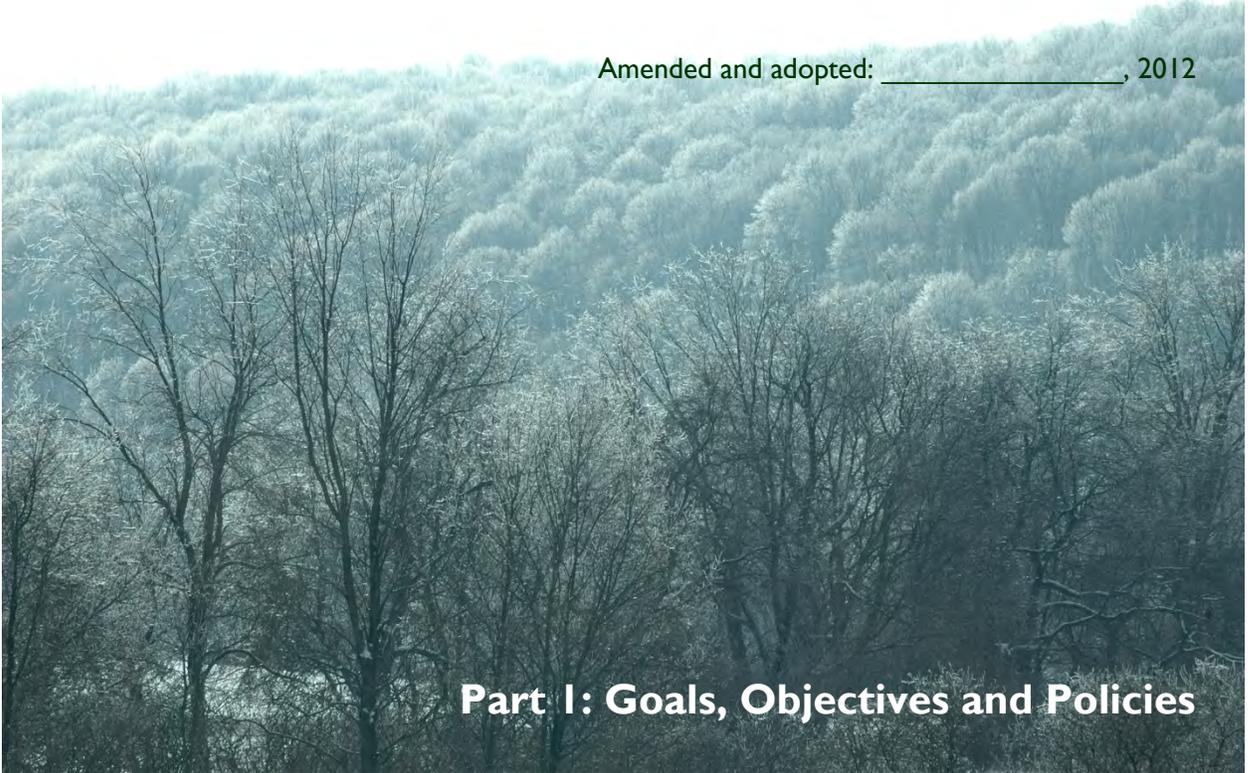


The Town of Greenfield Comprehensive Plan 2005 – 2025

Amended and adopted: _____, 2012

Part I: Goals, Objectives and Policies



Between September 2011 and June 2012 the 2006 Greenfield Township Comprehensive Plan was reviewed as required. Review was done by the Planning Commission, the Town Chair, and members of the public. This amended version of the Plan is the result of that effort. Only *Part I: Goals, Objectives and Policies* was reviewed. Material contained in *Part II: Existing Conditions* was not reviewed nor revised.

Notation: A vertical line on the left side of the page denotes material that was added, deleted or modified during the course of this review

The reviewing committee members were:

Chair of the review committee.

Terry Turnquist, Greenfield town chair

Planning Commission members:

Barb Halley, Chair
Dennis Brush
Fred Coller
Robert Geenen
John Meitner

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David Wernecke
Jeneane Burton

Recorder

Terrence McCormick

Greenfield Township Comprehensive Plan – 2012 Amendment
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I. Introduction and Organization

The following portion of the Greenfield Comprehensive Plan marks the **forward-looking portion of the document**. This component includes the overall community guided vision statement along with the goals, objectives, and policies needed to support this vision.

Comprehensive Plan Organization

The Comprehensive Plan is the compilation of 10 Sections.

- I. Introduction and Organization
- II. Vision and Goals
- III. Land Use Plan
- IV. Agricultural, Cultural, and Natural Resource Plan
- V. Economic Development Plan
- VI. Utilities and Community Facilities Plan
- VII. Transportation Plan
- VIII. Intergovernmental Cooperation Plan
- IX. Housing Plan
- X. Implementation and Action Plan

Creating the Greenfield Plan

The Town of Greenfield set out to create a unique plan that directly reflects the issues and opportunities important to Greenfield residents. To achieve this, the Town created a process unique to Greenfield Township. At the start of the process, residents and land owners were provided a survey and multiple input sessions. Aside from providing this valuable input, these residents and land owners were then invited to join planning “Focus Groups”. These focus groups met over several months to focus on a particular plan element. They were instrumental in setting goals and writing the first draft of the plan. A steering committee was then convened to review the goals and recommendations and to ensure consistency among all plan elements. The result is a plan document unique to Greenfield.

Goals, Objectives, and Policies

Goals: Statements that describe a desired future condition, often in general terms. Goals in the Town of Greenfield Plan are numbered 1-19.

Objectives: Statements that describe a specific future condition to be attained, to reach the established goals. These are lettered (“A, B, C, etc.”) under each goal.

Policies: A policy is a course of action or rule of conduct to be used to achieve the goals and objectives of the plan. Policies are numbered under corresponding objectives.

II. Vision and Goals for Greenfield

Vision Statement

The Town of Greenfield Plan and its goals, objectives, and policies are guided by a community guided vision. The vision statement was crafted after input from two public meetings.

The Town of Greenfield residents through their Town government and individual efforts are committed to conserving the Township's natural assets and rural character for future generations. We endeavor to manage development to support sustainable land uses including agriculture and forestry, and protect our natural resources to enrich the quality of life for residents and visitors.

- Goal 1:** Recognize and conserve natural communities and ecosystems—including types of agricultural land, forestland, environmentally sensitive areas, irreplaceable resources and groundwater recharge areas in the Township.
- Goal 2:** Discourage land uses incompatible with the Township's agricultural, natural and cultural resources, including the rural and scenic character.
- Goal 3:** Encourage proactive intergovernmental relationships with the City of Baraboo and other area municipalities as a means to address common issues and plan goals.
- Goal 4:** Plan new development consistent with preserving and conserving the Township's agricultural, natural and cultural resources.
- Goal 5:** Promote a sense of community among Greenfield residents.
- Goal 6:** Implement ongoing education and outreach programs to Greenfield residents, landowners and visitors about our valuable natural, agricultural and cultural resources.
- Goal 7:** Preserve the Township's remaining agricultural land and agricultural businesses, and encourage new production agriculture or habitat restoration and conservation.
- Goal 8:** Maintain value and quality of forests in Greenfield Township. The valuable forest resources in the Township benefit everyone and it is to everyone's advantage that individual landowners manage the forest resources wisely.
- Goal 9:** Conserve and protect environmentally sensitive areas and irreplaceable resources. These include but are not limited to: large blocks of contiguous forest, high and low wetlands, floodplains, watersheds, stream headwaters, riparian forests and bedrock glades, unique wildlife habitat, and/or unique geological and geographical features
- Goal 10:** Protect soil, ground and surface water resources.

- Goal 11:** Mining operations shall not detract from the Town's rural and scenic landscape or degrade its natural resources.
- Goal 12:** Maintain and preserve Greenfield's rural and scenic character.
- Goal 13:** Acknowledge, preserve and enhance parks, recreational opportunities and open spaces in the Township as assets to the Township, nearby city and village residents and the area tourism industry. Work with appropriate governmental and non-governmental organizations to plan for and maintain parks, recreational opportunities and open spaces.
- Goal 14:** Preserve the Township's cultural and historic resources.
- Goal 15:** Encourage economic development that primarily supports agriculture, forestry, hunting, and low impact tourism, and preserves the natural beauty in Greenfield Township.
- Goal 16:** Provide utilities, facilities and services that adequately and affordably address residents' needs while respecting and being consistent with the rural atmosphere, and cultural and historical resources of the Township.
- Goal 17:** Provide a safe, efficient and integrated transportation system that meets the needs of multiple users.
- Goal 18:** Maintain the rural character and natural assets of Greenfield Township by limiting the amount and managing the location of new housing.

III. Land Use Plan

The Town of Greenfield Land Use Plan is summarized in Figure 1-1, The Land Use Plan Map. This map contains three land use categories: Agricultural Preservation, Forest Preservation, and Environmental Conservancy. In addition to the general land use objectives and policies, each land use category contains specific policies and recommendations. Further, the Land Use Plan has been created to integrate recommendations for all other planning elements.

A. The Land Use Plan Mapping

The **Land Use Plan Map** (Figure 1-1 found in the Appendix) depicts three land use districts:

- The Agricultural Preservation District
- The Forest Preservation District
- The Environmental Conservancy District

In summary, each district seeks to achieve the following:

Agricultural Preservation District

The Agricultural Preservation District seeks to limit conflicts between development and viable agricultural lands and operations. The Plan and supporting ordinances provide standards and buffers to limit conflicts. Residential development should be sited to limit its encroachment upon agricultural lands.

Forest Preservation District

This district has been created to protect the Town's forest resources. Residential development should be sited to limit degradation of the Town's forest resources.

Environmental Conservancy District

The Environmental Conservancy District includes mapped floodplains, steep slopes (+12%), hydric soils and wetlands. In addition to those environmental features mapped, this section contains general guidelines for other features including forests and animal habitats. This land generally has limited capability for development, as development is restricted by existing controls at the local, county, and state levels.

B. Agricultural Preservation District

The Agricultural Preservation District, as depicted in the Land Use Plan, has been established to preserve agricultural lands and operations. The following goals and objectives pertain to this district, in addition to the general policies that apply for the entire town.

Goal 7: Preserve the Township's remaining agricultural land and agricultural businesses, and encourage new production agriculture or habitat restoration and conservation.

Objective A. Use a consistent methodology to make land use decisions that discourage fragmentation¹ and parcelization² of agricultural land, and restrict incompatible uses to preserve and protect agricultural operations. (See Sauk County Ordinances, Chapter 7, Zoning)

Examples of fragmentation and parcelization that shall be discouraged include: 1) converting a portion of agricultural land to another land use, 2) land divisions and/or ownership changes or ownership additions (more owners in the same amount of space), 3) utility or access easements, 4) public roads, and 5) driveways as defined in the Town's current driveway ordinance. (Field roads and agricultural access driveways are not included.)

1. Direct non-farm development to areas that will not create incompatible uses with surrounding farms, and will not leave remnants that are difficult to farm.
2. Implement a policy that prevents farm consolidation land divisions from creating additional residential sites beyond the existing density policy.

Objective B. Identify and conserve the Township's most productive agricultural land. (*See definition of prime agricultural land.*)

1. Encourage agricultural producers to follow a conservation farm plan to reduce soil erosion.
2. The following policies shall be enforced in the Agricultural Preservation District:
 - a. Include policies to coordinate the agricultural preservation area with the state livestock siting regulations.

These setback requirements apply to the Agricultural Preservation District and its borders. [Relates to Sauk County Zoning Ordinance Chapter 7 or as defined below, whichever is more restrictive.]

- b. No new residential or non-agricultural structures shall be located within 300 feet of any structure for housing more than five animal units (includes feedlots used for livestock even if the feedlot doesn't have inside space for any of the livestock) unless that structure is owned by the owner of said animal structures and is used by someone involved in the animal operation.
- c. No residences or other non-agricultural structures shall be built within 150 feet of any farm field, including permanent pasture, unless that structure is owned by the owner of said farm field.
- d. No structure for housing animals shall be built or moved to within 300 feet of any residence unless;
 - (1) That residence is owned by the owner of said animal structures and is used by a farm employee³ involved in the animal operation.
 - (2) The proposed animal structure is added to a farmstead site where existing structures do not meet the 300-foot setback and the proposed structure is not closer to the residence than the existing animal structures.
 - (3) In cases where both landowners are animal producers and their facilities are close together or across the road from each other, they may be subject to a conditional-use permit to shorten or exempt the animal setback.

¹ For the purposes of this document fragmentation is defined as the conversion of use.

² For the purposes of this document, parcelization is defined as a legal land division.

³ For the purposes of this document, a farm employee is someone deriving 50% or more of their income from the agricultural operation.

3. Reduced setbacks for animal facilities housing five or fewer animal units shall be subject to a conditional-use permit.
4. Maintain the greatest distance feasible between agriculture feedlot operations or trench silos and existing non-farm residences to minimize conflicts between agricultural operations and residences. Further ensure that adjacent landowners in agricultural districts are notified of any residential building proposal as part of the Town's land division, driveway and building permits and siting processes.
5. The exclusive land use in the Agricultural Preservation District shall be agricultural production, or habitat restoration and conservation, and the existing rural residences and existing lots-of-record as of the date of the original adoption of the Comprehensive Plan, with the exception of new residences for owners and farm employees of the agricultural operation as specified in Sauk County Code of Ordinances, Chapter 7
6. Recognize that the Highway 33 corridor is of significant agricultural importance to the Township because it is the largest contiguous area of prime agricultural soils in the township, and contains large contiguous agricultural operations. It also represents the most logical and economical location remaining in the Township for the existing livestock and grain operations to expand. A large, modern confinement livestock operation is an example of such expansion. The Highway 33 Corridor boundaries run from the existing City of Baraboo limits from the face of the south bluff along County Highway W north to the Fairfield Township boundary and east to the County Highway X and Baraboo River intersection, including the Lower Narrows.
7. Recognize that an individual may use land for agricultural purposes that is not mapped as such.

Objective C. Support programs that promote preserving agricultural land and farming as an occupation.

1. Support farmland tax credits, use value assessment, reform in federal farm laws and/or other programs that encourage the continued use of land for farming.
2. Support and encourage Sauk County to develop and adopt programs that will offer agricultural producers an option to sell development rights from agriculturally productive lands and adjacent lands to help maintain a viable farming economy.

Objective D. Maintain the existing animal and other agricultural operations as of this Plan's adoption.

1. Identify existing animal and other agricultural operations as of this Plan's adoption.
2. Assist existing animal and other agricultural operation owners in transferring their land and businesses when they are ready to retire from farming to individuals wishing to farm.
3. An agricultural operation shall not be considered a nuisance if it conforms with accepted agricultural and management practices.
4. Encourage animal operations to practice techniques including management intensive grazing (MIG) and organic production to locate in Greenfield. Such operations should also be encouraged to use the smaller, more fragmented agricultural lands in numerous other areas of the Township outside the agricultural preservation area.
5. Encourage value-added agriculture and value-added forestry, including: niche markets such as organics and specialty food products, micro industries such as aquaculture, direct-farm marketing, agri-tourism, equine agri-tourism, heritage-based tourism, community gardens, hunting leases, renewable energy especially biomass, cabinet and furniture making, millwork, etc.

6. Encourage existing agricultural operations and landowners to consider producing alternative agricultural products, using alternative growing methods and markets. Alternative crops and growing methods may include hazelnuts, hops, fruits, unique cash crops, rotational grazing, organic products and other methods that will produce a final product that may command a higher market price.
7. Allow agricultural operations to have up to two single-family residences per farm operation, for the farm owner/operator and farm employee deriving at least 50 percent (50%) of his/her income from the farm operation; with the provision that the second residence may be a trailer or mobile home when the occupant, or head of the occupant household of such trailer or mobile home, is employed in connection with the farm operation; provided that no such trailer or mobile home shall be located closer to the highway (or primary road) than the farm residence. This policy shall apply throughout the township.
 - a. An agricultural operation shall be defined as a business verified through the submittal of farm records from the Natural Resource Conservation Service (NRCS) or other public agency and is deriving at least \$50,000 of gross base farm revenue/income as verified by the previous year's federal income tax return.
 - b. All second single-family residences on agricultural operations shall be subject to a conditional-use permit issued by the Town and/or County.
 - c. A second single-family residence on the agricultural operation shall not create a residential site beyond the existing density policy. If the landowner cannot meet the density policy, a temporary residence will be considered with the requirement that it will be eliminated when no longer needed by someone deriving at least 50 percent of his income from the agricultural operation.
 - d. The second residence shall be located on the lot of record of the original residence and no new lot of record or certified survey lot shall be created, thereby keeping the two residences on one lot of record and under the same ownership. However, in order to build the second residence the landowner must have enough acres to meet the density policy as if that second residence were being created as a separate lot of record, because if agricultural operation dissolves and the landowner wishes to sell the farmstead, each residence could be divided onto separate lots of record that conform with the density policy and sold individually, if desired.
 - e. This second residence shall not be used solely for rental purposes while the agricultural operation is in business. If the second residence is a permanent structure and is no longer needed for a farm employee deriving at least 50 percent of his income from the agricultural operation, and/or the agricultural operation dissolves and the landowner wishes to continue owning the property and does not want to divide and sell the second permanent residence, he can rent it subject to a conditional-use permit. If the second residence is a temporary structure such as a trailer or mobile home, and the agricultural operation dissolves, the landowner shall remove the temporary residence.
 - f. Prior to this plan's adoption, for agricultural operations that established a second permanent residence and subsequently sold it to someone not deriving at least 50 percent of his income from the farming operation, another permanent residence for a farm employee deriving at least 50 percent of his income from the farming operation will not be allowed unless it replaces a residence that is destroyed. A temporary residence will be considered in such a case with the requirement that it will be eliminated when no longer needed by someone deriving at least 50 percent of his income from the farming operation.

C. Forest Preservation District (See the Forest Preservation District Map in the Appendix)

The Forest Preservation District has been created to manage and protect forest resources and to provide guidelines and directions for any future growth in the district. The following goals, objectives and policies apply.

Goal 8: Maintain value and quality of forests in Greenfield Township. The valuable forest resources in the Township benefit everyone and it is to everyone's advantage that individual landowners manage the forest resources wisely.

Objective A. Continue to protect the Town's forest resources and maintain large blocks of contiguous forest habitat, and minimize permanent breaks in forest canopy when considering any development applications in this planning district.

See "Definitions" for: *permanent breaks, temporary breaks, forest edge, forest core buffer, and forest core.*

1. Limit new openings for development in areas mapped as *forest core* or *forest core buffer zones* as defined in the Land Use and Agricultural, Natural, and Cultural Resources Plan. Development should also be limited in small existing openings in areas mapped as *forest core* or *forest core buffer zones*.
2. Use the Town Siting Ordinance to prevent newly created building sites and new construction in *forest core* and *forest core buffer zones* whenever a reasonable alternative site is available for development. In any case, development shall be directed to areas that will cause the least severe ecological impact to *forest core and forest core buffer zone*. A site visit by town officials may be required to assess the conditions present on a particular site.
3. Minimize new openings for development in the forests to a size reasonable for siting new construction. A site visit by town officials may be required to determine the extent of existing forest canopy and the location of viable alternative building sites.
4. Site new driveways so as to preserve natural resources and minimize forest fragmentation within the forest canopy.
5. Support and encourage Sauk County and the City of Baraboo to develop purchase of development rights and transfer of development rights programs.

D. Environmental Conservancy District

The Environmental Conservancy District includes mapped floodplains, steep slopes (+12%), hydric soils and wetlands. In addition to those environmental features mapped, this section contains general guidelines for other features including forests and animal habitats as described below.

Goal 9: Conserve and protect environmentally sensitive areas and irreplaceable resources. These include but are not limited to: large blocks of contiguous forest, high and low wetlands, floodplains, watersheds, stream headwaters, riparian forests and bedrock glades, unique wildlife habitat, and/or unique geological and geographical features.

Objective A. Require land division configurations, siting of development and land uses that **do not** threaten these resources.

1. Use transfer of and purchase of development rights programs, and other techniques, to protect forest habitat and other natural communities and areas for protection.
2. The Town shall investigate developing an in-Town or between-Town-and-city Transfer of Development Rights program and identify lands appropriate as sending areas and land as receiving areas. The Town shall work with neighboring municipalities and Sauk County to develop and implement such a program.
3. Discourage and, where applicable by state law, prevent development in identified wetlands and floodplains, areas of hydric soils, and within groundwater recharge areas as identified by existing soil conditions, in areas susceptible to groundwater contamination. (See Water Resources Map in Appendix)
4. Land with a grade of 20 percent or more shall not be disturbed for development, and development on grades of 12 to 19 percent shall be discouraged to prevent site erosion and the need for excessive site preparation.
5. New driveway and building permit proposals may require site visits and application review by the members of the Town's Plan Commission and Town Board to ensure compliance with this Plan's provisions and any town ordinance prior to permit approval and issuance.
6. Single-pass mowing (road shoulders only) is approved anytime as needed. Limit second-pass mowing (road rights-of-way) to after July 15 to preserve habitat for nesting birds and native plants.

Objective B. Minimize fragmentation and breaks in habitat that affect environmentally sensitive areas.

1. Determine appropriate driveway positions and lengths to retain each of the natural resources noted in this goal.
2. Establish criteria to retain native habitat when development will occur to ensure the least impact
3. Revise the Town's driveway ordinance to be consistent with all the provisions of this Comprehensive Plan.

Objective C. Identify and maintain large blocks of contiguous forest habitat, and minimize permanent breaks in forest canopy.

See "Definitions" for: *permanent breaks, temporary breaks, forest edge, forest core buffer, and forest core.*

1. Permanent breaks created by resource management that restores native natural communities may be acceptable.
2. Limit new openings for development in areas mapped as forest core or forest core buffer zone. Development should also be limited in small existing openings in areas mapped as *forest core* or *forest core buffer zones*.
3. Use the Town siting ordinance to prevent newly created building sites and new construction in areas mapped as *forest core* and *forest core buffer zones* whenever a reasonable alternative site is available for development. In any case, direct development to areas that will cause the least severe ecological impact to the forest core. A site visit by members of the Town Board and Plan Commission may be required to assess the conditions present on a particular site.
4. Minimize new openings for development in the forests to a size reasonable for siting new construction. A site visit by members of the Town Board and Plan Commission is required to determine the extent of existing forest canopy and the location of viable alternative building sites.
5. Site new driveways so as to preserve natural resources and minimize forest fragmentation within the forest canopy.
6. Support and encourage Sauk County and the City of Baraboo to develop purchase of development rights and transfer of development rights programs that will help landowners protect *forest core*, *forest core buffer zones* and other environmentally sensitive areas.

Objective D. Encourage protection of Federal and State listed species.

Discourage development within environmentally sensitive areas that potentially harbor endangered, threatened or other listed species. Where there is a concern specific to a development proposal, work with the appropriate agencies to accommodate the development while protecting the endangered or threatened resource.

Objective E. Discourage destructive or unsustainable land uses such as overgrazing or poorly planned timber harvesting.

Objective F. Encourage biodiversity in the Township's natural communities.

Objective G. Encourage landowners to control invasive species.

Provide landowners and residents with information and photographs in the Town newsletter and website describing invasive plants, including garlic mustard and common buckthorn, to assist with identification and eradication. Encourage landowners and residents to cooperate with conservation organizations to help eradicate invasive plants.

Objective H. Protect the scenic and ecological values of the Baraboo River corridor.

1. Identify and map the Baraboo River Corridor, including its floodplain.
2. Protect soil and water by encouraging appropriate conservation practices.
 - a. Encourage landowners and tenants to use buffer strip widths and locations as outlined in relevant soil and water conservation guidelines and regulations.
 - b. Periodically inform landowners and renters of available incentive programs to conserve soil and minimize water pollution.
3. Encourage landowners, residents and others to participate in river clean-up efforts.

E. Development Review

One of the primary tasks that the Comprehensive Plan must accomplish is to provide guidance on future development requests that may occur in the Town. The applicant shall provide evidence to the Town Planning Commission and Board that the proposal is consistent with the comprehensive plan.

Goal 2: Discourage land uses incompatible with the Township's agricultural, natural and cultural resources, including the rural and scenic character.

Objective A. Regard all land as an irreplaceable resource and ensure its use or change does not impair its value for future generations.

1. Landowners and/or developers proposing either a change of land use from existing zoning or a land use that may have significant impact on contiguous pieces of property shall submit impact statements and development plans to the Town of Greenfield for its review. The impact statement shall:
 - a. Assess in reasonable detail the proposed land use impact on farms and farmland, natural resources, Town roads, fire and emergency medical services, Town taxes, and community character.
 - b. Show how the proposed land use will reasonably meet all of the Comprehensive Plan's goals, objectives and policies.
 - c. Reasonably demonstrate how the proposed project/land use offers a preponderance of positive benefits to the community.
2. If a re-zone is proposed, then it shall meet the following criteria:
 - a. Rezone is consistent with the adopted land use plan map and related policies outlined in the Plan.
 - b. Land proposed for rezoning does not have a history of productive farming activities or is not viable for long-term agricultural use.
 - c. The activity allowed by the proposed rezone will not limit the surrounding land's potential for agricultural use.
 - d. Land is too small to be economically used for agricultural purposes or is inaccessible to the farm machinery needed to produce and harvest agricultural products.
 - e. The land is located such that there would be minimum conflicts with surrounding agricultural uses.
 - f. The land does not include important natural features such as wetlands, floodplains, steep slopes, significant woodlands which would be adversely affected by non-farm development.
 - g. The lay of the land will allow for construction of a road or driveway that is suitable for emergency vehicle travel. Safe access from the road or driveway onto existing roadways shall be required.
 - h. Provision of public facilities to accommodate the proposed development will not place an unreasonable burden on the ability of the Town of Greenfield to provide those facilities. The petitioner must demonstrate to the Town that the current levels of services in the Town (including but not limited to school capacity, transportation system capacity, emergency services, parks and open space availability) are adequate to serve the proposed use.
 - i. The land proposed for rezoning is suitable for development and will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas (such as floodplains, wetlands, bluffs, steep slopes, and woodlands.)

3. "Pre-zonings", here defined as zoning changes granted before the submittal of detailed plans and a full understanding of the proposal, shall not be permitted.

F. Density and Small Lot Creation Policies

The majority of the Town is zoned Resource Conservancy District-35, which permits one single-family dwelling for the owner of a lot or parcel over 35 acres (or up to two per farm operation, if certain farm operation requirements are met). The Town's Density and Small Lot Creation Policy provides landowners more flexibility when siting future single-family dwellings while protecting larger agricultural and environmentally sensitive tracts of land by allowing the creation of smaller parcels for residential use if landowners restrict residential and other uses on other large tracts of land. This policy is implemented through the Town Ordinances and the Sauk County Zoning Ordinance and the Sauk County Land Division and Subdivision Ordinance. The Sauk County Ordinances incorporate density and other requirements set forth in the Town's Comprehensive Plan, should the requirements the Town sets forth in its Comprehensive Plan be more restrictive than the applicable Sauk County zoning district regulation or the Sauk County Agricultural Preservation Plan.

The Town's requirements are:

1. Small lots shall be a minimum of one acre and a maximum of five acres in size.
2. For each small lot created, the landowner must restrict, by deeded conservation easement to the Town and County, further land division and residential development on a minimum of an additional 35 acres pursuant to the terms and conditions set forth in the County's Ordinances, and any more specific terms and conditions set forth in the Town's Comprehensive Plan.
3. The conservation easement shall be for a term of 20 years and shall automatically renew for additional terms of 10 years unless, at the time of automatic renewal, the requirements set forth in the Town's Comprehensive Plan or Ordinances have been amended or discontinued such that they are less restrictive than the terms and conditions included in the most recent conservation easement.
4. Any small lot created pursuant to this policy shall be suitable for residential development pursuant to the Town's Comprehensive Plan, the Town's Ordinances (including its Siting Ordinance) and the Sauk County Ordinances.

NOTE: This policy does not apply to existing legal non-conforming lots before the Town of Greenfield's adoption of the RC-35 zoning, which may be larger or smaller than the above density policy.

IV. Agricultural, Natural, and Cultural Resource Plan

The Agricultural, Natural, and Cultural Resource Plan includes several goals, objectives, and recommendations pertaining to many of the unique and defining features in the Town of Greenfield. Many of the recommendations that pertain to this chapter are detailed in the Land Use Plan (Section III). As noted below, the reader is directed to the appropriate sections of the Land Use question as well as the implementing ordinances that support the direction of this plan.

A. Agricultural Resources,

Goals 1, 2, 4, 7, and 12: Goals, Objectives, and Policies relating to the preservation of agricultural resources in Greenfield are located in section III. Land Use Plan. Primary recommendations are tied to the Agricultural Preservation land use district.

B. Woodland and Forest Management

Goals: 1, 8, and 9: Goals, Objectives, and Policies relating to the preservation of forest resources in Greenfield are located in section III. Land Use Plan. Primary recommendations are tied to the Forest Preservation land use district.

Objective A. Encourage landowners to understand the ecological and economic advantages of sustainable forest management practices, and implement them by the following programs.

1. Create awareness of the economic and ecological values of the forest resources and advantages of having forest management and timber harvest plans.
2. Encourage woodland and forest landowners to implement woodland and forest management plans that follow the DNR's Best Management Practices as outlined in *Wisconsin Forest Management Guidelines PUB-FR-226-2003*, or more current guidelines appropriate for the Baraboo Hills.

A forest management plan is a 20-year or more plan prepared by a DNR Cooperating Consultant Forester or a DNR Service Forester and covers more than a timber harvest plan. It should contain at least the following:

- a. Map of property showing forest types to harvest.
- b. Description of forest to harvest.
- c. Long-term objectives for managing this stand of timber.
- d. Description of how trees for harvest will be selected.
- e. Description of how harvest will be achieved.
- f. Plans for stream crossings.
- g. Plans for creating, restoring and/or retiring roads.
- h. Method of harvest and equipment to be used.
- i. Erosion control plan (during and after).
- j. Methods to minimize the spread of exotic species.

C. Soil, Ground and Surface Water Resources

Goal 10: Protect soil, ground and surface water resources.

Objective A. Monitor testing and research findings on the scope, sources and severity of groundwater contamination.

Objective B. Protect groundwater recharge areas.

1. Map groundwater recharge areas and post in Town Hall when completed. (See Water Resources Map in Appendix)
2. Use town and county ordinances to protect the recharge areas.
3. Use appropriate buffer strip widths and locations to protect recharge areas.

Objective C. Minimize erosion and runoff from all sources recognizing surface water management is a priority regarding all land uses. Follow objectives and policies under Section VI: Utilities and Community Facilities Plan, Goal 16.

Objective D. Locate development where soil structure, topography, natural drainage patterns, and other factors can support it.

1. Direct rural development away from areas with limited suitability for Private On-site Wastewater Treatment Systems.
2. Follow objectives and policies under Section VI: Utilities and Community Facilities Plan, Goal 16.

Objective E. Encourage forestry best management practices for water quality to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water

Objective F. Encourage agricultural producers to follow a conservation farm plan to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water.

Objective G. Encourage owners of animals not part of a conservation plan to follow guidelines like those found under a Conservation Farm Plan to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water.

Objective H. Encourage agricultural producers to follow a conservation farm plan to reduce water runoff and erosion, calculate acceptable nutrient loads, plan grazing and crop rotations, and otherwise increase water infiltration to protect supplies of ground and surface water. Encourage agricultural producers to comply with related state statutes and administrative rules.

Objective I. Encourage homeowners to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water.

1. Use rain gardens to enhance water quality.
2. Use landscape, lawn and garden practices that blend into the natural settings of their sites, including using non-invasive plant species.
3. Use integrated pest management (IPM) practices if they choose to control pests in their lawns and gardens.
4. Use water-efficient appliances.
5. Minimize use of chemical fertilizers and herbicides on lawns and gardens.
6. Encourage landowners to have their well water tested annually and share the results with the Town.
7. To protect the well-water supply the Town shall provide landowners a listing of current literature on soil, ground and surface water protection.
8. The Town shall inform town residents of any high-capacity wells proposed within the town, review the water impact analysis for the proposed well and take action to protect the Town's ground and surface waters.

D. Non-Metallic Mineral Extraction

Goal 11: Mining operations shall not detract from the Town's rural and scenic landscape or degrade its natural resources.

Definition of mineral extraction is considered the following:

1. Removal of any earthen materials including topsoil for use on another owner's property with a volume in excess of 1,000 cubic yards.
2. Incidental use must meet construction erosion practices.
3. Does not include agricultural tillage, such as removing stones from fields and pastures to make them more usable.

Objective A. No new mineral extraction operations shall be permitted within the Forest Protection and Environmental Conservancy Districts as delineated in the Greenfield Township Comprehensive Plan.

Objective B. When reviewing a conditional use or rezoning application to establish a new non-metallic mineral extraction operation within Greenfield Township, the Town shall provide for full public review of the proposal and shall consider the following information and criteria before granting such application.

1. All project descriptions.
2. Site plan, including but not limited to:
 - a. Property lines.
 - b. Extent of the area to be excavated.
 - c. Location, width and direction of flow of watercourse that may be affected by the excavation.
 - d. Property contours and contours of abutting properties.
 - e. Areas to be used for ponding.
 - f. Processing and storage areas.

- g. Proposed safety measures such as fencing, gates, parking and signs.
 - h. Access routes between property and the nearest public road, and on-site roads.
3. Typical cross sections showing the extent of overburden, extent of sand and gravel deposits, and the water table.
 4. Erosion control plan prepared by a state-licensed civil engineer.
 5. Operation plan, including but not limited to:
 - a. Approximate date excavation will begin, duration of operation and date operation is expected to cease.
 - b. Proposed hours of operation.
 - c. Estimated type and volume of the excavation.
 - d. Method of storing and/or disposing overburden.
 - e. Method of extracting and processing material.
 - f. Equipment proposed for excavation.
 - g. Operation practice proposed to minimize noise, dust, air contaminants and vibration.
 6. Assurances that the company/individual(s) site will develop and operate according to the site and operational plans.
 7. Reclamation plan according to County and State requirements.
 8. Narrative document addressing how the proposed mineral extraction operation meets the performance criteria below.

Objective C. Proposed mining operations shall meet criteria including but not limited to:

1. Expanding or establishing a new excavation will not be detrimental to or endanger the public health, safety and general welfare.
2. Establishing, maintaining or operating a mineral extraction site shall in no way impair or diminish the other permitted uses, values and enjoyment of property in the vicinity.
3. The excavation site will not negatively impact the future development or use of neighboring property.
4. Adequate access roads, drainage and other necessary site improvements shall be provided in the site.
5. The excavation site will not have an adverse impact on traffic and on public roads. An impact fee may be assessed per town ordinance.
6. To prevent tracking mud onto public roadways, driveways shall be paved within a certain distance of the public roadway.
7. To control dust, spraying the site and driveways, when appropriate, shall be performed.
8. The excavation site will not negatively impact environmentally sensitive areas identified in the Township.
9. The excavation will not result in mining conducted below the seasonal high-water table.
10. The excavation site will be reclaimed to appropriate conditions as required under state and local regulations.
11. All associated processing operations shall be terminated with the final phase of mining.

12. The size and operation of the proposed mining activity is of appropriate scale to the landscape of the Township. It is not the intent of the plan to establish another substantial mining area within Greenfield Township.
13. If the extraction site is close to residences, limit the hours of operation.
14. Expectations for any blasting, drilling and screening should be clearly understood, and, if allowed, specify separate hours for these activities.
15. If blasting or drilling is requested and allowed, additional sets of standards shall be applied with relation to frequency, noise and vibration levels, notice to neighbors, pre-inspection of neighboring basements and wells, and claim procedures.
16. Commercial and industrial uses on site should be limited to those directly related to mineral extraction, such as concrete or asphalt plants. Such ancillary uses should be time limited, used to process minerals extracted on site or road materials which are to be recycled from highway projects. Careful review of air and water quality impacts from such uses should be included.
17. The extraction site shall be completely enclosed by a safety fence.
18. The Town shall be listed as an “additional named insured” on the liability insurance policy, which should remain in effect until reclamation is complete. The petitioner shall furnish a certificate of insurance before operations commence.

The extraction firm shall agree in writing to maintain the town roads used for transporting materials in such condition as not to create a public nuisance and, at the time of site reclamation, to restore these roads to the serviceability existing prior to material hauling operations. Posting bond for such work may be required.

E. Rural and Scenic Character

Goal 12: Maintain and preserve Greenfield’s rural and scenic character.

Objective A. Recognize that scenic character has economic value.

Objective B. Recognize that farmsteads are an integral part of the rural and scenic character.

Objective C. Protect the scenic view-sheds in the Township.

1. Site new structures and additions so they conform to the Siting Ordinance.
2. Require use of existing topography and vegetation, to screen new structures and additions within the Forest Preservation and Environmental Conservancy Districts.
3. Prohibit building on prominent ridgelines.

Objective D. Limit the removal of native vegetative growth in the Forest Preservation District during development by careful application of the siting ordinance provisions

Vegetative screening of new development should be utilized when necessary to maintain the natural appearance of the Forest Preservation and Environmental Conservancy Districts to make structures visually inconspicuous when leaves are on the trees.

Objective E. Ensure that all new home and new home addition construction is, to the extent possible and reasonable, compatible with Siting Ordinance in its location and screening.

Objective F. Establish standards for hillside development within the Forest Preservation District as described below:

1. Land use patterns and site designs shall preserve the hillsides, scenic vistas, woodlands, wildlife habitat and associated rare features found only in the Forest Preservation and Environmental Conservancy Districts.
2. Minimize the amount of impervious surface devoted to roadways. Allow the natural landscape to dominate.
3. Place structures in valleys or below ridgelines and within the folds of the hills.
4. Use the siting ordinance to site structures so that the natural ridgeline is not altered. (The ridgeline is defined by the natural ground surface rather than by the vegetation line.)
5. Guide development to maximize visually significant, non-fragmented woodlands and open spaces.
6. When siting buildings on hillsides, follow the natural terrain in a manner that minimizes earth disturbance.
7. Place all utilities underground to the extent possible.

Objective G. Limit placement of additional wireless telecommunication facilities. [Refer to Goal 16(i)]

Objective H. Encourage Sauk County to follow the provisions of the Sauk County Tower Siting Ordinance to require removing towers within six months of cessation of use and further require that the tower site be restored to its original natural condition. The Town shall notify Sauk County of any towers that may no longer be used.

Objective I. Reduce light pollution into neighboring properties and the degradation of the night sky

1. Enact a light pollution ordinance, and include specifications for lighted billboards and signs.
2. Strongly encourage downward-aimed lighting fixtures or retrofits on all outside lighting.
3. Include lighting standards for development so as to prevent light intrusion onto neighboring properties and into the night sky.

Objective J. Ensure billboards and signage do not reduce the rural and natural beauty of the Township.

1. Enact a sign ordinance to regulate size, lighting, color and location.
2. Limit new signage to directional signs for businesses within the Township.
3. Limit new signs and replacement signs to a size of 15 feet square.
4. Limit lighting to signs at business site and utilize down lighting.

F. Recreational Resources

Goal 13: Acknowledge recreational opportunities and open spaces in the Township as assets to the Township, nearby city and village residents and the area tourism industry. Encourage, and assist if necessary, governmental and non-governmental organizations to plan for and maintain parks, recreational opportunities and open spaces.

Objective A. Design and regulate road work on Man Mound Road to ensure Man Mound Park, owned by the Sauk County Historical Society and maintained by the Sauk County Parks Department, is protected from further degradation of the effigy mound.

Objective B. Encourage non-profit agencies and others who may seek to acquire property in the Township for resource conservation to work with the Town in the process.

Objective C. Recognize interest for new, non-motorized trails and direct residents and visitors to numerous, existing trails in the area.

1. Implement an education program to inform residents and visitors of public recreational trails in and around the Town. Where possible, collaborate with local, county and state entities and programs.
2. Plan collaboratively with the Ice Age National Scenic Trail partners to support the partners' efforts to extend the Ice Age Trail. **Note:** The Ice Age National Scenic Trail partners work with private and public landowners.
3. Recognize the Baraboo River as an important recreation asset.
4. Encourage equine trail enthusiasts' efforts to establish a local trail association, explore non-motorized trails and work with private and public landowners to establish an equine trail network.

G. Historical and Cultural Resources

Goal 14: Preserve the Township's cultural and historic resources.

Objective A. Recognize the Township's archaeologically or historically significant areas. Continue to update the list of significant areas included in the existing conditions report.

Objective B. The Township's cultural and historic resources include the Town Hall, churches, cemeteries, effigy mounds, barns, schoolhouses and others.

Objective C. Discourage those land uses and activities that may have a significant adverse effect on the above resources.

V. Economic Development Plan

Goal 15: Encourage economic development that primarily supports agriculture, forestry and low impact tourism, and preserves the natural beauty in Greenfield Township.

Objective A. Encourage on-farm and cottage industries that support the rural character of the Township. Allow cottage industries and home occupations that are consistent with current zoning ordinances.

Objective B. Prohibit industrial businesses and industrial zoned areas in the Township.

Objective C. Encourage proposed commercial operators to locate in incorporated communities and where municipal services are already available.

1. Preserve productive agricultural land for continued agricultural use by restricting the introduction of incompatible land uses.
2. Direct any business growth away from designated scenic or environmentally sensitive areas.
3. Prohibit strip commercial development.
4. New commercial development or expansions of existing commercial development shall be of modest size and scope, and shall be subject to zoning regulations and Sauk County Ordinances.

Objective D. Encourage economic development efforts towards production agriculture.

Objective E. Encourage protecting and properly managing economically productive forests. Follow specific woodland and forest objectives and policies described under Goal 8 in section III. (Page 8)

Objective F. Encourage non-commercial alternative energy production. The Town shall encourage alternative, residential energy production facilities including, but not limited to, solar and wind that respect the Town's natural and scenic resources.

VI. Utilities and Community Facilities Plan

Goal 16: Provide facilities and services for Township residents.

Objective A. Continue access to quality and affordable Town, city, county and other shared services, such as:

1. Baraboo Public Library.
2. School districts. (Baraboo schools, Portage schools MATC and University of Wisconsin System)
3. Baraboo Fire Department
4. Baraboo District Ambulance Service
5. Sauk County Sheriff's Department
6. Sauk County Emergency Management
7. Social Services
8. Periodic County Clean Sweeps of agricultural and household hazardous wastes

Objective B. Continue to provide basic services for Town residents. These services include:

1. Pick-up of solid and recyclable waste.
2. Permit and inspection services for buildings, roads and driveways, and other services to help implement the Town's Comprehensive Plan. (Permit applicants are responsible for fees and incidental costs.)
3. Public road and right-of-ways maintenance and snow plowing.

Objective C. Maintain and protect adequate water supply. Follow the ground water goals, objectives and policies under Section IV, Goal 10, (Page 16).

Objective D. Protect the Township's public health and natural environment through proper placement and maintenance of Private On-site Wastewater Treatment Systems (POWTS).

1. Direct rural development away from areas with limited suitability for POWTS.
2. Work with Sauk County Planning and Zoning to ensure POWTS are properly placed, installed and maintained according to an approved plan. Work with the county to formalize inspections and enforce standards regarding installation and maintenance. Work with the county to identify failing POWTS.
3. Confirm that Sauk County Planning and Zoning is verifying annual maintenance of new biological and chemical wastewater treatment technologies that require annual maintenance.
4. Coordinate with Sauk County and U.W. Extension to educate homeowners about the importance of properly maintaining POWTS.

Objective E. Encourage effective stormwater management and erosion control during and after new construction. Before granting a siting permit, verify erosion control plans for all projects that pose a substantive risk of erosion have been approved by state and county agencies. This excludes farm tillage.

Objective F. Work with the City of Baraboo to collaboratively plan the Sanitary Sewer Service Area.

Objective G. Encourage appropriate modernization of utility infrastructure to provide reliable and cost-effective service to residents.

1. Review expansion of electric transmission lines in Township.
2. Encourage non-commercial alternative energy production.
3. Encourage using existing right-of-ways.
4. Encourage placement of utility infrastructure to protect the Township's scenic assets.

Objective H. Recognize that telecommunication facilities ~~that~~ address present and future Town residents' needs.

1. Use the following criteria when considering applications for conditional use permits or rezoning for wireless telecommunications facilities:
 - a. The petitioner should submit directly to the Town copies of all applications and supporting materials submitted to Sauk County concerning their application for telecommunications facility. The petitioner should submit these materials to the town at the same time they are submitted to Sauk County.
 - b. The Town does not intend to take action on the re-zoning or conditional use permit until it receives and reviews the results of an engineering report and staff report from the Sauk County Planning and Zoning Department.
 - c. The Town supports co-location of multiple antennas on a single tower and the use of alternative support structures such as silos, light poles, electrical poles and other tall structures.
 - d. All freestanding telecommunication towers should be located to minimize the aesthetic impact including light pollution.
 - e. All support equipment and the base of the tower shall be fully screened to the extent possible.
2. Encourage Sauk County to follow the provisions of the Sauk County Tower Siting Ordinance to require removing towers within six months of cessation of use and further require the tower site be restored to its original natural condition. The Town shall notify Sauk County of any towers that may no longer be used.
3. Work with telecommunication providers to bring modern, state-of-the-art telecommunication facilities that will provide reliable service to the entire Township, and encourage satellite capabilities to be used.

Objective J. Encourage the continuation and enhancement of childcare facilities located in the greater Baraboo area available to Greenfield residents, that are regulated by the Sauk County Human Services Dept. and the state of Wisconsin.

Objective K. Encourage the continuation and enhancement of health care facilities located in the Cities of Baraboo, Madison and nearby communities available to Greenfield residents.

Objective L. Maintain the Greenfield Town Hall in a historically appropriate manner for the age of the structure.

1. Before performing maintenance on the Greenfield Town Hall, use free historic preservation services available through the Sauk County Historical Society to identify options.
2. Seek input from Greenfield residents on maintenance options.

Objective M. Work with active cemetery associations and other appropriate entities to ensure all established cemeteries have long-range plans for maintenance.

1. Identify and map all cemeteries in the Township.
2. Identify cemetery associations, their contact people and their contact information.

VII. Transportation Plan

Goal 17: Provide a safe, efficient and integrated transportation system that meets the needs of multiple users.

Objective A. Maintain the Town's quality roads for current and future Township needs.

1. Perform an economic analysis and review of all transportation, construction and maintenance activities and requirements in conjunction with annual road tour by the Town Board.
2. No new town roads will be built or existing roads extended unless there is a Planning Commission review and Town Board public hearing and approval. Pay additional attention when considering construction in environmentally sensitive areas.

Objective B. Improve and formalize coordinating efforts in order to facilitate cooperation with all units of government. Establish and maintain a dialogue with adjoining municipalities by notifying them of transportation projects in Greenfield that may affect them, and request that adjoining municipalities do the same in return. Encourage collaboration on all projects.

Objective C. Manage Town road traffic.

1. Assure the traffic resulting from new development is routed directly to county and state roads to the extent possible and feasible.
2. Discourage through traffic on Town roads by considering techniques such as signage and speed zones.

Objective D. Provide for planned, efficient and coordinated road maintenance and roadway re-construction in the Town. Establish written criteria for re-constructing roads.

1. Consider the needs of bicyclists and pedestrians when developing long-range plans.
2. Consider working with the state of Wisconsin and/or the Bicycle Federation of Wisconsin to provide funds when roads are paved to include a wider shoulder for bike lanes. Consider the appropriate use of the following potential funding sources:

Local Sources

- Capital Improvements and Budget
- Land Dedications from Developers

State and Federal Programs

- Transportation Enhancement Program
- Surface Transportation Program - Discretionary (part of the Statewide Multi-Modal Improvement Program (SMIP))
- Congestion Mitigation and Air Quality Program (CMAQ)
- Hazard Elimination Program
- Surface Transportation Urban Funds
- Incidental Improvements
- National Recreational Trails Program
- Sustainable Development Challenge Grants
- Rivers, Trail and Conservation Assistance

3. Continue the long-range plan for road maintenance and re-construction.
4. Implement a method of recovering costs from new development or expanded use that damages or degrades the road surface prematurely or requires upgraded road infrastructure.
5. Base road re-construction on traffic volume, weight demands or special uses. Utilize the functional jurisdiction map when prioritizing improvements. Consider the merits of leaving some roads graveled.
6. Consider shared driveways wherever possible to enhance safety, protect road edges and maintain rural character.
7. Encourage road contractor to find a location and use for soil appropriate for its quality when removing soil for road maintenance and re-construction.

Objective E. Ensure Town roads are safe for all residents, visitors, and with regard to multi-use for farm machinery, trucking and recreational uses such as biking and walking.

1. Establish appropriate speed limits.
2. Ensure clear visibility at all intersections and driveway accesses.
3. Single-pass mowing (road shoulders only) is approved anytime as needed. Limit second-pass mowing (road rights-of-way) to after July 15 to preserve habitat for nesting birds and native plants.
4. Enhance safety and sight lines by keeping right-of-ways clear.
 - a. The Town board shall evaluate any known problem areas.
 - b. Consider maintaining sight lines with regard to tall vegetation or other obstructions.

Objective F. Continue a Town process for regulating the placement and construction of driveways access to Town roads. Review the driveway ordinance every five years.

Objective G. Encourage Sauk County, municipalities and other organizations to provide transportation services to elderly, transit-dependent and disabled citizens in Greenfield Township.

Objective H. Recognize and cooperate, when appropriate, with the Ice Age National Scenic Trail partners to support its efforts to extend the Ice Age Trail.

VIII. Intergovernmental Cooperation Plan

Goal 19: Encourage proactive intergovernmental relationships with the city of Baraboo and other area municipalities as a means to address common issues and plan goals.

Objective A. Use cooperative planning and formal arrangements with neighboring cities, villages and Towns to address potential housing and development opportunities and conflicts.

1. Develop written, cooperative agreements with the City of Baraboo to maximize location of new housing in or adjacent to the City while creating incentives to reduce scattered development in Greenfield. Agreements should include plans for managing erosion, runoff and traffic.
2. Investigate the use of transfer of development rights programs and other methods to achieve the Plan goals, objectives and policies.
3. Coordinate with other area municipalities to address important housing and land use issues in creative, effective and economic ways.

Boundary Agreement

In 2006 the Township and the City of Baraboo addressed the issue of the orderly, easterly expansion of the City onto lands in the Township.

In late 2008 they received final review and permission from the Wisconsin Department of Administration to enter into a Boundary Agreement which specified the limits, timing and boundaries of a three-phased expansion of City lands.

A map showing the extent of this agreement is attached in the Appendix. The full text of the agreement is available through the Greenfield Town Clerk.

IX. Housing Plan

Goal 18: Maintain the rural character and natural assets of Greenfield Township by limiting the density and managing the location of new housing.

Objective A. Protect agricultural, forest and natural resources and limit avoidable conflicts caused by new housing.

1. Minimize erosion caused by construction of new housing.
2. Minimize stormwater runoff caused by the construction of new housing.
3. Land with a grade of 20 percent or more shall not be disturbed for development, and development on grades of 12 to 19 percent shall be discouraged to prevent site erosion and the need for excessive site preparation.
4. Discourage new housing in or near waterways, wetlands and other specific, identified areas of environmental sensitivity in the Township.
5. Follow, at minimum, best practices for the location of development near waterways and wetlands in the Township.
6. Reduce light pollution into neighboring properties and the degradation of the night sky.
7. Minimize removing existing vegetation and disturbing topography associated with any construction project including placing driveways.
8. Encourage vegetative screening between farm and non-farm development to minimize conflicts between adjacent landowners.
9. For all new non-farm residential housing, maintain the greatest distance feasible from agriculture feedlot operations or trench silos of adjacent landowners to minimize conflicts between agriculture operations and rural residences. Further ensure that adjacent landowners in agricultural districts are notified of any residential building proposal as part of the Town's land division, driveway and building permits and siting processes.

Objective B. Protect the Township's scenic beauty by promoting the careful siting of new residences to ensure that all new construction is, to the extent possible and reasonable, compatible with its surrounding area.

1. Follow the Siting Ordinance when considering the placement of new homes. The Planning Commission and the Town Board shall use the Siting Ordinance for applying the goals and standards of the Town Comprehensive Plan to proposed building sites and land divisions.
2. Provide for Town site plan review and other ordinances to provide input on the location of new residences, additions to existing residences, and accessory structures.
3. Expedite the permitting of additions to existing homes and construction of outbuildings on established home site whenever possible.
4. As part of the Town's siting and building permit process for any bluff development the Town shall refer to Goal 12.
5. Use Town site plan review to ensure proposed structures meets minimum county size and set-back requirements.

Objective C. Maintain the predominately single-family, owner-occupied housing pattern of the Town.

Objective D. The Town of Greenfield supports an intergovernmental, regional housing strategy that provides a mix of housing options for the residents of the Baraboo area.

1. Housing types of greater density and variety are best located where City of Baraboo services and supporting amenities can be provided.
2. The Town encourages City of Baraboo infill development to support a range of housing options.
3. Encourage residents to use public housing rehabilitation programs.

Objective E. When considering separate living quarters for in-home care of family members or extended family members, a temporary conditional use permit is required. The additional living quarters must meet all health and safety standards and be limited in size.

Objective F. Ensure that temporary housing meets adopted standards for public safety, health and water resources. Work with Town officials and the county to enforce existing ordinances to protect against public health and safety violations relating to temporary housing.

Objective G. Employ the Siting Ordinance when creating and developing small lots.

1. Screen or blend development to the extent possible through natural topography and vegetation.
2. Preserve mature trees, stone rows, fence lines, tree lines, and agricultural structures such as farmsteads, barns, and silos wherever possible.
3. Encourage the planting and maintenance of vegetative buffers between building sites and wetlands and streams.

X. Action and Implementation Plan

One measure of a plans success is its ability to be implemented. Successful implementation depends upon both private and public action. Public action includes administration of the zoning ordinance and subdivision regulations and review by the Plan Commission of proposals affecting the physical development of the community. The Town Plan Commission has a continuing responsibility to see that the plan is kept alive, as well as adjusted to conform to changing conditions. It must be realized that a change in one phase of the plan will, in most probability, affect all parts of the plan and therefore, thoughtful consideration should be given to all implications before making a decision.

A number of decisions affecting development, however, are made through private actions. Thus it is essential that the public understand and support the plan. It is the express intent of the plan to reflect the views of the community.

For the purposes of complying with Wisconsin's Comprehensive Planning Law, "Actions" are used synonymously with the law's "programs" to implement the plan.

Organization of the Action and Implementation Plan

- Recommended Ordinance Updates
- Community Education and Outreach
- Development Review
- Updating and Amending the Plan

Recommended Ordinance Updates

The following ordinance adoptions and updates are recommended to fully implement the recommendations in this plan:

- **Land Division Ordinance** – *Immediate Priority*

The Town shall review and revise its Land Division Ordinance to reflect current Comprehensive Plan requirements and their alignment with Sauk County zoning. Close coordination with legal staff is recommended to codify many of the guidelines and recommendations in this plan. This includes adopting detailed standards to require design conservation principles are followed.

- **Siting/Driveway Ordinance** – *Immediate Priority*

The Town shall revise the siting ordinance to recognize project location and complexity. Merge current siting and driveway ordinances. This ordinance will be used in conjunction with the land division ordinance to guide the placement of future residential and commercial structures in the town. This ordinance will formally implement many of the site specific recommendations contained in the plan. Review by legal staff is recommended to codify and formalize these standards.

- **Sign Ordinance** – *Intermediate Priority*

The Town should work with the county to amend the county sign ordinance or develop a township sign ordinance to implement the sign recommendations contained in this plan.

- **Light Pollution Ordinance**– *Intermediate Priority*

| The Town should enact a light pollution ordinance.

|

Community Education and Outreach

| The Town shall provide educational opportunities for new and existing Town residents on farm life, noises, smells and operational requirements, and living in a rural area. The following opportunities should be considered:

| **Building / Driveway Permitting:** At the time a siting permit is applied for, an informational packet will be provided by the Town to the Applicant.

- Provide written information to prospective residents regarding their rights and responsibilities of living in a rural area as part of issuing the Town's driveway and building permits. Add language to the Town's driveway construction and siting permit applications, which the applicant must sign to submit for consideration, which states the applicant acknowledges receipt of the informational material on rural living.

Communications:

- Develop and provide written information to all residents regarding their rights and responsibilities of living in a rural area through the Town's newsletter, website and other means. Consider using existing publications, if appropriate, such as *Partners In Rural Wisconsin: A Guide to Positive Neighbor Relations in Wisconsin Farm Country* or similar document. (Available at www.iowa.uwex.edu/files/2010/12/PartnersinRuralWisconsinGuide.pdf June 2012)
 - The Town's Plan Commission and Board should recognize good or unique agricultural practices in a Town newsletter and/or web site and highlight the experiences of that landowner.
 - The Town shall recognize good natural resource stewardship in a Town newsletter and/or website.
 - The Town shall provide a listing of current land stewardship literature for landowners. Explain and promote timber harvest plans in the Town newsletter, handout and/or web site.
 - Invasive species control: Describe invasive plants with photographs in the Town newsletter and/or website to assist with identification. Provide landowners and residents with information on eradication of invasive species.
 - Help to ensure all woodland and forest landowners are informed and have access to documents such as the DNR's Best Management Practices as outlined in *Wisconsin Forest Management Guidelines PUB-FR-226-2003*, or more current guidelines appropriate for the Baraboo Hills. (Keep documents in the Town library and on its website)
 - The Town shall provide landowners a listing of current literature on soil, ground and surface water protection including, where available, current private well test information.
 - The Town should obtain and display in the Town Hall large scale (30"x40") versions of maps listed in the Appendix to this Plan.

- **Partnerships:**

The Town shall investigate developing an intra-Town or inter-Town-and-city Transfer of Development Rights program and identify lands appropriate as sending areas and land as receiving areas. The Town shall work with neighboring municipalities and Sauk County to develop and implement such a program.

Continue to work with partners such as the UW Extension to create programs and awareness campaigns on issues discussed in the plan. Encourage landowners and residents to use resources such as USDA, Natural Resource Conservation Service (NRCS), Sauk County Land Conservation Department, UWEX and others for information about rural life, agriculture, land stewardship practices and options for making small acreage productive.

- **User's Guide to the Comprehensive Plan**

The Town should consider creating a plan summary document to share with property owners and residents.

Development Review

One of the primary roles of the Town in implementing the plan is following the plan and its implementing ordinances. Assuming that all ordinances will be made consistent with the Plan, the next step is enforcing them consistently and fairly. This applies to rezoning, land division, building permit applications. The following is a summary checklist:

- *Ensure Consistency with the Comprehensive Plan*
- *Encourage / Require a "Pre-Application" Conference to discuss the process and submittal requirements with applicants*
- *Involve necessary planning, legal, engineering staff along with Citizen review committees.*
- *Be consistent*
- *Review ordinances (especially new ones) and make improvements as needed.*

Development Review Summary Packet

- Upon completion of the Plan and implementing ordinances, the Town should create a simple, summary guide to the development review procedures that need to be followed. This will provide residents and property owners a consistent guide to the policies, processes and procedures for development projects.

Updating and Amending the Plan

Plan Adoption

The first official action toward plan implementation is the adoption of the plan by the Town Board. As opposed to the existing Development Plan, this plan is adopted by Ordinance, and not by resolution. The Plan is adopted as the general statement of public policy on land development within the Town. This action formalizes the plan document as the basic frame of reference on general development patterns over the next 20 years. The plan, thereby, becomes a tool for communicating the Town's land use and growth policy and for coordinating various individual decisions into a consistent set of actions.

Before Town Board Adoption, this process begins with the recommendation of the Comprehensive Plan Steering Committee, by resolution. The Plan then moves to the Town Board for adoption. At a minimum, a public hearing must be held before the Plan is adopted, however, the State does not dictate whether or not

that occurs before or after Plan Commission/steering committee recommendation.

Plan Monitoring

Although the Plan is being adopted as a 20 year guide, this document is meant to be a “living document” that changes with the Town. For this to take place, the Plan Commission will need to formally review the plan and recommend changes on a regular basis. This need not be an overly complex process, but a thoughtful review of how the plan is progressing.

1. The Plan should undergo a formal review every ten (10) years or more frequently as required. Members of the Town Board or Plan Commission will perform the review.
2. The Plan Commission should consider a public meeting to discuss the Plan and its progress every two years. This may be combined with the Annual Town Meeting or a Plan Commission Meeting.
3. This review should include, but is not limited to the following:
 - Are Plan Goals and Objectives are still appropriate to address Town of Greenfield Issues?
 - Are Updates to the Goals and Objectives Needed or desired? If so, what is recommended?
 - Are their development pressures not anticipated for in the Plan? If so, do they need to be addressed?
 - Have any amendments been requested by property owners or citizens? Are approved amendments consistent with overall goals and objectives?
 - Is progress toward implementing the plan’s key initiatives on schedule? What is ahead or behind schedule?
 - Are new initiatives needed to meet new issues and opportunities?
 - Have all public comments on the plan been considered?

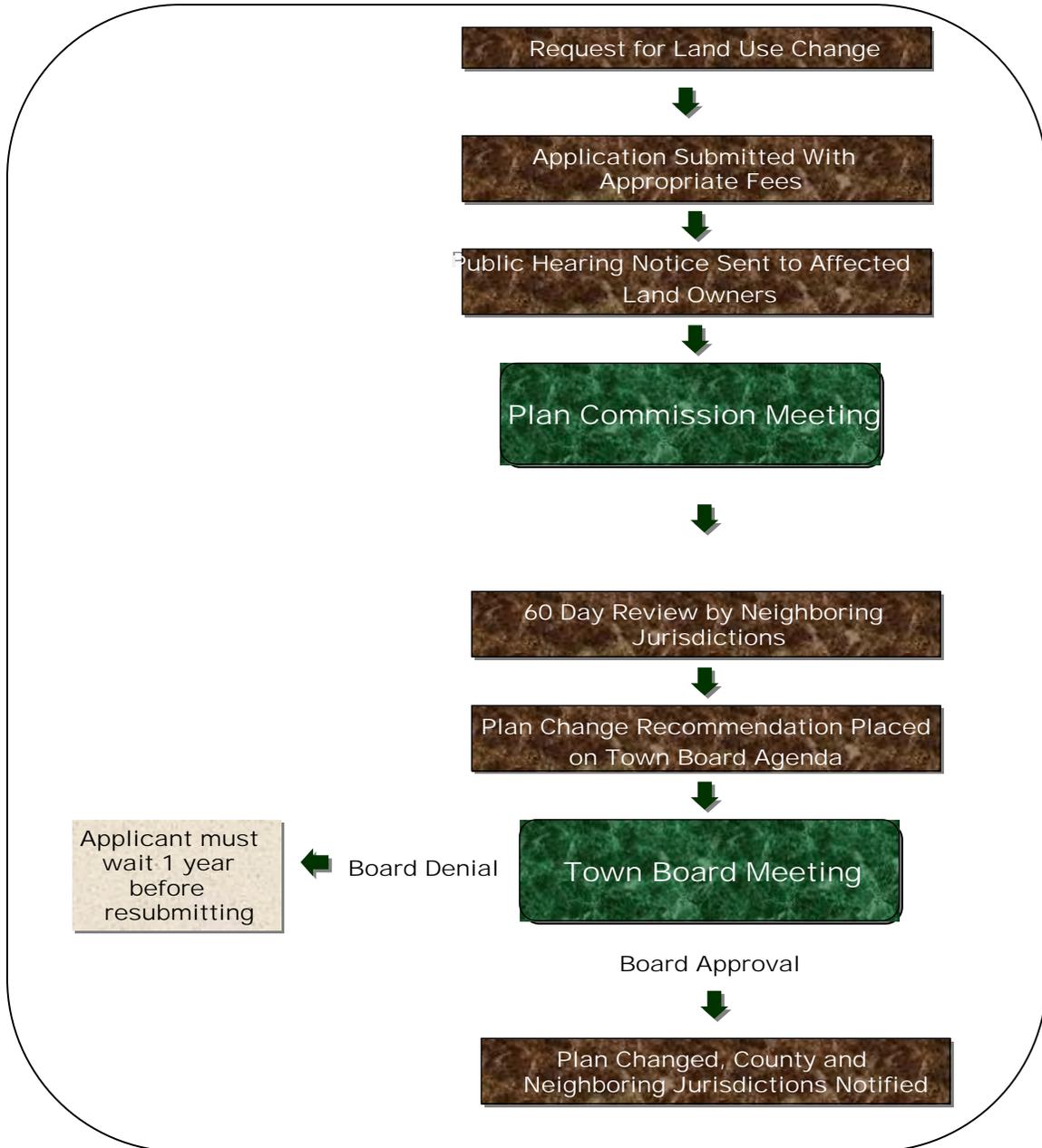
Amending the Plan.

There are two primary situations in which the plan is amended:

1. The Plan is Amended based on the routine review by the Plan Commission in accordance with Wisconsin State Statute 66.1001.
2. The Plan is amended to accommodate a specific development proposal that is not consistent with some aspect of the Plan.

It is recommended that amendments described under paragraph 2 above be limited, and pursued only when sufficient evidence is supplied by the applicant that the Plan Amendment is necessary and not contradictory to goals, objectives, and policies in this plan. This plan amendment process includes the following steps:

General Procedure for Amending the Plan



Definitions

Agricultural operation (i.e. farm): a business owned by the landowner verified through the submittal of farm records from the Natural Resource Conservation Service (NRCS) or other public agency and is deriving at least \$50,000 of gross base farm revenue/income as verified by the previous year's federal income tax return.

Cultural Resources: Any building, site, district, structure, or object significant in history, architecture, archeology, culture, or science. This can extend to include a community's heritage and way of life.

Farm Employee: A person who derives 50% or more of their income from the agricultural operation.

Forest Preservation and Environmental Conservancy District Terms

- **Permanent breaks** convert forest to non-forest uses or do not regenerate new forest cover.
- **Temporary breaks** are created by harvesting or other forest management activities that meet the guidelines established in this plan.
- **Forest edge:** The outermost portion of the forest where the environment differs significantly from the forest interior in terms of its structure, species composition and abundance. Forest core habitat is qualitatively different from edge habitat, and supports viable populations of wildlife and natural communities that require relative isolation from the influences of surrounding environmental conditions and land uses.
- **Forest core buffer:** The area of unbroken forest, at least 660 feet (~200 meters) in width, which separates the forest edge from the interior forest core.
- **Forest core:** Any part of the existing forest interior lying at least 660 feet (~200 meters) in any direction from an existing forest edge.

Highway 33 Corridor: The Highway 33 Corridor boundaries run from the existing City of Baraboo limits from the face of the south bluff along County Highway W north to the Fairfield Township boundary and east to the County Highway X and Baraboo River intersection, including the Lower Narrows.

Lot of record: (Town of Greenfield definition as of 9-15-98) A parcel created by certified survey maps (CSM) or subdivision plats is deemed one lot of record. All adjoining or contiguous tax parcels owned by the same owner and existing as of the date the zoning ordinance in question was enacted are deemed one lot of record. Tax parcel boundaries and section lines of any type shall NOT constitute breaks in the contiguity of existing lots. Only roadways for which the municipality with jurisdiction holds ownership in fee simple shall constitute a break in the contiguity of existing lots. Only the Baraboo River shall constitute a waterway that breaks the contiguity of existing lots.

Open space: An area not occupied by any structures or manmade impervious surfaces.

Permanent breaks: Breaks that convert forest to non-forest uses or do not regenerate new forest cover.

Prime agricultural land: Prime agricultural land is land that has the best combination of physical and chemical characteristics for producing crops. It has the soil quality, growing season and naturally occurring moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Note that grazing (pasture) is a crop. Those lands which exhibit the

greatest long-term commitment to agriculture based upon soil type, ownership pattern, investment, use, or identified as class I, II, III or IV and by the Sauk County Soil Survey shall be identified and mapped as such (see the Sauk County Soil Survey for additional information).

Rural character: Where open space, the natural landscape and vegetation predominate over the built environment, and the land is primarily used for farming, forestry, open space, recreation, natural resource conservation and low-density residences.

Scenic: Pertaining to land and other natural features valued for their aesthetic qualities.

Temporary breaks: Breaks created by harvesting or other forest management activities that meet the guidelines established in this plan.

View shed: The area within view from a defined observation point.

Appendix

Maps: The following maps are included as a part of this Plan:

- | Land Use Plan
- | Forest Preservation District Plan
- | Transportation Functional Classification Map
- | Boundary Agreement Plan

Land Use Plan

Legend

Generalized Planned Land Use

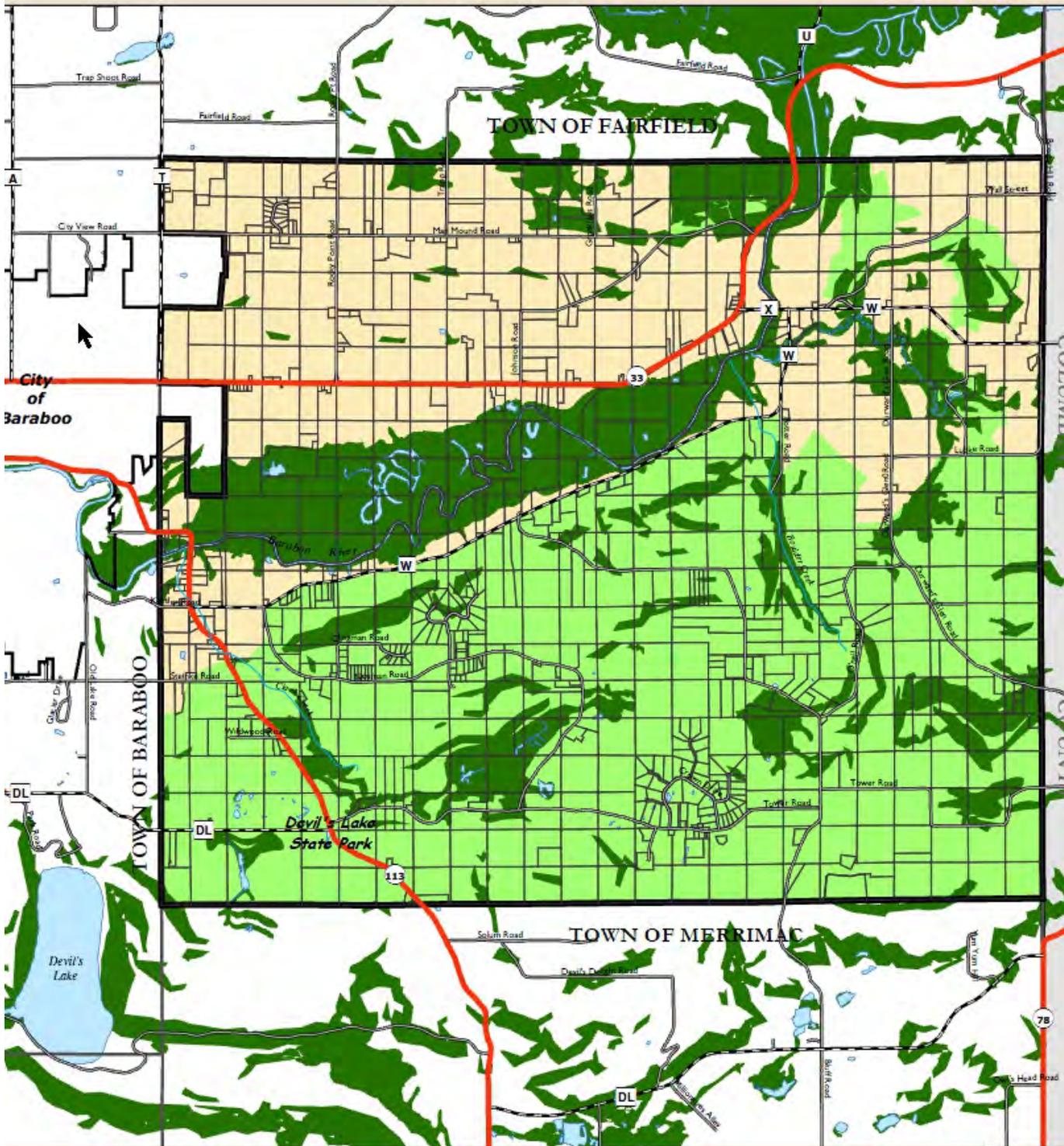
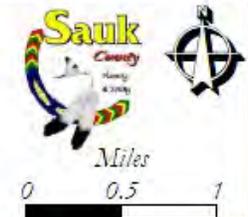
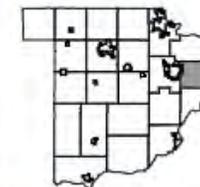
-  Agricultural Preservation District
-  Forest Preservation District
-  Environmental Conservancy District

General

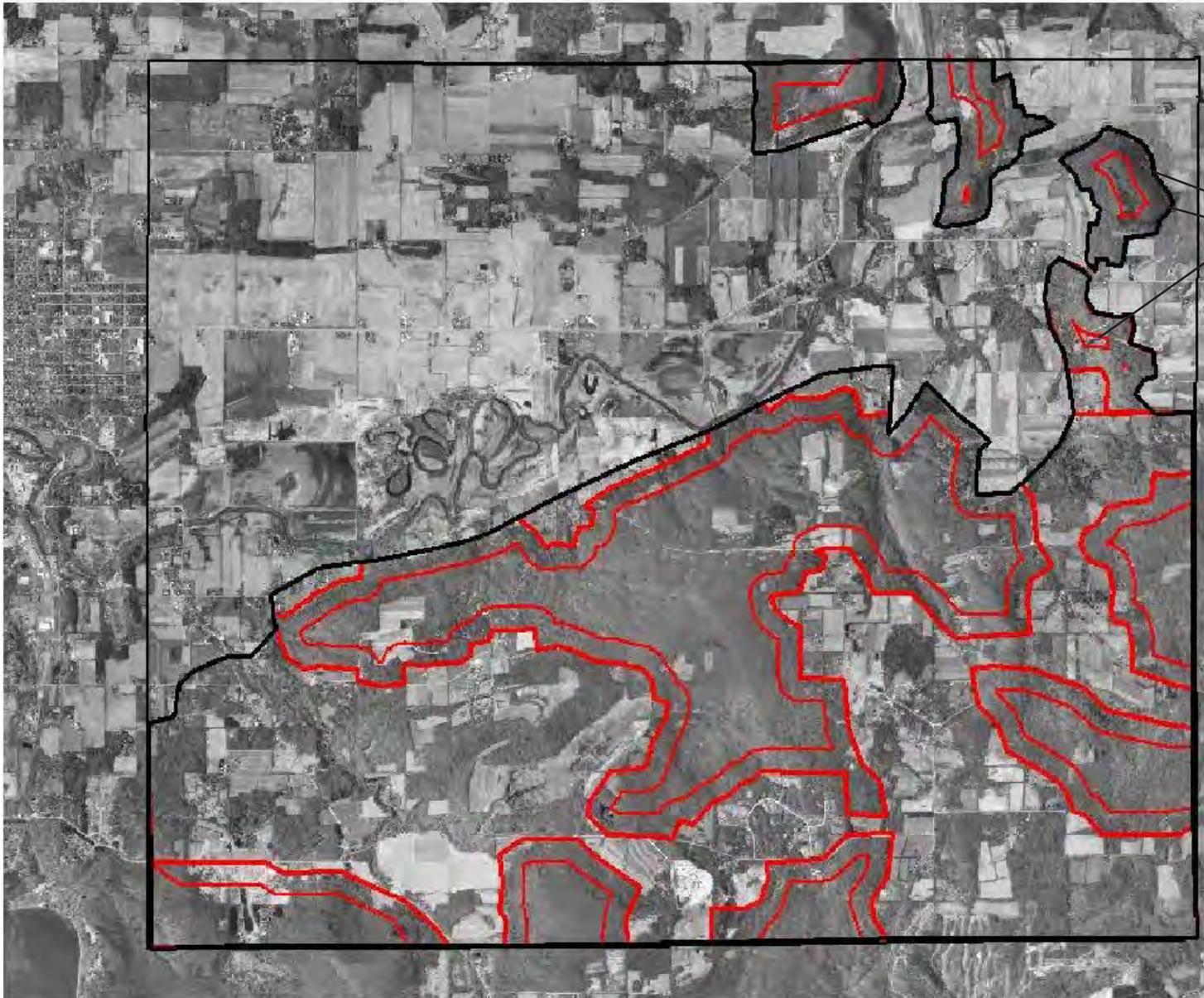
-  State Highway
-  County Highway
-  Town Road
-  Parcel Boundary
-  Town Boundary

Sources:

Base information including parcels, waterways and roadways courtesy of the Sauk County Mapping Department. Natural Areas information and interpretation courtesy of NRCS, USDA, USGS, TNC and Wisconsin DNR.



Town of Greenfield - Forest Preservation District



- Greenfield Township Boundary
- Forest Preservation District
- Forest Edge
- Forest Core Boundary

The areas inside the Forest Edge are substantially unfragmented habitat for forest interior wildlife. Small non-forested openings of up to 20 acres are included.

The Forest Core is bounded by the lighter of the lines drawn 660 feet (~200 M) inside the Forest Edge, and is extended to the Forest Edge where forest habitat in adjoining townships contributes to forest interior habitat.



Existing Transportation

Legend

Functional Classification

- Principal Arterials - Interstate
- Principal Arterials - Other
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads
- Railroad
- Ice Age Trail

Airport

Proposed HWY 12 Bypass

Proposed HWY 12 Bypass

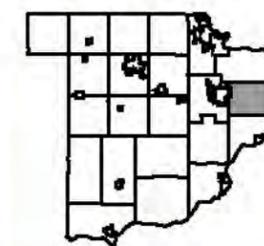
Proposed Interchange

General

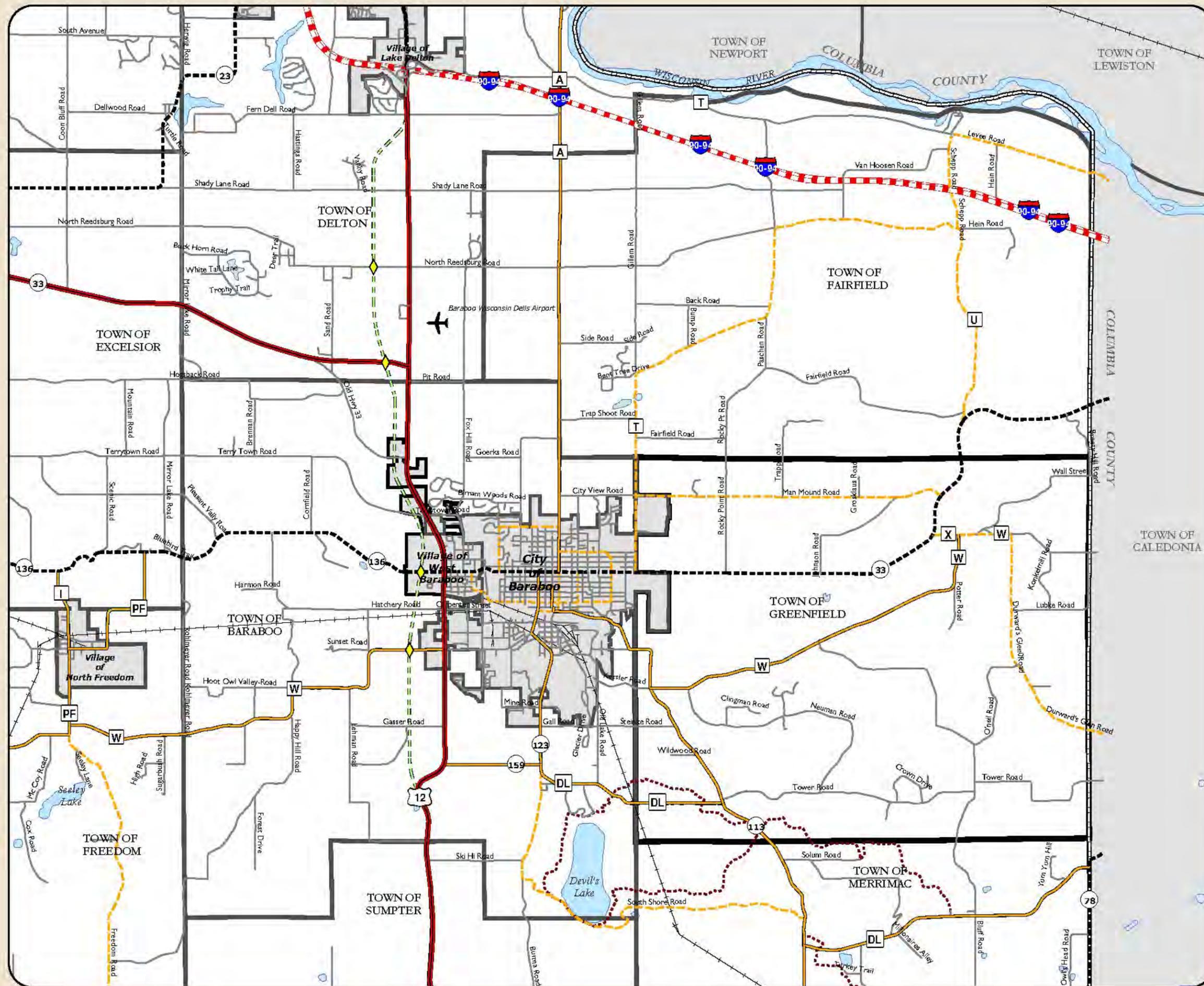
Town Boundary

County Boundary

Sources:
Base information including town boundaries and roadways produced by the Sauk County Mapping Department
Roadway Functional Classification, proposed Highway 12 bypass courtesy of WISDOT.
Ice Age Trail provided by NPS.



Miles
0 0.5 1



Intergovernmental Cooperation

Legend

-  Boundary Agreement 1
-  Boundary Agreement 2
-  Boundary Agreement 3

General Boundaries

-  Town Boundary
-  County Boundary

ExtraTerritorial_Zoning

-  CityBarabooET

Transportation

-  Interstate Highway
-  United States Highway
-  State Highway
-  County Highway
-  Town Roads

Sources:
Base information including town boundaries and roadways produced by the Sauk County Mapping Department.
Community Resources courtesy of USGS.

