

June 20, 1989

**LAND USE POLICY PLAN
TOWN OF WYOMING**

Prepared by

**Town of Wyoming
Planning Commission**

with assistance from

Vandewalle & Associates
Madison, Wisconsin
608/255-3988

- PUBLIC HEARING
5/30/89
- ADOPTED AT TOWN
BOARD MEETING
6/13/89

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	GOALS & OBJECTIVES	2
III.	POLICIES, STANDARDS & CRITERIA	3
	A. Environmental Protection	3
	B. Town Character	4
	C. Residential Development	5
	D. Agricultural	7
	E. Commercial Development	8
IV.	DEFINITIONS	10
V.	PLAN REVIEW & APPROVAL PROCESS	12

I. INTRODUCTION

For many years the Wyoming Town Board felt the need for guidance and long range continuity in land use decisions. Indiscreet land division was occurring as a result of land speculation driving land values up and increasing property taxes. With no guidelines or town ordinances, land development progressed with little or no concern for the impact on agricultural and natural resources.

With the number of family farms rapidly decreasing, the scenic qualities of this unique area threatened, residents became concerned about the future of Wyoming Township.

In 1984 the Town Planning Committee was formed. A township planning survey was drafted, distributed and analyzed. The results of the survey emphasized the need for planning and have guided the development of this long range plan.

II. GOALS & OBJECTIVES

1. Protect the lands suited for agricultural use in the Town so that the family farm and the Town's distinctive rural character and economic base may be preserved.
2. Provide for orderly growth and development of the Town by limiting residential development to densities and in locations that are best suited to preserving the Town's distinctive rural character.
3. Ensure the adequate provision of necessary public services by encouraging development which will not over burden the Town's capacity to provide such services.
- ✓ 4. Protect the natural, scenic, historical and cultural resources of the town by guiding development to those areas which are most suitable for development.
- ✓ 5. Discourage development in the floodland, shoreland, steep slopes and wetland areas of the Town in order to prevent servicing, developmental and environmental problems.
6. Achieve good soil and water conservation practices, reduce runoff erosion and stream, lake and ground water pollution.

III. POLICIES, STANDARDS & CRITERIA

1. ENVIRONMENTAL PROTECTION

LAND USE POLICIES

- A. Recognize the fact that lowlands, floodplains and wetlands are sensitive environmental features and are extremely important in preserving groundwater quality.
- B. Wetland and floodplain areas shall not be altered unless such alteration would result in an enhancement of the natural resources being disturbed. Recognize that these environmentally sensitive areas have soils with a limited capability of supporting development.
- C. Recognize that steep and/or wooded slopes are extremely sensitive environmental features that are vital in maintaining wildlife in the Town. Development including roadways, driveways and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat and to keep maintenance costs for foundations, roads, utilities and waste disposal systems to a minimum.
- D. Recognize that ridge tops are important groundwater recharge areas. Concentrated sources of pollution such as landfills and truck yards will not be allowed in these areas.
- E. Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.
- F. Recognize that sensitive environmental features such as lowlands, floodplains, wetlands and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the Town.
- G. Construction practices that will protect surface water quality from siltation and pollution shall be required. This includes minimizing soil erosion both during and after construction.
- H. The Township will require all proposed public recreational development to conform to all of the policies and performance standards in the Land Use Policy Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
- I. The Township intends to cooperate with and promote measures of erosion control recommended by the Iowa County Soil and Water Conservation District.

STANDARDS AND CRITERIA

- A 1. No development or other destrutuve activities will be allowed in the wetland, floodplain and steep sloped areas of the Town.
- B 2. Lots created in the Town should be configured to respect the natural land forms and woodlands so that the natural system is respected.
- C 3. Construction of driveways and houses in the Town should be designed to minimize the removal of trees and other natural vegetation.
- D 4. Fit development and roads to the natural features of the site to preserve features such as topography, vegetative cover and the natural drainage system.
- E 5. All new development, including single family residences, shall be required to strictly adhere to stormwater control and erosion control practices as prescribed by Soil Conservation Service reviews and publications.
- f. 6. For all new development in the town, surface water run-off should be minimized and detained on-site if possible or practicable. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of water courses, swales, floodways or right-of-way shall be maintained as nearly as possible. The design period is the 50 year storm.

2. TOWN CHARACTER

LAND USE POLICIES

- A. Recognize the critical role that farmland, open space, historical architecture, scenic vistas, landscapes and riverscapes, natural resources and designated features, scenic roads, the Wisconsin River, Taliesin, The House on the Rock and archeological and cultural features play in defining and enhancing the Town's distinctive rural character.
- B. Require new development in the Preservation District(s) to be harmonious with the surrounding natural landscape. This includes building set backs, color and materials and location of parking, signage and landscaping.
- C. Recognize that the Wisconsin River is a major natural resource which helps define the Town's distinctive character. Scenic vistas of the Wisconsin River should be preserved through scenic easements and building practices which do not diminish the quality of the vistas.
- D. Preserve natural roadside vegetation on scenic roads within the Town.
- E. Use natural or traditional colors and materials when building along or in the view of scenic roads.

- F. A sign ordinance shall be adopted and enforced to help preserve the visual quality of the Town.

STANDARDS AND CRITERIA

- A 1. All new development along or within the viewshed of scenic roads and within the Preservation District(s) should be designed to blend in with natural appearances with regard to building design and appearance, driveway construction, grading, etc.
- B 2. Within the preservation district, the Town should prohibit billboards and to the greatest extent possible, directional signage shall be designed to fit the natural character of the Town as it relates to materials, colors and lighting. Secondary signage not providing direction or advertising a primary business should be restricted.
- C 3. Because roadside trees are extremely important to the character of the Town, removal of trees must be minimized.
- D 4. The Frank Lloyd Wright Foundation should be involved in the preparation of design standards for signage to be applied within the boundaries of the Spring Green Golfcourse Sanitary District. Such standards should require all signage to be compatible with Prairie Style architecture so that the unique visual quality and historical character of this portion of this Town can be preserved and enhanced.

3. RESIDENTIAL DEVELOPMENT

LAND USE POLICIES

- A. In areas not lying within sanitary districts, the minimum lot size for new single family development in the town is 15 acres.
- B. All new driveways and access easements will require review and approval by the Town. Driveways must be constructed prior to commencing construction of any development activities.
- C. All new residential development, including access driveways, will be required to conform to the natural limitations presented by the topography, soils and vegetation of the land being developed.
- D. The Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.

STANDARDS AND CRITERIA

1. New lots should be created by dividing land along natural boundaries such as hills and woods whenever possible.
2. When dividing a parcel of land, care should be taken so that road access to the remaining parcel is not cut off.
3. When building roads and driveways, avoid excessive cut and fill by working with the existing grade.
4. To preserve the visual quality and rural character of the Town, any new subdivisions on unwooded or highly exposed parcels of land should be approved on the condition that:
 - (a). Deed restrictions on each lot in the subdivision require the planting of deciduous and/or evergreen trees on each lot.
 - (b). A landscape zone should be planned into the development so that the visual quality of the Town is preserved.
5. Lots should be laid out, to the greatest extent feasible, to achieve the following objectives:
 - (a). On the most suitable soils for sub-surface septic disposals.
 - (b). On the least fertile soils for agricultural uses and in a manner which maximizes the useable area remaining for such agricultural use.
 - (c). In locations least likely to block or interrupt scenic vistas, as seen from the public roadway(s).
 - (d). To minimize conflict with agricultural activities.
6. Livestock other than domestic pets shall be kept on lots at least five acres in size to avoid conflicts with residential areas. The number of animal units should be governed by zoning standards that allow no more than one large sized animal (i.e. horse) for each two acres. In no case should there be more than 20 animals or fowl on a single lot unless the lot is more than 10 acres in size.
7. Overall residential density: 1 house per 40 acres.
8. Residential developments of more than one (1) single family home must have plans submitted to the Planning Commission for review and approval prior to construction or sale of individual lots. Plans must meet criteria (to be) established by the Planning Commission and (made) available to prospective developers. (Criteria might include: road widths, grades, locations, turn radii, driveway locations, cut and fill slope limits, maximum slopes etc.)

9. Minimum parcel size for AR-1: 15 acres.
10. Minimum platted parcel size for residential development for more than one (1) single family: 5 acres. Maximum density: 1 unit per acre. (Eg: 5 units could be built on parcel. Units could be clustered.)
11. Additional roads to service residential development: at expense of developer. Roads to Town standards but to remain private.
12. Proposed mobile homes: Permitted only in mobile home parks as defined in Wisconsin statutes. Park plans must be submitted to Planning Commission for review and approval prior to construction.
13. Buildings for recreation other than use as permanent dwellings may be reviewed and approved on a conditional basis. Single buildings shall meet criteria (to be) established by the Planning Commission. (Recreation development must have plans submitted for review and approval same as Item 8 above.)
14. Cluster platted or "Planned Complex Development" development minimizing adverse impacts on land, views, traffic, woods and scenic sites shall be encouraged. Overall density in Town shall be as in item 7 above. (Eg: Available house permits cannot exceed total Town acreage divided by 40. Variances may be granted to developments meeting criteria for minimizing adverse impacts.)
15. No more than two (2) dwelling units will be allowed to cluster with abutting parcels boundaries on a shared driveway on parcels of 40 acres or less.
16. The minimum parcel site for development will be 15 acres in conformance with all of the other policies and standards set forth in the Land Use Guide. All building parcels will be required to meet the land division requirements of the Town.

4. AGRICULTURE

LAND USE POLICIES

- A. Understand that farm economics are cyclical and that prime agriculture soils and major infrastructure (e.g. farm buildings) investments should be preserved for future agricultural use as much as possible.
- B. Encourage and protect agricultural operations as a primary land use in the Town.
- C. Recognize that cyclical and short term economic conditions related to agriculture are the greatest threat to long term farmland preservation.
- D. Allow opportunities for and encourage specialized forms of agriculture such as orcharding, truck farming, etc., as a way of preserving farmland.

STANDARDS AND CRITERIA

1. Development will not be permitted on productive farmlands having a history of farming activity (including cropland and pastureland) and/or lands containing prime farmland soils defined as Class I, II and III or as designated by the U.S. Soil Conservation Service. Farmland areas should be preserved in blocks as large as possible to ensure the economical use of the resource.
 2. Development abutting active farm operations shall be fenced and contain set backs with the intent of reducing residential nuisance complaints that could limit agricultural practices.
 3. Whenever possible, development in farmland areas should be limited to housing for owners/operators and their immediate family members.
 4. Proposed developments shall be restricted to not less than 500 feet from any operating agricultural activity.
 5. Farm-related housing shall occur on the least fertile soils for agricultural uses and in a manner which maximizes agricultural use of the remaining useable area.
 6. New private driveways or roads shall not be permitted to cross or bisect productive farmlands unless aligned along existing lines, fences or appropriate natural features such as a stream.
 7. Utility extensions (electric power lines, telephone lines, gas distribution lines) may not cross productive farmlands in a manner that will disrupt farming activities.
 8. Certain large scale confinement or intensive farming operations as set forth in the definitions section shall be considered commercial.
 9. Erosion control practices shall be encouraged in accordance with recommendations of the U.S. Soil Conservation Service.
5. COMMERCIAL DEVELOPMENT

LAND USE POLICIES

- A. All commercial development shall be subject to review by the Town Planning Commission.
- B. Developers are required to submit written impact statements assessing their developments impact on farms, farmland, natural resources, scenic qualities, town roads, taxes and opportunities for employment.

- C. Strip commercial development along Highway 23 and County highways shall be discouraged. New commercial development should be clustered rather than "spot zoned."
- D. Highway commercial or tourist related commercial development should only be allowed in areas where they will not conflict with other land uses.

STANDARDS AND CRITERIA

- 1. All commercial development shall be subject to site plan and architectural review standards to be incorporated into the Town ordinance which considers parking, lighting, loading, building materials, landscaping, driveways, etc.
- 2. Cross easements allowing frontage road access between businesses will be encouraged so that clustering of commercial development can be facilitated.
- 3. The Town shall adopt a sign ordinance so that the visual quality of the community may be preserved. Billboards should be prohibited in the Preservation District and secondary signage not providing direction or advertising a primary business shall be prohibited.
- 4. Cottage industry will be permitted in any part of the Township

IV. DEFINITIONS

1. Town. The township of Wyoming, Iowa County, Wisconsin.
2. Strip Commercial Development. Two or more commercial parcels less than 1,200 feet apart.
3. Farm. Any tract of land consisting of one or more parcels devoted entirely to agricultural purposes, including, but not limited to the raising of domestic or other animals, the cultivation of land for raising crops, all under the direct management of the land owner or tenant.
4. Cottage Industry. A craft, art or small business based upon the family unit as the primary labor force in which workers using their own equipment at home, process goods which are sold in a market place away from the home. No commodities sold other than what is made on the premises. No retail sales to be made on the premises.
5. Family. Any number of individuals related by blood, adoption, or marriage, or not to exceed four persons not so related, living together on the premises as a single housekeeping unit, including any domestic servants.
6. Confinement Operations. Any farm operations confining more than 200 animal units as defined herein.
7. Farmland. Lands having a history of farming activity (including cropland and pastureland) or lands containing soils defined as Class I, II or III soils as designated in the Soil Survey Report for Iowa County prepared by the U.S. Soil Conservation Service.
8. Animal Unit. One animal unit shall be defined as being equivalent to 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, or 1 pony.
9. Farm Unit. Farm buildings, structures and/or dwellings arranged in a cluster served by a common driveway and meeting the definition of farm herein provided.
10. Development. A change in land use.
11. Subdivision. The division of a lot, parcel, or tract of land by the owner thereof or the owner's agent for the purpose of transfer of ownership or building development where the act of division creates two or more parcels on building sites of five acres each or less in area or four or more parcels or building sites of less than 15 acres each in area or where the act of division creates two or more parcels on building sites of 5 acres each or less in area or four or more parcels on building sites of less than 15 acres each in area by successive division within a five year period.
12. Designated Feature. Any manmade or natural features which are recognized as important culturally, historically, or aesthetically by the local community.
13. Confinement. Enclosed in a building for a life cycle.

14. Preservation District. Those portions of the Town which shall be given special attention and control, as specified by ordinance.
15. Scenic Roadway. Natural scenery contributing to the rural atmosphere along any town thoroughfare, woodlands, hedgerow, marshes, streams, scenic areas and other resources as designated by the people of Wyoming Township, as specified by ordinance.

V. PLAN REVIEW AND APPROVAL PROCESS

1. Permits and fees. The Planning Commission shall establish fees for reviewing plans and fees for permits. The fees shall be adequate to cover any expense the Town may incur in having the plans checked by consulting professionals as well as expense incurred by the Planning Commission and Board.
2. Variances may be applied for and granted by the Town Board after review and recommendation by the Planning Commission. Fees for this process shall be established to cover any expense to the Town.
3. Enforcement. The Town Board shall establish an enforcement procedure as recommended by the Planning Commission.