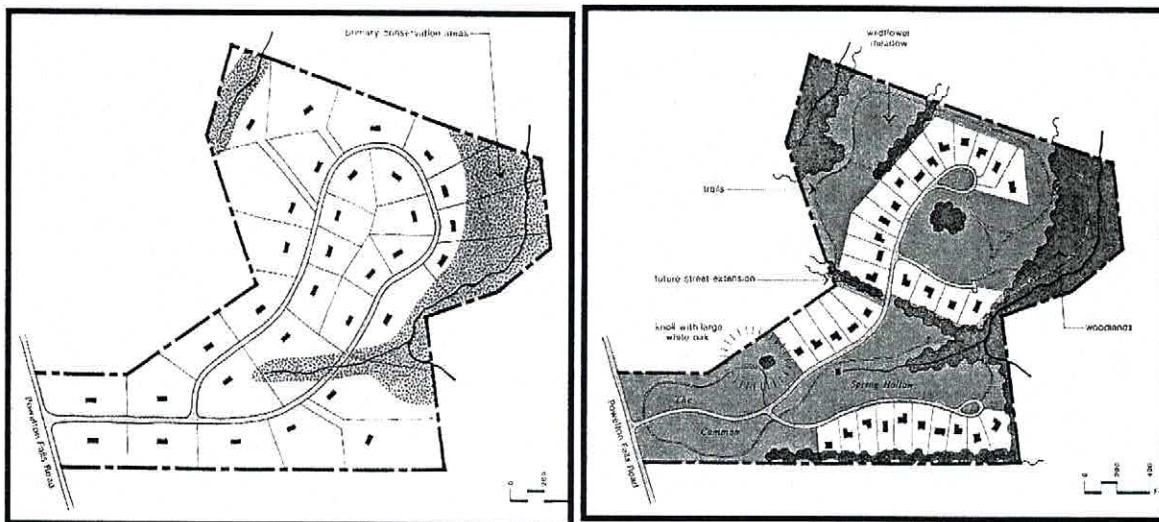


CREATING A BUILT ENVIRONMENT THAT MEETS WITH LOCAL SOCIAL VALUES.



DRAFT  
TENTATIVELY APPROVED

**8 LAND USE**

Among the most effective tools a community possesses to influence its future environment and quality of life is the ability to control and direct future growth patterns through its zoning and development ordinances, and its provision of infrastructure to serve newly developing areas. To date, Green County, through its zoning powers, platting, and subdivision ordinances has acted as the town's delegate in allocating land use distribution and development in the Town. Misguided use of these tools, however, can lead to undesired results in terms of land use conflicts, inefficient service delivery, and a decreased quality of life, among other potential problems. The foundation for sound decision making and implementation of these tools is a clear land use plan based upon sound planning principles and the community's vision for its future.

This land use plan is intended to illustrate the Town of Albany's vision for its future and to act as a guide for future growth and development of the Town over the next 20 years and beyond. It will serve as a guide for the Town Plan Commission, the County Plan Commission, and Town Board when making land use, zoning, and infrastructure related decisions. It will serve as a foundation for the development of land use and growth related ordinances. It will also provide direction for private sector property owners and potential developers when making decisions about the future of their properties within the Town of Albany.

The Town must study the suitability of land in order to effectively plan for efficient and environmentally sound growth. Therefore, the land use analysis and future land use plan is not limited to properties within the Town's existing developed areas, but looks beyond to consider areas that might be appropriate for growth over the next 20 years and beyond. In order to ensure that sufficient growth areas are maintained to accommodate a reasonable level of development expansion, strategies must also be implemented to control the development of residential and commercial growth immediately surrounding key transportation corridors and environmentally sensitive areas. At the same time, the Town of Albany has expressed concerns about the impacts of urban development on rural properties, primarily having to do with storm water run off onto all properties.

The relationship between the Land Use Element and other plan elements is extremely important, and coordinating this information is essential in developing an effective Comprehensive Plan that is useful to the Town and its constituents. All of the eight other elements of this plan should influence the decision making process in the approval considerations of new development proposals. As time progresses this plan must be updated and coordinated with its balance in order to ensure that local development preferences are maintained. By statutory law this Comprehensive Plan must be updated at least once every ten years.

### EXISTING LAND USE

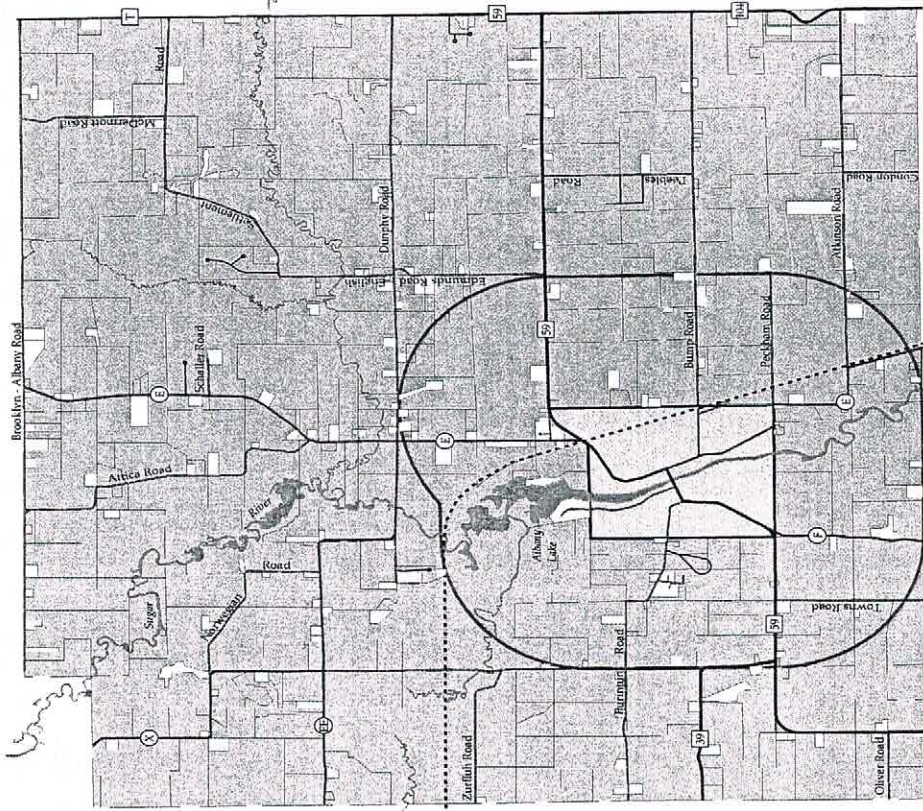
Existing development within the Town appears to have occurred in a fairly traditional fashion to this point. With the exception of a few rural residential subdivisions, new residential development has generally occurred on roadside parcels that have been split off of longtime farming operations. While relatively little "leap frog" development has occurred some concerns exist. As growth and economic changes in the "Madison region" have occurred, traditional agricultural lands are slowly being divided into rural residential and "hobby farm" uses. A map illustrating the existing land use pattern within the Town illustrates how this pattern of development has contributed to slowly lining its roadways with residential uses. As these uses have become more common the local sense of place and rural character have suffered significant impact via visual aesthetics.

# Existing Land Use

Town of Albany  
Green County, Wisconsin

## Legend

- ..... Sugar River Trail
- Subdivisions
- 1 Mile Buffer
- Residences
- Open Space / Agriculture
- Village of Albany



1" = 2000'  
August, 2001

Disclaimer:  
The Residential areas represented on this map are approximations derived from aerial photography, and are not accurate reflections of deeded acreage, and are intended to be such.  
They are for representation and display purposes only.

PHYSICAL ANALYSIS

In addition to the potential impacts of demographic and socio-economic projection's the Town of Albany is seeking to preserve a verity of natural and

Number of Acres in Town =	22,990.00
Number of "Undevelopable" Acres in the Town =	10,738.66
Development Limitation	Number of Acres
Slopes greater than 12%	71.74
Prime Farmlands	8,766.72
Government Lands	1,900.20
Total "Undevelopable"	10,738.66
<b>TOTAL DEVELOPABLE LANDS = 12,251.34</b>	

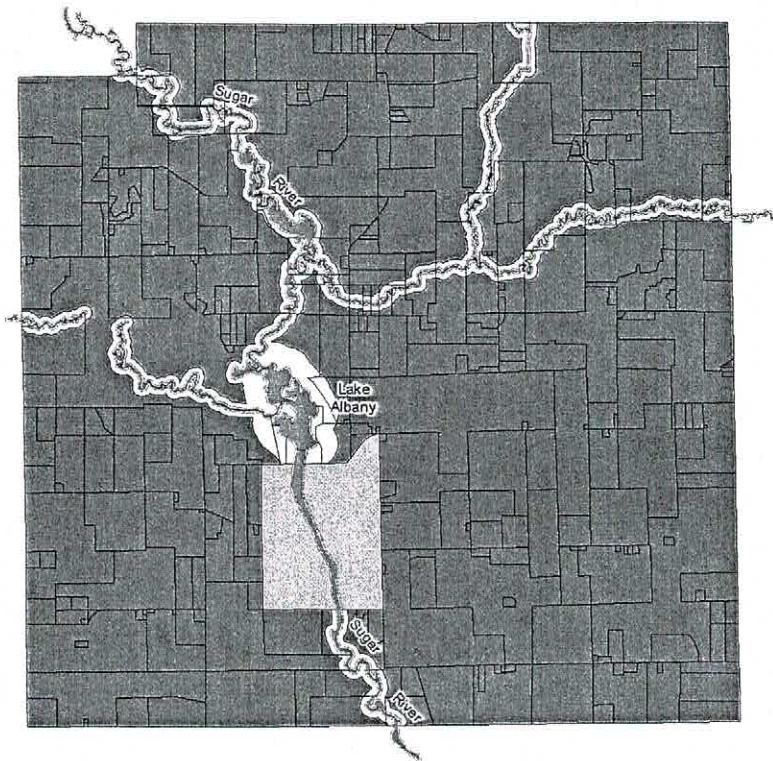
physical features which it values and/or recognizes places limitations on the potential for development. An analysis of these features, which include 1. prime farmland 2. Slopes in excess of 12 & 1/2%, 3. wetlands & flood plain 4. Governmental lands, found that 12,251.34 acres remain for potential development under the town's zoning jurisdiction.

The rational of this analysis is to gain understanding of physical limitations that exist within the town's land and in so doing understand its natural carrying capacity. In addition to these base criteria, the town has expressed in its vision and planning process, a desire to protect and preserve productive agricultural resources. These resources have been mapped and added to this analysis to delineate lands that remain and are hence viable for potential development. A final mapping exercise notes parcels in the township that are greater then 35 acres in size. These parcels signify larger tracts of land that by their size alone make them potentially viable for agricultural use.

The analysis provided within these mapping exercises are intended to serve as input components into the decision making process regarding new growth and development proposals. They should act as a reference in determining the appropriateness of a proposed development site, and within the negotiation process of site review for the establishment of new building envelopes and their locations. The guiding results of the mapping analysis are a direct reflection of the town's vision for its future.


### Jurisdictional Zoning Authority

Town of Albany  
Green County, Wisconsin



#### Legend

##### COUNTY ZONING

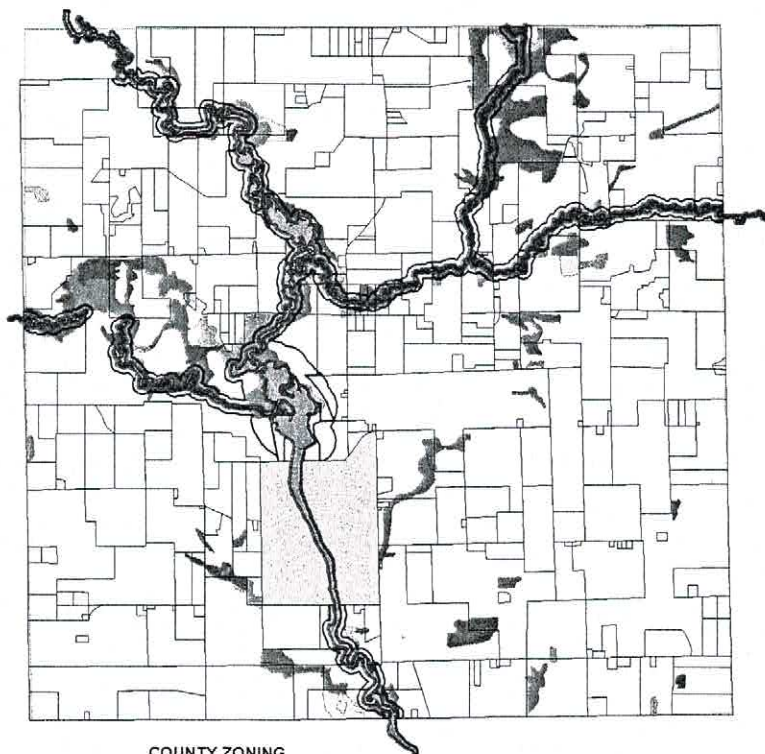
-  General Agriculture
-  Shoreland Zoning
-  75' Setback

-  Surface Water



# County Zoning & Wetlands

Town of Albany  
Green County, Wisconsin



**COUNTY ZONING**

- General Agriculture
- Shoreland Zoning
- 75' Setback
- Village of Albany
- Surface Water



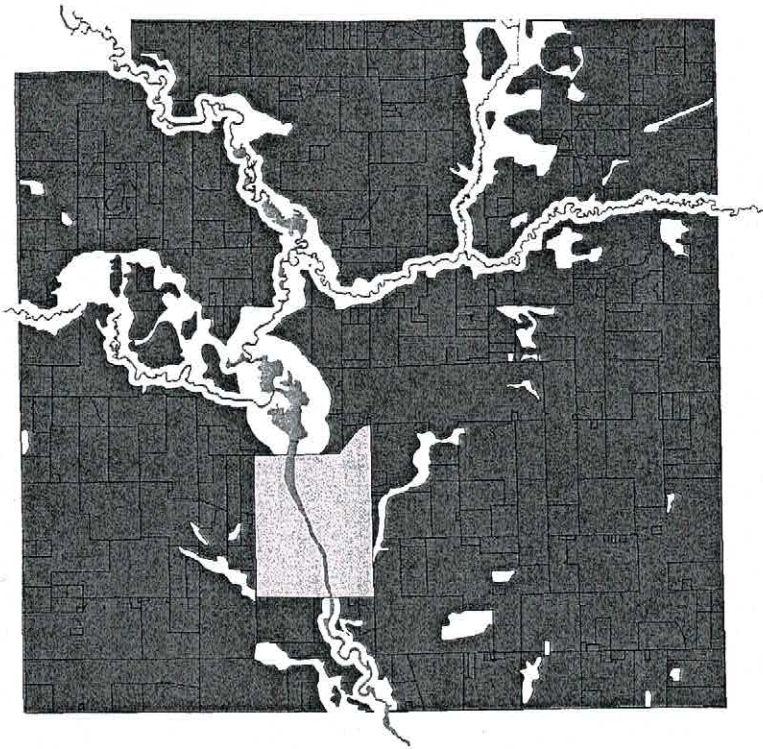
**WETLAND CODE**

- |       |      |         |        |         |         |
|-------|------|---------|--------|---------|---------|
| SE1Ka | E1Ka | E2K     | S3/E2H | T3/E1Hw | T3/S3Kw |
| E1H   | E1Kf | E2Ka    | S3/F2H | T3/E1K  | T3K     |
| E1Hg  | E1Kg | E2Kw    | S3K    | T3/E1Kg | T3Kw    |
| E1Hwg | E1Kw | S3/E1K  | S3Ka   | T3/E2Kw | U       |
| E1K   | E2H  | S3/E1Kw | S3Kg   | T3/S3K  | W0Hk    |






# County Zoning SUBTRACT Wetlands And Shoreland Zoning

Town of Albany  
Green County, Wisconsin



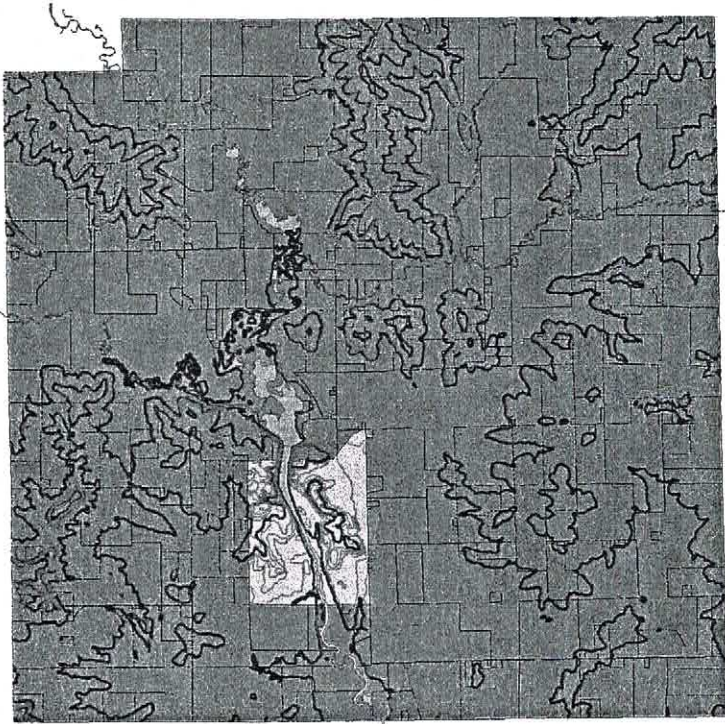
### COUNTY ZONING

-  General Agriculture
-  Village of Albany
-  Surface Water








# County Zoning And Contours

Town of Albany  
Green County, Wisconsin



**COUNTY ZONING**

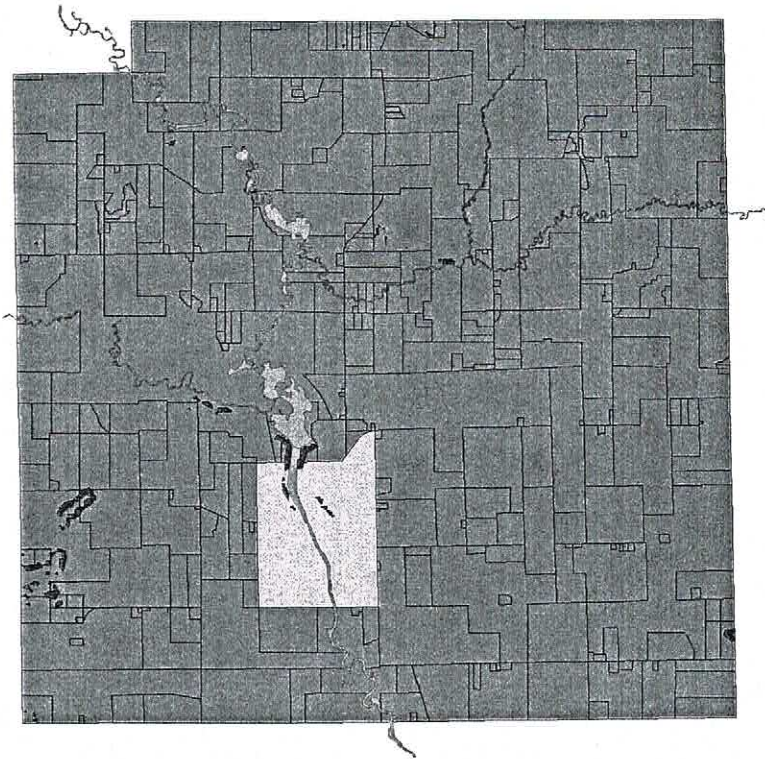
-  General Agriculture
-  Village of Albany
-  Surface Water

-  Index Contours
-  Intermediate Contours



# County Zoning And Slopes > 12%

Town of Albany  
Green County, Wisconsin



## COUNTY ZONING

General Agriculture

Slope > 12%

Village of Albany

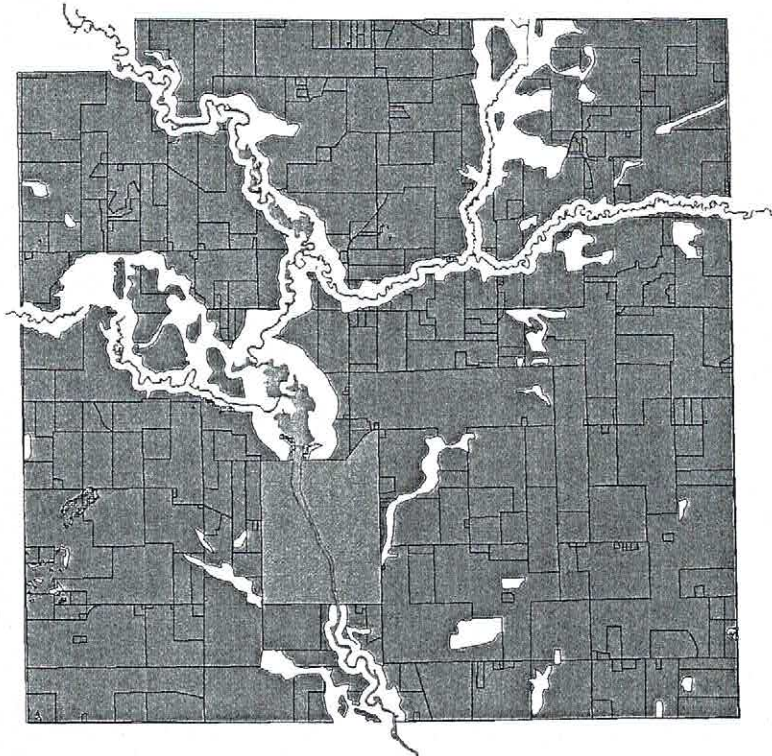
Surface Water






**VIERBICHER**  
Environmental Systems & Services, LLC

### County Zoning SUBTRACT Slopes > 12%

Town of Albany  
Green County, Wisconsin



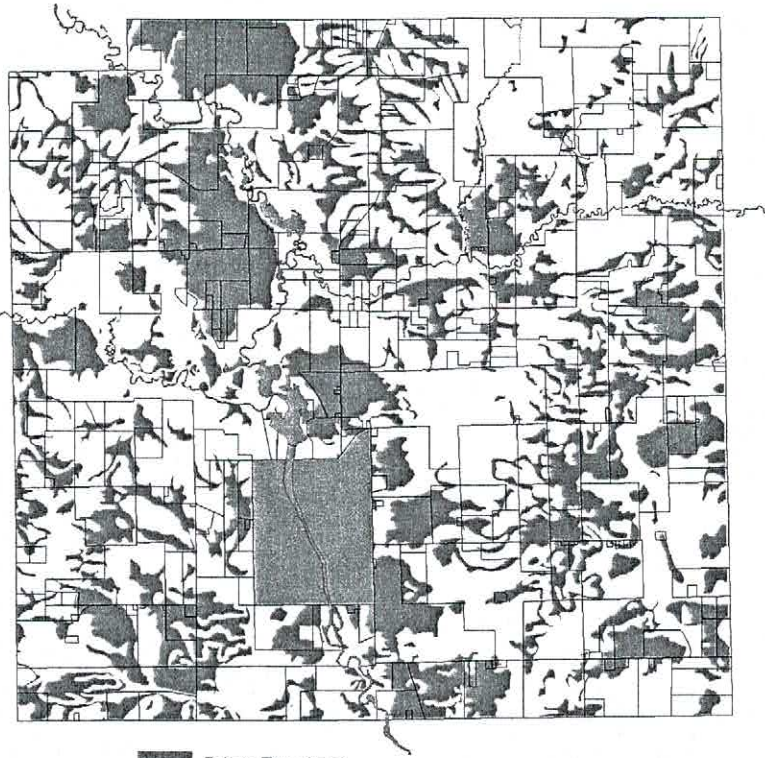
**COUNTY ZONING**

-  General Agriculture
-  Village of Albany
-  Surface Water



## County Zoning And Prime Farmland

Town of Albany  
Green County, Wisconsin



■ Prime Farmland

### COUNTY ZONING

□ General Agriculture

■ Village of Albany

■ Surface Water



**VIERBICHER**  
CONSULTANTS  
COMMUNITY DEVELOPMENT

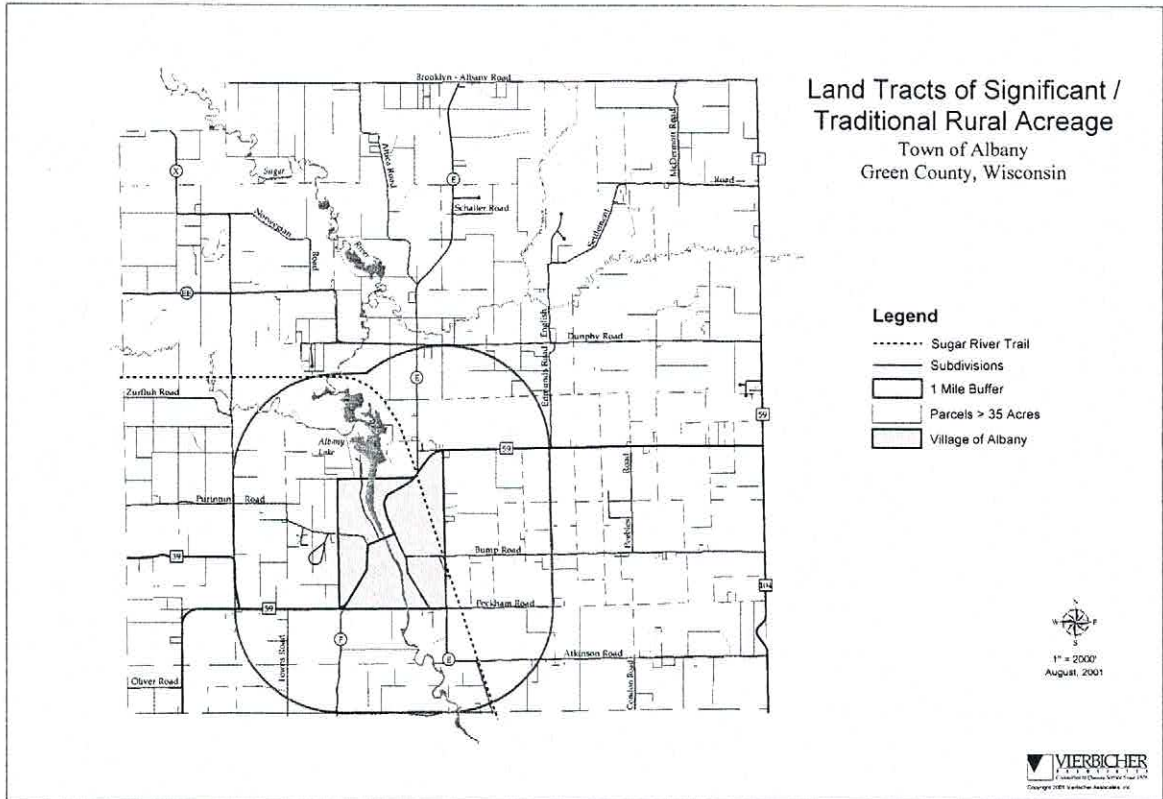
## Developable Lands

Town of Albany  
Green County, Wisconsin



■ Developable Lands





## LAND USE PLAN

The future land use map illustrates potential town growth over the next 20 years based upon existing conditions, discussions at public meetings and direction from the Planning Committee. At current and projected rates of development, the plan likely illustrates much more growth than the Town is likely to experience within the 20-year planning horizon under consideration. The Plan illustrates potential areas for new development as growth occurs in any one direction, but does not necessarily advocate or assume full build out of this area within this 20-year window. Other than a general recommendations that document the desired character of growth to occur within each development zone, the Plan makes no recommendations as to which areas should develop sooner than others.

Consideration should be given as to whether or not the Town is interested in providing guidance and recommendations regarding the character of future residential development. If efforts are made to develop properties at higher densities to achieve more efficient development patterns and in response to the Dividend Aid Program parameters, design issues within these neighborhoods may become more important. The State's Smart Growth statutes require that larger municipalities of over 12,500 population adopt Traditional Neighborhood Development and Conservation Subdivision Design provisions into their ordinance. Although these provisions would not be required for the Town of Albany, they are certainly options that could be considered and encouraged. Based upon existing conditions, discussions at public meetings and direction from the Planning Committee, these types of residential development standards are in deed desired and appropriate within the Town of Albany. In recognition of these considerations, the town has recently completed and adopted a land division/ subdivision ordinance and is currently developing a storm water ordinance.

### Future Land Use Zones

The Town of Albany has undertaken a Comprehensive Planning effort responsive to state statutes, local issues, scio and demographic projections, analytical mapping and expressed resident desires. This planning process has resulted in the designation of seven (7) zones for development character within the community.

#### *Zone #1 – Bluff Side*

Located in the northwest corner of the township, "Bluff Side" seeks to take advantage of its natural physical features, catering to typically commuting and or retired individuals wanting scenic views and rural living. This area of the township lends its self to higher end types of residential development, which can be mixed with specialty types of agricultural practices. Examples of specialty agriculture, which would be compatible in the zone include but are not limited to, grape growing, orchards, horse raising, forestry, bee keeping, specialty animals

and the like. Developments in this zone can be characterized as wanting to be hillside, single family unit, developments, which are nestled into hill sides and tops leaving valley floor's and ravines as open space and for specialty agricultural use.

#### *Zone #2 – Ridge Views*

Located in the north center of the township, "Ridge Views" seeks to take advantage of its natural physical features, which include rolling hills and rock outcroppings. This area also caters to typically commuting and or retired individuals wanting scenic views and rural living. This area of the township lends its self to higher end types of residential development, which can be mixed with specialty types of agricultural practices. Examples of specialty agriculture, which would be compatible in the zone include but are not limited to, grape growing, orchards, horse raising, forestry, bee keeping, specialty animals and the like. Developments in this zone can be characterized as wanting to be hillside, single family unit, developments, which are nestled into hill sides and tops leaving valley floor's and ravines as open space and for specialty agricultural use.

#### *Zone #3 – Rolling Hills*

Located in the northeastern corner of Albany township "Rolling Hills" provides ready access to a primary arterial transportation corridor, STH 104. With undulating topography and lowland valley areas, this geographic location lends itself to a variety of more traditional rural development types. Examples of the character that the area wants to personify include cluster and conservation subdivisions, hobby farms, and general rural residential developments. Limited general agricultural use is also appropriate as long it is not "production" or "corporate" in nature.

#### *Zone #4 – Country Pride*

Occupying approximately one third of the township's lands, the "Country Pride" zone reaches from the center of the township east to its boarder and southward running from the South central region to the South Eastern boarder of the town. Wanting to exemplify traditional agricultural living, this development zone area is appropriate for some cluster and conservation subdivision types of uses. Its focus, however, wants to be on corporate farming and general farming uses including some hobby farm operations. Because this area can be said to be a "working" area in terms of the nature of its uses, some limited commercial and industrial types of uses may also be appropriate here. Gently sloping topography and extensive flatter lands lend this general location to the above uses to create a sense of country and pride for the township.

#### *Zone #5 – Rustic Rural*

Located in the southwestern corner of the township the "Rustic Rural" zone seeks to personify a less dense general agricultural character. With generally flatter terrain, mixed with some wet areas and rolling hills, this portion of the township lends itself to rural residential, hobby farms, open space and general agricultural

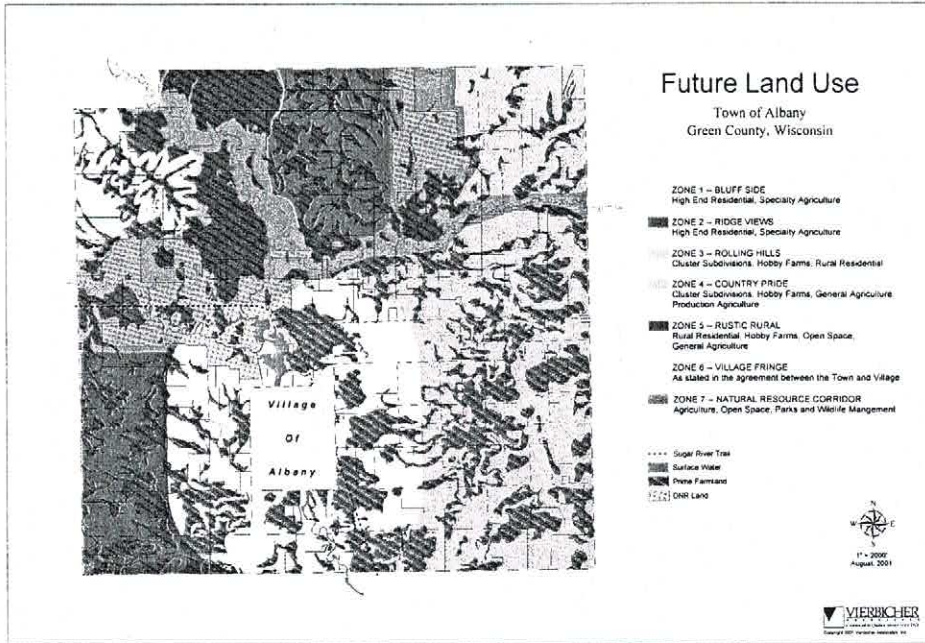
uses. Some limited specialty agriculture uses may also be appropriate. As compared to the other zones within the township, the rustic rural zone more than any other can be characterized as being developed with more traditional family farm types of uses.

*Zone #6 – Village Fringe*

The “Village Fringe” is comprised of a one-mile ring that surrounds the incorporated boundary of the Village of Albany into the Town of Albany. This one-mile ring carry’s significance in that it represents extraterritorial area surrounding the village and potential municipal service extension area. All development within the Village Fringe is subject to the agreement between the Village of Albany and the Town of Albany. Said agreement has been completed outside of this Comprehensive Plan and should be deferred to when considering any proposal for this geographic location.

*Zone #7 – Natural Resource Corridor*

The Town of Albany is blessed with rich natural resource base. These resources include rivers, streams, productive wildlife habitat areas, productive agricultural lands, wetlands and the like. The “Natural Resource Corridor” zone establishes boundaries around these valuable natural resource amenities calling for their appropriate use to be limited to only preservation, wildlife management, open space and general agriculture. By preserving this zone more than any other in this fashion, the Town of Albany is calling for the protection of its sense of place, its character, its resource amenities and its tourism draw for economic development.



LAND USE GOALS:

**Goal:** Ensure that development standards and ordinances are consistent with land use policies contained within the Comprehensive Plan.

Objective:

Study current county zoning and land division/subdivision policies and regulations and update or encourage updating as needed to ensure consistency with the policies of the Smart Growth plan.

Consult the policies contained within the Comprehensive Plan prior to making decisions regarding capital improvements

Encourage the county to update its zoning map so that appropriate uses are placed in the corresponding appropriate zoning districts.

**Goal:** Promote land uses, densities and regulations that result in efficient development patterns (traffic, public services, sewer, water, other).

Objective:

Develop and implement design standards to encourage efficient development patterns incorporating interconnected street patterns and limited use of cul-de-sac streets.

Work with Green County to ensure that street transitions from the Town to the Town are compatible.

Allow new development types to occur only within the character descriptions as described within the seven zones and as illustrated in the future land use map.

Consider the adoption of a Cluster Development ordinance.

Consider encouraging the county to amend the current residential zoning district regulations to permit smaller lots.

Adopt policies to ensure the development of a good network of pedestrian routes between new neighborhoods and the existing Town corridors, particularly next to existing parks and future recreational areas.

Establish maximum driveway length limitations to limit the creation of flag lots.

Consider engineering review of new CSM's and Subdivisions in order to maintain development standards and functional storm water drainage systems.

Goal: Promote land uses, densities and regulations that result in the protection of valued resources and recognize existing physical limitations (prime farmland, slope, woodlands, water, other).

Objectives:

Review and incorporate the findings of the “developable land” analysis when making decisions on new development proposals.

Review and incorporate the findings of the “traditional rural acreage” mapping analysis when making decisions on new development proposals.

Conduct site reviews on proposed developments and/or ask for sufficient documentation so as to ascertain potential impacts to the physical environment. Negotiate their protection.

Goal: Foster commercial growth in the “Village Fringe” as negotiated and within remaining zones as appropriate.

