

Appendix T – Chapter III

EXISTING RECOMMENDATIONS FOR FARMLAND PRESERVATION IN WASHINGTON COUNTY

INTRODUCTION

The Working Lands Initiative (WLI) mandates that Farmland Preservation Plans do more than identify farmland preservation areas. Section 91.10 of the *Wisconsin Statutes* requires that plans identify trends related to the conversion of agricultural land to other uses, describe actions that the County will take to preserve farmland and to promote agricultural development, describe goals related to the development of enterprises related to agriculture, and outline policies, goals, strategies and proposed actions to increase housing density outside of areas for agricultural preservation. Many of these requirements have been addressed in the goals, objectives, policies and programs described in *A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035* and local government comprehensive plans, establishing a foundation for farmland preservation.

Wisconsin Statute 66.1001, the comprehensive planning law, requires that comprehensive plans provide a statement of overall objectives, goals, policies, and programs related to nine elements, four of which are agricultural, natural, and cultural resources; land use; housing; and economic development. Recommendations outlined in these four comprehensive plan elements in the County and local government comprehensive plans provide a starting point for satisfying the requirements outlined in Section 91.10 of the *Wisconsin Statutes*.

Washington County's multi-jurisdictional comprehensive plan and the comprehensive plans developed by local governments serve as long-range guides for officials, staff, and citizens to effectively address future development and natural resource protection in the County through the year 2035. Since every city, town and village in Washington County has adopted their own comprehensive plan and enforces their own zoning ordinances, local governments will have significant influence over agricultural resources in the County, especially with regard to providing protection for agricultural lands. Therefore, it is important to consider the existing recommendations set forth in adopted comprehensive plans throughout Washington County.

This chapter summarizes the goals, objectives, policies and programs that pertain to farmland preservation as described in *A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035* and local government comprehensive plans. The chapter also examines commonalities in those adopted comprehensive plan recommendations.

COMMON RECOMMENDATIONS OF LOCAL COMPREHENSIVE PLANS

Many local governments share common goals for the future of farmland preservation. Recommendations for each local government were developed through extensive public participation efforts. Goals and objectives were developed during separate brainstorming sessions with each local government during a joint meeting of their plan

commission and board. Goals and objectives are designed to define a desired future for Washington County and its local governments. Recommended policies and programs directly promote the achievement of element goals and objectives.

Common Recommendations for Rural Areas of Washington County

When comparing the adopted comprehensive plans of rural communities in Washington County, including all twelve Towns and the Villages of Germantown and Richfield, many similar recommendations related to farmland preservation and agricultural development emerge. Below are common goals, objectives, policies and programs that were adopted by multiple local governments in the rural areas of Washington County.

Agricultural, Natural, and Cultural Resources Element

- Preserve the rural character and small town atmosphere of the community.
- Support local farms including specialty, niche, and hobby farms.
- Establish or maintain a 5-acre minimum density for residential development to allow for adequate groundwater recharge.
- Establish a balanced spatial allocation of land uses between agricultural and non-agricultural land uses.
- Preserve agricultural lands, especially prime agricultural lands.
- Plan long-term for agriculture by designating such areas on future land use maps, often with the use of transition areas between agricultural and non-agricultural areas.
- Consult the results of the Land Evaluation and Site Assessment (LESA) analysis when planning future development.



Establishing a balanced spatial allocation of land uses between agricultural and non-agricultural land uses is a recommendation commonly found in comprehensive plans of rural communities in Washington County.

Land Use Element

- Preserve the rural character and small town atmosphere of the community.
- Establish a balanced spatial allocation of land uses between agricultural and non-agricultural land uses.
- Preserve prime agricultural lands.
- Direct non-agricultural development to hamlet areas or within sewer service areas.
- Utilize cluster development and conservation subdivisions when planning residential development to minimize the conversion of agricultural land to non-agricultural uses.
- Establish agricultural transition areas on future land use maps to serve as buffers between agricultural and non-agricultural land uses.
- Preserve agricultural lands that weren't necessarily designated as "prime" for orchards and specialty crops.



Non-agricultural development should be directed to hamlet areas or within sewer service areas.

Housing Element

- Strive to provide housing while maintaining rural densities and rural character.
- Allocate sufficient area for residential development on the community's land use plan map to accommodate the anticipated 2035 population.
- In cooperation with neighboring communities, provide a wide range of housing opportunities.
- Allow residential development in appropriate areas as designated on the community's land use plan map.
- Focus limited urban development in and/or around existing hamlets or in existing sewer service areas.
- Provide safe and decent housing.

Economic Development Element

- Ensure that economic development coincides with the rural atmosphere of the community.

- Plan long-term for agriculture by designating such areas on future land use maps.
- Affirm and/or encourage traditional and alternative forms of agriculture including specialty and hobby farming.
- Protect and preserve agricultural lands.
- Allow and attract businesses that support the primary economic activities in the community; agriculture, tourism, recreation, and residents’ needs.

Common Recommendations for Urban Areas of Washington County

When comparing the adopted comprehensive plans of urban communities in Washington County, including the Cities of Hartford and West Bend and the Villages of Kewaskum, Newburg, Slinger and Jackson, many similar recommendations related to farmland preservation and agricultural development emerge. Below are common goals, objectives, policies and programs that were adopted by multiple local governments in the urban areas of Washington County.

Agricultural, Natural, and Cultural Resources Element

- Preserve prime agricultural lands (through zoning and other ordinances) within the planning area.
- Establish a balanced spatial allocation of land uses between agricultural and non-agricultural land uses.
- Redevelop areas and utilize infill development whenever possible.
- Minimize conflicts between agricultural and urban areas.
- Encourage, develop, and promote farmers’ markets.

Land Use Element

- Redevelop areas; utilize infill and compact development whenever possible.
- Establish a balanced spatial allocation of land uses between agricultural and non-agricultural land uses.
- Protect the natural resource base and preserve environmental quality.



Redevelopment, infill, compact, and cluster development is recommended in urban areas of Washington County.

Housing Element

- Provide a wide range of housing opportunities.
- Promote redevelopment, infill, compact, and cluster development.
- Locate housing development in areas where utilities and public facilities are available.
- Allow residential development in appropriate areas as designated on future land use maps to accommodate current and future populations.
- Encourage rehabilitation of existing homes.

Common Recommendations for all Communities in Washington County

When comparing the adopted comprehensive plans of Washington County and all twenty local governments, including both mainly rural and urban communities, many similar recommendations related to farmland preservation and agricultural development emerge. Below are common goals, objectives, policies and programs that were adopted by Washington County and multiple local governments in the County.

Agricultural, Natural, and Cultural Resources Element

- Establish a balanced spatial allocation of land uses between agricultural and non-agricultural land uses.
- Preserve agricultural lands, especially prime agricultural lands.
- Minimize conflicts between agricultural and urban areas.



Preservation of agricultural lands, especially prime agricultural lands, is recommended by local governments throughout Washington County.

Land Use Element

- Establish a balanced spatial allocation of land uses between agricultural and non-agricultural land uses.
- Minimize the conversion of agricultural lands to non-agricultural uses by directing non-agricultural development to hamlet areas or within sewer service areas and redevelop areas by utilizing infill and compact development whenever possible.
- Protect the natural resource base and preserve environmental quality.

Housing Element

- In cooperation with neighboring communities, provide a wide range of housing opportunities.
- Provide safe and decent housing.
- Allocate sufficient area for residential development on the community's land use plan map to accommodate the anticipated population of the community in 2035.
- Strive to provide housing while maintaining densities appropriate to the community and its character.
- Focus limited urban development in and/or around existing hamlets or in existing sewer service areas and where utilities and public facilities are available.
- Promote redevelopment, infill, compact, and cluster development.

Economic Development Element

- Allow and attract businesses that support the primary economic activities in the community.
- Strive to avoid land use conflicts whenever possible.
- Promote the expansion of the recreation and tourism sectors of the economy which may include the establishment and promotion of farmers' markets.



Farmers' markets are well attended in Washington County. (Photo by John Sancomb)

SUMMARY OF GOALS, OBJECTIVES, POLICIES AND PROGRAMS RELATED TO FARMLAND PRESERVATION

WASHINGTON COUNTY

The following goals, objectives, policies, and programs are found in *A Multi-jurisdictional Comprehensive Plan for Washington County: 2035* which was adopted by the Washington County Board of Supervisors on April 15, 2008 and summarize how Washington County addresses the future of agriculture in the County.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Preserve a sufficient amount of agricultural land to ensure farming remains viable in Washington County.
- **Goal:** Identify productive farmlands in Washington County and support their protection and management as an important economic resource.
 - **Objective:** Promote the use of Tier I farmland (agricultural land with a score of 6.8 or higher in the LESA analysis) for agricultural use.
 - **Objective:** Protect parcels that were determined to be most suitable for long-term agricultural use through the LESA analysis (Tier I farmland) from non-farm development.
 - **Policy:** Protect high priority farmland protection parcels identified on Map 76 of the comprehensive plan. Tier I parcels should be given the highest priority for allocation of farmland protection resources. Tier II parcels should be given the next highest priority for allocation of farmland protection resources.
 - **Policy:** Discourage land divisions on Tier I agricultural lands and in large contiguous areas of agricultural use.
 - **Policy:** Support implementation of the Working Lands Initiative recommendation to establish working land enterprise areas outside planned sewer service areas. As proposed in the Working Lands Initiative Final Report (August 2006), Working Lands Enterprise Areas would cluster active farms and slow farmland conversion by preventing annexations within enterprise areas and

- targeting funding and other resources, such as a recommended State Purchase of Development Rights program, to farmlands within enterprise areas.
- **Policy:** Encourage development of highways and utilities in a manner that minimizes disruption of Tier I farmlands.
 - **Program:** Assign agricultural use to agricultural lands identified as Tier I (score of 6.8 or higher) by the LESA analysis on Map 84 (Washington County Land Use Plan map).
 - **Program:** Update the County Farmland Preservation Plan to reflect the recommendations of the comprehensive plan, including the LESA analysis, and any changes to the Wisconsin Farmland Preservation Program approved by the State Legislature in response to the Working Lands Initiative report. Encourage local governments to participate in developing and implementing the updated County Farmland Preservation Plan.
 - **Program:** Work with area land trusts, such as the Ozaukee Washington Land Trust (OWLT), to protect agricultural parcels through agricultural conservation easements and/or purchases.
 - **Program:** Work with appropriate organizations to develop programs that support Wisconsin's Working Lands Initiative recommendations.
 - **Program:** Continue to work with appropriate organizations and local governments to develop programs to support farmland protection.
 - **Program:** Continue to provide technical assistance to towns on request for town farmland protection programs, such as transfer of development rights and exclusive agricultural zoning.
 - **Policy:** Implement strategies regarding the preservation of sufficient farmland to support a viable agricultural community as recommended in the Washington County Land and Water Resource Management Plan.
 - **Program:** Continue to work with UW-Extension to provide education on methods of protecting agricultural land, by working with local governments and the Washington County unit of the Towns Association.
- **Goal:** Protect farms and farming in Washington County.
 - **Objective:** Preserve the economic viability of agricultural activities in Washington County.
 - **Objective:** Retain existing farm operations outside planned sewer service areas in Washington County to the extent possible.
 - **Objective:** Retain existing agri-businesses in Washington County to the extent possible.
 - **Policy:** Encourage continued agricultural activity, particularly on lands identified for agricultural use on the County Land Use Plan Map (Map 84 in Washington County's comprehensive plan).
 - **Policy:** Farmlands in planned sewer service areas should be encouraged to remain in agricultural use until public sewer and water services are extended to the parcel.
 - **Policy:** Support economic initiatives to ensure farming remains viable in Washington County, including funding programs, agri-tourism, and direct marketing of farm products.
 - **Policy:** Protect agricultural infrastructure in Washington County to support farm operations.
 - **Policy:** Encourage niche farming operations in Washington County, such as organic farms and orchards.
 - **Policy:** Encourage farming by younger age groups in Washington County.
 - **Policy:** Encourage retiring farmers to pass farms on to heirs or to sell farms to other farmers.
 - **Policy:** Support implementation of the Working Lands Initiative recommendation to establish a beginning farmer program to recruit and train the next generation of farmers.
 - **Program:** Implement programs recommended under the Farmland Protection Issue to preserve agricultural activity in Washington County, including support of the Wisconsin Working Lands Initiative recommendations.



The County supports economic initiatives to ensure farming remains viable in Washington County, including agri-tourism.

- **Program:** Promote the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries in Washington County.
- **Program:** Continue to market and link Washington County farms and agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.
- **Program:** Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.
- **Program:** Continue to promote existing Federal and State programs that provide financial support for beginning farmers. In addition, study the need and feasibility of establishing County programs to support beginning farmers.
- **Program:** Continue to promote the farm business community and work together on common issues.

Land Use Element

- **Goal:** Preserve and enhance agricultural lands that are best suited for agricultural use.
 - **Objective:** Preserve a sufficient amount of agricultural land to ensure farming remains viable in Washington County.
 - **Objective:** Encourage the preservation of agricultural uses outside planned urban service areas.
 - **Policy:** Encourage continued agricultural activity, particularly on lands identified for agricultural use on the County Land Use Plan Map (Map 84 of the County’s comprehensive plan).
 - **Policy:** Promote agricultural use on parcels receiving a LESA score of 6.8 or greater.
 - **Policy:** Support implementation of the Working Lands Initiative recommendation to establish working land enterprise areas outside planned sewer service areas. As proposed in the Working Lands Initiative Final Report (August 2006), Working Lands Enterprise Areas would cluster active farms and slow farmland conversion by preventing annexations within enterprise areas and targeting funding and other resources.
 - **Program:** Incorporate parcels designated for agricultural use by local government comprehensive plans on the County Land Use Plan Map (Map 84 of the comprehensive plan).
 - **Program:** Continue to work with local governments and appropriate organizations, including but not limited to land trusts, to develop programs to support farmland protection.
 - **Program:** Continue to provide technical assistance to towns on request to develop local farmland protection tools, such as transfer of development rights (TDR) and exclusive agricultural zoning.
- **Objective:** Encourage the preservation of soils suitable for agricultural production.
 - **Policy:** Implement strategies regarding soil sustainability and sedimentation as recommended in the Washington County Land and Water Resources Management Plan.
 - **Program:** Continue the educational program that specifically outlines the soil conservation and Best Management Practices (BMPs) resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and DNR.
 - **Program:** Continue to pursue Federal and State soil resource conservation grant funds available to County governments.



Preserving and enhancing agricultural lands that are best suited for agricultural use is a goal in Washington County.

Housing Element

- **Goal:** Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
 - **Objective:** Encourage flexibility in zoning to accommodate a variety of housing options.
- **Goal:** Promote the addition of an adequate number of housing units to the current housing stock to meet housing demand through 2035.
- **Goal:** Allocate sufficient land for housing development and to accommodate current and future populations.
- **Goal:** Promote adequate housing choices.
 - **Objective:** Accommodate an additional 19,006 housing units¹ in the County by 2035 in the areas identified for residential use on Map 84 (Washington County Planned Land Use Map: 2035) of the comprehensive plan.
 - **Policy:** In communities with sewer service areas and other urban services, encourage local comprehensive plans and ordinances that support the provision of a full range of structure types and sizes, including single-family, two-family, and multi-family dwellings, at appropriate densities.
 - **Policy:** In communities without sewer service areas and other urban services, encourage local comprehensive plans and ordinances that support the provision of housing types and densities appropriate to the community.
- **Goal:** Provide safe and decent housing for all County residents.
 - **Objective:** Provide well-constructed and maintained housing with adequate services.
 - **Objective:** Provide housing within a suitable physical environment.
 - **Policy:** Seek to protect the character of residential neighborhoods by precluding the encroachment of incompatible land uses and minimizing adverse impacts on the environment.
 - **Policy:** Support the use of tax incremental financing (TIF) districts to encourage redevelopment of under-used and blighted areas for affordable housing.
- **Goal:** Support a range of housing types to meet the housing needs and preferences of Washington County residents.
 - **Objective:** Promote a variety of residential lot sizes.
 - **Objective:** Encourage more cluster development or conservation subdivision housing development with open space.
 - **Policy:** Support local government comprehensive plans and ordinances including zoning ordinances, land division ordinances, and building codes that support the provision of a full range of lot sizes and structure types and sizes including single-family, two-family, and multi-family within sewer service areas.
 - **Program:** Continue to research housing trends and provide information to local governments on innovative ways to accommodate a variety of housing types and sizes that are appropriate to the services available in various communities.
 - **Policy:** Continue to maintain the rural areas of the County through the accommodation of new residential development at appropriate densities.
 - **Policy:** Encourage the use of flexible zoning techniques by local governments to accommodate a variety of housing options. Develop model ordinances to assist local governments in amending local ordinances to include flexible zoning techniques. Examples of flexible zoning techniques include traditional neighborhood development (TNDs), infill development, planned unit developments (PUDs), and accessory apartments.



Promoting a range of safe and affordable housing for all income levels and age groups is a County goal.

¹ The 2035 regional land use plan prepared by SEWRPC projects the number of households in Washington County will increase from about 43,843 in 2000 to about 62,849 in 2035, for an increase of about 19,006 households (a 43 percent increase).

- **Program:** Create a dialogue between local governments in Washington County to encourage intergovernmental cooperation in achieving a distribution of a variety of housing choices across Washington County.

Economic Development Element

- **Goal:** Identify and encourage desirable and sustainable businesses and job development.
 - **Objective:** Develop methods to retain and encourage farming as a viable part of the economy.
- **Goal:** Create, attract, and retain desirable businesses and industries.
 - **Objective:** Fuel existing growth companies and industries in Washington County for the creation of quality jobs and wealth.
 - **Policy:** Support EDWC programs that fuel growth companies for the creation of quality jobs and economic prosperity countywide.
 - **Program:** Support EDWC programs that develop a strategy to support agri-business within the County.
 - **Objective:** Protect the lands identified in the Agricultural, Natural, and Cultural Resources and Land Use Elements as best suited for long-term farmland preservation, in order to provide the land base needed to maintain agriculture and associated agricultural industries.
 - **Policy:** Promote agriculture and associated agricultural industries.
 - **Policy:** Promote businesses that support agriculture (feed and seed stores, implement dealers, dairy processors).
 - **Policy:** Promote agricultural uses on lands identified in the Agricultural, Natural, and Cultural Resources and Land Use Elements as best suited for long-term farmland protection.
 - **Program:** Identify sustainable lands to be retained in long-term agricultural use in consultation with local governments, and using the results of the LESA analysis.
 - **Program:** Promote the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries.
 - **Program:** Encourage the EDWC to develop a method to market and link Washington County agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.
 - **Program:** Work with appropriate entities to identify and promote value-added agriculture (for example, on-farm production of yogurt, cheese, and other dairy products).
 - **Policy:** Support economic initiatives to ensure farming remains viable in Washington County, including funding programs, agri-tourism, and direct marketing of farm products.
 - **Program:** Work with NRCS and UW-Extension to establish a program to promote agri-tourism in Washington County through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. The program could include an educational component for farmers regarding possible agri-tourism enterprises.
 - **Program:** Work with UW-Extension to create a resource log of existing programs available to support young farmers and ensure that this resource is effectively communicated to existing and potential farmers so that people are aware of available programs.
 - **Program:** Work with UW-Extension and local high schools and colleges to promote agribusiness education programs, and encourage young and beginning farmers to attend classes. Provide tuition assistance to farmers attending classes.
 - **Program:** Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.



Washington County strives to protect lands identified as best suited for long-term farmland preservation.

CITY OF HARTFORD

The following goals and objectives are found in the *City of Hartford 2030 Smart Growth Plan* which was adopted by the Common Council of the City of Hartford on December 8, 2009 and summarize how the City of Hartford addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Manage and protect the Hartford Area's agricultural resources.
 - **Objective:** Continue to enforce the City's 3-mile extraterritorial land division jurisdiction to prevent development of agricultural lands within the 3-mile area and outside the City's Sanitary Sewer Service Area.

Land Use Element

- **Goal:** Ensure an adequate area for each type of land use on the City of Hartford's long-range land use map.
- **Objective:** Actively promote the redevelopment of existing properties within the City of Hartford for uses consistent with the long-range land use map.

Housing Element

- **Goal:** Provide a wide range of housing choices throughout the city that meets the needs of all persons.
 - **Objective:** Encourage the maintenance and rehabilitation of existing homes in Hartford.
 - **Objective:** Encourage private funds for rehabilitation efforts through coordinated marketing and education efforts with private lenders.
- **Goal:** Promote the availability of land for the development or redevelopment of low-income and moderate-income housing.
 - **Objective:** Support the donation of vacant lots and structures appropriate for infill housing to organizations engaged in providing affordable housing in established neighborhoods.
- **Goal:** Maintain or rehabilitate existing housing stock.
 - **Objective:** Provide a clear path to maintain existing housing through clear guidelines in the Housing Code and Construction Code.

CITY OF WEST BEND

The following objectives, principles, and standards are found in the *2020 Comprehensive Plan for the City of West Bend* which was adopted by the City Council on April 12, 2004 and summarize how the City of West Bend addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Objective:** A spatial distribution of the various land uses which will result in the protection, preservation, and wise use of the natural resources and agricultural lands of the area, including soils, lakes and streams, wetlands, woodlands, and wildlife.
 - **Principle:** The proper allocation of land uses can assist in maintaining an ecological balance between the activities of residents and the natural environment which supports them.
 - **Principle:** The proper relation of urban and rural land use development to soil type and distribution can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.
- **Objective:** The preservation of sufficient high-quality open space land for protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being and environmental quality of the area.



The boardwalk at Albecker Natural Area in the City of West Bend meanders through several acres of wetlands.

- **Principle:** Ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment for all forms of life and to maintain social and economic well-being. Preservation of the most significant aspects of the natural resource base, that is, primary environmental corridors and prime agricultural lands, contributes to the maintenance of ecological balance, natural beauty, and economic well-being of the City and environs.
- **Principle:** The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available to provide food and fiber, contribute to the agricultural and agriculture-related economy of the area, maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices, minimize conflicts between farming operations and activities associated with urban land uses, and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soils.
 - **Standard:** All remaining prime agricultural areas within the West Bend Planning Area not required to meet the land use needs of the forecast design year resident population and economic activity levels should be preserved for agricultural use. These areas should be protected through the application of zoning and land division ordinances which permit only agricultural uses and agriculture-related uses and which specify a relatively large parcel size, such as 35 acres.
 - **Standard:** The location of non-farm residential development in prime agricultural areas in the West Bend Planning Area beyond the Urban Service Area should be discouraged. If permitted, development should be limited to densities of five acres or greater per dwelling unit, providing the locations are covered by soils suitable for the use of onsite sewage disposal systems.

Land Use Element

- **Objective:** A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the resident population of the West Bend area.
 - **Principle:** The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.
 - **Standard:** Underutilized and "infill" lands should be considered when considering the amount of land required for accommodating forecast growth in West Bend where possible.
- **Objective:** A spatial distribution of the various land uses that is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services and a compatible arrangement of land uses.
 - **Principle:** Development to meet the needs of the population should promote the appropriate reuse of underutilized lands and the use of currently vacant infill lands in the City prior to allowing new growth. Making use of these lands will, among others, accommodate economic growth without additional needs for future public services, promote compact development, and decrease the chance of blight.



The former Amity Leather Products Company was renovated into mixed-income apartments, while preserving the historic building.

Housing Element

- **Objective:** The provision of an adequate variety of housing types for varied age and income groups for households of various sizes.
 - **Principle:** Adequate choice in size, cost, and location of housing units will assure equal housing opportunity.

Economic Development Element

- **Objective:** To promote quality growth and development of the City at a rate consistent with the ability to financially support the infrastructure and services necessary to support that growth.
 - **Principle:** To provide an adequate level of public facilities and infrastructure such as streets, utilities, parks and open space and emergency services necessary to maintain a desired quality of life.
 - **Principle:** To promote a balance between outer edge development and the redevelopment of existing properties.

VILLAGE OF GERMANTOWN

The following guiding principles, goals, and objectives are found in the *Village of Germantown 2020 Smart Growth Plan* which was adopted by the Village Board on October 4, 2004 (most recently amended on October 19, 2009) and summarize how the Village of Germantown addresses the future of agriculture in its community.

Guiding Principles

Preserving and enhancing the environment.

- Preserve and enhance the unique identity of the Village.
 - Mix of suburban and rural uses.
- Protect natural resources and physical features.
 - Encourage infill development.
 - Approve new regulations (e.g. cluster subdivision ordinance).

Investing in people, neighborhoods and communities.

- Ensure compatibility between land uses.
- Provide a balanced mix of uses.
- Agricultural preservation.



Historic Main Street contributes to the unique character and community identity of the Village of Germantown.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Promote the preservation of existing natural features of the Village which add to the community identity, historic ways of life, economic base, and unique character of Germantown.
- **Goal:** Provide Village residents with access to natural areas and open spaces.
- **Goal:** Promote the preservation of agricultural land use in those areas where the most favorable environmental features will prolong the use of the land for agriculture.
 - **Objective:** Encourage the use of any organization that promotes the preservation of natural features.
 - **Objective:** Preserve and promote the registration of historic structures and farmsteads, which contribute to the cultural heritage of the Germantown area.
 - **Objective:** Identify and preserve important scenic vistas that contribute to the authenticity of the Village's historic farmsteads and settlements.
 - **Objective:** Explore and promote the use of any techniques which facilitate the preservation of agricultural land uses and unprotected natural features from development pressure by creating a viable economic option for land owners.



The Jacob Schunk Farmhouse, located in Germantown, was built in the 1860s and is listed on the National Register of Historic Places.

Land Use Element

- **Goal:** Locate future land uses in the Village in a logical and coherent pattern, which maximizes the resources of the Village.
- **Goal:** Plan the intensity of future land uses in keeping with the existing land use types of the Village.
 - **Objective:** Promote preservation and mitigation land use control techniques, which will minimize the impact suburban land uses have on existing natural features.

Housing Element

- **Goal:** Develop and maintain high quality residential neighborhoods that are safe, attractive, and instill pride and a sense of identity and place in residents.
 - **Objective:** Encourage the use of cluster or conservation subdivisions in areas where environmentally sensitive lands should be protected.
- **Goal:** Provide a diversity of housing opportunities.

- **Objective:** Encourage rehabilitation and reuse of older housing stock.
- **Objective:** Encourage developers and land owners to provide a range of housing types within large developments.
- **Goal:** Assure that housing development in the Village does not outpace the capacity of public services, including roads and the public school system.
 - **Objective:** Locate housing development in areas where utilities and public facilities services are available.

Economic Development Element

- **Goal:** Maintain a balanced community with a mixture of agricultural, residential, commercial and industrial/office development.

VILLAGE OF JACKSON

The following goals, objectives, policies, and programs are found in the *Village and Town of Jackson Comprehensive Plan: 2035* which was adopted by the Village Board on August 10, 2009 and summarize how the Village of Jackson addresses the future of agriculture in its community.

Goals, Objectives, Policies, and Programs

- **Goal:** The Village works to retain and promote the feeling of a “small town” atmosphere.
 - **Objective:** Once a slow-growing farming community, Jackson has become one of the fastest-growing communities in Wisconsin; in population, housing, and in value. Many of the residents in the Village of Jackson have remained in the Village or have relocated to the Village because of its small town feel.
 - **Policy/Program:** The Plan Commission and Village Board shall work to improve the central “downtown” South Center Street district to design and provide areas for community participation, such as performances and farmers’ markets in a “Village Square” environment.
 - **Policy/Program:** The Village will develop and keep updated a “branding” and promotional package consistent with the small town philosophy.
- **Goal:** The Village will provide for more effective planning and maintenance to ensure a safe, informed, and attractive community.
 - **Objective:** Developing and maintaining healthy neighborhoods, properties, and structures within the community will continue to be a priority in order to allow the continued status of the Village of Jackson as “small town USA.”
 - **Policy/Program:** The residential character on Main Street shall be retained either through residential occupancy or adaptive reuse of non-retail uses.



The Village of Jackson strives to improve the downtown and promote “small town” character.

VILLAGE OF KEWASKUM

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Village of Kewaskum: 2035* which was adopted by the Village Board on November 5, 2009 and summarize how the Village of Kewaskum addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Encourage the protection, preservation, and thoughtful use of the natural resources and prime agricultural lands in the Village and its extraterritorial area, understanding that the preservation of sufficient high-quality open space lands for protection of the underlying and sustaining natural resource base may enhance the social and economic well-being and environmental quality of the area.



The Village of Kewaskum strives to protect and preserve the natural resource base within the Village and its extraterritorial area.

- **Objective:** The proper relation of urban and rural land use development to soils can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.
 - **Policy:** Thoughtful consideration for the preservation of prime agricultural lands should be given, thereby minimizing conflicts between farming operations and activities associated with urban land uses, and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soils.
 - **Policy:** Agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities. If urban-density development is allowed, land development and stormwater management practices such as the use of permeable pavement, set-aside open space, landscaping with drought-tolerant plants (i.e. native plants) and landscape mulch versus turf/grass, and rain gardens should be integrated into the site design and development to help preserve groundwater recharge capability. The use of conservation subdivision design that results in less street and driveway pavement and provides more open space than a conventional subdivision design is also encouraged.

Land Use Element

- **Goal:** A balanced allocation of space to the various land use categories in order to meet the social, physical, and economic needs of Village residents.
- **Goal:** Preserve high-quality open space lands to protect the underlying natural resource base and enhance the social and economic well-being and environmental quality of the area.
 - **Objective:** The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

Housing Element

- **Goal:** Provide adequate location and choice of housing and housing types for varied age and income groups of different size households.
- **Goal:** Accommodate new residential development at appropriate densities.
- **Goal:** Provide safe and decent housing for all Village residents.
 - **Objective:** Allow residential development in appropriate areas as designated on the Village land use plan map.
 - **Policy:** Housing units in the Village of Kewaskum should include a full range of housing types, sizes, and costs, including single-family homes, two-family homes, multi-family townhouses, multi-family apartments, and condominiums.
 - **Policy:** Lands developed or proposed to be developed for urban residential use should be located in areas that can be served by the Village public sanitary sewerage system.
 - **Policy:** All lands developed or proposed to be developed for urban residential use should be located in areas that can be served by the Village water supply system.



Accommodating new residential development at appropriate densities is a goal in the Village of Kewaskum.

Economic Development Element

- **Goal:** Maintain, enhance, and continue to diversify the economy consistent with other Village goals and objectives in order to provide a stable economic base.
- **Goal:** Develop strategies to promote business retention, expansion, and recruitment.
 - **Objective:** Promote adequate supporting infrastructure for business creation, retention, expansion, and attraction.

- **Objective:** Promote redevelopment of underutilized commercial and industrial land.
 - **Policy:** Provide supporting infrastructure, public services, and recreational facilities that promote a high quality of life for Village residents in an effort to attract and retain desirable businesses in the Village.
 - **Program:** Identify suitable areas for commercial and industrial development on the Village land use plan map.

VILLAGE OF NEWBURG

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Village of Newburg* which was adopted by the Village Board on January 9, 2009 and summarize how the Village of Newburg addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

Farmland Protection and LESA Analysis Programs

- **Program:** Consider the LESA analysis as the Village expands in the future. Guide future urban development away from high priority farmland protection parcels. Parcels with LESA scores of 8.0 and higher should be given the highest priority for farmland protection and parcels with scores of 7.0 to 7.9 should be given the next highest priority for farmland protection in Ozaukee County while in Washington County, Tier I farmlands should be protected.
- **Program:** Support County efforts to implement strategies regarding the preservation and protection of farmland and other working lands recommended in the *Ozaukee County Land and Water Resource Management Plan 2005 – 2010*, and subsequent updates.

Protection of Farming and Farms Programs

- **Program:** Assist the Counties with implementing its educational program outlining grants and loans available through Federal and State agencies for youth programs, including 4-H Clubs and Future Farmers of America (FFA).
- **Program:** Assist the Counties with implementing its program to market and link Ozaukee County agricultural products, including organic products, to restaurants, stores, schools, and group residential facilities (nursing homes, for example) in the Village.
- **Program:** Assist the Counties with implementing its program to promote agri-tourism in Counties through agricultural-related special events. Events could include farmers markets, farm breakfasts, farm tours, corn mazes, and u-pick farms.
- **Program:** Provide incentives for activities such as produce stands and farmers markets within the Village through an expedited permitting process and reduced permitting fees.



The Village of Newburg strives to provide incentives for activities such as produce stands and farmers markets.

Community Character Goal

- **Goal:** To preserve and enhance the traditional Village character of Newburg; while at the same time accommodating new growth and development.
 - **Objective F.8:** Support the viability of agriculture on those lands currently being farmed within the Village’s extraterritorial planning jurisdiction.

Natural Impediments to Urban Development Programs

- **Program:** Implement the County model transfer of development rights (TDR) program for local government use that focuses on the protection of agricultural and natural resource areas if appropriate.

Land Use Element

Land Use and Implementation Issue Programs

- **Program:** The Village does not support the continued proliferation of urban sprawl and the premature, and sometimes arbitrary, conversion of farmland into rural residential lots.

Economic Development Issue Programs

- **Program:** Allocate parcels receiving a LESA score of 6.4 or greater to agricultural uses on the Village Planned Land Use Map: 2035.

Agricultural, Natural, and Cultural Resources

Issue Programs

- **Program:** Assign agricultural use to parcels identified as orchards, nurseries, and special agricultural and agriculture-related uses in the 2000 land use inventory and inventoried as agricultural use in the 2007 land use inventory update on the Village Planned Land Use Map: 2035.
- **Program:** Study participation in the proposed Ozaukee and Washington County purchase of development rights (PDR) program to protect agricultural parcels identified as high priority by the LESA analysis.
- **Program:** Study the use of the Ozaukee and Washington County model transfer of development rights (TDR) program for local government use that focuses on the protection of agricultural areas.



Beehives at Wellspring Organic Farm in the Village of Newburg.

General Land Use Goal

- **Goal:** To ensure that the character and location of land uses maximizing the potential for economic benefit and the enjoyment of natural and man-made resources by citizens, while minimizing the threat to the public health, safety, and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
 - **Objective A.3:** Future development and redevelopment activities should be directed to appropriate areas as delineated on the Land Use Plan Map. Such development should be consistent with sound planning principles and the goals, objectives and policies set forth by this Plan.
 - **Objective A.4:** All development activities should be conducted in a manner that will ensure the protection of natural and historic resources.

Housing Element

- **Goal:** To provide affordable, safe and sanitary housing in a variety of neighborhoods to meet the diverse needs of the present and future residents of the Village.
- **Objective C.2:** To encourage housing developments that enhances community livability, increases walkability and decreases auto dependence within the Village.

Economic Development Element

- **Goal:** Diversify and broaden the economic base of the Village through planning and development activities that attract new businesses and expand existing businesses.
- **Objective A.5:** Promote the eventual expansion of the Village's economic base and employment opportunities.
 - **Policy A.5.1:** Promote the expansion of the recreation and tourism sectors of the local economy
 - **Program:** Promote the Establishment a Farmer's Market/Art Fair in the Village.

Fiscal Performance Goal

- **Goal:** To promote the Village's fiscal well-being by embracing Village growth opportunities.
- **Objective J.2:** Promote infill development.

VILLAGE OF RICHFIELD²

The following goals, objectives, policies, and programs are found in *Richfield: 2025 20-Year Smart Growth Comprehensive Plan* which was adopted by the (then) Town Board in November 2004 (most recently amended on February 18, 2010) and summarize how Richfield addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Preserve the rural character and support country living by maintaining open space, natural areas and farmland.
- **Objective:** Using the Future Land Use Map as a guide, seek to direct residential and commercial development to certain areas, including those areas least suited for farming, with soils that support foundations and septic systems.
 - **Policy:** Preserve the most significant aspects of the natural resource base, that is, primary environmental corridors, which contribute to the maintenance of the ecological balance, natural beauty, and economic well being of the Town and environs.
 - **Policy:** Provide zoning that supports local family farm operations and small specialty farms to maintain agriculture as a part of the rural landscape.
 - **Policy:** Maintain the Town's rural character.
 - **Program:** Communicating with local farmers who want to sell their property about options available through land trusts and conservation development design techniques.
- **Objective:** Establish an Agriculture Committee.
 - **Program:** Educate local landowners about the potential for conservation subdivisions, land trusts, development rights options, etc.
 - **Program:** Coordinate with local farmers to consider consolidated strategies for efficient niche farming (e.g. local farmers market, specialty farming, equipment sharing, education seminars, insurance/benefit consolidation programs, etc.).



Historic buildings contribute to the rural, country character of the Village of Richfield.

Land Use Element

- **Goal:** Protect the Town's abundant and high quality natural resource areas to maintain Richfield's natural atmosphere and community character.
- **Objective:** Encourage the development of cluster or conservation subdivisions to maintain open spaces, wildlife habitat, scenic vistas, and perhaps some farmland.

Housing Element

- **Goal:** Enhance the environmental assets and residential atmosphere of the Town so that it continues to be an attractive place to live.
- **Goal:** Encourage a greater variety of housing types, designs and densities to meet the needs of residents of varying incomes, ages and lifestyle preferences and to support economic development.
 - **Objective:** Consider revisions to zoning ordinance to establish provisions for smaller dwelling sizes and smaller garages as conditional uses in mixed use and infill developments adjacent to walkable hamlets to provide a greater variety of single-family housing choices.
 - **Objective:** Revise the zoning ordinance to allow for townhomes, triplexes and quadplexes by conditional use permit in the walkable hamlet areas as shown on the *Future Land Use Maps* upon showing a compatibility with adjacent uses and the needs of the community.
 - **Objective:** Coordinate with local developers to establish a variety of local housing choices.
 - Using the *Future Land Use Maps* as a guide, prepare an inventory of potential infill sites in and adjacent to local hamlets. Distribute this list to developers.

² Richfield's comprehensive plan was developed and adopted prior to the Town of Richfield incorporating into a village on February 13, 2008. The comprehensive plan was adopted in November 2004.

- Create a new Planned Unit Development Zoning District to accommodate a blend of commercial, multiple and single-family development on a single property. This district would include performance standards, as opposed to strict setback requirements, to provide flexibility for developers interested in smaller properties with mixed housing type uses.

Economic Development Element

- **Goal:** Encourage local economic development opportunities that exist in harmony with the Town’s rural residential atmosphere.
 - **Objective:** Seek to limit economic development to the identified districts shown on the Future Land Use Maps.
 - **Policy:** Support local agriculture as an integral part of the Town’s economy.

VILLAGE OF SLINGER

The following goals, objectives, and policies are found in the *Village of Slinger Comprehensive Plan – Conservation, Connectivity, Walkability: A Plan for 2025* which was adopted by the Village Board on August 6, 2007 and summarize how the Village of Slinger addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** The Village should assist in the preservation of agricultural lands for long-term agricultural use.
 - **Objective:** Communicate and coordinate with adjacent Towns that certain areas should be preserved for long-term agricultural use.
 - **Objective:** Implement the preservation of certain lands for long-term agricultural use through the Village’s extraterritorial land division authority.
 - **Policy:** The Village of Slinger encourages development within its corporate limits, connected to Village sanitary and water systems, to promote efficient urban development patterns that maximize available services. Accordingly, to protect farmland and natural areas, the Village will discourage land divisions or subdivision development outside of the Village limits in certain areas designated on the Village’s Comprehensive Land Use Plan.
 - **Policy:** It is the policy of the Village to preserve the most significant aspects of the natural resource base, that is, primary environmental corridors and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, agricultural production and economic well being of the Village and environs.

Land Use Element

- **Goal:** Protect the Village’s abundant and high quality natural resource areas to maintain the Village’s natural atmosphere and community character.
 - **Objective:** Require the development of cluster or conservation subdivisions adjacent to environmental corridors to maintain open spaces, wildlife habitat, scenic vistas and to create a buffer between Slinger and Hartford and a buffer between Slinger and nearby agricultural areas.
 - **Policy:** Promote compact development served by public sanitary sewer and water service where such services are cost-effective.



Conservation subdivisions can conserve open spaces, wildlife habitat, and create buffers near environmental corridors.

Housing Element

- **Goal:** Enhance the environmental assets and residential atmosphere of the Village so that it continues to be an attractive place to live.
 - **Objective:** Direct future residential development to areas where infrastructure is readily available or easily extended, in accordance with the *Recommended 2025 Village of Slinger Land Use Map*.
 - **Policy:** Promote medium and high-density infill development to maintain a walkable community atmosphere.

Economic Development Element

- **Goal:** Develop and maintain a physical, cultural, educational, and recreational environment in the Village that is conducive to business and residential development.
- **Objective:** Through appropriate zoning, seek to concentrate new commercial and industrial development around existing development in areas identified on the Recommended Land Use Plan for 2025.
- **Goal:** Revitalize the Historic Downtown.
- **Objective:** Conduct a market study to understand the customer base and develop a strategy for revitalization that can draw in customers, identify a specialty local market and point of community pride that is able to compete by offering a different environment, products, and services than available elsewhere in the Village or region.
 - **Policy:** The Village of Slinger will continue to utilize the Village’s Capital Improvement Program to anticipate future budget expenses and support infrastructure investments that are necessary for economic development.
 - **Policy:** The Village of Slinger will support development proposals that provide a mix of uses in the downtown, including residential, retail, and service establishments.

TOWN OF ADDISON

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Addison: 2035* which was adopted by the Town Board on June 18, 2009 (most recently amended on March 18, 2010) and summarize how the Town of Addison addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Allow for the continuation of agriculture as a distinct land use and a viable sector of the economy.
- **Goal:** Preserve suitable land areas for agricultural uses and to reduce conflict with development and the inefficiencies of urban sprawl.
- **Objective:** Preserve in agricultural use those lands best suited for agricultural uses within the Town to protect both the rural character and the economic base.
- **Objective:** Protect existing farm operations and farmland from fragmentation by discouraging the encroachment of non-agricultural uses.
 - **Policy:** Preserve productive farmland to provide food and fiber; contribute to the agricultural and agricultural-related economy of the area; maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; and minimize conflicts between farming operations and activities associated with urban and suburban land uses.
 - **Policy:** Discourage the conversion of agricultural lands, particularly those scoring 7.0 or above in the LESA analysis, to non-farm uses.
 - **Policy:** Continuation of agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities. If urban-density development is allowed, land development and stormwater management practices such as the use of permeable pavement, set-aside open space, landscaping with drought-tolerant plants (i.e., native plants) and landscape mulch versus turf/grass, rain gardens, and bioswales should be integrated into the site design and development to help preserve groundwater recharge capability.
 - **Program:** Maintain agricultural zoning requiring a large minimum lot size to reduce conflicts caused by adjacent development that is incompatible with agricultural uses.
 - **Program:** Review the Town zoning ordinance, and amend if necessary, to provide opportunities for appropriate agri-business activities.



It is a goal in the Town of Addison to preserve suitable land for agricultural uses and to reduce conflict with development and the inefficiencies of urban sprawl.

- **Program:** Encourage the continuation of agricultural uses in areas designated for agriculture on the Town land use plan map through administration of the Town’s zoning and land division ordinances.
- **Program:** Designate suitable areas on the Town land use plan map for residential and business development where such uses will not conflict with agriculture or agri-business needs.
- **Program:** Create transitional areas on the Town land use plan map that will preserve agricultural uses while providing for future development needs near existing development and infrastructure and services and where there is increasing development pressure.

Land Use Element

- **Goal:** Preserve suitable land areas for agricultural uses and to reduce conflict with development and the inefficiencies of urban sprawl.
- **Goal:** Allow for the continuation of agriculture as a distinct land use and a viable sector of the economy.
- **Goal:** Reduce conflict from incompatible adjacent land uses.
- **Goal:** Focus development into the hamlets where urban services are readily available.
 - **Objective:** Direct development to areas served by sewer now or within the timeframe of the Plan.
 - **Objective:** Provide for smaller lot sizes in sewered areas to allow for affordable single-family and multi-family housing.
- **Policy:** Protect existing farm operations and farmland from fragmentation by discouraging the encroachment of non-agricultural uses.
 - **Program:** Provide, through the land use plan map and the Zoning Ordinance, land and zoning opportunities for appropriate agri-business activities within the Town.
 - **Program:** Provide suitable areas for residential, commercial, and business development on the land use plan map where such uses will not conflict with agricultural or agri-business uses.
 - **Program:** Create transitional areas that will preserve agricultural uses while providing for future development needs near, or adjacent to, existing development and where there is increasing development pressure.
 - **Program:** Residential development at higher densities will be allowed in the area currently served by sanitary sewer and public water or which is expected to be served by sewer and water in the lifetime of the Plan. Development of these areas will be allowed only when sewer service is available. Residential densities in these areas will range from one to four units per acre, and in those cases where adjacent sewered residential development already exists; the new development will be required to match existing densities along the boundaries.



The Town of Addison strives to focus development into hamlets where urban services are readily available.

Housing Element

- **Goal:** Assure the availability of safe and affordable housing for residents and allocate sufficient land area to accommodate current and future populations.
 - **Objective:** Provide well-constructed and maintained housing with proper urban services.
 - **Policy:** Provide sufficient land on the land use plan map for residential development that will allow a range of market values for the creation of housing for various income levels.
 - **Policy:** Provide for smaller lot sizes in sewered areas to allow for affordable single-family and multifamily housing.
 - **Policy:** Provide low- to medium-density suburban and rural residential development in specified areas on the land use plan map.
 - **Policy:** Allow residential development outside the Allenton area in specified areas and only at densities compatible with the basically rural character of the Town, as designated on the land use plan map.

- **Policy:** Maintain the rural atmosphere and provide for open space needs by encouraging cluster type residential development in areas where it is appropriate.
- **Policy:** Protect the character of residential neighborhoods by precluding the encroachment of incompatible land uses, and minimizing adverse impacts on the environment.
 - **Program:** Residential development at higher densities will be allowed in the area currently served by sanitary sewer and public water or which is expected to be served by sewer and water in the lifetime of the Plan. Development of these areas will be allowed only when sewer is available. Residential densities in these areas will range from one to four units per acre, and in those cases where adjacent sewered residential development already exists; the new development will be required to match existing densities along the boundaries.

Economic Development Element

- **Goal:** Preserve agricultural lands and protect farming operations.
 - **Objective:** Preserve in agricultural use those lands best suited to agricultural uses within the Town to protect both the rural character and the economic base.

TOWN OF BARTON

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Barton: 2035* which was adopted by the Town Board on April 15, 2008 and summarize how the Town of Barton addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Preserve rural character and support country living by retaining farmland.
 - **Policy:** The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.
 - **Policy:** Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance may be protected.
 - **Policy:** General agricultural lands of local significance, although not meeting criteria for prime agricultural lands, constitute an important part of the agricultural base of the Town and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base, preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.
 - **Program:** Provide agricultural zoning that supports local family farm operations, small specialty farms, and hobby farms, in addition to exclusive agricultural zoning for prime agricultural lands, to maintain agriculture as a part of the rural landscape.
 - **Program:** Designate suitable lands for agricultural use on the Town Land Use Plan Map.
- **Goal:** Protect, preserve, and wisely use the Town’s natural resources.
 - **Objective:** Encourage the preservation of natural resources as part of future development proposals.
 - **Policy:** Open rural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around urban and suburban development. The



The Town of Barton wants to preserve rural character and support country living by retaining farmland.

preservation of agricultural lands, including open rural lands of marginal agricultural value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.

Land Use Element

- **Goal:** Preserve rural character and support country living by retaining farmland.
 - **Policy:** The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.
 - **Policy:** Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance by the USDA-Natural Resources Conservation Service may be protected.
 - **Policy:** General agricultural lands of local significance, although not meeting criteria for prime agricultural lands, constitute an important part of the agricultural base of the Town and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base, preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.
 - **Program:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.
- **Goal:** Protect, preserve, and wisely use the Town’s natural resource base.
 - **Policy:** Open rural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around urban and suburban development. The preservation of agricultural lands, including open rural lands of marginal agricultural value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.
- **Goal:** Foster compact development patterns.
 - **Objective:** The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.
 - **Policy:** The appropriate allocation of uses to land, through the use of transitional land uses, open space, clustering, or distance and landscaped buffer areas between land uses of differing land use intensities to enhance the quality of life.

Housing Element

- **Goal:** Encourage a range of housing types to serve the varied and special needs of Town residents.
- **Objective:** Encourage flexibility in zoning to accommodate a variety of housing options.
 - **Policy:** Allocate sufficient land area for housing to accommodate current and future Town residents.
- **Goal:** Provide safe and decent housing for all Town residents.



The Town of Barton encourages flexibility in zoning to accommodate a variety of housing options.

Economic Development Element

- **Goal:** Encourage economic development desired by the Town in appropriate areas.

- **Policy:** Encourage continued agricultural uses on lands identified in the Land Use Element of this report as best suited for long-term farmland preservation, in order to maintain an agricultural economy in the Town.
 - **Program:** Identify lands to be retained in long-term agricultural use on the Town land use plan map.

TOWN OF ERIN

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Erin: 2035* which was adopted by the Town Board on June 16, 2008 and summarize how the Town of Erin addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** To maintain the unique beauty of the Town.
 - **Objective:** Recognize and preserve the critical role that farmland, open space, historical architecture, scenic vistas and landscapes, natural resources and features, rustic roads, the Loew Lake Unit of the Kettle Moraine State Forest, the Ice Age Trail, Holy Hill, and the archaeological and cultural features play in defining and enhancing the Town’s historic and rural character.
 - **Objective:** Design to preserve open space.



It is a goal in the Town of Erin to maintain the unique beauty of the Town.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Encourage voluntary conservation measures.
 - **Objective:** Affirm and encourage traditional and alternative forms of agriculture.
 - **Objective:** Recognize and preserve the critical role that farmland, open space, historical architecture, scenic vistas and landscapes, natural resources and features, rustic roads, the Loew Lake Unit of the Kettle Moraine State Forest, the Ice Age Trail, Holy Hill, and the archaeological and cultural features play in defining and enhancing the Town’s historic and rural character.
 - **Policy:** Preserve and enhance the landscape. All development and land divisions should be configured to preserve the natural landforms, woodlands, and environmental features. Try to preserve existing hedgerows and woodlands surrounding farming areas and homesteads.
 - **Policy:** Encourage the reuse of older structures that reflect the historic rural character of the area such as farmsteads, barns, silos, fences, and similar items, and do not categorize them as non-conforming.
 - **Program:** Amend the Town Land Division Ordinance to require land divisions to be designed to preserve natural landforms, woodlands, and environmental features, and existing hedgerows and woodlands surrounding farming areas and homesteads.
 - **Program:** Conserve agricultural structures. Many traditional agricultural barns and structures do not conform to conventional zoning regulations and development patterns, yet many of the structures are definitely part of a rural landscape and reflect the history of the Town. Such structures should be conserved and allowed to be utilized in accordance with land use guidelines where possible.

Land Use Element

- **Goal:** To preserve both the rural character and economic base of the Town.
- **Goal:** To achieve a logical relationship between existing and new land uses.
 - **Objective:** Affirm and encourage traditional and alternative forms of agriculture.
 - **Objective:** Limit residential development to densities and locations compatible with the rural character of the Town.

- **Objective:** Allow and attract businesses that support the primary economic activities in the Town: agriculture, tourism, recreation, and residents’ needs.
 - **Policy:** To limit residential development to densities and in locations compatible with the rural character of the Town, and therefore avoid the need to provide urban facilities and services to such development.

Housing Element

- **Goal:** In cooperation with neighboring communities, support a range of housing types to serve the varied and special needs of area residents.
 - **Policy:** Limit residential development to densities and locations compatible with the rural character of the Town. Multi-family housing should occur in nearby communities that provide public sanitary sewer and public water supply services.
 - **Policy:** Allocate sufficient land area for housing to accommodate current and future Town residents.
 - **Program:** Allocate sufficient area for residential development on the Town land use plan map to accommodate the anticipated population of the Town in 2035.
 - **Program:** Work with agencies, organizations, and developers to implement creative ideas for providing low and moderate income housing in the Town while maintaining rural densities.

Economic Development Element

- **Goal:** Preserve both the rural character and economic base of the Town.
 - **Objective:** Allow and attract businesses that support the primary economic activities in the Town; agriculture, tourism, recreation, and residents’ needs.
 - **Policy:** Affirm and encourage traditional and alternative forms of agriculture.



The Town of Erin strives to preserve both the rural character and economic base of the Town.

TOWN OF FARMINGTON

The following goals, objectives (actions), policies, and programs are found in *A Comprehensive Plan for the Town of Farmington: 2035* which was adopted by the Town Board on January 19, 2010 and summarize how the Town of Farmington addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** Respect a farmer’s “right to farm.”
- **Goal:** Preserve rural character, which are those qualities that make it feel as though one is living in the “country” as opposed to an “urban” setting. Rural qualities include farming operations, undeveloped open space, lakes, minimal public lighting, low traffic volume, and quiet surroundings.
 - **Objective (Action):** Enforce the “right to farm” language in the Town’s Subdivision Ordinance that requires a warning to be placed on the face of a CSM or plat that there are implications of living next to farming operations.
 - **Objective (Action):** The Town of Farmington’s Plan Commission and Town Board will strive to be good stewards of prime farmland.



The Town of Farmington respects a farmer’s “right to farm.”

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Preserve as much as possible open- and agriculturally-utilized lands, which will continue to enhance the character and desirability of the Town of Farmington, and is in the best interests of all residents.
 - **Objective (Action):** Preserve farmland.
 - **Objective (Action):** Strive to preserve open space.
 - **Objective (Action):** Cooperate with the DNR to identify additional lands that the DNR may acquire for the North Branch Milwaukee River Wildlife and Farming Heritage Area.
 - **Policy:** Create Hamlet Growth areas on the Town land use plan map that will preserve agricultural uses while providing for future development needs near, or adjacent to, existing development and where there is increasing development pressure.
 - **Policy:** The Town will strive to preserve open space through the application of density standards, as described in the Land Use Element and implemented through Town ordinances.
 - **Policy:** Continuation of agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities.
 - **Program:** As a way of preserving agricultural and open space lands, consider adoption of Development Impact Fees, Property Transfer Rights, Purchase of Development Rights, and conservation easements.



A view of the Milwaukee River in the North Branch Milwaukee River Wildlife and Farming Heritage Area located in the Town of Farmington.

Land Use Element

- **Goal:** Preserve open and agriculturally-utilized lands, which will continue to enhance the character and desirability of the Town of Farmington, and is in the best interests of all residents.
 - **Policy:** Encourage the protection of agricultural and high-quality open space lands through public and non-profit conservation organization (NCO) fee simple purchase and conservation easements.
 - **Policy:** Buffer new development from adjacent rural uses by requiring the use of berms and landscaping to help maintain rural character.
 - **Program:** Apply the Town zoning and subdivision ordinances to maintain a 1.5-acre residential density in the Hamlet areas and a three-acre residential density in the Country Estates areas designated on the land use plan map.

Housing Element

- **Goal:** Maintain the rural character of the Town as much as possible.
- **Goal:** Strive to accommodate new residential development at appropriate densities.
 - **Objective (Action):** To focus limited urban residential development in and around existing hamlets, and other areas designated on the Town land use plan map.
 - **Objective (Action):** Allocate sufficient area for residential development on the Town land use plan map to accommodate anticipated population growth by 2035.
 - **Objective (Action):** Consider proposals by government agencies and developers to implement creative ideas for providing low- and moderate-income housing in the Town while maintaining appropriate rural densities.



The Town of Farmington strives to accommodate new residential development at appropriate densities.

Economic Development Element

- **Goal:** Provide suitable locations for commercial and industrial development.
- **Objective (Action):** The Town prefers small-scale economic development with limited impacts on the Town's rural character and natural resources.
- **Objective (Action):** Encourage traditional and alternative forms of agriculture.

TOWN OF GERMANTOWN

The following goals, objectives, policies, and programs are found in *A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035* and summarize how the Town of Germantown addresses the future of agriculture in its community. The Germantown Town Board adopted Washington County's comprehensive plan as the Town's comprehensive plan on May 14, 2008.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Preserve agricultural lands and protect farming operations as long as they remain viable in the Town.
- **Objective:** Develop methods to protect and preserve productive agricultural lands.



Preserving agricultural lands and protecting farming operations is a goal in the Town of Germantown.

Land Use Element

- **Goal:** Guide the proper distribution and location of population and of various land uses.
- **Objective:** Encourage land use decisions that would reduce conflict from incompatible adjacent land uses.

Housing Element

- **Goal:** In cooperation with neighboring communities, provide for a range of housing types to serve the varied and special needs of residents.
- **Objective:** Encourage flexible zoning to accommodate a variety of housing options.
- **Objective:** In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

Economic Development Element

- **Goal:** Continue to conserve and stabilize the economic values of the community.
- **Objective:** In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

TOWN OF HARTFORD

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Hartford: 2035* which was adopted by the Town Board on April 13, 2009 and summarize how the Town of Hartford addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** Maintain and preserve the Town's overall rural character.
 - **Objective:** Strive to preserve agricultural lands, environmental resources, and other open spaces.
 - **Objective:** Allow farm-related and farm family residences in agricultural areas.
 - **Objective:** Strive to preserve and protect the scenic and aesthetic resources of the Town.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Protect environmental resources.
 - **Objective:** Preserve agricultural lands, environmental resources, and other open spaces.
 - **Objective:** Retain agricultural lands for exclusive agricultural use, concentrating on productive farm attributes and areas that are free from nonfarm development.

- **Objective:** Maintain adequate distance between nonfarm development and farming operations to reduce potential conflicts.
 - **Policy:** Preserve productive farmlands, particularly those parcels scoring 7.0 or above in the LESA analysis and designated for Agricultural Preservation on the Town land use plan map, to ensure they will remain available for the provision of food and fiber; contribute to the agricultural and agricultural-related economy of the area; maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; and minimize conflicts between farming operations and activities associated with urban and suburban land uses.
 - **Policy:** Support private initiatives to protect rural lands through the use of conservation strategies such as easements, covenants, and deed restrictions.
 - **Policy:** Allow farm-related and farm family residences in agricultural areas. New residential lots in areas designated for Agricultural Preservation that are created for a farm owner, operator, worker, or parent or child of a farm operator must meet the requirements of the Town zoning and land division ordinances, and the following requirements: the lot will not convert land that has been devoted primarily to agricultural uses; the lot will not limit or detract from the surrounding land’s potential for agricultural use; the lot will not conflict with farming operations on other properties; the lot will make use of existing access roads if practical or is part of an existing farmstead; and will be designed in a way to maintain a rural setting.
 - **Policy:** Create transitional areas on the Town land use plan map that will preserve agricultural uses while providing for future development needs near, or adjacent to, existing development and where there is increasing development pressure.
 - **Policy:** Continuation of agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities. If urban-density development is allowed, land development and stormwater management practices such as the use of permeable pavement, set-aside open space, landscaping with drought-tolerant plants (i.e. native plants) and landscape mulch versus turf/grass, rain gardens, and bioswales should be integrated into the site design and development to help preserve groundwater recharge capability. The use of conservation subdivision design that results in less street and driveway pavement and provides more open space than a conventional subdivision design should also be encouraged.
 - **Program:** Encourage the continuation of agricultural uses in areas designated for agriculture on the Town land use plan map through administration of the Town’s zoning and land division ordinances. Lands designated for Agricultural Preservation on the land use plan map should be placed in the Agricultural Preservation (AP) zoning district. Lands designated as Agricultural Transition on the land use plan map should be placed in the Agricultural Transition (AT) zoning district.
 - **Program:** Consider amending the Town zoning ordinance to establish a maximum number of residences that may be constructed for family members on parcels zoned AP or AT.



The Town of Hartford supports private initiatives to protect rural lands through the use of conservation strategies such as easements, covenants, and deed restrictions.

Land Use Element

- **Goal:** Limit development to maintain and preserve the Town’s overall rural character.
 - **Objective:** Strive to preserve and protect the scenic and aesthetic resources of the Town.
 - **Objective:** Urban development should not detract from the Town’s rural nature or conflict with environmental objectives.

- **Program:** Implement the programs recommended in the Agricultural, Natural, and Cultural Resources Element (Chapter V) to protect agricultural lands and natural resources, and to accommodate nonmetallic mining (extractive) uses.
- **Program:** Continue to work with the City of Hartford and the Villages of Richfield and Slinger to develop boundary and/or cooperative agreements to provide for orderly growth, appropriate services, and the protection of productive agricultural lands and natural resources.

Housing Element

- **Goal:** In cooperation with neighboring communities, support an appropriate range of housing types to serve the varied and special needs of area residents.
- **Goal:** Maintain the rural character of the Town outside planned sewer service areas.
- **Goal:** Provide safe and decent housing for all Town residents.
 - **Objective:** Allow residential development in appropriate areas as designated on the Town land use plan map.
 - **Policy:** Consider allowing multi-family housing, including condominium and rental units, in areas contiguous to existing urban development and in areas that are served or will be served by sanitary sewer and public water prior to development.
 - **Program:** Work with government agencies and developers to implement creative ideas for providing low and moderate income housing in the Town while maintaining appropriate densities.



In cooperation with neighboring communities, the Town of Hartford supports an appropriate range of housing types to serve the varied and special needs of area residents.

Economic Development Element

- **Goal:** Preserve agricultural lands and protect farming operations.
 - **Objective:** Allow and attract businesses that support the primary economic activities in the Town; agriculture, recreation, and residents' needs.
 - **Objective:** Maintain the economic stability of the farming community to help preserve the rural character and open spaces of the Town.
 - **Policy:** Support economic development organizations that act to retain and create employment opportunities, including agricultural-related jobs and businesses, for residents of the Town.

TOWN OF JACKSON

The following goals, objectives, policies, and programs are found in the *Village and Town of Jackson Comprehensive Plan: 2035* which was adopted by the Town Board on August 10, 2009 and summarize how the Town of Jackson addresses the future of agriculture in its community.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** The Town supports productive agricultural activities.
 - **Objective:** The Town of Jackson benefits from a vibrant agricultural sector and an open farm landscape. Farm products and the processing of farm products can still be a significant local source of income and employment.
 - **Objective:** When Town residents were asked on the 2006 Comprehensive Planning Community Survey how they would like to describe the Town in the future, a total of 80% of respondents chose either "Mixed agricultural/residential area" or "Predominantly open space, agricultural area."



The Town of Jackson supports productive agricultural activities.

- **Policy/Program:** Discourage additional new subdivisions in agricultural areas by supporting a low growth scenario in which most residential construction occurs within or adjacent to the Village of Jackson or within pre-existing subdivisions in the Town.
- **Policy/Program:** Strive to create awareness of the importance of agriculture through a variety of methods that may include a “buyer/seller beware” conflict policy protecting the right to farm in the Town of Jackson.
- **Policy/Program:** Consider distributing, either directly or through area realtors, a “Rural Code of Conduct” that outlines the traditional community norms and expectations for residents.



The Town of Jackson strives to protect a farmer's right to farm.

- **Goal:** Hobby farms are appropriate in designated districts.
 - **Objective:** This goal does not mean the Town is encouraging hobby farms. Nevertheless, hobby farms would be preferred over non-farm development in certain agricultural areas of the Town.
 - **Policy/Program:** Strive to periodically review the Town of Jackson Zoning Ordinance to ensure that the specialized and sometimes changing needs of hobby farm operations are considered.
- **Goal:** Distinctive open space/green space is very important in the Town of Jackson.
 - **Objective:** Such lands help create the Town’s rural character and also provide outdoor recreation, vegetative buffers, flood and stormwater management, habitat preservation, air and surface water quality improvement, aesthetics and community focal points.
 - **Policy/Program:** Strive to help landowners become aware of potentially tax deductible options for land preservation offered by the Ozaukee Washington Land Trust.
 - **Policy/Program:** Continue encouraging clustering and conservation designs for future residential developments in order to preserve open space and natural areas.

Land Use Goals, Objectives, Policies, and Programs

- **Goal:** Agricultural productivity and distinctive open space within the Town shall be a high priority in land use decision-making.
 - **Objective:** When asked about their preference for the future of the Town of Jackson, 80% of respondents to the 2006 Comprehensive Planning Community Survey favored either a “Mixed agricultural/residential area” or a “Predominantly open space, agricultural area.” Further, 81% of respondents to the 2007 Town of Jackson Vision Statement and Goals Survey agreed with this goal. This is not surprising, since agriculture is a significant part of the economy of the Town and influences the character of the Town as much as any other land use. Further, these responses are supported by the findings in the Town’s comprehensive plan related to vacant subdivision lots and groundwater contamination susceptibility.
 - **Policy/Program:** In the white area designated as “Agricultural/Open Space” on the Projected Land Use Map, deny rezoning requests for non-agricultural development unless an amendment to the Town’s comprehensive plan is adopted. A limited number of new or expanded non-agricultural uses may be allowed if the developer submits compelling evidence that the proposed use is in harmony with the vision, goals, policies, and programs of the Town’s comprehensive plan.

Housing Element

- **Goal:** The Town prefers low-density, owner-occupied housing.
 - **Objective:** In the 2007 Vision Statement and Goals Survey, 89% of respondents agreed with this goal in favor of single-family housing. While there was some small support for other housing types in the 2006 Comprehensive Planning Community Survey, the Town is rural and in most areas lacks public water and sewer. In general, multi-family and specialized housing types are better suited to nearby cities and villages.

- **Policy/program:** The Town’s 2025 Projected Land Use Map will favor single-family housing. Developers with proposals for non-single-family housing will generally be referred to nearby cities and villages, but some provision may be made for a limited number of other housing types under the existing R-2 Two-Family Residential District or the R-3 Multi-Family Residential District of the Town of Jackson Zoning Ordinance.
- **Policy/program:** The Town may allow limited higher density single-family development adjacent to the Village of Jackson.
- **Goal:** The Town favors a low growth scenario in which most residential development occurs adjacent to the Village of Jackson or within pre-existing subdivisions in the Town.
 - **Policy/program:** To encourage most future growth to be concentrated in or adjacent to the Village, the Town will continue to abide by the policies within the *Village of Jackson and Town of Jackson Revenue Sharing Agreement and Cooperative Boundary Plan*.
 - **Policy/program:** Since infrastructure is already in place, and services such as snowplowing must be done even though there may be only a handful of houses on a street, it makes sense to encourage the build-out of existing subdivisions to reduce the number of vacant lots in the Town. Therefore, the Town should consider requiring that the construction of housing in new subdivisions be done in phases.
- **Goal:** The Town will continue to explore ways of managing growth that are respectful of private property rights.
 - **Policy/program:** The Town of Jackson will explore and generally give precedence to incentive based growth management tools over restriction based tools.
- **Goal:** The Town strongly encourages quality residential development that maintains the natural amenities of the Town.
 - **Policy/program:** The Town may provide an incentive to developers of well-designed conservation subdivisions that make preservation of on-site amenities a priority.
- **Goal:** The Town will work with the Village of Jackson and nearby communities to meet the need for low and moderate income housing. (*This goal required by statute.*)
 - **Objective:** The first dwellings for young families are seldom high-end homes. Such families typically rely on apartments, condominiums, or modest homes on small lots. None of these housing options are well suited to a rural area like the Town of Jackson with large lots and little or no public water or sewer.
 - **Policy/program:** In cooperation with neighboring communities, generally encourage initiatives to provide an appropriate number of quality low and moderate income housing options.

Economic Development Element

- **Goal:** The Town supports economic development that is compatible with the Town’s rural atmosphere.
 - **Objective:** While some major economic development may be beneficial, 80% of respondents to the 2006 Comprehensive Planning Community Survey preferred a mixed agricultural, residential, and open space landscape. Future economic development would likely be compatible with this preference.
 - **Policy/Program:** The Town will continue to work with developers to approve compatible hours of operation, signage, lighting, parking, and landscaping requirements to meet the Town’s desire for well-planned growth and rural character preservation.

TOWN OF KEWASKUM

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Kewaskum: 2035* which was adopted by the Town Board on October 9, 2009 and summarize how the Town of Kewaskum addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** Protect the Town of Kewaskum's agricultural lands and farming operations.
 - **Objective:** Identify agricultural soils (Class I and II soils)

- **Objective:** Discourage non-farm related residential and commercial development in areas designated for agricultural use.
- **Objective:** Encourage the development of hobby farms on areas with agricultural soils.
- **Objective:** Require 10 acre minimum density in farmland areas.
- **Goal:** Protect the Kettle Moraine State Forest from encroaching development.
 - **Objective:** Allow agriculture, forestry, and similar activities on lands adjacent to the State Forest.
- **Goal:** Accommodate residential development only in areas designated for Residential Use.
 - **Objective:** Discourage non-farm residential development in areas designated for agricultural use.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Maintain and enhance the rural landscape of the Town of Kewaskum.
- **Goal:** Protect the Town of Kewaskum's agricultural lands and farming operations.
 - **Objective:** Identify prime (Class I and II) agricultural soils.
 - **Objective:** Encourage the development of hobby farms on areas with agricultural soils.
 - **Policy:** Require 10-acre minimum density in farmland areas.
 - **Policy:** Discourage non-farm related residential and commercial development in areas designated for agricultural use.
 - **Policy:** Allow agriculture, forestry, and similar activities on lands adjacent to the State Forest.
 - **Policy:** Continuation of agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities.



A goal in the Town of Kewaskum is to maintain and enhance the rural landscape of the Town.

Land Use Element

- **Goal:** Protect the Town of Kewaskum's agricultural lands and farming operations.
- **Goal:** Maintain and enhance the rural landscape of the Town of Kewaskum.
- **Goal:** Protect the Kettle Moraine State Forest from encroaching development.
- **Goal:** Accommodate residential development primarily in areas designated for Residential use.
 - **Objective:** Encourage the development of hobby farms on areas with agricultural soils.
 - **Objective:** Require 10 acre minimum density in farmland areas.
 - **Objective:** Discourage non-farm residential development in areas designated for agricultural use.
 - **Objective:** Require residential development standards and designs which protect and maximize natural, scenic and open space qualities.
 - **Policy/Program:** Discourage non-farm related residential and commercial development in areas designated for agricultural-open space use.
 - **Policy/Program:** Allow agriculture, forestry and similar activities on lands adjacent to the State Forest.
 - **Policy/Program:** Land use of properties adjacent to State Forest lands shall be restricted to the Agricultural-Open Space category, including residential development at a density of no more than one home per five acres.
 - **Policy/Program:** Land divisions in the Agricultural Preservation category shall have a minimum 10 acre density.



A policy of the Town of Kewaskum is to allow agriculture, forestry and similar activities on lands adjacent to the State Forest.

- **Policy/Program:** The following criteria shall be considered when creating a residential lot for a farm owner, operator, or worker:
 - The proposed lot shall be no more than one acre in size, while maintaining an overall density of no more than one home per 10 acres of land.
 - The proposed lot will not convert land that is tillable, unless no other land is available for such use.
 - The proposed lot will not limit or detract from the surrounding land's potential for agricultural use.
 - The proposed lot will not conflict with farming operations on other properties.
 - The proposed lot makes use of existing access roads where practical, and/or is part of an existing farmstead, or the site is designed in a way to maintain a rural setting.
 - Businesses which are related to or compatible with farming operations may be permitted if the following criteria are met:
 - The proposed business and use presents a minimal impact to farming operations and agricultural land.
 - Areas identified as environmental corridors within the Agricultural Preservation category shall be restricted to agricultural and open space uses.

Housing Element

- **Goal:** In cooperation with neighboring communities, support a range of housing types to serve the varied and special needs of area residents.
- **Goal:** Maintain the rural character of the Town.
- **Goal:** Accommodate new residential development at appropriate densities.
- **Goal:** Provide safe and decent housing for all Town residents.
 - **Program:** Allocate sufficient area for residential development on the Town land use plan map to accommodate the anticipated population of the Town in 2035.

Economic Development Element

- **Goal:** Encourage the preservation of agricultural lands.
 - **Policy:** Identify lands for agricultural-open space use on the Town land use plan map in order to maintain an agricultural economy in the Town.

TOWN OF POLK

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Polk: 2035* which was adopted by the Town Board on September 8, 2009 and summarize how the Town of Polk addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** Preserve rural character and support country living by retaining viable farmland.
 - **Objective:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Preserve rural character and support country living by retaining viable farmland.
 - **Policy:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.



Preserving rural character and farmland is a goal in the Town of Polk.

- **Policy:** The Town of Polk does not support the use of regulatory tools to preserve farmland. The Town believes that farmland preservation should be on a volunteer basis. If the agricultural landowner chooses to be a working land enterprise area or participate in a purchase of development rights program, the Town would encourage such programs, provided they are funded by Federal, State, or County funds.
- **Policy:** Encourage the protection of high-quality agricultural lands and natural resource areas through public and non-profit conservation organization (NCO) fee simple purchase and purchase of conservation easements.
- **Policy:** Continuation of agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities. If urban-density development is allowed, land development and stormwater management practices such as the use of permeable pavement, set-aside open space, rain gardens, landscaping with drought-tolerant plants (i.e. native plants) and landscape mulch versus turf or grass should be integrated into the site design and development to help preserve groundwater recharge capability.
 - **Program:** Continue to allow a wide variety of agricultural uses in the Town in accordance with the requirements of the A-1 (General Agricultural) district in the Town zoning ordinance.



The Town of Polk encourages the protection of high-quality agricultural lands and natural resource areas through public and non-profit conservation organization fee simple purchase and purchase of conservation easements.

Land Use Element

- **Goal:** Preserve rural character and support country living by retaining viable farmland.
 - **Policy:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.

Housing Element

- **Goal:** In cooperation with neighboring communities, support a range of housing types to serve the varied and special needs of area residents.
- **Goal:** Maintain the rural character of the Town.
- **Goal:** Accommodate new residential development at appropriate densities.
- **Goal:** Provide safe and decent housing for all Town residents.
 - **Objective:** Allow residential development in appropriate areas as designated on the Town land use plan map.
 - **Program:** Allocate sufficient area for residential development on the Town land use plan map to accommodate the anticipated population of the Town in 2035.

Economic Development Element

- **Goal:** Preserve rural character and support country living by retaining viable farmland.
 - **Policy:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.

TOWN OF TRENTON

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Trenton: 2035* which was adopted by the Town Board on April 21, 2009 and summarize how the Town of Trenton addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** Preserve high-quality open space lands to protect the underlying natural resource base and enhance the social and economic well-being and environmental quality of the area.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Preserve prime agricultural lands in order to provide an agricultural reserve for future generations, to protect the agricultural resource base of the Town, and to preserve the rural character of the Town.
- **Objective:** The proper relation of urban and rural land use development to soil type and distribution can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.
 - **Policy:** Continuation of agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities. If urban-density development is allowed, land development and stormwater management practices such as the use of permeable pavement, set-aside open space, landscaping with drought-tolerant plants (i.e., native plants) and landscape mulch versus turf/grass, and rain gardens should be integrated into the site design and development to help preserve groundwater recharge capability. The use of conservation subdivision design that results in less street and driveway pavement and provides more open space than a conventional subdivision design is also encouraged.

Land Use Element

- **Goal:** A spatial distribution of various yet compatible land uses which are properly related to supporting transportation, utility, and public facility systems.
- **Goal:** Encourage residential development outside the West Bend and Newburg sewer service areas only at densities and in locations compatible with the basically rural character of the Town and thus avoid the need to provide costly urban facilities and services to such development.
 - **Policy:** Prime agricultural lands located outside planned urban service areas that are included in parcels at least 35 acres in size and in aggregates of 100 acres or more should be preserved for agricultural use.
 - **Program:** Agricultural uses should be preserved through the application of zoning and land division regulations that allow only agricultural or agriculturally-related uses to occur in areas designated as “Prime Agricultural” on the Land Use Plan Map, and require a minimum parcel size of at least 35 acres.
- **Objective:** Encourage new intensive urban development—residential development on small lots, commercial development, and industrial development—in planned urban service areas where essential urban services, including municipal sanitary sewer and public water systems, already are available or are planned to be provided in the near future. Some of the current services provided by the Town of Trenton are fire protection, police, and normal public works services such as road maintenance and snow plowing.



The Town of Trenton encourages residential development outside the West Bend and Newburg sewer service areas only at densities and in locations compatible with the basically rural character of the Town.

Housing Element

- **Goal:** Provide opportunities for the adequate location and choice of housing and housing types for all residents, regardless of age, income, or household size.
- **Goal:** In cooperation with neighboring communities, support a range of housing types to serve the varied and special needs of area residents.

- **Goal:** Encourage new intensive urban development, including residential development on small lots, in planned urban service areas where essential urban services, including municipal sanitary sewer and public water systems, already are available or are planned to be provided in the near future.
- **Goal:** Encourage safe and decent housing for all Town residents.
 - **Objective:** Housing development in the Town of Trenton area should include a full range of housing types, sizes, and cost.
 - **Policy:** All lands developed or proposed to be developed for urban residential use should be located in areas that can be served by an existing public sanitary sewerage system.
 - **Policy:** All lands developed or proposed to be developed for urban residential use should be located in areas that can be served by an existing or planned public water supply system.
 - **Policy:** Residential densities in the Town of Trenton should generally be allocated as follows:
 1. Approximately 14 percent of all housing units in the Town of Trenton should consist of single-family housing units located on lots with an area of at least five acres or an equivalent overall density of no more than one dwelling unit per five acres in areas designated as Country Estates or Rural Density Residential on Map 11 of the Town’s comprehensive plan.
 2. Approximately 5 percent of all housing units should consist of suburban-density, single family housing units on about one and one-half to five-acre lots, or 0.2 to 0.6 dwelling units per net acre, in areas designated as Suburban Density on Map 11 of the Town’s comprehensive plan.
 3. Approximately 50 percent of all housing units should consist of low-density, single-family housing units on about one to one and one-half acre lots, or 0.7 to one dwelling units per net acre, in areas designated as Low Density on Map 11 of the Town’s comprehensive plan.
 4. Approximately 30 percent of all housing units should consist of medium-density, single family housing units on about 6,500 square feet to one-acre lots, or 1.1 to 6.9 dwelling units per net acre, in areas designated as Medium Density on Map 11 of the Town’s comprehensive plan. These lots should be developed and infilled in existing developments or within the planned sanitary sewer service areas of either the City of West Bend or the Village of Newburg.
 5. Approximately 1 percent of all housing units should consist of two-family and multi-family housing units at densities ranging from seven to 17.9 dwelling units per net acre, in areas designated as Medium Density on Map 11 of the Town’s comprehensive plan. These lots should be developed and infilled in existing developments or within the planned sanitary sewer service areas of either the City of West Bend or the Village of Newburg.
 - **Program:** Continue to include zoning districts in the Town zoning ordinance that accommodate a full range of housing structure types, including single-family, two-family, and multi-family dwelling units, in appropriate locations to provide affordable housing options for households of all income levels, ages, and special needs.
 - **Program:** Begin/continue discussions with the City of West Bend and Village of Newburg to develop boundary agreements between the Town and each municipality that would address the extension of public sanitary sewer and other services to Town residents.

Economic Development Element

- **Goal:** Preserve prime agricultural lands in order to provide an agricultural reserve for future generations, to protect the agricultural resource base of the Town, and to preserve the rural character of the Town.
 - **Objective:** Preserve in agricultural use those lands best suited to agricultural uses within the Town to protect both the rural character and the economic base.

TOWN OF WAYNE

The following goals, objectives, policies, and programs are found in *A Comprehensive Plan for the Town of Wayne: 2035* which was adopted by the Town Board on March 18, 2009 and summarize how the Town of Wayne addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** Maintain the rural character of the Town.
- **Objective:** Limit residential development to densities and locations compatible with the rural character of the Town.



Limiting residential development to densities and locations compatible with the rural character of the Town is a goal in Wayne.

Agricultural, Natural, and Cultural Resources Element

- **Goal:** Encourage the preservation of agricultural lands.
- **Goal:** Maintain the existing landscape and natural beauty of the Town.
- **Objective:** Preserve in agricultural use those lands best suited to agricultural uses within the Town to protect both the rural character and the economic base.
 - **Policy:** Discourage the conversion of agricultural lands, particularly those scoring 6.8 or above in the LESA analysis, to non-farm uses.
 - **Program:** Continuation of agricultural uses, preservation of natural resources, or residential development at an average density of at least five acres per home are recommended in areas identified as having very high or high groundwater recharge potential, in order to preserve groundwater recharge capabilities. If urban-density development is allowed, land development and stormwater management practices such as the use of permeable pavement, set-aside open space, landscaping with drought-tolerant plants (i.e. native plants) and landscape mulch versus turf/grass, rain gardens, and bioswales should be integrated into the site design and development to help preserve groundwater recharge capability. The use of conservation subdivision design that results in less street and driveway pavement and provides more open space than a conventional subdivision design should also be encouraged.

Land Use Element

- **Goal:** Maintain the existing landscape and natural beauty of the Town.
- **Goal:** Achieve a logical relationship between existing and proposed land uses.
- **Goal:** Accommodate new residential development at appropriate densities.
 - **Objective:** To focus limited urban development in and around existing hamlets, including Wayne, Kohlsville, and St. Kilian, areas that scored below 6.8 on the LESA analysis (less productive agricultural areas), and other areas designated on the Town land use plan map.
 - **Objective:** Protect farmable lands by using conservation subdivision techniques specific to preserving agriculture.
 - **Policy:** Encourage site layouts that preserve soils best suited for agricultural use, and locate homes, driveways, and other structures on less productive soils.
 - **Program:** Consider amending the Town land division ordinance to require the submittal of soils maps with preliminary plats that indicate agricultural soil capability classes for soils on the site. Similar amendments to the Town zoning ordinance will be considered for proposed conditional uses and rezoning applications.
 - **Program:** Amend the Town zoning ordinance to include an option for conservation subdivisions that preserve that portion of the parent parcel not included in new lots or streets for agricultural use. The Town Board may require use of this option, at its discretion.



The Town of Wayne strives to focus limited urban development in and around existing hamlets.

Housing Element

- **Goal:** In cooperation with neighboring communities, support a range of housing types to serve the varied and special needs of area residents.

- **Goal:** Maintain the rural character of the Town.
- **Goal:** Accommodate new residential development at appropriate densities.
- **Goal:** Provide safe and decent housing for all Town residents.
 - **Program:** Allocate sufficient area for residential development on the Town land use plan map to accommodate the anticipated population of the Town in 2035.

Economic Development Element

- **Goal:** Communicate with existing local businesses and work to retain them, if possible.
- **Goal:** Encourage economic development desired by the Town in appropriate areas.
 - **Objective:** Allow and attract businesses that support the primary economic activities in the Town; agriculture, tourism, recreation, and residents’ needs.
 - **Objective:** Maintain the economic stability of the farming community to help preserve the rural character and open spaces of the Town.
 - **Objective:** Preserve in agricultural use those lands best suited to agricultural uses within the Town to protect both the rural character and the economic base.
 - **Policy:** Discourage the conversion of agricultural lands, particularly those scoring 6.8 or above in the LESA analysis, to non-farm uses in order to maintain an agricultural economy in the Town.
 - **Policy:** Affirm and encourage traditional and alternative forms of agriculture.
 - **Program:** Identify suitable areas for commercial and industrial development on the Town land use plan map.

TOWN OF WEST BEND

The following goals, objectives, policies, and programs are found in the *Town of West Bend Comprehensive Plan: 2025* which was adopted by the Town Board on October 12, 2005 and summarize how the Town of West Bend addresses the future of agriculture in its community.

Issues and Opportunities Element

- **Goal:** Limit growth and development to the identified districts and policies.
 - **Objective:** Preserve and protect the scenic and traditional resources of the Town.
 - **Objective:** Support private and public initiatives to protect natural features through the use of conservation strategies such as easements, covenants, and deed restrictions.

Agricultural, Natural, and Cultural Resources

- **Goal:** Protect environmental resources.
 - **Objective:** Encourage the use of natural resources as visual and physical amenities for development.

Land Use

Issue: Open Space Preservation

- The Town has numerous natural features which should be preserved. Additional open space features should be incorporated with new development, both in residential and commercial areas. The undeveloped areas will maintain the natural character of the Town.

Issue: Agricultural Land

- Existing agricultural land shall remain in production until the land owner decides to use the land for development purposes. When the land is developed it should follow the Rural Residential Development standards³ and have a minimum open space of 60 percent of total land area.



Existing agricultural land in the Town of West Bend shall remain in production until the landowner decides to use the land for development purposes.

³ Rural Residential Development entails an overall density of 1 unit per 3.5 acres (*Comprehensive Plan: 2025, p. 28-30.*)

Issue: Environmental Resources

- The Town has numerous environmental features which should be preserved. Areas for preservation are identified, including the lakes, natural features, scenic views and roads. Limited development may be allowed in selected areas as determined in the land use plan.

Environmental Conservancy

Land Management and Control

- Design to preserve open space.
- Use preservation techniques to protect the land.
 - Require deed restrictions, covenants, and easements that guarantee land control and management of natural resources.
 - Create restrictions that are difficult to change without broad public approval (such as referenda, unanimous agreements, and so forth).

Visual Character

- Protect all identified environmental corridors and conservancy areas.
 - Development should not occur in any of the identified areas, and surrounding development should not negatively affect the visual connection to the natural feature.
 - Surrounding development should not affect the growth of the landscape in the environmental corridor or increase the erosion of surrounding soils.



The Town of West Bend strives to protect all identified environmental corridors and conservancy areas such as the Klingler Fox Hill Nature Conservancy shown above.

Rural Residential Development

Activities and Uses

- Include shared open spaces.
- Design shared open spaces and natural features which will attract home buyers who value direct connection to rural landscape elements, natural element features, fields and woodlands, walking and hiking trails, horseback riding and (where feasible) agricultural uses.

Visual Character

- Locate houses to minimize disruption to the natural character.
 - Locate houses such that the houses are sited around open spaces that include environmental areas, fields, woodlands, pastures, or farmland.
 - Locate houses such that the houses will be visually overshadowed by important natural features such as woodlands, hedgerows, hills, or other key features of the landscape.

Housing

- **Goal:** Permit limited residential development in the Town.
 - **Objective:** Encourage open space development plans to be used for residential development to preserve the natural character of the Town.

Economic Development Element

- **Goal:** Provide for limited commercial, retail and office development in select locations.
 - **Objective:** Accommodate neighborhood-scale commercial development, which serves local residents and is consistent with the capacity of Town infrastructure.
 - **Objective:** Direct retail centers and other high-intensity commercial development, other than those identified in the Land Use Plan districts, to existing urban communities.

SUMMARY

Goals, objectives, policies, and programs adopted by Washington County and local governments often reveal the importance of the County's farmland, open space, and rural character. When comparing the adopted comprehensive plans of rural communities in Washington County, including all twelve Towns and the Villages of

Germantown and Richfield, many similar recommendations related to farmland preservation and agricultural development emerge. Some key common goals, objectives, policies and programs that were adopted by multiple local governments in the rural areas of Washington County include:

- Preserve the rural character and small town atmosphere of the community.
- Support local farms including specialty, niche, and hobby farms.
- Establish a balanced spatial allocation of land uses between agricultural and non-agricultural land uses.
- Preserve agricultural lands, especially prime agricultural lands.
- Plan long-term for agriculture by designating such areas on future land use maps, often with the use of transition areas between agricultural and non-agricultural areas.
- Consult the results of the Land Evaluation and Site Assessment (LESA) analysis when planning future development.
- Direct non-agricultural development to hamlet areas or within sewer service areas.
- Utilize cluster development and conservation subdivisions when planning residential development to minimize the conversion of agricultural land to non-agricultural uses.
- Ensure that economic development coincides with the rural atmosphere of the community.

In terms of farmland preservation and related planning efforts, not only do local governments in the rural areas of the County share similar common goals, but there is much common ground among the goals of all communities and the County itself. Preservation of natural resources, which may include farmland, is important throughout Washington County. Many local comprehensive plans of both rural and urban communities identify ways to control expanding non-agricultural development such as redevelopment of existing areas and infill, compact, and cluster development as a means of preserving natural resources and farmland, especially prime farmland. Providing safe and decent housing is a common goal as well as providing a wide range of housing types and opportunities, which may be accomplished through cooperation with neighboring communities. Increased economic development is also important to many rural communities as long as it coincides with the community's rural character and atmosphere.