.

Figure 13: Cost Burdened Households Paying 30%+ of Income for Housing



Source: U.S. Census Bureau, ACS 5-year estimates 2018-2022

### V. Projected Need for Housing

Based on WI DOA projections and 2020 Census data, the town projects there will be 1,720 people in Vienna by 2040 (see Chapter 1, Issues and Opportunities). Using the 2020 household size of 2.82 persons suggests the town will need to add

at least new 20 homes to accommodate the 2040 projection.

## Chapter 4: Housing Programs

[Rural Development- USDA](#) is a federal program that provides a variety of housing and community development programs for rural areas. Some programs provide cover and (?) support for rental housing development, direct and guaranteed mortgage loans for home buyers, and provide 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 \(CDBG\) Entitlement Program](#) provides annual grants to 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 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](#) provide grants to States and localities that communities use, often in partnership with local nonprofit groups, to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or for homeownership, or provide direct rental assistance to low-income people.

## Chapter 5: Housing Goals, Objectives & Policies

(NOTE: These goals, objectives and policies refer to areas designated as “Single Family Residential” on the Proposed Land Use Maps. Specific land use related policies are defined in the Land Use Element. Currently, only a limited amount of infill development is identified on the proposed land use map. This does not preclude future amendments being proposed or added under this section, and therefore serves as a placeholder if such amendments occur.)

**Goal 1: Continue to maintain the Town’s rural character through the preservation of agriculture and discouraging housing development that conflicts or could conflict with agriculture. (See Agricultural Section of this Plan)**

### Objective 1.0

Emphasize the preservation of agriculture as the primary land use in the Town of Vienna through the enforcement of state statutes, county zoning ordinances and Town Land Division and Subdivision regulations. (See Agricultural Section of this Plan)

Policies:

- 1.01 Applicability of the Town Land Division and Subdivision Ordinance – Update and maintain the Town’s Land Division and Subdivision Ordinance as the primary tools to control residential development within the Town. (See Agricultural Section of this Plan)
- 1.02 Review of Proposals for a New Single-Family Home Site – Requests for new single-family homes will be evaluated on a case-by-case basis in accordance with the policies defined in this plan as well as Town ordinances.
- 1.03 Location of Proposed Residential Uses – Residential uses in agricultural areas are only allowed within the guidelines of this plan and its maps, the regulations of this zoning classification, any associated encumbrances on a parcel from previous land division or rezoning, and the Town Land Division and Subdivision Ordinance.
- 1.04 Density Policy for Agriculture Preservation Areas –Maximum density in the Town of Vienna is one unit per 75 contiguous acres, for details see Agricultural Chapter Policy 1.03.
  - 1.04.1 Related Definitions and Split Policies for Ag Preservation Areas – Please see the Agricultural Element of this Plan for additional information.
  - 1.04.2 Accessory Dwelling Units (ADU’s): All dwelling units, whether primary or accessory, will require the use of a split and/or subsequent Deed Restrictions. Any rezones to HAM-R, HAM-M, TFR and MFR should be reviewed with caution (or deed restricted) as attached accessory dwelling units are a permitted use in these districts.
- 1.05 Density Policy for Urban Service Areas – Densities within existing Urban Service Areas or Limited Service Areas shall be consistent with existing development within the Urban Service Area, and will be subject to the

applicable zoning ordinance (either Dane County Zoning Ordinance or Village of DeForest ETZ Ordinance), the ability to connect to public sanitary utilities, and overall compatibility with existing uses within the area.

1.06 Tenure Policy – See Agricultural Chapter Section 1.04. Within Agriculture Preservation areas, require that a property owner must own his/her property for a minimum of 10 years prior to the date of application for a rezone or a land division before being able to divide off a parcel, building site with associated preservation area, or lot under density policies of this plan. Enforcement of this policy will be primarily achieved through the Town of Vienna Land Division and Subdivision Ordinance. Areas within designated Urban Service Areas are not subject to the Town of Vienna Land Division and Subdivision Ordinance.

1.06.1 Exemptions from the Tenure Policy – The tenure policy does not apply to the following situations:

- a) Separation of existing farm buildings from the primary residence would be exempt from this policy.
- b) This tenure policy is not applicable in approved Urban Service Areas or Limited Service Areas.

1.07 Zoning for Farm Related Residential Uses – See Agricultural Element Section 3.01.2. The applicable zoning classification for existing rural residential uses within agricultural areas that are outside of the extraterritorial zoning jurisdiction of the Village of DeForest is the Farmland Preservation classification (FP-35, and FP-B) of the Dane County Zoning Ordinance. New farm related homes will require the Rural Residential (RR) or Rural Mixed-Use Zoning Districts (RM.) The applicable zoning ordinance within the extraterritorial zoning jurisdiction of the Village of DeForest is the adopted ETZ Ordinance.

1.08 Zoning for Non-Farm Residential Uses – The applicable zoning classifications for non-farm related residential uses outside of the extraterritorial zoning jurisdiction of the Village of DeForest is the Rural Residential (RR), Rural Mixed-Use Districts (RM) and Residential (SFR) Districts of the Dane County Zoning Ordinance. The applicable zoning ordinance within the extraterritorial zoning jurisdiction of the Village of DeForest is the adopted ETZ Ordinance. The appropriate zoning category for the proposed use will be based upon whether or not urban services are available (namely water and sewer) or adequate soils for septic systems and well-drilling are available, the lot size as defined in the applicable zoning ordinance, the area is not encumbered as to future land uses in any fashion from previous land divisions or rezoning, and the proposed use is compatible with existing uses in the area.

1.09 Locations of New Subdivisions – There are currently two potential single-family residential subdivision developments located directly between existing single-family subdivision developments in the southeast part of the Town at this time (see “Rural Subdivision” on the Proposed Land Use Map). No other areas have been identified as this time.

**Goal 2: Reduce and eliminate the potential for land use conflicts between farm and residential uses.**

NOTE: Some goals, objectives, and policy recommendations in this plan may be impacted by or subject to statewide livestock operation siting requirements.

**Objective 2.0**

Encourage the location, siting, and design of any new residential development to be conducted in a manner that does not conflict with neighboring uses.

**Policies:**

- 2.01 Access to Sanitary Sewer Services – Multiple dwellings, lots or residential units (e.g. residential subdivisions) may only be developed in areas where public sanitary sewer service is readily available.
- 2.02 Use of Adequate Buffers Between New Residential Uses and Existing Agricultural Uses – Any new residential development is responsible for providing an adequate buffer on its property between itself and existing farm operations. (Existing farms are not responsible for providing a buffer on their property to aide new residential development on adjacent properties.)
- 2.03 Siting of Residential Uses Away from Livestock Facilities – Discourage new residential uses from being built within ¼ mile of an existing livestock operation or manure storage facility.
- 2.04 Rezoning of FP-35 (General Farmland Preservation) Parcels – Any residential uses requested to be located in an area zoned FP-35 (General Farmland Preservation) must be done in accordance with appropriate zoning regulations and Town subdivision regulations, including single-family homes.
- 2.05 Preserving Large Agricultural Parcels – Larger agricultural parcels are to be maintained as much as possible when siting residential development in an agricultural area.
- 2.06 Maintaining Buffers Between Wetlands and Residential Uses – Maintain buffers between existing wetlands and residential uses.
- 2.07 Maintaining Wetlands as Buffers from Other Natural Areas – Utilize existing wetlands as buffers between uses and as natural habitat for wildlife.
- 2.08 Preserving Woodlands as Resource Areas – Preservation of woodlands as groundwater recharge areas and erosion control areas are encouraged wherever feasible when siting new residential development.
- 2.09 Siting Based on Productivity and Compatibility – Any proposed residential development in a primarily agricultural area meeting subdivision requirements should be located on non-productive, non-tillable land that does not significantly threaten or affect natural resources, neighboring properties, existing farm operations, or public safety whenever feasible.

**Objective 2.1:**

Encourage the siting of residential uses in a manner that is compatible with existing or potentially intensive agricultural uses (e.g. livestock operations and manure storage facilities).

**Policies:**

- 2.11 Large Agricultural Parcels - Preserve large, contiguous parcels to allow for potentially intensive agricultural uses where feasible and appropriate.
- 2.12 Agricultural Element - See Agricultural Element of this plan for specific siting recommendations for livestock facilities and residential uses within proximity to each other.

**Goal 3: Establish clear criteria for evaluating requests to rezone General Farmland Preservation parcels for residential uses.**

**Objective 3.0:**

Define the criteria and review procedure for rezoning any parcels currently under General Farmland Preservation zoning.

**Policies:**

- 3.01 Applicable Zoning Ordinances – Any land divided for purposes of building a new single home under the Town’s Land Division and Subdivision Ordinance must be zoned in accordance with relevant zoning requirements (i.e. Dane County or DeForest ETZ).
  - 3.01.1 Zoning for Non-Farm Residential Uses – See 1.08 above. Proposed new residential uses on an Farmland Preservation parcel not related to the existing farm operation shall be rezoned to the proper residential zoning classification (based on lot size as defined in the applicable zoning ordinance), not be encumbered as to land uses in any fashion from previous land divisions or rezoning, and reviewed as to its consistency with this comprehensive plan. Such a rezoning shall be in accordance with Town and County procedures and requirements.
  - 3.01.2 Zoning for Farm Related Residential Uses – See Agricultural Element Section 3.01.2.
- 3.02 Single-Family Home Sites and Subdivisions - Proposed new single-family home sites should meet the following criteria:
  - 3.02.1 Siting Based on Land Productivity – A proposed new single-family home site created under the Town Land Division and Subdivision Ordinance should be sited on non-productive or non-tillable land whenever possible.
  - 3.02.2 Minimum Buildable Area – Proposed new home sites (i.e. building area) located in agricultural preservation areas must be at least two acres in size for installation or provision of reserve septic areas. Land divisions for a single-family residential home site must set aside the remainder of the 75 acres to be permanently protected from future development.

- 3.02.3 Mitigating Impacts to Natural Resources – A proposed new single-family home site should not significantly threaten or affect natural resources, especially groundwater resources.
- 3.02.4 Siting Based on Compatibility with Neighboring Uses – A proposed new single-family home site should be designed or sited in a manner that is compatible with neighboring agricultural uses or adjacent home sites.
- 3.02.5 Impacts Relating to Driveways and Public Roads – A proposed new single-family home site must be sited in such a manner as to not create unnecessary multiple driveways, driveways of excessive length, or the need for new public roadways unless otherwise required to meet the other objectives and policies of this plan.
- 3.02.6 Preference for Grouping Home Sites on Parcels – If a new single-family home site is proposed on a parcel where there is an existing home or homes, it should be located in close proximity to existing homes in such a manner as to minimize impacts on productive agricultural lands whenever reasonable.
- 3.03 Number of Units per Lot Allowed – New residential development is limited to one unit per lot within the Town.
- 3.04 Applicability of Land Division and Subdivision Ordinance to Multiple Single- Family Lot Proposals – Proposed multiple (more than one) single-family dwellings, lots or residential units (e.g. residential subdivisions) must meet all Town Land Division and Subdivision Ordinance requirements unless proposed in an adopted Urban Service Area. Any proposed development with multiple (more than one) single-family units (or homes) is limited to one land division per unit (or home) within agricultural preservation areas, and is limited to one unit (or home) per lot. Multi-Family residential uses are strongly discouraged within the Town, including but not limited to duplexes, tri-plexes, four-plexes, and other multiple- unit residential structures such as apartments, condominiums and zero-lot line town homes (Rezones to HAM-M, HAM-R, TRF, and MFR would need to be deed restricted)
- 3.05 Utility Availability for Multiple Single-Family Lot or Qualified Multiple Single- Family Unit Proposals – Proposals for multiple single-family dwellings, lots or residential units (e.g. residential subdivisions) may only be developed in areas where public sanitary sewer service is readily available and as identified in this comprehensive plan. There are currently two potential multi-unit single-family subdivision developments located directly between existing subdivision developments in the southeast part of the Town at this time (see “Rural Subdivision” on the Proposed Land Use Map).
- 3.06 Fiscal/Economic Impact Analysis – Any proposed residential development that would require a rezoning may be required to complete a fiscal/economic impact analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval. Requirements of this analysis will be provided by the Town of Vienna, and will be standardized for all proposed development.

- 3.07 Impacts Relating to Driveways and Public Roads – Any new residential development that would require a rezoning must be sited in such a manner as to not create excessive driveways or the need for new public roadways unless 1) the development is part of an approved plat or 2) the development has been sited to meet other objectives and policies of this plan.
- 3.08 Allocation of Splits – If rezoned from General Farmland Preservation, split restrictions on future development on that parcel(s) will remain with that parcel by default unless otherwise agreed upon by the Town.
- 3.08.1 Additional Restrictions on Parcels - Additional restrictions may be negotiated as a condition of approval from the Town. Any such restrictions will be recorded on the property deed unless otherwise agreed upon between the landowner and the Town.
- 3.08.2 Waiver of Split Restrictions – Restrictions on splits may also be waived at the discretion of the Town if eliminating such restrictions does not permit development contrary to this land use plan.

**Goal 4: Work with neighboring jurisdictions to identify the future development of Smart Growth areas for residential development.**

Objectives and Policies:

- 4.01 Smart Growth Areas for the Town – Preserve agriculture and limit residential development in the Town of Vienna as described in previous sections of this plan. (Housing development is not actively promoted within the Town)
- 4.02 Affordable Housing Policy – Work with neighboring municipalities to plan for opportunities for a range of affordable homes for all incomes, ages, and persons with special needs. (The provision of housing alternatives for a wide array of needs is best addressed in urbanized areas with public utility access.)
- 4.03 Jointly Plan for Higher Density Housing with Neighboring Municipalities – Work with neighboring municipalities to plan for opportunities for the development or redevelopment of low-income and moderate income housing in urbanized areas with public utility access. (Both Waunakee and DeForest currently have phasing limits on new housing units.)
- 4.04 Encourage Care of Local Housing Stock – Create and publish an article in the Town newsletter or other media available to the Town to inform residents of resources on home rehabilitation and maintenance.

# ELEMENT 3: TRANSPORTATION



## Chapter 6: Existing Transportation Network

### I. Roadways

#### Arterials

The major transportation link in the town is U.S. Interstate 39/90/94 connecting the Midwestern States to the eastern and western regions of the nation.

#### Collectors

County Trunk Highways DM and V run generally east to west, providing linkages to U.S. Interstate 39/90/94. County Trunk I runs north to south, providing connections to County Highways 113 and 19 and to Columbia and Portage Counties to the north.

#### Town Roads

The Town has approximately 60 miles of dedicated town roads. Maintenance, repair and snow removal for the Town roads is performed by the Town. These expenses account for more than 26% of the Town annual budget.

### II. Transit

The closest fixed-route public transit service to the Vienna is the Madison Metro Route L in the City of Madison approximately 8 miles south of the Vienna line.

### III. Taxis and Ride Hail Services

A number of commercial taxi and ride-hail services provide service to portions of the Vienna and the Madison metropolitan area.

### IV. Carpool, Vanpool, and Specialized Transportation Services

A [Park and Ride](#) lot is located near the town line in the Village of DeForest on Elephant Trail and at Springfield Corners to the southwest. The Greater Madison Metropolitan Planning Organization operates [RoundTrip.](#), an online ride-matching service to connect commuters with carpooling and vanpool opportunities. The service area includes the Vienna. The Wisconsin Department of Administration operates a [vanpool system](#) for commuters (including both state and non-state employees) traveling to and from the downtown Madison area.

Rides for seniors to doctor/dental appointments are available through [RSVP of Dane County Driver Services Program](#).

The [Dane County Department of Human Services](#) provides individual and group transportation services for seniors and people with disabilities. Transportation assistance may also be provided for low-income families or persons with unusual medical transportation expenses.

### V. Bicycles and Pedestrians

Vienna does not have dedicated off-road bicycle facilities. Trails and connected bike lanes exist in nearby DeForest and Waunakee to the south. Shoulders along County and State Highways are rated as suitable for bicycle traffic on the Greater Madison Metropolitan Planning Organization's [Dane County Bicycle Map](#).

### VI. Rail

There are no rail lines within Vienna.

### VII. Intercity Bus Service

A number of commercial bus lines provide regular passenger service from the on-campus intercity bus stop at 250 N. Lake Street, in the City of Madison to Midwest destinations, including Milwaukee, Janesville, Beloit, Eau Claire, La Crosse, Chicago, and Minneapolis-St. Paul. There is not a direct bus service from places like the Park and Ride on Hwy V as of yet.

### VIII. Trucking

Truck traffic uses the interstate and highways that run through the Town.

#### IX. **Water Transportation**

No significant water traffic in the town.

#### X. **Airports**

Vienna features a few private airstrips, and Dane Airport within the town boundaries. A small private airport is located in the Village of Waunakee. The [Dane County Regional Airport](#) (MSN) is located in the City of Madison. Commercial airlines operate daily non-stop flights to 19 destinations in the continental United States.

#### XI. **Snowmobile Trails**

County Trails 22 and 47 and State Corridor Trail 36 traverse the town.

## Chapter 7: Transportation Plans & Programs

- A. The [Regional Transportation Plan 2050](#) (2017) provides an overview of how the region intends to invest in the transportation system across all modes. The plan is required to receive federal highway and transit funding. Completed by the Greater Madison Metropolitan Planning Organization.
- B. The [Transportation Improvement Program \(TIP\)](#) is list of transportation improvement projects anticipated to be undertaken in the next five-year period. The TIP is updated annually and is needed to be eligible to receive federal funding. Completed by the Greater Madison Metropolitan Planning Organization.
- C. The [Bicycle Transportation Plan](#) (2015) is a framework for cooperation between state agencies, Dane County, and local governments in planning for and developing bicycle facilities and programs.
- D. The [Dane County Comprehensive Plan](#) (2012) includes countywide goals, objectives, and policies for transportation.
- E. [Connections 2030](#) (2009) is the Wisconsin Department of Transportation's (WisDOT) transportation plan that addresses highways, local roads, air, water, rail, bicycle, pedestrian, and transit needs over a 20-year planning horizon:. Planned improvements affecting the Town of Vienna are in the Madison Metropolitan Planning Area section.
- F. The [Six-Year Highway Improvement Program](#) (WisDOT, updated annually) identifies capital improvements to the 11,745-mile statewide highway system. Planned improvements affecting the Town of Vienna, are contained in the [Southwest Region](#).
- G. [Wisconsin Rail Plan 2030](#) (2009) includes a statewide vision for freight, intercity passenger and commuter rail, an inventory of Wisconsin's rail system, rail service and rail facilities, and any known issues.
- H. The [State Freight Plan](#) (2018) provides a vision for multimodal freight transportation and positions the state to remain competitive in the global marketplace.

## Chapter 8: Goals, Objectives, and Policies

**Goal 1:** Continue to cost effectively maintain the Town's Road infrastructure at a level of service desired by Town residents and businesses.

#### **Objective 1.0**

Provide reasonable access to an adequate and safe public transportation system for all residents, farmers, and businesses.

#### **Policies:**

- 1.01 Transportation Alternatives for Disabled Residents – Publicize the availability of assistance for 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.
- 1.02 Coordination of Bicycle Planning – Review and comment on any updates to proposed bicycle routes through the Town of Vienna planned by Dane County or the Madison Area Metropolitan Planning Organization (MPO).
- 1.03 Incorporation of Pedestrian Planning – Incorporate adequate walking areas in between proposed commercial uses in the I-39/90/94 interchange area that connect to the Village of DeForest.
- 1.04 Designation of Truck Routes – Continue to designate weight restrictions and truck routes for quarrying operations as well as in the proposed commercial area around the I-39/90/94 interchange area.
- 1.05 Protection of Town Roads – Encourage traffic patterns that do not increase traffic on Town roads unnecessarily.
- 1.06 Coordination of North Mendota Parkway Planning – Work with Dane County and the Madison Area Metropolitan Planning Organization to plan and implement a North Mendota Parkway corridor that is not located any further north than STH 19.
- 1.07 Coordination of Improvements to County Highways – Stay apprised of Dane County’s efforts to maintain and improve CTH I and CTH V as necessary, and discuss CTH V near the I-39/90/94 interchange area if development accelerates here.
  - 1.07.1 Require all jurisdictional levels, (Federal, State and County) to adhere to County Stormwater and Erosion Control Standards with any public improvement projects.
    - a) In the past large Federal Projects (I-94) have created flooding issues for local landowners. Require adequate project remediation or, at the very least, allow the landowner to remediate to pre-construction conditions.
- 1.08 Continue Implementation of Town Driveway Ordinance – Continue to implement the Town driveway ordinance to minimize the amount of access points onto Town roads.
- 1.09 Continue to Maintain Condition Standards for Town Roadways – Maintain an average PASER rating of 7 for all Town roads and establish and prioritize future road projects based on the applicable PASER score.
- 1.010 Joint Planning of Roads that Cross Jurisdictions – Work with neighboring municipalities to plan, construct and maintain those roadways that affect both jurisdictions.

- 1.011 Maintain Town Culvert and Ditch Program – 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.

# ELEMENT 4: UTILITIES & COMMUNITY FACILITIES



## Chapter 9: Existing Infrastructure & Services

### I. Town Hall

The Vienna's town hall is centrally located at 7161 County Highway I.

### II. Water Supply

Residents in the town get water from private wells. The town does not offer municipal water service.

### III. On-Site Wastewater Treatment

Residential and commercial wastewater is primarily handled through on-site disposal and treatment techniques, including: conventional, mound, pressure distribution, at-grade, holding tank, and sand filter systems.

In addition, the Town of Vienna operates two sewer utility districts that pump to the Madison Metropolitan Sewerage District. Utility District 1 covers the Interstate business area. Most businesses in that area get water from the Village of DeForest. The unincorporated Village of Morrisonville pumps sewage in to the Vienna system. Utility District 2A consists of the Windsor Prairie Subdivision. Utility District 2B serves the Hickory Meadows, Nature Valley and Lantern Hollow subdivisions.

### IV. Solid Waste Disposal and Recycling Facilities

The town offers trash and recycling curbside through Pellitteri Waste Systems. The charges for this service are included in the municipal property taxes. The Vienna is served by the [Dane County Sanitary Landfill](#), operated by the Dane County Public Works, Highways, and Transportation Department. The [Dane County Clean Sweep program](#), housed at the landfill, provides for disposal of hazardous wastes.

### V. 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 the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.

### VI. Law Enforcement

The town is in the North 1 Dane County Sheriff District.

### VII. Fire Protection and Emergency Medical Service (EMS):

DeForest, Waunakee, and Dane Fire and EMS Districts serve the Town of Vienna.

### VIII. Cemeteries

Two cemeteries operate in Vienna. One Hundred Mile Grove/Union Cemetery of Vienna, State Road 113 and County Line or Norwegian Lutheran Cemetery.

### IX. Libraries

Town residents have access to two libraries within 10 minute drive: DeForest Public Library and Waunakee Public Library. Both libraries participate in the South Central Library Service shared collection access system.

### X. Schools

Four school districts serve the town: DeForest, Waunakee, Lodi, and Poynette.

### XI. Parks and Recreational Facilities

Several accommodations exist in the town, including the Jackson Waterfowl Production Area-Dane County Nature preserve, Red Rock BMX Park, Wheeler Park, and Nature Valley.

### XII. Health Care Facilities

The town does not contain health care facilities. The closest clinic is the Unity Point Meriter DeForest Windsor facility. The nearest hospital is located in the City of Madison. The closest nursing homes are located in DeForest, and Waunakee, in Dane County, and Poynette in Columbia County.

#### **XIII. Child Care Facilities**

At this time there are no childcare centers in the town. Small, in-home childcare services may exist from time to time.

#### **XIV. Churches**

There are no churches in the town.

#### **XV. Senior Services**

Senior centers near the Vienna are located in the Villages of DeForest and Waunakee.

- The [Aging and Disability Resource Center](#) (ADRC) of Dane County provides information about resources and support 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 older, and their relatives, information and assistance in accessing services that help older adults stay in their homes and communities.

#### **XVI. Other Community Services**

Vienna residents can access food pantries in the Villages of DeForest and Waunakee.

#### **XVII. Telecommunications Facilities**

Four telecommunication towers are located in the town, and two others are located nearby in DeForest.

#### **XVIII. Broadband**

Roughly half of the Town of Vienna lacks sufficient broadband internet coverage.

#### **XIX. Power Plants and Transmission**

The Vienna is in the Wisconsin Power & Light Company service area.

## Chapter 10: Service Demand Forecast

Due to the anticipated low growth rate for the Vienna, existing utilities and public facilities are expected to be sufficient to meet demand for the next twenty years. One exception, broadband internet access, is insufficient to meet current demand. Of the estimated 675 broadband serviceable locations, 336 are considered at best, underserved.

## Chapter 11: Goals, Objectives, & Policies

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

### **Objective 1.0**

Provide reasonable access to adequate and safe water for drinking and fire protection.

#### **Policies:**

- 1.01 [Protection of Groundwater](#) – Restrict or prohibit any land uses that could damage or threaten groundwater supplies.

- 1.02 Maintain Groundwater Testing Program – Maintain the Town’s groundwater testing program to monitor for possible contamination (e.g. atrazine) and to protect drinking water supplies.
- 1.03 Cooperate on Preserving Firefighting Capabilities in the Commercial District – Continue to work with the Village of DeForest to ensure adequate service and fire protection flows to those areas (i.e. commercial districts) within the Town near the I-39/90/94 interchange.
- 1.04 Monitoring and Maintenance of Existing Private Wells – Ensure that existing private wells are properly maintained and monitored through inspections by the appropriate regulatory agencies as necessary.
- 1.05 Proper Installation of New Private Wells – Ensure that new private wells are properly installed according to Wisconsin DNR and Dane County regulations through inspections by the appropriate regulatory agencies.
- 1.06 Utility District No. 1 Public Water Service - Continue to provide public water service in Utility District No. 1 and plan for the potential future expansion of Utility District No. 1 and the Town’s Urban Service Area to appropriate areas as consistent with the comprehensive plan.
- 1.07 Establishment of New or Expanded Urban Service Areas – Any proposed new or expanded urban service areas or limited urban service areas must be addressed as a formal amendment to this comprehensive plan. Such areas may not be submitted or approved until the Town Comprehensive Plan is formally updated and amended to incorporate such areas on the Proposed Land Use Map, and appropriate policies for the location, capacity and need for the expansion of services has been incorporated into the proposed amendment to this plan. The formal adoption/amendment process identified in this plan must be followed to consider and potentially approve a formal amendment to this plan

**Objective 1.1**

Provide reasonable access to adequate and safe disposal of wastewater and management of stormwater throughout the Town.

**Policies:**

- 1.11 Protection of Groundwater – Restrict or prohibit land uses that could threaten groundwater supplies.
- 1.12 Mandatory Connection to Public Sanitary System – Require uses of any significant density or intensity in the area of the I-39/90/94 interstate area to connect to the Town sanitary system.
- 1.13 Consistency with Comprehensive Plan – Encourage the development of residential subdivisions or commercial areas (as defined in the Town ordinance) that are consistent with the comprehensive plan, which includes requiring such developments to connect to public sanitary facilities.
- 1.14 Coordination with Dane County on Septic Inspections – Dane County should continue to ensure that existing private septic systems are adequately maintained and inspected on a regular basis and that new private

septic systems are designed, constructed, and inspected according to Wisconsin DNR and Dane County regulations.

- 1.15 Coordination on Stormwater Management Enforcement – Work with other jurisdictions as necessary to enforce the Dane County Stormwater Management and Erosion Control Ordinances.
- 1.16 Public Sanitary Service - Continue to provide public sanitary service in Utility District No. 1 and No. 2 and plan for the potential future expansion of the Town’s Sewer Service Areas to appropriate areas as consistent with the comprehensive plan.
- 1.17 Establishment of New or Expanded Urban Service Areas – Any proposed new or expanded Urban Service Areas or Limited Service Areas must be addressed as a formal amendment to this comprehensive plan. Such areas may not be submitted or approved until the Town Comprehensive Plan is formally updated and amended to incorporate such areas on the Proposed Land Use Map, and appropriate policies for the location, capacity and need for the expansion of services has been incorporated into the proposed amendment to this plan. The formal adoption/amendment process identified in this plan must be followed to consider and potentially approve a formal amendment to this plan.

**Goal 2 Continue to cost effectively maintain the Town’s public services desired by Town residents and businesses.**

**Objective 2.0**

Work with neighboring jurisdictions, special districts and other providers to ensure Town residents, farmers and businesses receive adequate service levels.

**Policies:**

- 2.01 Emergency Services Coordination – Continue to work with neighboring municipalities and Dane County to continue to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses and review service provision levels with the appropriate agency once per year or sooner if necessary.
- 2.02 Solid Waste Disposal and Recycling – Annually review levels of service provided by the contracted solid waste disposal and recycling carrier and meet with them to address any concerns raised by residents or local businesses (currently contracted to a private provider: Pellitteri Waste Systems).
- 2.03 Utility Corridors and the Town Plan – Actively participate in the planning and siting of any major transmission lines for electricity or natural gas. In the event that major transmission lines for electricity or natural gas are being proposed, work with potentially affected landowners and jurisdictions to determine if such lines can be run through the Town safely and in a manner that will not overly disrupt life in the Town. (If such an area is identified and approved, these areas should be identified on the Town Proposed Land Use Map through a formal amendment to this plan.)

- 2.04 Siting of Major Utility Facilities – Major power production facilities, substations, lines or other related facilities should be located in an area away from significant residential uses, high traffic area, and major livestock operations whenever possible.
- 2.05 Telecommunications Towers – No new telecommunications tower shall be located within the Town of Vienna without the owner/operator entering into an agreement with the Town that addresses the use, design, site location, overall safety and potential impacts to the Town and neighboring jurisdictions of such a facility. Note: If such an area/use is identified and approved, these areas should be identified on the Town Proposed Land Use Map through a formal amendment to this plan. While the Town may not be able to fully regulate the location of such uses, their siting and location can affect other land use decisions.
- 2.06 School Facilities – Continue to work with overlapping school districts to provide high quality educational facilities for Town residents.
- 2.07 Public Libraries – Work with neighboring jurisdictions to maintain and improve access to public library facilities for Town residents through mobile or “traveling” collections.
- 2.08 Recreational Facilities and Preserve Areas – Evaluate the need for recreational or natural preserve areas in the Town of Vienna and work with the Wisconsin DNR and Dane County as necessary to develop and maintain these areas if established. (NOTE: If such an area is identified and approved in the future, these areas should be identified on the Town Proposed Land Use Map.)
- 2.09 Special Needs Care Facilities – Work with neighboring jurisdictions to conduct a formal survey on the need for public and private special care facilities such as day care or health care facilities.
- 2.010 Cemeteries – Revisit the need for additional cemeteries within the Town with local churches and neighboring municipalities.

**Objective 2.1**

Evaluate the condition of the Town Hall, garage and associated equipment to ensure that it will continue to meet Town needs.

**Policies:**

- 2.11 Schedule a Facility Needs Assessment – Conduct a formal facilities needs assessment.
- 2.12 Continue Capital Improvement Planning – Maintain and fund the Town’s capital replacement program for maintenance vehicles and equipment.
- 2.13 Review of Proposed Major Capital Equipment Purchases - Continue to utilize the Town of Vienna Equipment Committee as the principal review resource for the Town Board to make major capital equipment purchases.

### **Goal 3: Continue to protect landowners by implementing Town Solar Policies**

#### **Objective 3.0**

Objective: Develop a Solar Development Agreement.

Any Solar installation, regardless of size, with the purpose of distribution of electrical energy to other properties must have a Solar Development Agreement with the Town of Vienna. This agreement is a Town Ordinance requirement and similar to the agreements in place surrounding Mineral Extraction. It addresses the implementation of the policies below.

#### **Policies for Renewable Energy Facilities in Farmland Preservation Areas.**

- 3.01 To minimize the need for new electrical transmission lines, locate new renewable energy installations as close as possible to existing transmission facilities.
- 3.02 Where practical, manage density and size of utility-scale installations to minimize impacts to adjoining agricultural land uses and rural character.
- 3.03 Except where required for aviation or other safety concerns, encourage setbacks, vegetative screening, berms, or other practices to minimize visual impact.
- 3.04 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.
- 3.05 Arrange energy infrastructure, fencing and berms to allow for equipment movement, habitat, wildlife corridors and pervious cover to minimize runoff.
- 3.06 Make sure all installations comply with county erosion control and stormwater standards during construction, operational, maintenance and decommissioning phases.
- 3.07 Encourage adaptive reuse of operating or closed mineral extraction or other rural industrial sites for renewable energy use.
- 3.08 To the extent possible, follow the siting criteria for this plan, to avoid productive farm soils. Make sure landscaping and other vegetation is maintained to continue to serve its intended purpose and does not create sources for invasive species.
- 3.09 Require decommissioning plans for all renewable energy facilities, with financial instruments sufficient to cover the cost of equipment removal and reclamation. Including but not limited to payment/performance bonds. Lands should be reclaimed to agricultural or natural resource use.

# **ELEMENT 5: AGRICULTURAL, NATURAL, & CULTURAL RESOURCES**



## Chapter 12: Agricultural Resource Inventory

### I. Historic Trends

In Vienna, land in agriculture declined 473 acres between 1990 and 2020 (Dane County Land Use Inventory). Crop and pasture decrease about 2,000 acres, while woodland/other open land and water increased by 1,600 acres (likely due to improvements in data analysis).

### II. Existing Farming

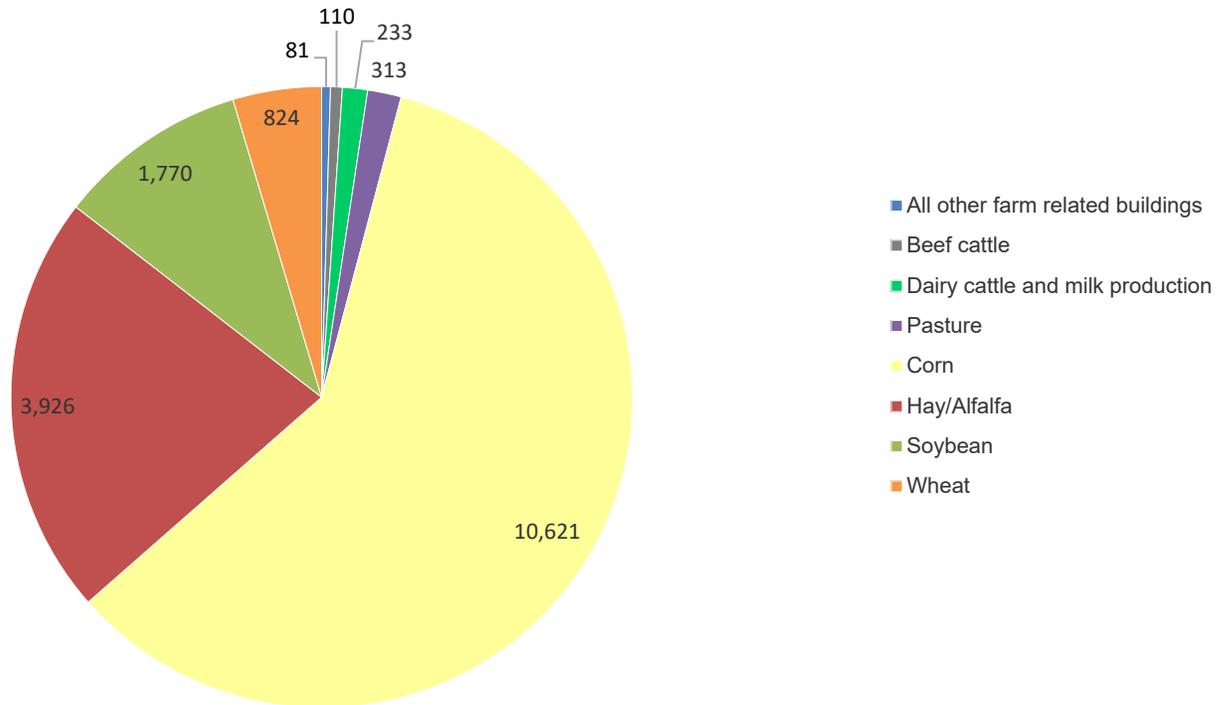
Ninety percent of the Town’s land was in agricultural use in 2020. Sixty-nine percent of the farmland in the Town was dedicated to traditional corn/soybean rotational crops, 22% to hay/alfalfa farming, and 8% on other open lands. Smaller operations of pig and hog, beef cattle, nursery and tree production, and fruits and vegetables occur throughout the town.

Table 2: Farming practices 2010-2020 (acres)

Description	2010	2020	Change 2010-2020
Corn farming	10,025	10,621	596
Hay/alfalfa farming	3,942	3,926	-16
Soybean farming	2,009	1,770	-239
Wheat farming	759	824	65
Pasture (fenced grazing areas, often near farm buildings)	313	313	-
Dairy cattle and milk production	190	233	43
Beef cattle ranching and farming, including feedlots	58	113	54
Farm related buildings	117	110	-25
Farm residence and driveway/access road	109	77	-32
Hog and pig farming	3	8	5
Nursery and tree production	32	7	-25
Polyculture/CSA (community supported agriculture)	-	7	7
Grain elevators, Co-op, Cooperative	3	2	-1
Horses and other equine production	-	1	1
Abandoned/Unused farming structures	3	-	-3.1
Tobacco farming	6	-	6
Sheep farming	5	-	5
Fallow field	103	-	-103
Other grain (barley, rye, milo, oat, wild rice)	5	-	5
<b>Total</b>	<b>17,368</b>	<b>18,011</b>	<b>644</b>

Source: Land Use Inventory

Figure 14: Crops by Acreage (2020)

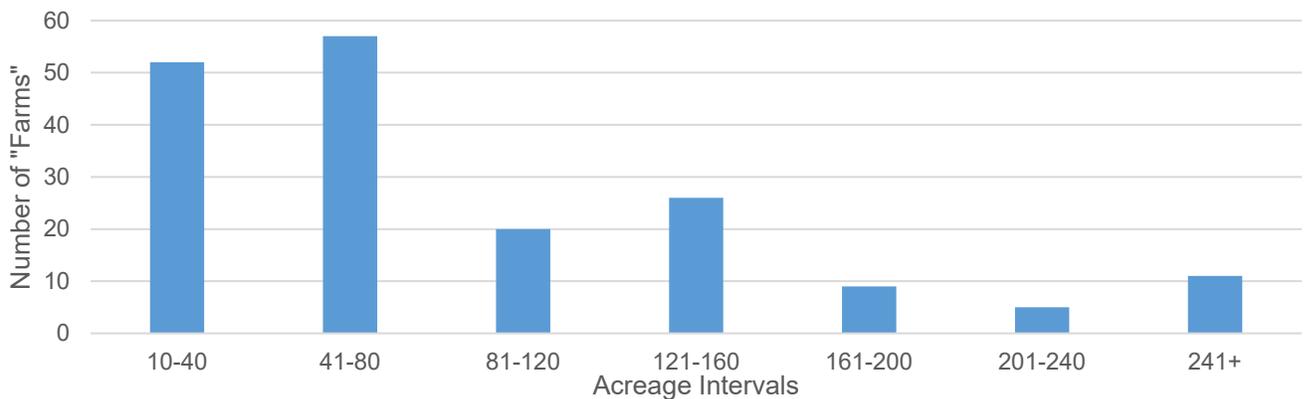


Source: Land Use Inventory

### III. Agricultural Properties

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, 180 landowners (individuals or groups of individuals) had property holdings in majority agricultural use and could be considered a “farm.” Farm holdings ranged from 10 to 395 acres in size, with an average area of 95 acres.

Figure 15: Distribution of Acres



Source: Land Use Inventory

### IV. 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.

## Chapter 13: Natural Resources Inventory

### I. Environmentally Sensitive Areas

Vienna primarily lies in the glaciated part of Dane County. All environmentally sensitive areas are in and around, wetlands, floodplains and the various streams in the area. The one natural area in Vienna is the Vienna Pothole Wildlife Area, a noted natural area available to local hunters and foragers.

Designated Resource Protection Corridors (see Element 8, Land Use) provide protection for critical resources associated with shorelands, wetlands, floodplains, and steep slopes.

Table 3: Wisconsin DNR Natural Heritage Inventory

Common name	Scientific name	WI Status	Federal Status	Group
Mesic Prairie	<a href="#">Mesic prairie</a>	-	-	Community
Dry-mesic Prairie	<a href="#">Dry-mesic prairie</a>	-	-	Community
Southern Dry-mesic Forest	<a href="#">Southern dry-mesic forest</a>	-	-	Community
Dry Prairie	<a href="#">Dry prairie</a>	-	-	Community

Source: <http://dnr.wi.gov/topic/NHI/calypso/EORreport.html#CName>

### II. Soils

Vienna is characterized as having some of the most productive soils in the Midwest. The prime farmland map has the soils mostly consisting of Prime Farmland, Prime Farmland if conditions are met and Farmland of Statewide importance. Under the Soil and Water Conservation Society’s Land Evaluation and Site Assessment classification, the most agriculturally productive soils (Class 1 to 3) cover the vast majority of the Town of Vienna. Poorer soils are located in or near mineral extraction sites and wetlands.

Hydric soils and soils with hydric inclusions also follow the streams and rivers, especially the tributaries of the Yahara River. Hydric soils may, in time, revert to wetland conditions if no longer drained or cropped. Hydric soils present a variety of practical difficulties for construction and development should be avoided. The Dane County Zoning Division typically requires wetland delineations for proposed fill or construction near hydric soils.

### III. Wetlands

Wetlands can be found in the Wheeler Wilcox Creek tributary of the Yahara River. In Vienna, a variety of wetlands and floodplains are scattered throughout the Town. In the southeast corner, wetlands and floodplains are found south of both the Hickory Meadows and Windsor Prairie subdivisions. A significant amount of wetlands are also found in the Northeast corner of the Town, primarily north of CTH DM and West of the Canadian Pacific Rail Line. Other wetlands and floodplains are shown adjacent to the interstate. Dane County’s Shoreland and Wetland Zoning Ordinance (Chapter 11, Dane County Code) regulates development in and near wetlands.

### IV. Groundwater

Vienna provides high levels of groundwater recharge, up to 10 inches/year. In Vienna, groundwater supplies nearly all the water for domestic, commercial and industrial uses. Therefore, it is extremely important to protect the quality of our groundwater. Excessive road salt, fertilizer, and pesticide use, and poor maintenance of animal waste and septic systems can decrease groundwater quality.

### V. Wildlife and Endangered Species

The Wisconsin DNR Natural Heritage Inventory identifies the following endangered or threatened species or species of special concern as potentially present in the Town.

Table 4: Wisconsin DNR Natural Heritage Inventory

Common name	Scientific name	WI Status	Federal Status	Group
Prairie Parsley	<a href="#">Polytaenia nuttallii</a>	Threatened	-	Plant

Common name	Scientific name	WI Status	Federal Status	Group
Rough Rattlesnake-root	<a href="#">Prenanthes aspera</a>	Endangered	-	Plant
Hill's Thistle	<a href="#">Cirsium hillii</a>	Threatened	SOC	Plant
Woolly Milkweed	<a href="#">Asclepias lanuginosa</a>	Threatened	-	Plant
Henslow's Sparrow	<a href="#">Centronyx henslowii</a>	Threatened	SOC	Bird
Grasshopper Sparrow	<a href="#">Ammodramus savannarum</a>	Special Concern	-	Bird
Hairy Valerian	<a href="#">Valeriana edulis var. ciliata</a>	Special Concern	-	Plant
Prairie Vole	<a href="#">Microtus ochrogaster</a>	Special Concern	-	Mammal
Pale Purple Coneflower	<a href="#">Echinacea pallida</a>	Threatened	-	Plant
Rusty Patched Bumble Bee	<a href="#">Bombus affinis</a>	Special Concern	LE/HPZ	Bee
Bald Eagle	<a href="#">Haliaeetus leucocephalus</a>		-	Bird

HPZ- High Potential Zone / Source: <http://dnr.wi.gov/topic/NHI/calypso/EORreport.html#CName>

## VI. Woodlands

In 2020, Vienna had approximately 915 acres of woodland, about 12 fewer acres than in 2010. Wooded land comprises 4% of the land area in the Town. Blocks of woodlands, including areas forested since the 1930s, are scattered throughout the town.

## VII. Metallic/Non-Metallic Mineral Resources

According to county permitting data, there are approximately 20 active mineral extraction sites in the town. They are concentrated on Norway Grove and Schroder Roads.

# Chapter 14: Cultural Resources Inventory

## I. Historic Sites

The Wisconsin Historical Society’s Architectural Heritage Inventory (AHI) identifies twenty-eight (28) structures of historic interest in the Vienna (Table 5). 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 2007. The Wisconsin Historical Society provides community grants for historic survey research.

Table 5: Historic Architectural Resources

Historic Use	ID Number	Name/Other Name	Style	Year Built
House	5079		Gabled Ell	1920
House	5080		Other Vernacular	-
House	5081	Robertson House	Greek Revival	-
House	5082		Other Vernacular	-
House	5083	Dunroven House	Neoclassical/Beaux Arts	1870
House	5084		Greek Revival	-
House	5085		Side Gabled	-
House	5086	Rankin House	Side Gabled	-
Windmill	5089		N)	-
Barn	5090		Astylistic Utilitarian	1912
House	5091		Gabled Ell	-
House	5092		Two Story Cube	-
Barn	5093		Astylistic Utilitarian	-
School	5094	Norway Grove School	Romanesque Revival	1916
House	5095		Astylistic Utilitarian	-
House	5096	Vienna Town Hall	Front Gabled	-
Barn	5097	James Koltas Farmstead	Astylistic Utilitarian	1906
Cheese Factory	5098		Astylistic Utilitarian	-
House	5100		Queen Anne	-
House	5101		Queen Anne	-

Historic Use	ID Number	Name/Other Name	Style	Year Built
Barn	5102		Astylistic Utilitarian	1907
House	5103		Queen Anne	-
House	5104		Astylistic Utilitarian	-
House	5105		Greek Revival	-
House	5106		Other Vernacular	-
School	5107	1-6 Room School	Front Gabled	-
Barn	5109		Astylistic Utilitarian	-
School	5110	Ella Wheeler Wilcox School	One Story Cube	-

Source: Wisconsin Historical Society's Architectural Heritage Inventory

## II. Archaeological and 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 the Archaeological Site Inventory (ASI). The ASI is the most comprehensive list of archaeological and burial sites available. The ASI ONLY includes sites that are reported to the Wisconsin Historical Society.

Detailed information is confidential and not subject to open records law (Wis. Stats. §§ 44.48 and 157.70) to protect archaeological sites and the property owners who own the sites. This information is also protected by Federal law (National Historic Preservation Act Section 304; Archaeological Resources Protection Act of 1979 Section 9(a)).

Since only a small portion of the Town is surveyed for archaeological sites and cemeteries, the inventory shows a fraction of the sites that may be present. Area residents and Native Americans likely possess additional information on other archaeological sites. At this time, twelve (12) archaeological sites and cemeteries are recorded (Table 6).

Table 6: Archaeological and Burial Sites

ID	Name	Site Type	Culture Name
11398	Rommelfanger	Campsite/village	Historic Native-American
27974	Hustleby	Cabin/homestead; HCM concentration	Historic Euro-American
27866	Hudson House	Foundation/depression	Historic Euro-American
27869	Vienna Episcopal Church	Church/Mission	Historic Euro-American
27867	Clemen's Road School	School/Government	Historic Euro-American
27865	Harvey School	School/Government	Historic Euro-American
12869	Gene Road Cemetery	Cemetery/burial	Historic Euro-American
34698	Freppon	Cabin/homestead	Historic Euro-American
3755		Inactive/Marked	Historic Native-American
3761		Inactive/Marked	Historic Euro-American
3608		Inactive/Marked	Historic Euro-American
3807		Inactive/Marked	Historic Euro-American

Source: The Archaeological Site Inventory 2023

## III. Community Design

The town incorporates some site criteria. 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

See Element 8: Land Use for detailed design and siting criteria.

## Chapter 15: Agricultural Goals, Objectives, & Policies

(NOTE: These goals, objectives and policies refer to areas designated as "Agriculture Preservation" on the Proposed Land Use Maps in this document. Specific land use related policies are defined in the Land Use Element of this plan.)

**Goal 1:** Continue to maintain the Town's rural character through the preservation of agriculture.

### **Objective 1.0**

Emphasize the preservation of agriculture as the primary land use in the Town of Vienna through the enforcement of state, county and Town regulations.

Policies:

- 1.01 Applicable Zoning - The predominant zoning classification within Agricultural Preservation areas as shown on the Proposed Land Use Map is the FP-35 (General Farmland Preservation) Zoning District of the Dane County Zoning Ordinance (s. 10.222, Dane County Code).
  
- 1.02 Amendment of the Land Division and Subdivision Ordinance - Update and maintain the Town's Land Division and Subdivision Ordinance as the primary tool to control residential development within the Town.
  
- 1.03 Density Policy - Within Agricultural Preservation areas that are outside of approved Urban Service Areas, limit residential development to a maximum density of one residential unit per 75 contiguous acres. Implementation of this policy will be primarily achieved through a combination of enforcement of the Town of Vienna Land Division and Subdivision Ordinance, and FP-35 (General Farmland Preservation) Zoning District. (See also Section 1.04 Tenure Policy)
  - 1.03.1 Definition of Contiguous - For purposes of this plan, the term "contiguous" is defined to mean "parcels of land which share a common boundary, including a connection at only one point (i.e. a public road, navigable waterway or railroad shall not be considered to break up contiguity)." NOTE: This definition differs from Dane County's definition which states "Lots or parcels shall be considered contiguous if they share a common boundary for a distance of at least sixty-six (66) feet. Roads, navigable waterways and other public easements do not affect contiguity. "
  
  - 1.03.2 Areas To Be Included in Density Calculations - Permanent bodies of water, mapped wetlands, floodplains or environmental corridors are to be included with the original farm acreage when determining the eligible density of non-farm development. Rights of way shall also be included in the original farm acreage for purposes of calculating density.

- 1.03.3 Split Tracking Policy - Any residential rezone or residential building site(s) created in the Agricultural Preservation Area on or after January 1, 1986 shall be subtracted from and count against the total available splits from the original parcel.
- 1.03.4 Identification of Original Farms- Farm parcels or units are defined as contiguous lands under single ownership as of January 1, 1986 , with roads and other public rights-of-way not interrupting contiguity (i.e. land on two sides of a road or meeting at a single point owned by the same person or persons is considered part of a single farm unit).
- 1.03.5 Source of Measurement Data- The source of data to be utilized when determining the size of the original farm parcel on or after January 1, 1986 should be net acreage data including rights-of-way.
- a) Definition of Parcel - For purposes of this plan, the term "Parcel" is defined to mean "contiguous lands under single ownership."
  - b) Definition of Single Ownership - For purpose of this plan, the term "single ownership" may include any land singly owned by one individual, jointly owned by a married couple including that individual, family-owned including that individual, or owned by a partnership or corporation in which the individual is a member.
  - c) Definition of Split, Density Unit or Land Division - For the purposes of this plan, the term "split," "density unit," or "land division" are used interchangeably and is defined to be any countable residential use created on or after January 1, 1986 as per the split tracking policy under 1.04.
- 1.03.6 Rounding - If a density calculation results in a fraction, the calculation is rounded down to the nearest split.
- 1.03.7 Separation of Existing Farm Buildings - Separation or division of existing farm buildings or structures would be exempt from this policy and not count as a residential building split as per the density limitation of one split per 75 acres. In order to eligible for consideration under this policy, existing structures proposed for separation or division from the primary residence must be effectively functioning as a part of a farming operation or otherwise usable for such operations as determined by the Town Plan Commission and/or Town Board.
- 1.03.8 Land Divisions Prior to January 1, 1986 - Any land divisions existing prior to January 1, 1986 do not count as "splits" and are not tracked for purposes of this comprehensive plan.
- 1.03.9 Multiple Single-Family Unit Residential (Subdivisions) - Any proposed development with multiple (as in more than one) single-family units (homes) is limited to one split (or lot) per unit within agricultural preservation areas, and is limited to one unit per lot. Multi-Family residential uses are strongly

discouraged within the Town, including but not limited to duplexes, tri-plexes, four-plexes, and other multiple-unit residential structures such as apartments, condominiums and zero-lot line town homes.

1.03.10 Accessory Dwelling Units: All dwelling units, whether primary or accessory, will have to be consistent with all Town Density Policies. (i.e. require the use of a split and possibly deed restrictions.) See the Housing Chapter for Details.

1.03.11 Non-Farm Development - Any proposed non-farm, non-residential use developments such as cell towers, commercial buildings or other eligible uses that would require a rezoning, conditional use permit, or a certified survey map (CSM) will not be considered to have used a split for each lot or CSM.

1.03.12 Farm Development – The Town will continue to discuss ideas around “farm residences” as delineated in the Dane County Code of Ordinance (DCCO) 10.004 and 10.103 as part of the Conditional Use Permit (CUP) process for FP-35 zoning. The Town of Vienna realizes there is a workforce housing issue in the Town and will continue to explore solutions including modifications to the density policy as related to supporting farms and the people who own and operated them.

1.03.13 General Sale of Divided Land or Splits - There is no provision to prevent the sale of divided parcels once an owner has requested and received approval for a split in this plan. However, splits or density units are not automatically transferred with a parcel when sold.

- a) Acknowledgement of Property Owners' Right to Sell Land - The Town acknowledges that land-owners may sell their land at any time.
- b) Sale of Parcels Under 75 Acres - Agricultural land (FP-35 or FP-1) sale of parcels less than 75 will not have a homesite attached. Land sales of 35 acres or less will also be subject to Dane County Land Division Ordinance.
- c) Sale of Parcels 75 Acres or More - For parcels of at least 75 acres in an agricultural preservation area (FP-35), all town density policies will apply.
- d) Tracking of Tenure of Ownership When Sold - Sale of property resets any accumulated ownership years to "zero," and does not automatically carry forward any ability to build on a site unless specifically stated in the Town Land Division and Subdivision Ordinance and this comprehensive plan.

1.03.14 Sale of Lands to Local, State or Federal Governments - Lands sold to local, state or federal governments will not count as a split unless otherwise stipulated by the Town of Vienna and Dane County.

1.03.15 Mechanism for Tracking Splits Over Time - The Town will coordinate with Dane County to track splits over time through the Density Study process. Splits deemed exempt from the density policy at any time

will remain exempt in perpetuity (e.g. the former family exemption policy). Likewise, splits that counted in the density policy will remain that way until such time as the Town changes this plan.

1.03.16 Non-Conforming Parcels with FP-35 (General Farmland Preservation) Zoning - Parcels that are less than 35 acres and zoned as FP-35 are not allowed a new homesite. These parcels may not be further divided unless rezoned in accordance with the policies and maps in this comprehensive plan.

1.03.17 Annexed Lands - If part of an original farm is annexed into a city or village, the applicable number of splits that would go with that land are retired and are not transferable to the remainder of the farm.

1.03.18 Transfer of Splits between Different Original Farms - The transfer of splits between different original farms is generally not permitted, even if the same individual or family owns them both. Exceptions may be considered if proposed splits or buildings sites are to be clustered on one farm, while measures to permanently preserve the other farmland are proposed. These sites remain subject to other policies of this plan, and applicable zoning and land division regulations.

1.03.19 Previous Actions Exceeding Density Limitations - In any area where previous actions by either the Town of Vienna or Dane County resulted in a development exceeding its density limitations, the only case in which additional splits or density units would be considered would be if a rezoning for such a parcel was requested by the owner and such a request was in compliance with the Town Comprehensive Plan.

1.03.20 Continuation of Existing Development Limitations on Restricted Parcels - Any deed restriction or otherwise legally enacted limitation on development directly associated with a particular parcel remains in full effect and is not impacted by any policy of this comprehensive plan.

1.04 Tenure Policy - Within Agriculture Preservation areas, require that a property owner must own his/her property for a minimum of 10 years prior to the date of application for a rezone or a land division before being able to divide off a parcel, building site with associated preservation area, or lot under density policies of this plan. (See also Section 1.03 Density Policy, and 3.01.2 Zoning for Farm Related Residential Uses)

1.04.1 Ownership Transfer to Immediate Family - Where ownership of farm parcels is transferred from one immediate family member to another, the years owned for the original owner will carry forward to the subsequent owner.

1.04.2 Applicability of Tenure Policy to Alternative Farm Ownership - Farms that are owned by a legally recognized entity, corporation, or group of persons other than an individual are also subject to this tenure policy. If an existing owner incorporates or establishes ownership with one or more individuals, the ability to divide up the property will be based on the duration of ownership from the original owner (or qualified immediate family member if the farm has been passed on) so long as that owner (or immediate family member) is part of the corporation and is a majority owner in that corporation. If at any time that owner (or immediate family member) ceases to be a part of the corporation, the ownership duration resets to zero years.

1.04.3 Applicability of Splits Taken During Ownership Period - Any residential splits since January 1, 1986 shall be subtracted from and count against the total available splits from the original parcel. (Unless created as part of the Family Exception policy that ended in 2008)

1.05 Approvals - The approval of land divisions and subdivisions are subject to review by the Town Plan Commission and Town Board based on their evaluation of the criteria defined in this plan, the applicable zoning ordinance, and the requirements of the Town Land Division and Subdivision Ordinance.

1.06 Other Resources - Promote local, state and federal programs and resources that help farming be more economically feasible and foster sustainable agriculture in the Town of Vienna.

1.07 Agricultural Enterprise Area – Continue agricultural land use and investment in the agricultural economy by designating land as an agricultural enterprise area.

1.08 Farm Operation Residential – Discuss at future date, the possible policy surrounding the creation of farm homes on farm operations that do not currently have a residence.

**Goal 2** Reduce and eliminate the potential for land use conflicts between farm and non-farm uses, as well as between farms.

NOTE: Some goals, objectives, and policy recommendations in this plan may be impacted by or subject to statewide livestock operation siting requirements.

**Objective 2.0:**

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

Policies:

- 2.01 Use of Onsite Buffers on New Non-Agricultural Development - Any new non-agricultural development is responsible for providing an adequate buffer on its property between itself and existing farm operations. (Existing farms are not responsible for providing a buffer on their property to aide new development on adjacent properties.)
- 2.02 Siting New Housing Away from Existing Livestock Facilities - Discourage new residential uses from being built within ¼ mile of an existing livestock operation or manure storage facility.
- 2.03 Siting Controls on New Housing - Any residential uses requested to be located in an area zoned FP-35 (General Farmland Preservation) must be done in accordance with appropriate zoning regulations and Town land division and subdivision regulations when applicable, including single-family homes.
- 2.04 Preserving Large Agricultural Parcels - Larger agricultural parcels are to be maintained, if possible, when siting any development in an agricultural area. Non-agricultural development shall not take place in a designated agricultural enterprise area.
- 2.05 Maintaining Wetlands as Buffers - Maintain existing wetlands as buffers between uses and as natural habitat for wildlife.
- 2.06 Preserving Woodlands as Resource Areas - Preservation of woodlands as groundwater recharge areas and erosion control areas are encouraged whenever feasible.
- 2.07 Siting Based on Productivity and Compatibility - Any proposed development in a primarily agricultural area meeting subdivision requirements should be located on non-productive, non-tillable land that does not significantly threaten or affect natural resources, neighboring properties, existing farm operations, or public safety whenever feasible.

**Objective 2.1**

Encourage the siting of intensive agricultural uses (e.g. livestock operations and manure storage facilities) in a manner that is compatible with neighboring uses.

Policies:

- 2.11 Required Agricultural Zoning - Any new or expanded livestock farming operation must be sited on an agriculturally zoned parcel.
- 2.12 Impacts to Natural Resources and Neighboring Properties - All new or expanded livestock operations are encouraged to minimize or prevent whenever feasible any significant negative impacts to natural resources or neighboring properties.
- 2.13 Applicable Regulations - All new or expanded livestock farming operations must meet the Town's Livestock Siting Ordinance, Chapter 14 of the Dane County Zoning Ordinance (Manure Storage), NR 151, NR 243, and ACTP 50 where appropriate.
- 2.14 Best Management Practices - All new or expanded livestock farming operations are strongly encouraged to incorporate the most current "Best Management Practices" (or BMPs) as identified by, but not limited to, the following agencies:
1. Dane County
  2. Wisconsin Department of Agriculture, Trade and Consumer Protection.
  3. Wisconsin Department of Natural Resources
  4. National Resource Conservation Service
  5. University of Wisconsin Extension
- 2.15 Coordination of Local, County, and State Policies - Work directly with those agencies charged with the implementation of regulating livestock facilities to incorporate policies of the Town's comprehensive plan into their efforts, and to stay informed of any efforts to implement statewide regulations on siting of livestock facilities.
- 2.16 Livestock facilities in the Town should be created and adopted in a manner that identifies buffer and setback requirements for all new and expanded livestock operations that is based on the following:
- 2.16.1 Required Setback for New Operations – Any new livestock operation must incorporate a ¼ mile setback or buffer between the operation site and any residential or commercial structures on neighboring parcels.
- 2.16.2 Submittal Requirements for New Operations – Any new livestock operation must submit a site plan and landscaping plan for review, comment and approval by the Town Plan Commission and Town Board.

- 2.16.3 Required Setback for Expanded Operations – Any expanded livestock operation must incorporate a 1/8-mile setback or buffer between the operation site and any residential or commercial structures on neighboring parcels. If it can be documented that affected neighboring property owners do not oppose a lesser setback, or the Town otherwise makes determination based on reasonable factors that the operation will not create a nuisance, the Town may consider whether to allow a setback less than 1/8 mile.

## **Objective 2.2**

Encourage voluntary educational activities to help farmers coexist with their neighbors.

Policies:

- 2.21 Public Information Efforts – Publish a bi-annual article in the Town newsletter or other media available to the Town that alerts residents of high activity periods for farmers including spreading manure, night-time operations, farm equipment on local roadways, planting, harvesting, etc.
- 2.22 Communication Between Neighbors – Encourage farmers to notify their neighbors in advance of significant spreading of manure or manure hauling operations.

**Goal 3** Establish clear criteria for evaluating requests to rezone General Farmland Preservation parcels.

## **Objective 3.0**

Define the criteria and review procedure for considering rezoning of any parcels currently under General Farmland Preservation zoning.

Policies:

- 3.01 Applicable Zoning Ordinances – Any land divided for purposes of building a new single home under the Town’s Land Division and Subdivision Ordinance must be zoned in accordance with relevant zoning requirements (i.e. Dane County or DeForest ETZ).

3.01.1 Zoning for Residential Uses – See Housing Element Section 1.08

3.01.2 Zoning for Farm Related Residential Uses – Proposed new residential uses on an FP-35 (General Farmland Preservation) parcel that are related to the existing farm operation may retain FP-35 (General Farmland Preservation) status if it can be documented that the new residential use is permanently to be used in relation to the existing farm operation by use of a deed restriction or other legally recognized guarantee. New farm residences will need to comply with DCCO 10.103(11) concerning Farm Residence.

- 3.02 Single-Family Home Sites and Subdivisions - Proposed new single-family home sites should meet the following criteria:
- 3.02.1 Siting Based on Land Productivity – A proposed new single-family home site created under the Town Land Division and Subdivision Ordinance should be sited on non-productive or non-tillable land whenever possible.
- 3.02.2 Minimum Buildable Area – Proposed new home sites (i.e. building area) located in agricultural preservation areas must be at least two acres for installation or provision of reserve septic areas. Land divisions for a single-family residential home site must set aside the remainder of the 75 acres to be permanently protected from future development
- 3.02.3 Mitigating Impacts to Natural Resources – A proposed new single-family home site should not significantly threaten or affect natural resources, especially groundwater resources.
- 3.02.4 Siting Based on Compatibility with Neighboring Uses – A proposed new single-family home site should be designed or sited in a manner that is compatible with neighboring agricultural uses or adjacent home sites.
- 3.02.5 Impacts Relating to Driveways and Public Roads – A proposed new single-family home site must be sited in such a manner as to not create unnecessary multiple driveways, driveways of excessive length, or the need for new public roadways unless otherwise required to meet the other objectives and policies of this plan.
- 3.02.6 Preference for Grouping Home Sites on Parcels – If a new single-family home site is proposed on a farmstead where there is an existing home or homes, it should be located in close proximity to existing homes in such a manner as to minimize impacts on productive agricultural lands whenever reasonable.
- 3.03 Number of Units per Lot Allowed – New residential development is limited to one unit per lot within the Town.
- 3.04 Applicability of Land Division and Subdivision Ordinance to Multiple Single-Family Lot Proposals – Proposed multiple single-family dwellings, lots or residential units (e.g. residential subdivisions) must meet all Town Land Division and Subdivision Ordinance requirements unless proposed in an adopted Urban Service Area. Any proposed development with multiple (more than one) single-family units (or homes) would be limited to

one split (or lot) per unit (or home) within agricultural preservation areas, and is limited to one unit (or home) per lot. Multi-Family residential uses are strongly discouraged within the Town, including but not limited to duplexes, tri-plexes, four-plexes, and other multiple-unit residential structures such as apartments, condominiums and zero-lot line town homes.

- 3.05 Utility Availability for Multiple Single-Family Lot or Qualified Multiple Single-Family Unit Proposals – Proposals for multiple single-family dwellings, lots or residential units (e.g. residential subdivisions) may only be developed in areas where public sanitary sewer service is readily available and as identified in this comprehensive plan. There are currently two potential multi-unit single-family subdivision developments located directly between existing subdivision developments in the southeast part of the Town at this time (see “Rural Subdivision” on the Proposed Land Use Map).
- 3.06 Fiscal/Economic Impact Analysis – Any proposed residential development that would require a rezoning may be required to complete a fiscal/economic impact analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval. Requirements of this analysis will be provided by the Town of Vienna, and will be standardized for all proposed development.
- 3.07 Impacts Relating to Driveways and Public Roads – Any new or expanded development that would require a rezoning must be sited in such a manner as to not create excessive driveways or the need for new public roadways unless 1) the development is part of an approved plat or 2) the development has been sited to meet other objectives and policies of this plan.
- 3.08 Additional Land Division Restrictions on Parcels - Additional restrictions for future uses may be negotiated as a condition of approval from the Town. Any such restrictions will be recorded on the property deed unless otherwise agreed upon between the landowner and the Town.
- 3.09 Waiver of Split Restrictions – Restrictions on residential splits may also be waived at the discretion of the Town if eliminating such restrictions does not permit development contrary to this land use plan.
- 3.010 General Commercial Uses – Requests for rezoning for general commercial uses will only be considered on a case-by-case basis, must be consistent with this plan and be accompanied with a development agreement.
- 3.011 Limited Agriculture Related Commercial Uses – Limited agriculture related commercial uses requiring a rezoning may be considered in other areas of the Town if:

3.011.1 Compatibility with Agricultural Uses – The proposed use does not disrupt existing agricultural lands operations.

3.011.2 Compatibility with Residential Uses – The proposed use does not create a conflict with neighboring residential uses (e.g. excessive traffic, noise, dust, light, etc.).

3.011.3 Reuse and Rehabilitation of an Existing Property – The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.

3.011.4 Voluntary Restrictions on Business Operations – The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. through a development agreement).

3.012 Limited Reuse of Agricultural Buildings - Limited, low-intensity non-agricultural use of existing agricultural related buildings with excess capacity may be permitted without a change in zoning if:

3.012.1 Limited Traffic Impacts – The additional use does not generate more than 10 trips per day by persons not directly involved in the farming operation.

3.012.2 Restrictions on Outdoor Storage – The additional use does not require outdoor storage of vehicles, or other materials.

3.012.3 Compatibility with Residential Uses – The additional use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).

3.012.4 Signage – Signage is subject to the following restrictions:

- a) Size – No more than one sign totaling less than 10 square feet is permitted.
- b) Lighting – No lighting or other electric illumination is permitted.
- c) Location – The sign must be hung on the building structure where the limited, low-intensity non-agricultural use is located.

3.013 Reuse of Inactive Quarry Facilities – Limited reuse/rezoning for an inactive quarry facility may be considered if:

3.013.1 Accelerated Reclamation – The quarry facility in question will be reclaimed to a level and schedule mutually agreed to between the Town and the owner prior to the development of the proposed use.

3.013.2 Traffic Safety – The location of the proposed use does not adversely impact Town roadways, create unsafe travel conditions, or cause undue maintenance of roadways by the Town without adequate compensation from the owner/operator to the Town.

3.013.3 Compatibility with Agricultural Uses – The proposed use does not disrupt existing agricultural lands operations.

3.013.4 Compatibility with Residential Uses – The proposed use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).

3.013.5 Reuse and Rehabilitation of an Existing Property – The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.

3.013.6 Voluntary Restrictions on Business Operations – The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. development agreement).

3.013.7 Site Planning and Landscaping – A formal site plan and landscaping plan is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board.

3.013.8 Environmental Assessment Requirement – An environmental assessment is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board. (A full environmental impact analysis may be required by the Town Board if the Environmental Assessment (EA) does not satisfactorily address all known and potential environmental concerns.)

3.013.9 Cessation of Mining Activity – The petitioner waives the right to conduct any further mineral extraction on the site.

3.013.10 Regulatory Measures – The development of the proposed use must follow all applicable Town, County and State ordinances and regulations.

3.013.11 Compliance with Comprehensive Plan – The proposed use meets all other requirements outlined in this plan (including the section on Mineral Extraction uses.)

3.014 Industrial Uses – No industrial uses are currently designated in the Town Proposed Land Use Plan.

3.015 Fiscal/Economic Impact Analysis – Any proposed commercial, industrial or other non-agricultural development that would require a rezoning may be required to complete a fiscal/economic impact analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval. Requirements of this analysis will be provided by the Town of Vienna and will be standardized for all proposed development.

3.016 Impacts Relating to Driveways and Public Roads – Any new or expanded commercial, industrial or other non-agricultural development that would require a rezoning must be sited in such a manner as to not create excessive driveways or the need for new public roadways unless 1) the development is part of an approved plat or 2) the development has been sited to meet other objectives and policies of this plan.

3.017 Splits After Rezoning – If rezoned from FP-35 (General Farmland Preservation), split restrictions on commercial development designated in this plan do not remain with that parcel by default. However, the Town may require split restrictions if it is determined that the site may be converted to residential uses in the future, or if farmland preservation efforts would be best served by requiring some degree of limitation on future splits. Such uses would need to be in compliance with other ordinances and policies of this plan. Any restrictions would be negotiated as a part of the approval process.

3.018 Mechanism to Document and Track Use Restrictions – Additional restrictions may be negotiated as a condition of approval from the Town. Any such restrictions will be recorded on the property deed unless otherwise agreed upon between the landowner and the Town.

**Goal 4:** (Mineral Extraction): Develop additional local siting, nuisance and reclamation restrictions on active and potential quarrying operations with an emphasis on encouraging the reclamation of existing facilities within the Town of Vienna.

#### **Objective 4.0**

Establish a set of local policy guidelines to evaluate new and expanded mineral extraction operations in relation to their impact on the Town, both as an individual site and in conjunction with the total number of approved and open sites within the Town of Vienna.

Policies:

4.01 Evaluation of Proposed Quarry Sites – The Town of Vienna will evaluate any proposed quarry use to see if it is consistent with the Town Comprehensive Plan and neighboring uses.

4.01.1 Compatibility with Agricultural Uses – That it is not an activity that will limit the use of surrounding land for agricultural purposes.

4.01.2 Compliance with Farmland Preservation Agreement and Regulations – That it is not an activity which will conflict with agricultural operations subject to a farmland preservation agreement (or zoning certificate) on the subject property.

4.01.3 Compatibility with Existing or Planned Uses – That it is not an activity that will conflict with

1. existing agricultural operations on other properties,
2. existing or planned residential uses, or
3. existing or planned commercial uses.

4.02 Acreage Cap Guideline – The Town of Vienna establishes a policy guideline that no more than 975 acres be approved for mineral extraction sites within the Town at any one time unless the owner/operator of a site enters into an agreement with the Town of Vienna that address the appearance, access, impacts, potential nuisances, overall safety, and the timely reclamation of proposed sites. This guideline does not automatically limit the maximum number of open acres nor automatically approve a proposed site that falls within the acreage guideline.

4.03 Regulatory Requirements – All operations must conform to all appropriate federal regulations administered by the Mine Safety and Health Administration (MSHA), the Wisconsin Department of Natural Resources (WDNR) and Dane County

The Dane County Code of Ordinances (DCCO)

- a) Chapter 14 - Erosion Control & Stormwater Management;
- b) Chapter 11 - Shoreland and Wetland Regulations;
- c) Chapter 10 – Zoning; and
- d) Chapter 74 - Non-Metallic Mining.

Others

- e) Chapter 30 - DNR Administrative Code

f) Village of DeForest Extraterritorial Zoning Code

- 4.04 Conditional Use Permit Requirements – All proposed operations must obtain a Conditional Use Permit ("CUP") under the Dane County Zoning Ordinance and/or the Village of DeForest Extraterritorial Zoning Ordinance and must meet the minimum site plan requirements thereof. The operator must secure a CUP for the mineral extraction operation from Dane County or the Village of DeForest (via the ETZ Committee) and must meet all applicable requirements of Dane County or the Village of DeForest and the State of Wisconsin. Proposing operators will be required to meet or exceed all applicable public hearing requirements, including timely notification of the proposed use to neighboring property owners. (Notifying all residents within at least a ½ mile of the proposed mineral extraction site is recommended.)
- 4.05 Application Submittals – A complete copy of the Dane County application or the Village of DeForest Extraterritorial Zoning Application must be submitted to the Town as a part of the conditional use process.
- 4.06 Required Operational Agreement with the Town of Vienna – Any proposed mineral extraction operation may only receive a recommendation for approval at the Town level if the owner/operator of the site enters into a specific operational contractual agreement with the Town of Vienna that addresses appearance, access, potential impacts, potential nuisances, overall safety, and timely reclamation.
- 4.06.1 Emphasis on Reclamation of Existing Sites – Owner/operators with existing sites in the Town of Vienna will be strongly encouraged to address any appearance and reclamation concerns raised by the Town Board or Town Plan Commission with their existing sites within the Town. The Town reserves the right to consider the status and condition of existing sites when evaluating new or expanded proposals from owner/operators already operating other facilities. Additional screening for existing sites or accelerated reclamation of existing sites is strongly recommended. The Town Plan Commission and Town Board will consider reclamation efforts for existing sites more favorably than mere screening alone.
- 4.06.2 Agreement as a Condition of Town Approval – Operational agreements between the operator and the Town of Vienna will be required for all new or expanding quarrying operations. Failure to enter into an agreement will result in an unfavorable recommendation from the Town Plan Commission and Town Board to Dane County through the Conditional Use Permit review process.

**Objective 4.1**

Establish a set of local policy guidelines that governs what issues must be addressed in any operational contract agreement between the Town of Vienna and an owner/operator of a proposed new or expanded mineral extraction site.

Policies:

4.11 Basis of Operational Agreements – Operational agreements between the owner/operator and the Town of Vienna will be based on a set of common guidelines but will be individually negotiated for each new or expanded site.

4.11.1 Review of Operational Agreements – Operational agreements will be reviewed on an annual basis unless otherwise agreed upon, and such agreements will be required to be renewed before continued operations will be allowed.

4.11.2 Potential for Additional Requirements – Individual requirements more stringent than established minimums may be negotiated by the Town of Vienna and the owner/operator of the proposed mineral extraction operation as conditions of Town approval of the conditional use permit.

4.11.3 Justification for Conditions and Restrictions in Operational Agreements – The Town of Vienna may place certain conditions and restrictions on proposed uses and operations to protect against any activity that may be considered a nuisance, hazardous, harmful, offensive, or otherwise adverse to the environment and/or town roads, or may be detrimental to the value of the neighborhood or the community, or the public health, safety and general welfare of the community.

4.12 Minimum Terms and Covenants – Any agreement required for a recommendation of approval by the Town of Vienna to Dane County must meet or at least address the minimum terms and covenants as outlined as follows:

4.12.1 Description of Premises. The legal description of the property to be used as the quarry must be provided and shall include a description of the total size of the property and the total amount of the property subject to mining. There shall be a minimum 150 feet setback from the conditional use permit (CUP) boundary unless otherwise agreed upon from the perimeter of the property where no mining will occur.

4.12.2 Use. The mineral extraction operations to be conducted on the Property shall be clearly defined and may include the removal of rock, gravel, sand, or any other minerals from the earth from excavating, stripping or leveling. These operations include reasonable accessory uses for mineral extraction, including, but not limited to, blasting, crushing, sorting, washing (with settling basins), stockpiling and sale of aggregate material. Specific limitations regarding operating hours for all uses (including accessory uses) shall be defined in the agreement.

4.12.3 Term The agreement shall commence on the date the CUP is issued by Dane County and shall continue in effect for so long as the CUP is in effect. The agreement shall be reviewed annually unless otherwise

agreed upon by the Town Board to ensure compliance with its terms. The projected duration of operation shall be included in the agreement.

4.12.4 Description of Operations. The quarry will be used to produce aggregate mineral products for various purposes, including, but not limited to, construction of buildings and roads. The quarry operations will consist of:

- a) Removing topsoil and overburden to form berms at the perimeter of the quarry for the purpose of noise reduction, landscaping and reclamation,
- b) Blasting to loosen rock from the quarry wall,
- c) Crushing of the rock into appropriately sized material to meet government and private contractor specifications,
- d) Washing crushed rock to meet those same specifications,
- e) Stockpiling the crushed rock and other aggregate in accordance with appropriate size and physical characteristics,
- f) Selling and hauling the crushed rock and aggregate from the quarry site and related activities.
- g) Equipment to be used in the quarry operations include earthmovers, bulldozers, loaders, scrapers, trucks, rock drills, blasting equipment, conveyors, dewatering pumps, primary, secondary, and tertiary crushers, sizing and washing equipment, seismographic monitoring equipment and scales. All equipment and their operation shall be screened from view by way of berms, plantings, and/or fencing.

4.12.5 Other Operational Regulations. Regulations regarding specific operations related to this general plan of operations are described as follows:

- a) Blasting. Prior to commencement of any blasting the Town may, at request of operator, inspect all buildings, structures and wells within a pre-determined radius (500 to 1,300 feet recommended) of the perimeter of the property to determine the present condition and quality of the buildings, structure and wells. Inspections shall be conducted by independent qualified inspectors agreeable to the Town selected and paid for by operator. Water quality tests may also be desirable where potential contamination may be an issue for neighboring properties with wells. All blasting shall be conducted in strict accordance with the State of Wisconsin regulations and will be undertaken by licensed blasters. No explosives shall be stored on the quarry site. No blasting will have peak particle velocity that exceeds 0.3 inches per second (unless otherwise agreed upon in writing) when measured in accordance with State of Wisconsin blasting regulations. Blasting will only occur between set hours of operation (8 a.m. and 4 p.m. recommended), Monday through Friday. No blasting will occur on Saturdays, Sundays or legal holidays. Records of blasting shall be made available to the Town upon request. No flyrock may leave the property. Written notice shall be provided to all residents within 500 feet, unless otherwise agreed upon, of the mineral extraction site one week prior to the start of any scheduled blasting sequence. The operator shall submit to Town of Vienna proof of sufficient liability insurance coverage for any potential damage to structures located within 500 feet of the blast site or as otherwise determined in the agreement between the operator and the Town of Vienna. Sufficient liability insurance coverage shall be defined in the agreement between the operator and

the Town. Seismograph testing and blasting records shall be filed with Dane County and copied to the Town of Vienna before the end of each calendar year.

- b) Damage Claims. Any damage caused by quarry operations to buildings, structures and wells shall be subject to compensation by operator in accordance with the procedures identified in the agreement.
  
- c) Claims Procedures. Any damage to buildings, structures and wells caused by blasting or from quarry operations shall be compensated by operator in accordance with the following procedures:
  - 1. Any claim for damage shall be presented to operator in written form, with a sworn certification, estimate of damage, and request for payment.
  - 2. Operator shall have the right to inspect the building, structure, or well to determine whether, in its own good faith judgment, the damage was caused by quarry operations or blasting.
  - 3. In the event of a dispute, operator shall post 125% of the amount of claimed damage with a bank identified by the Town and the matter shall be referred to the University Of Wisconsin- Madison Department Of Geological Sciences or other qualified neutral party for determination of the cause of the damage claimed by the property owner. Such determination shall be promptly rendered after presentation. Operator shall pay the claim within five (5) business days of decision if the decision maker determines that blasting or quarry operations caused the damage.
  - 4. In the event of a dispute, operator shall take reasonable steps to mitigate any inconvenience to the property owner pending a decision by the University of Wisconsin-Madison Department of Geological Sciences or other neutral consultant. The non- prevailing party to the dispute shall have the responsibility for payment of all costs and reasonable attorney's fees of the prevailing party and the costs of the University Of Wisconsin-Madison Department Of Geological Sciences or other qualified neutral consultant incurred in rendering its decision.
  
- d) Noise. Operator will create a landscaped earthen berm (recommended to be a minimum eight feet in height) around the opened area of the quarry for the purpose of mitigating the noise, visual and safety concerns of the neighbors. The berms shall be seeded. Operator shall require all trucks entering and leaving the quarry to have proper muffler systems. Noise levels from the mineral extraction operation shall not exceed 75 decibels within 50 feet of the nearest residence unless otherwise agreed upon without obtaining a permit to exceed this sound level from the Town of Vienna. A study of the potential noise that will be generated from the proposed mineral extraction site shall be done by an independent engineer and submitted to the county and the Town Board for approval as a part of the CUP process. In addition to the required use of equipment mufflers and berms, the operator shall use landscaping, walls, etc., to assure that the noise does not exceed the maximum permitted level.
  
- e) Transportation. Access to the quarry area shall be identified and agreed upon in writing prior to startup of operations. If this road is a Town road, it will be constructed and maintained at a width, capacity and overall design as recommended by the Town Engineer. Any road or intersection improvements required to service this operation (including acceleration and deceleration lanes if

deemed necessary) will be improved and maintained at the operator's sole expense in accordance with standards set by Town Engineer or the county highway department to allow for safer truck movements in and out of the quarry. The improvements will be made prior to the commencement of any hauling out of the quarry except for hauling of material necessary to improve the intersection. The entrance road will be paved. Haul roads will be maintained in a dust-free manner in accordance with local, state, and federal regulations. Restrictions on use of Town roads may be placed on the operation, only to be lifted by the Town Board in unusual circumstances. A detailed traffic study will be conducted and submitted to the Town that addresses the effects of trucking on traffic volume, patterns, safety, and roadway capacity on all affected routes within ½ mile of the quarrying operation.

- f) Hours of Operation. Hours of operation for trucking and crushing shall be identified and agreed upon (6:00 a.m. to 4:00 p.m. recommended), not including maintenance time, Monday through Friday. These hours may be expanded with the approval of the Town Board if the quarry operations are being performed for public contracts. Operations on Saturdays, Sundays and nationally recognized holidays are not allowed unless written permission is obtained from the Town Board.
  
- g) Stormwater Control. Stormwater in the opened area of the quarry shall be controlled by use of one or more of the following methods: grading, contouring, berming, landscaping and using detention ponds. Stormwater within the quarry area shall be directed to detention areas. All operations must be in accordance with Dane County stormwater regulations.
  
- h) Dust Control. Operator will maximize dust control in accordance with local, state and federal regulations. The site's ingress/egress roads shall be paved from the public highway a minimum distance into the site as agreed upon with the Town of Vienna. Dust shall be controlled so that there are no visible emissions at the boundaries of the permitted mineral extraction area. Air monitoring may be required to be conducted at the operation site or at other potentially impacted areas if determined to be necessary by the Town.
  
- i) Impact on Groundwater. A hydrologic study, done by an independent firm, to provide verification that the mineral extraction operation will not affect the quantity or quality of water in nearby wells, lakes, streams, or wetlands shall be submitted to the Town for comment as a part of the CUP process.

4.12.6 Reclamation Plan. The quarry shall be reclaimed to farming agricultural uses unless otherwise agreed upon in writing by the Town Board. All quarry operations will be developed in sequenced phases and reclaimed as new areas of the quarry are developed as defined in the agreement with the Town. Reclaimed areas shall be covered with overburden and topsoil and shall be seeded as soon as practicable after placement of the topsoil. The quarry shall not have more than an identified and agreed upon acreage opened for mining at any time. A detailed quarry operations plan showing the reclamation pattern must be provided to the Town as a condition of entering an agreement. Topsoil on the property shall remain on-site. Sufficient amounts of overburden shall remain on-site for reclamation needs. A detailed recovery plan that specifically identifies how topsoil and overburden will be managed on-site must be provided as a part of the conditional use permit (CUP) process and application. The reclamation plan must identify what sorts of fill materials are to be utilized on the site. Only materials that will allow the site to return to

agricultural use or be sufficient for building purposes will be allowed. Final reclamation of the last opened area shall be finished within one (1) year after all active mining operations have ceased. Operator shall post a bond or letter of credit in an amount equal or exceeding the estimated cost of reclamation as agreed between the operator and the Town of Vienna payable to the Town of Vienna to insure compliance with the reclamation plan. The Town of Vienna may consider effectiveness of previous reclamation activities at other extraction sites within the Town when negotiating terms with owner/operators of multiple sites, including terms on completing acceptable reclamation at these other sites.

4.12.7 Permits and Environmental Compliance. Operator shall secure all permits from federal, state and local authorities necessary to open and operate the quarry prior to commencement of any quarry operations. Operator shall be responsible that all permits remain in full force and effect during any quarry operations and for the term of the agreement.

4.12.8 Insurance. Operator will secure public liability insurance in an amount to be jointly determined by the operator and the Town naming the Town, its agents, representatives and engineer as an additional insured as the Town's interests may appear during the term of the agreement. Operator shall be responsible for ensuring that insurance coverage remains in full force and effect during any quarry operations and for the term of the agreement.

4.12.9 Perimeter Fencing. Operator shall maintain adequate perimeter fencing as required by the Town of Vienna, Dane County, Wisconsin DNR, and Mine Safety and Health Administration (MSHA) regulations. The quarry shall be posted "NO TRESPASSING OR HUNTING" and include signage warning of the quarrying activities on the associated property placed at regular intervals (300 feet is recommended as a maximum). The haul road and any other access roads, shall have a gate securely locked when the quarry is not in operation.

4.12.10 Notification of Existence of Quarry. Operator shall supply to the Town written reports describing the nature, extent, location and duration of its activities that the Town shall have available for interested residents and prospective applicants for subdivision approval, zoning approvals or building permits. The burden is on the applicant (i.e. person or persons proposing a new use or building) to identify existing active and approved mineral extraction facilities that may affect a building or development prior to their application. All quarry operators are required to provide the Town a copy of the annual activity and reclamation reports provided to Dane County each year at the time such reports are required to be filed with Dane County. All reports will be available at the Town Hall for public review.

4.12.11 Quarry Advisory Committee. Operator shall participate in the affairs of the Quarry Advisory Committee established by the Town Board. The Quarry Advisory Committee shall advise the Town Board regarding issues that may arise during the term of the agreement. The Quarry Advisory Committee will consist of a Town Board representative, one representative from the property owners or neighboring residents within the predetermined radius of the property, and a Plan Commission representative. The Town Board will select the members of the Committee. The function of the Quarry Advisory Committee

is to prepare and make recommendations to the Town Board for: community relations, complaints by area residents concerning quarry impacts, and for initial consideration and recommendations concerning other aspects of quarry operations as they may arise from time to time during the term of the agreement. In addition, if the Quarry Advisory Committee believes that there has been a violation of any term of the agreement, then in such event, the chairperson of the Committee shall give written notice of such violation to the Town Clerk and affected operator(s). Thereafter, the Quarry Advisory Committee will investigate the potential violation and make a report back to the Town Board within thirty (30) days. The Town Board may act on such report as it sees fit; and further, if the Town Board determines that there has been noncompliance with the provisions of the agreement, then the Town Board may proceed with enforcement set forth below. Operator shall reimburse the Town for the expenses of the Quarry Advisory Committee. The Committee will meet once per year or as necessary to address concerns with quarry operations.

4.12.12 Enforcement. The Town shall enforce any agreement by the commencement of an action in the Dane County Circuit Court. Prior to commencing such action, the Town Board shall give the operator thirty (30) days' advance written notice of any alleged default under the agreement, and the operator shall have the right to cure such alleged default within such thirty (30) day period or within such other periods of time as the parties may mutually agree. If the alleged default is not cured, the Town Board is entitled to seek such equitable or other relief as it may deem appropriate, including, but not limited to, its actual costs and attorney's fees. This section is solely for the benefit of the parties to the agreement.

4.12.13 Right of Inspection. The Town Board and/or Quarry Advisory Committee shall have the right to periodically inspect the property during normal business hours upon reasonable advance notice to operator. Such inspection will be carried out by the Town Engineer or other designee of the Town Board and will not disrupt quarry operations. The inspecting agent will observe all safety procedures as specified by operator. A representative of the operator may be present during any such inspection.

4.12.14 Indemnification. In the agreement between the operator and the Town, the operator shall agree to indemnify and save harmless the Town, its agents, representatives, board members, officers, Town Engineer, and employees from any and all liability, loss or damage, costs, attorneys' fees and expense that the Town or its agents, representatives, board members, officers, Town Engineer, and employees suffer as a result of any proceeding, action or claim against the Town arising in any way out of the operation or use of the mineral extraction site. The operator's agreement to the indemnification in this section of the agreement shall run with the mineral extraction site and be perpetual. The operator may be required to include adequate insurance to cover this indemnification obligation.

4.12.15 Waiver. No waiver of any breach of the agreement shall be held to be a waiver of any other subsequent breach. The failure of the Town to enforce at any time any of the provisions of the agreement, or to exercise any option which is herein provided, or to require any time performance by operator of the provisions hereof shall be in no way construed to be a waiver of such provision, nor in any way affect ability of the agreement or any part thereof or the right of the Town to thereafter enforce each and every provision.

- 4.12.16 Severability. If any portion of the agreement is held invalid, the remainder of the agreement shall not be affected thereby.
- 4.12.17 Recording. It is understood that the agreement may be recorded with the Dane County Register of Deeds.
- 4.12.18 Effective Approval. Approval and adoption of the agreement by the Town does not constitute approval or disapproval by the Town of the mineral extraction site, the need for the site, and/or the feasibility or method of operation. The parties acknowledge that Dane County or the Village of DeForest is vested with the final decision-making authority as to whether to grant a Conditional Use Permit for mineral extraction, dependent upon whether or not the proposed site is in or out of the Extraterritorial Jurisdiction of the Village of DeForest.
- 4.12.19 Applicable Law. The agreement shall be interpreted according to the laws of the State of Wisconsin.
- 4.12.20 Conflict. In the event there is any conflict between the terms and conditions of the agreement with the Conditional Use Permit issued by the county, the terms and conditions of the Conditional Use Permit shall prevail and control.
- 4.12.21 Required Escrow Amounts. The Town of Vienna reserves the right to require stand-alone escrow deposits from the owner/operator.
- a) Landscaping – A minimum dollar amount may be required to ensure that landscaping plants and trees survive after planting and that other landscaping work is completed. The Town can utilize these funds for this purpose at its discretion. The Town of Vienna will hold this amount for 18 months after completion of all landscaping as required in an adopted landscaping plan for the quarry site. The Town Engineer shall make a determination when landscaping has been completed. At the end of this 18-month period, any remaining funds will be returned to the operator. If no problems occur with required landscaped areas, the full amount will be returned to the operator. Specific landscaping plans and requirements will be incorporated into an agreement between the operator and the Town.
  - b) Roadway Maintenance – Operators may be required to make capacity improvements to Town roads prior to approval of the proposed facility if the Town Engineer determines that the current road capacity is inadequate. All improvements will be made at the sole cost of the operator. In addition, a minimum dollar amount per affected mile of Town road as determined by the Town Engineer may be required for operations that utilize Town roadways. The Town may utilize these funds for this purpose at its discretion. This amount will be held for one (1) year after the Town of Vienna approves final reclamation. At the end of this one-year period, any remaining funds will be returned to the

owner/operator. If no problems occur with affected Town roads or associated right of way, the full amount will be returned to the operator. Specific amounts for improvements or maintenance will be incorporated into an agreement between the operator and the Town.

## Chapter 16: Natural Resource Goals, Objectives, & Policies

**Goal 1** Promote compatibility between agricultural uses, commercial development efforts, natural areas and environmental corridors within the Town of Vienna as identified in this plan.

### Objective 1.0

Consider the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial and intensive agricultural uses.

#### Policies:

- 1.01 Compatibility with Threatened and Endangered Species – Discourage potential uses that would have an impact on documented threatened and endangered species.
- 1.02 Encroachment on Wetlands and Floodplains - Direct any new development to locate in a manner that does not encroach upon or impact delineated wetlands or floodplains.
- 1.03 Enforcement of Water Quality Regulations – Work with Dane County to enforce water quality standards for both surface water (rivers and streams) and groundwater through its stormwater management and erosion control ordinance.
- 1.04 Continue Groundwater Monitoring – Continue to monitor groundwater quality in the Town of Vienna through a testing program.
- 1.05 Coordinate Inspection of Private Septics and Private Wells – Ensure that proposed new development outside of the urban service area conducts proper soils tests and uses current design standards when installing septic systems and wells.
- 1.06 Joint Planning, Review and Enforcement – Reviews of proposed developments in the Town will be coordinated with neighboring communities, Dane County, and the drainage district as necessary.

### Objective 1.1

Utilize recreational opportunities and the preservation of open space to maintain the rural character of the Town wherever feasible.

Policies:

- 1.11 Role of the Town Park Commission – The Town Board may charge the Town Park Commission with the planning of future park facilities or expanded facilities in the Town as needed.
- 1.12 Preservation of Woodlands – Encourage the preservation of woodland areas to the extent possible while maintaining the preservation of productive agricultural lands as a priority.
- 1.13 Identification and Planning for Natural Resource Areas – Work with Dane County, Wisconsin DNR and other agencies to identify, plan for, and preserve open spaces, natural habitat and environmental corridors within the Town where appropriate.
- 1.14 Existing and Future Park Areas – Maintain the existing park spaces within the Town and consider expanding or adding to these areas by 2035 if the Town grows as anticipated.
- 1.15 Bike Trail Planning – Work to plan and develop a formal bike trail and route system throughout the Town that connects to the larger, regional system.
- 1.16 Coordination of Recreational Opportunities – Work with neighboring municipalities and school districts to ensure access to recreational opportunities for all Town residents.
- 1.17 ATV/UTV Routes – Monitor the Town’s new ATV/UTV ordinance on effectiveness and usage. Be prepared to revise or modify the Town Ordinance based on safety and welfare of the citizens; the creation of additional state regulation; or the creation of additional Town routes. See the ATV Map.

## Chapter 17: Cultural Resource Goals, Objectives, & Policies

**Goal 1** Consider rural character and local history when evaluating new developments, land uses and programs.

**Objective 1.0**

Encourage the sustaining of family farms as economically feasible for owners.

Policies:

- 1.01 Compatibility with Neighboring Uses – Establish and maintain land use policies that encourage agricultural land uses and limit the creation of potential conflicts with non-compatible uses.

- 1.02 Provide Farming Informational Resources – Actively maintain a list of public resources and programs available to assist farmers in planning and implementing sustainable practices.
- 1.03 Encouragement of Agricultural Education Programs – Encourage local school districts to have agricultural related course work or studies and career alternatives presented as a part of their curricula.
  - 1.03.1 Coordinate With Rural Planning Efforts at the County Level – Monitor Dane County’s efforts to encourage or regulate the preservation of rural areas and comment on any designation of land uses for Town lands contrary to what is approved in the Town’s Comprehensive Plan.

**Objective 1.1**

Cooperate with state, county and local efforts to celebrate people, sites, and events of local significance whenever appropriate and feasible.

Policies:

- 1.11 Coordination with Local Historical Societies – Coordinate with the Dane County Historical Society and the DeForest Historical Society when those groups have initiatives that involve the history of the Town of Vienna.
  - 1.11.1 Work with the Dane County Heritage Preservation Commission - the Dane County Cultural Affairs Commission, local historical societies, and the Wisconsin State Historic Preservation Office, to identify and map properties and districts for inclusion in historic preservation programs.
  - 1.11.2 Identify and map Town of Vienna sites – Identify and map physical locations important for cultural activities and pastimes and historic events, participate in Dane County Historical Society’s Historic Marker Program to recognize and signify these sites.
- 1.12 Education and Information on Local History – Consider providing information on people, sites, and events of local significance on the Town website, newsletter, and at the Town Hall for Town residents, including:
  - 1.12.1 Ella Wilcox Wheeler Home/School (Westport-Vienna border)
  - 1.12.2 Old Military Road (north portion of Town)
  - 1.12.3 Norway Grove Settlement (Town Hall area near CTH V & CHT I)

# ELEMENT 6: ECONOMIC DEVELOPMENT



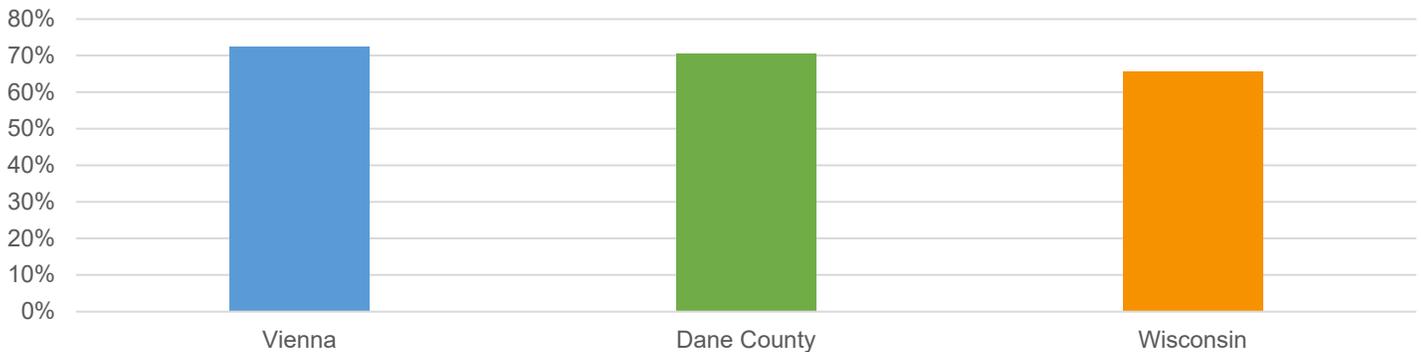
## Chapter 18: Economic Base

### I. Labor and Income

#### A. Labor Force

Approximately 72% of the town’s population aged 16 and older participated in the labor force, slightly more than the participation rate for Dane County as a whole, and more than Wisconsin.

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

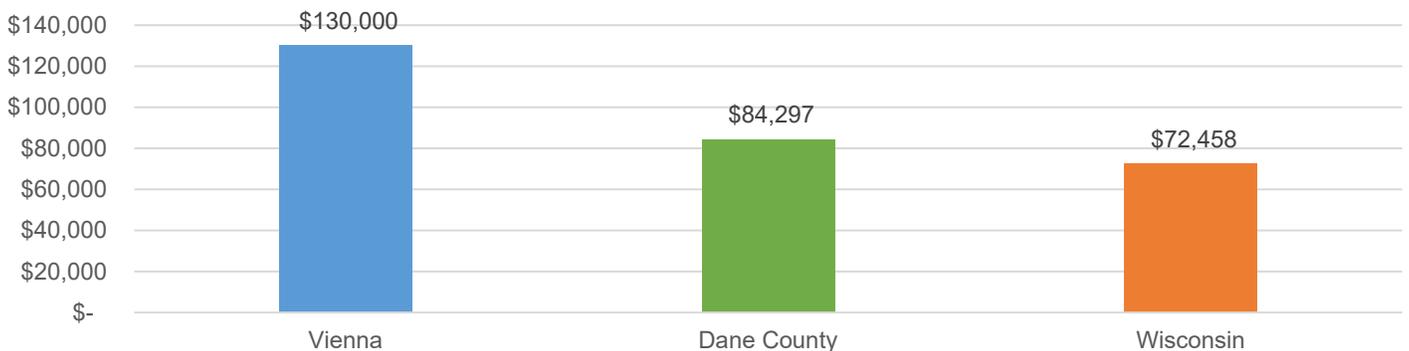


Source: [American Community Survey five-year averages 2018-2022](#)

#### B. Median Income

In 2022, Vienna households had a median income of \$130,000, 35% higher than the \$84,297 median for Dane County as a whole.

Figure 17: Median Income for Households and Families

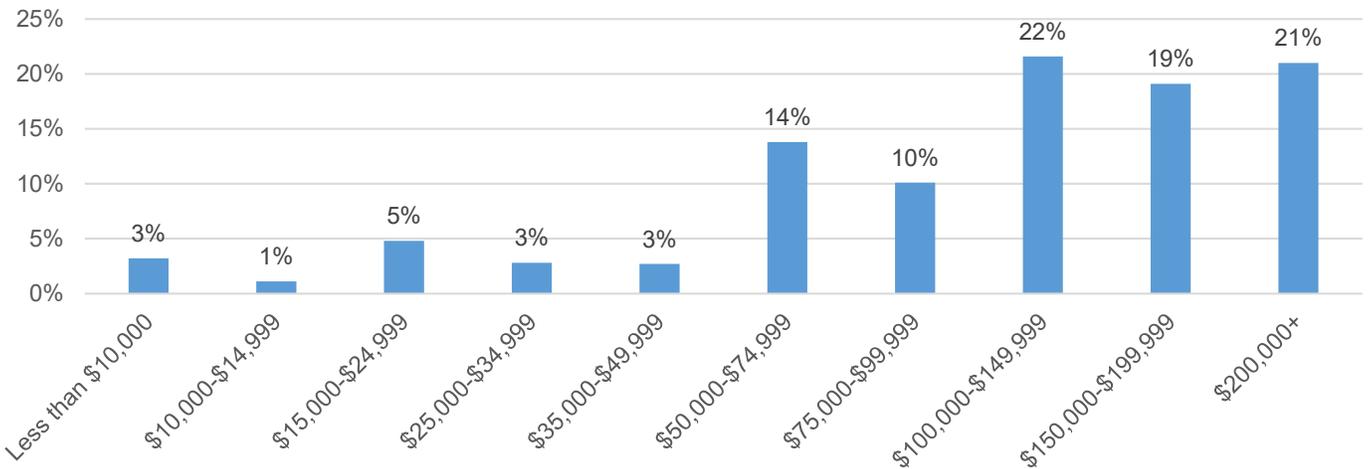


Source: [American Community Survey five-year averages 2018-2022](#)

#### C. Income Distribution

Sixty-two percent of Vienna households reported incomes of \$100,000 or more in the 2022 American Community Survey. Compared with Dane County, the Vienna has a greater proportion of households earning \$100,000 or more, and a considerably smaller proportion earning less than \$50,000.

Figure 18: Household Income Distribution

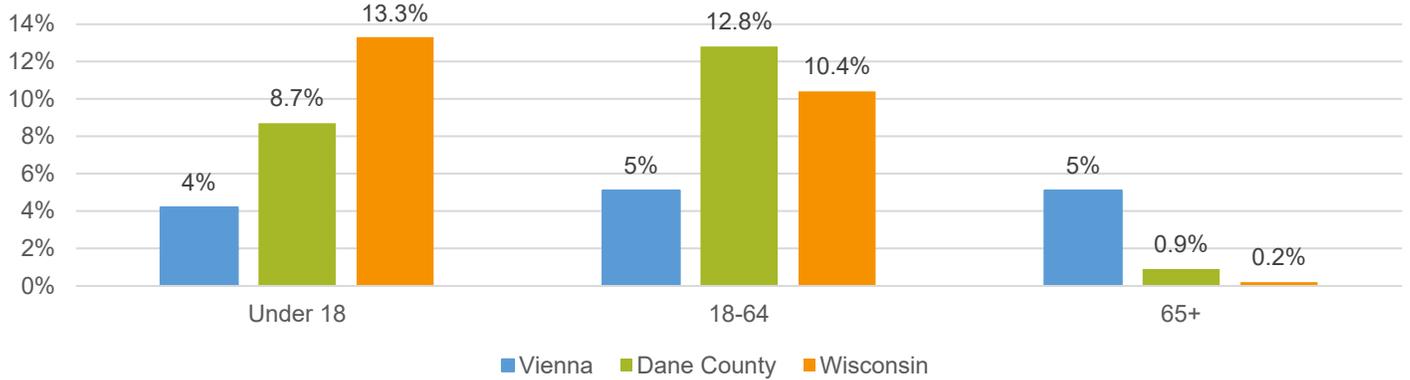


Source: [American Community Survey five-year averages 2018-2022](#)

### D. Poverty

According to the [American Community Survey five-year averages](#), approximately 4-5% of the residents of the Vienna had incomes below the federal poverty standard between 2018 and 2022.

Figure 19: Poverty Rates by Age



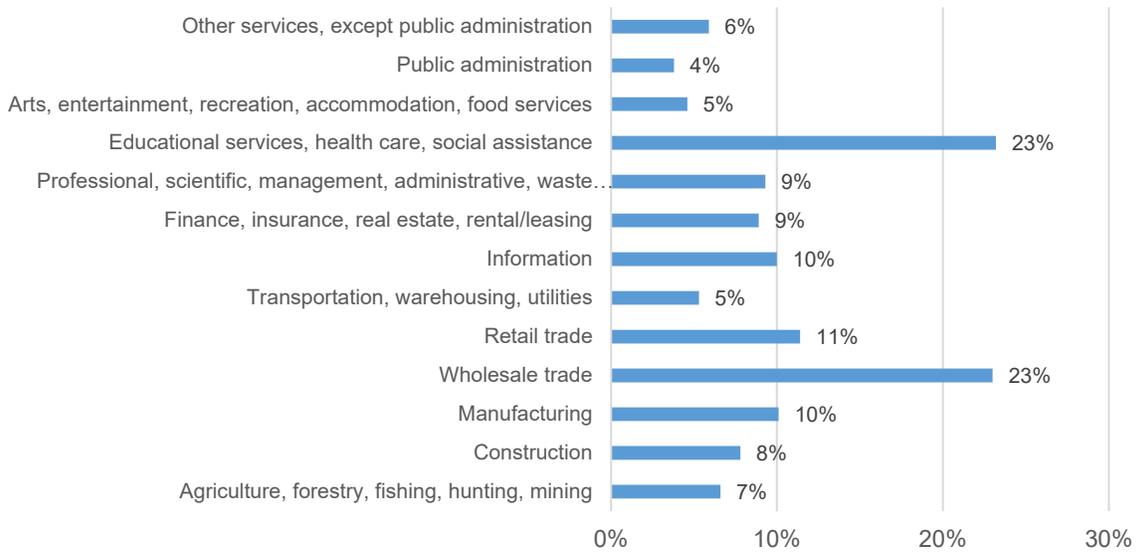
Source: [American Community Survey five-year averages 2018-2022](#)

## II. Major Industries and Employment

### A. Major Industries

The 2020 Land Use Inventory identified more than 20 commercial operations located in Vienna. Commercial uses include highway commercial, agriculture, tourism, construction, home maintenance, and other small businesses. In 2022, 23% of the town’s labor force worked in education, healthcare, and social assistance, 23% worked in wholesale trade, 11% worked in retail, 10% worked in manufacturing, and 10% worked in information

Figure 20: Employment by Industry

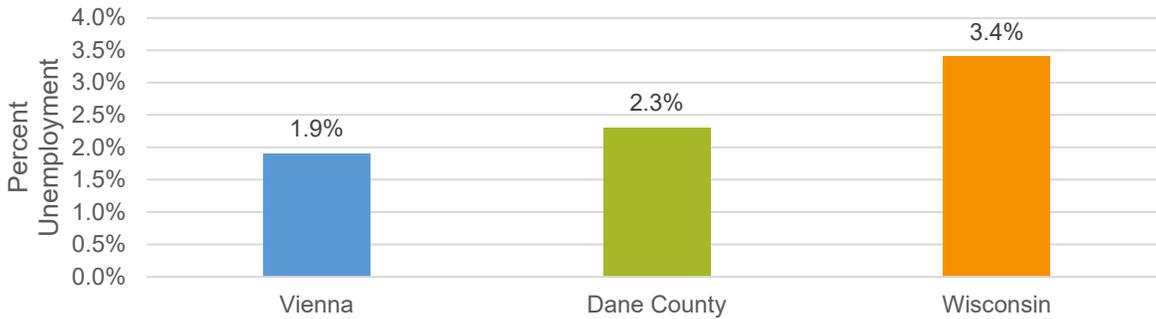


Source: [American Community Survey five-year averages 2018-2022](#)

### B. Unemployment

Between 2018 and 2022, the town’s unemployment rate averaged 1.9%, lower than Dane County’s overall rate of 2.3% and considerably lower than Wisconsin’s 3.4% rate.

Figure 21: Unemployment Rate (Population 16+ Years Old)



Source: [American Community Survey five-year averages 2018-2022](#)

### III. Environmentally Contaminated Sites

According to the Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment, there is one active contaminated site in Section 15 (Hanna Brothers Soil Service 02-12-547230) in Vienna. The Department of Agriculture, Trade and Consumer Protection last monitored the site in 1995 for possible fertilizer discharge.

## Chapter 19: Desired Economic Development

### I. Strengths and Weaknesses for Economic Development

Vienna residents enjoy easy access to the Madison metropolitan area and to the Village of Waunakee 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.

### II. Economic Development Programs

- A. Tax Increment Financing (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. [Website](#).
- B. Dane County Community Development Block Grant Program provides funds for eligible economic development projects such as business counseling, education for small business owners, and loans. [Website](#).
- C. Community-Based Economic Development Program (CBED) grants local governments funding for incubator projects, economic development plans, and revolving loan programs through a competitive annual application process.

## Chapter 20: Goals, Objectives, & Policies

(NOTE: These goals and objectives refer to areas designated as "Highway Commercial" and "Light Industrial/Warehousing" on the Proposed Land Use Maps. Specific land use related policies are defined in the Land Use Element.)

**Goal 1:** Continue to maintain the Town's rural character through the selective location of light industrial or commercial uses that do not conflict with existing agricultural uses.

### Objective 1.0

Attract and retain the types of industrial and commercial uses that meet the priorities of the Town

Policies:

- 1.01 Desired Characteristics of Commercial Uses - Proposed commercial or industrial uses must do the following:
  - 1.01.1 Sustainability - Maintain a sustainable revenue to cost ratio over the long term.
  - 1.01.2 Mitigation of Potential Negative Impacts - Minimize potential negative impacts on the surrounding community.
  - 1.01.3 Enhancement of Tax Base - Create sufficient tax base.
  - 1.01.4 Enhancement of the Local Economic Base - Diversify and stabilize the local economic base.
  - 1.01.5 Compatibility - Maintain a high degree of compatibility with existing uses.
- 1.02 Utility Access for Businesses - Any proposed larger commercial and light industrial uses should be located , if possible, near public utilities. Lack of public utilities would not prohibit a proposed business. The Town reviews all proposals on a case-by-case basis. These uses may include but are not limited to warehousing uses, professional offices, and light manufacturing.
  - 1.02.1 Utility Services - Where possible. look to create a cooperative utility district in the northeast corner of the Township to provide services to landowners.
  - 1.02.2 Commercial Corridor – When possible, focus Commercial and Economic development along the Patton Road Corridor North and South of Hwy V and along Hwy V where existing commercial and utility properties exist. (See map and see also 1.07 reuse of inactive Quarries)

- 1.03 Compatibility with Existing Uses - Proposed commercial and light industrial uses within the Town should be located and designed in a manner that will not adversely impact the value or use potential for commercial uses on adjacent properties. The Town will decide if compatibility has been met on a case-by-case basis.
  
- 1.04 Design Standards - Development in this area should be subject to a minimum design standard to help enhance the value of such developments and to help maintain a minimum level of aesthetic coordination. Note: The Village of DeForest ETZ ordinance contains specific development design standards that are required. A development within this ETZ is also subject to any additional standards included in any commercial or developer plat covenants.
  
- 1.05 Regional Market Uses - Highway commercial uses targeted for regional traffic such as restaurants, hotel/conference center, and a water park would be permitted if compatibility with the rest of the area can be assured.
  
- 1.06 High Traffic Uses - Any proposed uses that have the potential for significant traffic generation should be located in a manner as to minimize the impact on the Town.
  
- 1.07 Reuse of Inactive Quarries - Limited reuse/rezoning for commercial uses in an inactive quarry facility may be considered if:
  - 1.07.1 Accelerated and Completed Reclamation - The quarry facility in question will be reclaimed to a level and schedule mutually agreed to between the Town and the owner prior to the development of the proposed use.
  
  - 1.07.2 No Impact to Town Transportation Infrastructure - The proposed use will not 1) damage affected Town roadways, 2) cause excessive maintenance, or 3) require existing Town roads to be redesigned and new improvements constructed due to high traffic or use by heavy vehicles.
  
  - 1.07.3 Compatibility with Existing Agriculture - The proposed use does not disrupt existing agricultural lands operations.
  
  - 1.07.4 Compatibility with Existing Residential Uses - The proposed use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).
  
  - 1.07.5 Exhaustion or Non-Feasibility of Other Alternative Uses - The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.
  
  - 1.07.6 Limited Operation of Proposed Commercial Use - The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. development agreement)

- 1.07.7 Presentation of Site Plan for Town Approval - A formal site plan and landscaping plan is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board.
- 1.07.8 Environmental Assessment or Impact Studies - An environmental assessment is prepared by the petitioner to allow for comment and approval by the Town Plan Commission and the Town Board. (A full environmental impact analysis may be required by the Town Board if the Environmental Assessment (EA) does not satisfactorily address all known and potential environmental concerns.)
- 1.07.9 Cessation of Mineral Extraction Activities - The petitioner waives the right to conduct any further mineral extraction on the site.
- 1.08 Agricultural Related Commercial Uses - Limited agriculture related commercial uses requiring a rezoning may be considered in other areas of the Town if:
  - 1.08.1 Local Market/Customer Base - The primary market served by such a use is local farmers.
  - 1.08.2 Compatibility with Existing Agriculture - The proposed use does not disrupt existing agricultural lands operations.
  - 1.08.3 Compatibility with Existing Residential Uses - The proposed use does not create a conflict with neighboring residential uses (e.g. traffic, noise, dust, light, etc.).
  - 1.08.4 Exhaustion or Non-Feasibility of Other Alternative Uses - The site is an appropriate, safe reuse of a parcel not currently usable in its current state for agriculture or residential use due to its previous use.
  - 1.08.5 Limited Operation of Proposed Commercial Use - The petitioner formally agrees to not expand the proposed business to a degree that goes against the previous criteria (i.e. through a development agreement)
  - 1.08.6 Agricultural Enterprise Area – The agricultural business is located within a designated agricultural enterprise area.
- 1.09 Regulatory Standards - The development of the proposed use must follow all applicable Town, county and state ordinances and regulations.
- 1.010 Joint Planning of Interchange Commercial District - The Town proposes to work with the Village of DeForest and the Extraterritorial Zoning Committee to define the most appropriate commercial uses for the interchange area.

- 1.011 Fiscal/Economic Impact Analysis - Any proposed commercial development that would require a rezoning may be required to complete a fiscal/economic impact analysis on anticipated service costs and revenue generation prior to issuance of a building permit, zoning certificate or other required Town Board approval. Requirements of this analysis will be provided by the Town of Vienna, and will be standardized for all proposed development.
  
- 1.012 Development Agreement - All commercial projects should have a development agreement with the Town of Vienna, this agreement should include (but is not limited to) the following:
  - 1.012.1 Noise Abatement
  - 1.012.2 Visual Screening
  - 1.012.3 Road Bonding
  - 1.012.4 Site location
  - 1.012.5 Building Facades
  - 1.012.6 Broader Community Impacts
    - a) Power Needs
    - b) Water Needs
    - c) Site Bonding for discontinuance
    - d) Any other Environmental Impacts
  
- 1.013 Regulation - All commercial operations must conform to all appropriate regulations:
  - 1.013.1 Town of Vienna Ordinances
  - 1.013.2 Chapter 14 - Erosion Control & Stormwater Management;
  - 1.013.3 Chapter 11 - Shoreland and Wetland Regulations;
  - 1.013.4 Chapter 10 – Zoning;
  - 1.013.5 Any state statutes as applicable.

# **ELEMENT 7: INTERGOVERNMENTAL COOPERATION**



## Chapter 21: Regional Context

### I. Adjacent Municipalities

The Town of Vienna shares borders with the Dane County Towns of Dane and Westport, and the Columbia County Towns of Lodi and Arlington. Vienna also shares its eastern border with the Villages of DeForest and Windsor. The Town is less than 10 miles north of the City of Madison.

### III. Dane County

The Vienna is within County Supervisory District 29. The Town continues to maintain a good relationship with Dane County departments. The Town relies on the following Dane County ordinances:

Dane County Zoning Ordinance,  
Floodplain Zoning Ordinance,  
Land Division Ordinance,  
Subdivision Ordinance,  
Erosion Control and Stormwater Management Ordinance, and  
Shoreland/Wetland Zoning Ordinance.

### IV. School Districts

The Town is served by the DeForest, Waunakee, and Arlington School Districts.

### V. Capital Area Regional Planning Commission (CARPC)

CARPC was created in 2007 as the regional planning and water quality management planning entity for the Dane County region. CARPC manages Urban Service Areas and delineates environmental and open space corridors. Thirteen commissioners are 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). [Website](#).

### VI. Relevant State Agencies

The Wisconsin Department of Natural Resources (DNR) has regulatory authority over stream crossings and navigable streams. The Wisconsin Department of Transportation (WISDOT) manages US Interstate 90/39. The Town also participates in the Department of Agriculture Trade & Consumer Protection's Farmland Preservation Program.

### VII. Relevant Federal Agencies

The U.S. Fish and Wildlife Service own lands in the central Vienna near the Vienna Pothole Natural Resource Area and Jackson Waterfowl Production Area in the north central area of the town. Several landowners also participate in the U.S. Department of Agriculture Natural Resource Conservation Service programming.

## Chapter 22: Goals, Objectives, & Policies

**Goal 1** Continue to work with all adjoining communities on issues related to the shared boundary with the Town of Vienna.

### Objective 1.0

Continue to work with the all adjoining communities to maintain effective policies regarding the land uses throughout the Town.

Policies:

- 1.01 Coordination of ETZ Ordinance Updates – Consider updates and revisions to the zoning regulations that apply to the Town of Vienna portion of any extraterritorial zoning area (ETZ) as necessary.
- 1.02 Improve Coordination on ETZ Proposals – Improve and review procedures and communication between any adjacent community with a Town involved ETZ and Town staff, the Town Plan Committee, and Town Board.
- 1.03 Coordination of Review and Approval Procedures – Ensure any ETZ committee has information regarding the Town recommendations from both the Town Plan Commission and the Town Board before voting on development related proposals.
- 1.04 Town Representation on ETZ Committee – Formalize the relationship between the Town Plan Commission and any ETZ joint plan commission members by adjusting the Town membership to be as follows:
  - 1.04.1 One (1) Town Board representative
  - 1.04.2 One (1) Plan Commission representative
  - 1.04.3 One (1) at-large representative appointed by the Town Board
- 1.05 Sharing of Village Staff Reviews – Request that any report generated by any shared ETZ community that provides comments or reviews of a prospective development within the Town area of the ETZ area be provided to the Town in a timely manner.
- 1.06 Coordination of Marketing the Interchange – Work with the Village of DeForest and the DeForest Chamber of Commerce to competitively market the Town’s portion of the interchange development area.
- 1.07 Applications for Grant Funds – The Town will pursue hiring an outside grant writer to find grant opportunities that will help develop all commercial parts of the Town. (Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, Dane County BUILD, etc.)
- 1.08 Joint Transportation Planning and Maintenance – Annually review major roads that carry both Village and Town traffic and jointly plan for maintenance programs and scheduled reconstruction projects.
- 1.09 Cooperative Provision of Utility Services – Continue to cooperate in the provision of water and sewer services to the interchange area.
- 1.010 Cooperative Planning for Potential Shared Services – Work with all adjoining communities to plan appropriate locations for any public facilities or shared public services that may affect the Town of Vienna.
- 1.011 Formal Joint Land Use Plan and/or Boundary Agreement Recommended – Propose the development of an updated joint land use plan or long-term boundary agreement between the Village of DeForest and the Town of Vienna that formally defines preferred uses, their location, responsibilities for providing water and sewer services, construction and maintenance of roads, and the long-term jurisdiction for the joint development/commercial area around the interchange.

- 1.012 Intergovernmental Review of Plan Prior to Adoption and Future Amendments - Formally request comments on this plan document, as well as any future amendments or revisions, from the Village. Conversely, allow the Town to comment on appropriate planning efforts being undertaken by the Village.

**Goal 2** Continue to work with the Dane County to ensure enforcement of local, county and state regulations.

**Objective 2.0**

Monitor the effectiveness and appropriateness of Dane County plans, regulations and programs and communicate any issues to the appropriate staff and elected officials.

Policies:

- 2.01 Coordination of Review of Development Proposals – Work with Dane County Planning staff to ensure timely reviews of land divisions (CSM’s), rezoning requests, and conditional use permits.
- 2.02 Coordination of Implementing State Livestock Siting Regulations – Work with Dane County Planning and Zoning Department to review and monitor proposed changes to livestock siting regulations prior to implementation.
- 2.03 Coordination of Review for Proposed Quarry Sites – Work with Dane County Planning and Zoning to implement regulations regarding mineral extraction uses and encourage the development of tools to accelerate the reclamation of exhausted or non-utilized sites.
- 2.04 Coordination of Enforcement of Stormwater Management Regulations – Maintain information regarding the Dane County Stormwater Management and Erosion Control Ordinance and assist Dane County Land Conservation staff to ensure compliance as necessary.
- 2.05 Coordination of Road Projects – Annually coordinate the proposed maintenance and reconstruction schedule of county highways and Town roads with the Dane County Highway Department.
- 2.06 Coordination of Amendments to Farmland Protection Policies - Work with the Dane County Land Conservation Department to identify and review any changes to the Wisconsin Farmland Protection/Tax Relief program prior to their implementation.
- 2.07 Coordination with Amendments to Dane County Plans and Ordinances Regarding Preservation of Rural Areas – Monitor Dane County’s efforts to encourage or regulate the preservation of rural areas, and comment on any designation of land uses for Town lands contrary to what is approved in the Town’s Comprehensive Plan.

- 2.08 Monitor Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) Proposals at the County Level – Monitor Dane County’s efforts to purchase private land within the Town for open space preservation or resource protection.
  
- 2.09 Coordination of Public Safety Services - Continue to utilize the Dane County Sheriff for public safety services and cooperate where feasible on service provision to boundary areas.
  
- 2.010 Coordination of the Inspection of Septic Systems – Continue to utilize Dane County Environmental Health Department to inspect septic systems.
  
- 2.011 Review of County and Regional Planning Efforts – Review and comment any updates to the following Dane County planning documents or efforts:
  - 2.011.1 Dane County Comprehensive Plan, Regional Transportation Plan (MPO) and the 2050 Regional Development Framework (CARPC).
  - 2.011.2 Dane County Parks and Open Plan
  - 2.011.3 Bicycle Transportation Plan for the Madison Urban Area and Dane County
  - 2.011.4 North Mendota Parkway Planning Efforts

**Goal 3** Work with other units of government, departments, and agencies to promote Town interests as necessary.

**Objective 3.0**

Work with other neighboring municipalities and special districts to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.

Policies:

- 3.01 Coordination With the Plans of Other Neighboring Municipalities – Coordinate the Town’s Comprehensive Plan with the Village of Waunakee and the Village of Dane.
  
- 3.02 Other Proposed Boundary Agreements – Propose a long-term boundary agreement with the Village of Waunakee, and the Village of Dane.
  
- 3.03 Identify Opportunities for Shared Services or Facilities – Identify any common public facility needs or shared public services between the Village of Waunakee, the Village of Dane, and neighboring Towns that may impact the Town of Vienna.
  
- 3.04 Coordination With the Plans of Other Neighboring Towns – Coordinate the Town’s Comprehensive Plan with those of the neighboring Towns of Dane, Springfield, Westport, Windsor, Burke, Lodi (Columbia County), Arlington (Columbia County), and Leeds (Columbia County).

- 3.05 Coordination with Local School Districts – Share the Town’s Comprehensive Plan with the DeForest, Lodi, Poynette and Waunakee community school districts and request comments on future facility needs that could impact the Town of Vienna.
- 3.06 Identify Opportunities for Shared Equipment Use or Joint Purchasing –Continue to use joint purchases or sharing of equipment to provide more cost-effective services.
- 3.07 Coordination with Local Drainage Districts – Coordinate the review of proposed developments with local drainage districts.

**Objective 3.1**

Monitor state regulatory efforts in areas that most directly impact the Town. Policies:

- 3.11 Monitor State Revenue Sharing Formulas – Monitor state revenue sharing to ensure adequate funding of Town services.
- 3.12 Coordinate Pending Changes to the Livestock Siting Regulations - Monitor pending changes to livestock siting regulations with the policies of this plan and Dane County regulations.
- 3.13 Promote Awareness of Current Stormwater Regulations – Ensure developers in the Town’s portion of the interchange development area are aware of and are following state, county and Village stormwater management and erosion control regulations where appropriate.

**Goal 4** Identify existing and potential conflicts between jurisdictions and establish procedures to address them.

**Objective 4.0**

Minimize the unnecessary costs and negative impacts associated with boundary or service area conflicts between jurisdictions through mutually agreed upon plans and procedures.

**Objective 4.1**

The Town of Vienna wishes to maintain its integrity as a Town and must be able to adequately provide service to its own territory when annexations to neighboring municipalities occur.

**Objective 4.2**

The Town of Vienna will regularly review this comprehensive plan and make updates as needed, and will coordinate updates of this plan with Dane County and neighboring municipalities as necessary.

# ELEMENT 8: LAND USE

Insert

## Chapter 23: Existing Land Uses

### I. Agriculture

In 2020, cropland and pasture accounted for 79% of the land area of the Town, a decrease of 1,607 acres since 2000. Since 1990, cropland and pasture has declined by 2,000 acres. Conventional farm practices are employed to raise corn, soybeans, and dairy as well as other livestock and crops.

### II. Woodlands

In 2020, the Vienna had approximately 915 acres of woodland, about 12 fewer acres than in 2010. Wooded land comprised 4% of the land area in the Town. Woodland acreage increased in Vienna by 260 acres between 2000 and 2020.

### III. Residential

The Town has a relatively low-density population, with 3% of the land area in residential use. Single-family is the prevalent housing type. Residential land use increased 45 acres between 2000 and 2020.

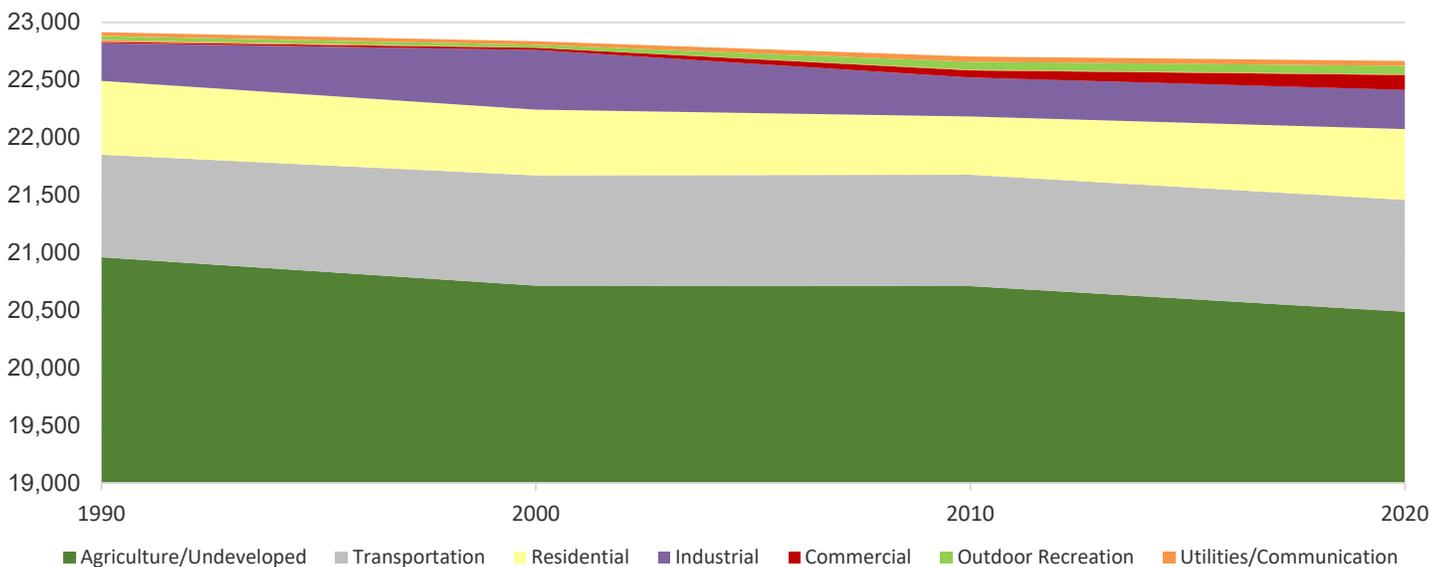
### IV. Commercial

Commercial uses play a large part of the Town’s economic development activity, especially along the Interstate and near neighboring villages. Commercial uses include highway commercial, agriculture, tourism, construction, home maintenance, and other small businesses. Commercial uses cover 130 acres, about 1% of the Town’s land area.

### V. Other Public Uses

The predominant public use is transportation with 970 acres dedicated to this use. Highway and street right-of-way account for the bulk of this land use.

Table 7: Land Use 1990-2020



Source: 2020 Dane County Land Use Inventory

Table 8: Land Use Acres

Category	2000	2010	2020
<b>Residential</b>	<b>570.5</b>	<b>506.7</b>	<b>615.3</b>
Single Family	563.3	506.7	538.4
Two Family	0.7	-	-

Category	2000	2010	2020
Multi Family	6.5	-	-
Farm Dwelling	-	-	76.9
<b>Industrial</b>	<b>517.8</b>	<b>338.2</b>	<b>340.1</b>
Manufacturing	-	3.7	3.7
Wholesale	4.9	18.0	30.6
Extractive	512.9	316.5	305.8
<b>Transportation</b>	<b>958.6</b>	<b>967.0</b>	<b>970.9</b>
Road & Right of Way	957.4	951.3	955.8
Railroad	-	13.6	13.6
Other	1.2	2.1	1.5
<b>Communication/utilities</b>	<b>30.2</b>	<b>45.9</b>	<b>42.3</b>
Generating Processing	-	44.0	30.4
Transmission	9.5	1.8	1.4
Waste Processing	20.7	0.1	10.5
<b>Commercial retail</b>	<b>16.4</b>	<b>29.1</b>	<b>47.5</b>
Transportation Related	4.9	6.5	20.8
Other	11.5	22.6	26.7
<b>Commercial services</b>	<b>1.9</b>	<b>33.1</b>	<b>81.6</b>
Lodging	1.9	5.2	5.2
Other	-	27.9	76.4
<b>Institutional/governmental</b>	<b>2.0</b>	<b>4.8</b>	<b>5.8</b>
Administrative	-	1.2	3.1
Cemetery	2.0	3.6	2.7
Outdoor recreation	<b>24.6</b>	69.7	<b>72.8</b>
Cropland Pasture	19,458.0	927.2	915.2
Woodlands	656.1	1,659.3	1,402.2
Vacant Lands	67.0	97.6	38.2
Other Open Lands	488.7	436.9	281.0
Water	43.0	17,587.6	17,850.5
<b>Total Undeveloped Area</b>	<b>20,712.7</b>	<b>20,708.6</b>	<b>20,487.1</b>
<b>Total Developed Area</b>	<b>2,122.0</b>	<b>1,994.5</b>	<b>2,176.3</b>
<b>Total Area</b>	<b>22,834.7</b>	<b>22,703.1</b>	<b>22,663.4</b>

Source: Dane County Planning & Development and CARPC (Land Use Inventory), 2022.

1 In 2010 CARPC changed the way agricultural, farm residential and other rural land use were reported. For a more detailed description, see the Farmland Loss Mitigation Report, CARPC, 2010.

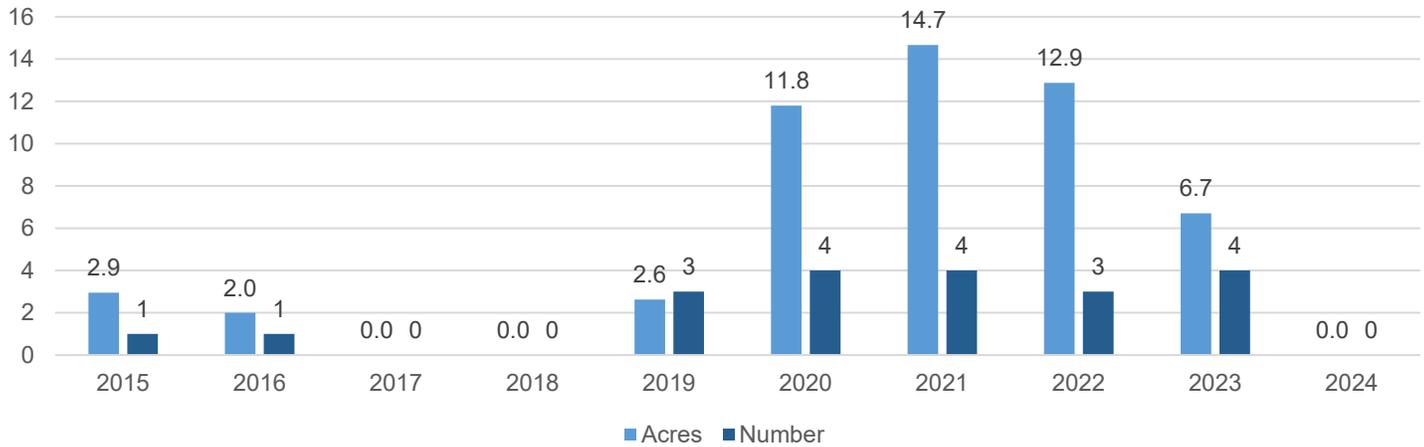
## Chapter 24: Future Land Use

### I. Supply and Demand

The rate of development is based on number of parcels created each year. Four zoning permits covering almost 7 acres were issued in 2023 for single family residences. Three zoning permits were issued in 2022, four in 2021, and four in 2020. The majority of rezones since 2015 are from agricultural uses for residential, with two for limited commercial in 2020. As of August 1, no rezones occurred in 2024.

Statistics indicate that demand for non-agriculture related residential development will continue to be satisfied by rural densities permitted under the one unit per 75-acres density policy. However, the Town is experiencing the need to house agricultural employees closer to the point of production in Vienna and is exploring farmworker housing options.

Figure 22: Acres Zoned out of Farmland Preservation



Source: Dane County Planning and Development

## II. Land Use Projections

Table 10 shows land use projections for the Vienna from 2020 through 2040. 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: Land Use Projections in 5-year Increments

Land Use	2020	2025	2030	2035	2040
Cropland/Pasture	13,419.7	13,400.7	13,396.6	13,394.5	13,394.5
Woodland/Open Lands/Water	8,431.2	8,431.2	8,431.2	8,431.2	8,431.2
Transportation/Communication/ Utilities	732.5	732.5	732.5	732.5	732.5
Residential	297.7	316.7	320.8	322.9	322.9
Vacant/Under construction	19.4	19.8	20.1	20.5	20.9
Institutional/Governmental	5.2	5.3	5.4	5.5	5.6
Commercial	4.1	4.2	4.3	4.4	4.4
Outdoor Recreation	1.4	1.4	1.4	1.4	1.5

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

## III. Land Use Conflicts

Land use conflicts in the town can arise from residential development that is incompatible with nearby agricultural and open space uses, commercial development that generates excessive traffic, or is incompatible with the Town’s rural character, and/or incompatibilities between town, county and city or village plans. The Vienna seeks to minimize such conflicts by:

- limiting density of non-farm residential development in agricultural areas,
- establishing siting and design guidelines,
- limiting commercial activities to those compatible with existing uses,
- redirecting more intensive uses to areas with adequate municipal services, and
- participating in intergovernmental cooperation and planning.

## IV. Redevelopment Opportunities

Approximately 10% of the town is developed, so there are limited redevelopment opportunities.

## Chapter 25: Goals, Objectives, & Policies

### I. Land Use Guidance

The following general land use goals, objectives, and policies reflect town desires and are designed to ensure the long term quality of life respecting the property rights and responsibilities of landowners.

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

**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 within 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 the 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

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 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.
- 1.13 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.

- 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 (designated as “Rural Subdivision” on the Planned Land Use Map).
- 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.

- 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.

# ELEMENT 9: IMPLEMENTATION

## Chapter 26: Regulatory Tools

The Vienna regulates land use through the following mechanisms:

### **I. Vienna 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 be consistent with the *Vienna Comprehensive Plan*.

### **II. Vienna Building Permit Ordinance**

This ordinance regulates the placement of residential and residential accessory buildings on land in the Vienna. Building sites must comply with the requirements of the ordinance and with the *Vienna Comprehensive Plan*.

### **III. 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.10101(7), Dane County Code, unless they are consistent with the *Vienna Comprehensive Plan*.

### **IV. Land Division Ordinance- Chapter 75, Dane County Code**

The town falls under the Dane County Subdivision Ordinance, 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 the *Vienna Comprehensive Plan*.

### **V. Erosion Control and Stormwater Management Ordinance- Chapter 14, Dane County Code**

To ensure environmental protection of natural resources and features, the town has adopted the Dane County ordinance.

### **VI. 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.

### **VII. 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.

### **VIII. Sign Regulations**

Sign regulations are in the Dane County Zoning Ordinance, Chapter 10 of the DCCO.

### **IX. Building and Mechanical Codes**

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

### **X. 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 75 acres, or portion thereof, owned as of January 1, 1986. 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 January 1, 1986, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in Chapter 8.

### **XI. Sanitary Codes- Chapter 46, Dane County Code**

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

## Chapter 27: Goals, Objectives, & Policies

**Goal 1:** Identify Measurable Actions to Implement and Achieve the Goals, Objectives and Policies of the Town of Vienna Comprehensive Plan.

### **Objective 1.0**

Maintain and amend local ordinances and procedures where appropriate to address new objectives and policies of the Town of Vienna.

Policies/Actions:

- 1.01 Severability – In the event that a court should determine that a portion of this comprehensive plan is invalid, such invalidity shall not affect the other provisions of this comprehensive plan.
  
- 1.02 Update the Town Land Division and Subdivision Ordinance – Update the Town of Vienna Land Division and Subdivision Ordinance to reflect the 1 unit per 75 acres ratio as well as the 10-year ownership requirements.
  
- 1.03 Coordinate on Updates to the Dane County Zoning Ordinance and Land Use Plan – Continue to work with Dane County to update the County Zoning Ordinance and Land Use Plan (including sign requirements) as necessary to ensure maximum applicability to the Town.
  
- 1.04 Maintain and Enforce the Town Driveway Ordinance – Maintain the Town’s Driveway Ordinance to ensure that residents have safe access to local roads and emergency vehicles have adequate access to developed parcels.
  
- 1.05 Coordinate on Enforcement of Stormwater Management and Erosion Control - Work with Dane County Land Conservation to assist in the enforcement of the Dane County Stormwater Management and Erosion Control Ordinance as necessary.
  
- 1.06 Town Discretion Over Unanticipated Land Use Decisions – To the extent allowed by law, the Town of Vienna preserves its discretion in evaluating unanticipated land use proposal scenarios not specifically addressed in this plan. The three primary alternative courses of action are: 1) The Town Plan Committee and Town Board may offer a recommendation or decision based on the key premises listed in this plan by applying them to the question at hand; 2) The Town may also amend this plan through the procedures identified herein to address whatever unanticipated land use proposal has been put forth; or 3) Deny the request as it is not listed as an approved land use scenario in the Town Plan.

### **Objective 1.1**

Update the Town’s development review procedure, fees, and requirements.

Policies/Actions:

- 1.11 Advance Submittal Requirement – Require all land divisions, subdivisions, re-zonings, and conditional use permits to have submitted a complete packet of materials as required by the Town at least 12 days in advance of the meeting date.
  - 1.11.1 Agenda Requirement – Any item that requires action must have been posted on the published meeting agenda.
  - 1.11.2 Completion of Submittal – Incomplete materials may result in removal of the item from the Plan Committee or Town Board agenda.
  - 1.11.3 Exemptions - Exemptions from this policy will only be considered in emergency situations.
- 1.12 Development Agreements – Prior to review of any development presented to the Town, the petitioner must enter into a development agreement with the Town. This agreement will include the rates to be charged for review by the Town engineer, attorney, planner or other professional technical assistance required by the review.
- 1.13 Application Packets – Update the required application packet for land divisions, subdivisions, rezonings, and conditional use permits within the Town outside of the ETZ area, including detailed site plan requirements—and make them available on the Town website and Town Hall.
- 1.14 Use of Common Application Review Requirements – Utilize the Village of DeForest application packet for reviewing any development proposals on parcels within the ETZ area—and make them available on the Town website and Town Hall.
- 1.15 Adjustment of Town Meeting Schedules – Require that the Town Board not take action on a particular item on the same evening as the Town Plan Committee but rather wait until the next regularly scheduled meeting. (This will allow the Board to review the Plan Commission minutes and to request a staff analysis should it so desire and allows for proper notification of proposed actions and hearings as well as time to contact neighboring property owners if necessary.)
- 1.16 Ordinance Updates for the DeForest ETZ Area – Adopt the updated Village of DeForest Zoning Ordinance for the Town’s share of the ETZ area to allow for the application of conditional use permits to restrict commercial and industrial uses subject to conditions recommended by the Town Plan Committee and Town Board based on analysis of the Town attorney, Town Engineer, and/or Town Planner.
- 1.17 Review of Application Materials by Plan Commission and Town Board – Ensure that the ETZ committee has all relevant information from both the Town Plan Commission and Town Board prior to making recommendations on proposed developments.

## **Objective 1.2**

Actively pursue boundary agreements or similar joint planning efforts with the Villages of Dane, DeForest, and Waunakee.

**Policies:**

- 1.21 Proposed Planning Scope with DeForest – Work with the Village of DeForest to plan for specific land uses, utility service areas, public service boundaries, long- term growth boundaries, and annexation limits in the ETZ area around the I- 39/90/94 interchange as a part of the Village’s update of its comprehensive plan.
- 1.22 Proposed Planning Scope with Waunakee – Within the next three years, work on a similar agreement with the Village of Waunakee.
- 1.23 Proposed Planning Scope with Dane – Within the next five years, work on a similar agreement with the Village of Dane.

**Goal 2 :** Identify Adoption and Amendment Procedures for Town of Vienna Comprehensive Plan.

**Objective 2.0**

Ensure consistency across the required nine elements of the Wisconsin Smart Growth legislation.

**Policies/Actions:**

- 2.01 Review of Plan Document by Town Planner – Require the Town Planner to conduct a review of the draft plan document prior to submittal to the Town Plan Committee to check for any identifiable inconsistencies or at any other time the Town Plan Committee or Town Board requires clarification on a policy or issue in the plan.
- 2.02 Review of Plan Document by Town Plan Committee – Require the Town Plan Committee to review a draft version of the proposed plan document and to identify any inconsistencies.
- 2.03 Review of Plan Document by Town Board – Require the Town Board to review a draft version of the proposed plan document and to identify any inconsistencies.
- 2.04 Review of Plan Document by Public – Request that members of the public who review the draft also check for any inconsistencies prior to adoption.
- 2.05 Correction of Inconsistencies – Should any inconsistencies be identified after the plan has been adopted, the Town Plan Committee and the Town Board shall utilize the amendment procedure identified in this plan to correct the inconsistency.

**Objective 2.1**

Follow statutorily required adoption procedures as identified in Wisconsin State Statutes s. 66.1001 (4)

**Objective 2.2**

Establish and consistently follow a formal procedure for amendments to the Town Comprehensive Plan.

Policies/Actions:

- 2.21 Annual Review – This Comprehensive Plan shall be reviewed annually by the Town Plan Commission to review progress on achieving goals, objectives and policies of this plan, and to evaluate any proposed amendments to the plan.
  
- 2.22 Amendments to the Plan – The Town Board may amend this Comprehensive Plan at any time. The procedure for amending text and/or maps is as follows:
  - 2.22.1 Persons Eligible to Request an Amendment – Any person owning land in the Town of Vienna may request an amendment to the Comprehensive Plan.
  
  - 2.22.2 Plan Commission Consideration of the Request and Public Hearing Requirement – The Town Plan Commission shall consider the request for an amendment and forward a recommendation to the Town Board if it deems the amendment should be formally proposed. At such time, the Town will notify Town residents through a newspaper notice and other means as deemed effective by the Town and shall conduct a public hearing to gather and present information on any proposed amendment to the Comprehensive Plan.
  
  - 2.22.3 Plan Commission Action – Following the public hearing, the Town Plan Commission shall make a recommendation to the Town Board. The Town Plan Commission’s recommendation is only advisory and is not binding on the Town Board.
  
  - 2.22.4 Town Board Action – The Town Board, at a regular meeting, shall act on the Town Plan Commission’s recommendation and shall approve, deny or amend the proposed amendment to the Comprehensive Plan.
  
  - 2.22.5 Coordination with Dane County – Approved amendments will be transmitted to the County Board for adoption as part of the Dane County Comprehensive Plan.
  
  - 2.22.6 Amendments Affecting USA Boundaries – Plan Amendments that include proposed amendments to the Urban Service Area boundary also require approval of the WDNR and the Capital Area Regional Planning Commission (or currently designated agency.)
  
  - 2.22.7 Applicability of Public Notice and Public Hearing Requirements – All hearings and notices required for the original plan adoption are also applicable for any amendments to the Comprehensive Plan.

## Chapter 28: Adoption, Evaluation, Amendments & Updates

Following the requirements of Wisconsin’s comprehensive planning legislation, the Town Board adopted the *Vienna Comprehensive Plan* by ordinance after receiving recommendation from the Town’s Plan Commission and holding a formal

public hearing. In addition, the *Vienna Comprehensive Plan* was approved by the Dane County Board of Supervisors as part of the *Dane County Comprehensive Plan*.

In accordance with the State’s comprehensive planning law, each element of the *Vienna Comprehensive Plan* is integrated and consistent with the other elements. Elements are prepared to collectively achieve the Vienna’ vision and goals.

Ongoing evaluation of the *Vienna Comprehensive Plan* will occur while being utilized by the town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the town warrant minor modification of the *Vienna Comprehensive Plan* text or maps, an amendment shall be made. Reasons for an amendment may include:

- Changes in state or federal law(s) affecting comprehensive planning,
- Changes to goals, objectives, policies, or recommendations in the *Vienna Comprehensive Plan*,
- Changes in community demographics, and/or
- Instances where the *Vienna Comprehensive Plan* becomes inconsistent with other policy goals.

The Town Board and Plan Commission will review the *Vienna Comprehensive Plan* every year, to see if amendments or updates are necessary. At least every five years, the Plan Commission will recommend, if needed, minor updates or amendments. At least every ten years, the town will perform a major update of the *Vienna Comprehensive Plan*, in accordance with State law. Different than an amendment, an update may accommodate significant changes and modifications to plan text and maps.

## Chapter 29: Implementation Timeline

The timetable in Table 10 was created to carry out, monitor, and evaluate progress of implementing the *Vienna Comprehensive Plan*. As is evident from the table, most of the activities are, and will continue to be, ongoing.

Table 10: Implementation Timeframe

ELEMENT	RECOMMENDATION	TIMEFRAME
Agricultural, Natural, & Cultural Resources	Follow the residential density policy in the Farmland Preservation District.	Ongoing
	Continue to implement the driveway ordinance.	Ongoing
	Work with the county to explore programs to preserve farmland (purchase/transfer of development rights).	Ongoing
Housing & Economic Development	Allow limited commercial uses appropriate to a rural town, consistent with land use policies in Chapter 8.	Ongoing
	Follow the residential density policy in this Plan.	Ongoing
	Promote the careful placement of home sites to preserve farmland and protect natural features.	Ongoing
	Identify need and interest in the CDBG program.	Ongoing
Transportation	Continue to maintain town roads.	Ongoing
Utilities & Community Facilities	Work with Dane County to develop policies and guidelines for wind turbines, communication towers, and manure management.	Ongoing
Land Use	Follow the <i>Vienna Comprehensive Plan</i> recommendations when considering zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring jurisdictions as comprehensive plans are updated or amended.	Ongoing