

1
2
3
4

Appendix A
Appendix B
Appendix C

Goals, Objectives, & Policies

This chapter presents a vision for the future of the Town of Sparta through descriptions and illustrations of goals, objectives, and policies. Housing, Mobility & Transportation, Economic Prosperity, Agriculture & Natural Resources, Community Facilities & Services, Community Character, Collaboration & Partnerships, and Land Use are all addressed.

	Page
Housing	2-2
Mobility & Transportation	2-4
Economic Prosperity	2-5
Agriculture & Natural Resources	2-6
Community Facilities & Services	2-7
Community Character	2-9
Collaboration & Partnerships	2-12
Land Use	2-13

GOALS, OBJECTIVES, & POLICIES

Overview

Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on input gathered during planning meetings, best planning practices, and reflections from the information contained in Appendix B: Community Indicators. This section defines goals, objectives and policies, as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a specific rule of conduct or course of action intended to help the Town achieve the goals and objectives of the plan. Policies using the words “shall” or “will” are firm commitments by the Town – all future actions and decisions made by the Town should be consistent with these policies, unless unforeseen reasons arise which make a policy impractical to adhere to. Such occasions should be rare and probably indicate a need to amend this plan according to the procedures in Chapter 4. Policies using the words “should,” “encourage,” “discourage,” or “may” are intended to serve as a guide for Town decisions and actions.

Housing

GOAL: PLAN FOR HOUSING TYPES AND DENSITIES THAT REINFORCE THE CHARACTER OF THE TOWN .

Objective H1. Retain farm-based residences and single-family residences as the preferred housing types in the Town.

Objective H2. Emphasize control of residential density (lot averaging) and site design rather than, or in addition to, lot size alone.

Lot averaging is a regulatory tool that allows a property owner to create a lot that is smaller than the minimum lot size requirement, provided the acreage of the smaller parcel plus the remaining acreage of the parent parcel add up to the amount of acreage required for two parcels in the applicable zoning district. This is a common practice within conservation subdivision developments and a component of the State's Working Lands Initiative (WLI). For example, WLI eliminated counterproductive 35-acre minimum lot size requirements in farmland preservation zoning districts. These past requirements may have actually encouraged wasteful land use and “sprawl.” New farmland preservation zoning regulations call for a ratio of nonfarm residential acreage to farm acreage of no greater than 1 to 20.

Objective H3. Manage residential development to prevent land use conflicts between farms and non-farm residences.

Objective H4. Plan for a range of housing that meets the needs of residents of various income levels, ages, lifestyles, and health status.

Objective H5. Ensure that homes are built and maintained according to levels deemed safe by industry standards.

Housing, Cont.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or “clustered” on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space, woodlands, or agricultural lands.

Policy H1. If proposals for residential subdivisions are introduced, the Town encourages clustered residential subdivisions that will prevent or minimize conversion of productive agricultural, forested, or open space land. Incentives, such as reduced minimum lot sizes, or bonus lots, may be considered by the Town for developments that use this technique.

Policy H2. While farmsteads and single-family homes are the preferred housing types, the Town may consider the development of duplex housing and encourage a full range of housing sizes in order to provide opportunities for affordable housing and a range of housing styles within the Town.

Policy H3. The Town encourages higher density residential land uses within and near existing residential and urban areas and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town.

Policy H4. The Town may consider requests for the development of multi-family apartment buildings, senior housing and special needs facilities within the Town. These types of housing development should be located near or within urbanized areas.

Policy H5. The Town supports improvements to existing residences that will allow elderly or special needs citizens to remain within their residence, provided improvements meet building code requirements.

Policy H6. In conjunction with the Monroe County Zoning Department, and City of Sparta inconjunction with Extraterritorial Zoning areas, the Town will maintain site and design guidelines for new residences that aim to reinforce the rural character of the Town by minimizing land use conflicts with agricultural operations, the conversion of productive agricultural land, and the disruption of environmentally sensitive areas (refer to Community Character Policy CC3).

Policy H7. The Town supports the State’s Uniform Dwelling Code, which inpart requires inspection of new 1- and 2-family dwelling structures and repair of unsafe and unsanitary housing conditions.

Policy H8. The Town supports Monroe County programs that maintain or rehabilitate the community’s existing housing stock (refer to Appendix page B-7 for a list of programs). The Town encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. The Town will enforce property maintenance/public nuisance ordinances as needed in coordination with the Monroe County Zoning Department and Town Ordinances.

Chapter 10 of the Town of Sparta Code of Ordinances provides regulations relating to Public Nuisances and junk and junked vehicles. Enforcement of junked vehicles is coordinated with the Monroe County Zoning Administrator along with other matters pertaining to property use and zoning code violations.

Mobility & Transportation

GOAL: PROVIDE A SAFE, EFFICIENT, MULTI-MODAL, AND WELL-MAINTAINED TRANSPORTATION NETWORK.

Objective MT1. Maintain the Town's transportation network at a level of service desired by Town residents and businesses.

Objective MT2. Manage access and design of the transportation network in order to effectively maintain the safe and functional integrity of roadways within the Town.

Objective MT3. Coordinate major transportation projects with land development, neighboring communities, Monroe County, and the WisDOT.

Policy MT1: Transportation Alternatives for Disabled and Elderly Residents. The Town supports those efforts of Monroe County and private vendors to provide access to transportation services for disabled and elderly residents in the Town.

Policy MT2: Incorporation of Pedestrian and Bicycle Planning. The Town will provide any input on bicycle routes or trails through the Town planned by Monroe County, WIDNR, or local organizations. Bicycle and pedestrian trails within residential developments shall be designed to connect to any adjacent developments, as well as existing or planned pedestrian or bicycle facilities.

Policy MT3: Protection of Town Roads. The Town encourages traffic patterns that do not increase traffic on Town roads unnecessarily, or impact weight restrictions for local roadways or bridges. The Town may require agreements that define the responsibilities of the Town, a developer, neighboring communities, Monroe County or State agencies regarding any required improvements to Town roads and funding of such

improvements when projects or developments pose a transportation issue for local roadways. The Town may also require the preparation of a traffic impact analysis by an independent professional prior to approving new development, if the Town determines there is a concern for traffic impacts. Where appropriate, the Town may designate weight restrictions and truck routes, to protect local roads.

Policy MT4: Maintain Condition Standards for Town Roadways. The Town strives to maintain an average PASER (Pavement Surface Evaluation and Rating) rating of 7 for all Town Roads (considering budgetary constraints), and establish and prioritize future road projects based on the applicable PASER scores, ADT data, and current and future land use plans.

Policy MT5: New Roads and Driveways. The Town supports the use of the existing road network to the greatest extent possible before creating additional roads to accommodate future development. New roads shall be built according to Town standards and inspected before accepting for dedication. In conjunction with Monroe County, the Town will maintain site and design requirements for new roads and driveways.

Policy MT6: Coordination of Improvements to Local, County, and State Roadways. The Town will work with the neighboring communities to plan, construct, and maintain those roadways that cross jurisdictional boundaries, including cost sharing where appropriate. The Town will work with representatives from the WisDOT and Monroe County to raise awareness of local concerns, including maintaining access to resident properties, when State or County highways in the area are slated from improvement. The Town may coordinate improvements to adjacent local roads and intersections when appropriate.

Economic Prosperity

GOAL: MAINTAIN A PREDOMINATELY RURAL BASED ECONOMY WITHIN THE TOWN.

Objective EP1. Attract and retain businesses that strengthen and diversity the local economy without detracting from the rural character of the Town.

Objective EP2. Carefully consider whether proposals for commercial or industrial businesses will interfere with farming, or residential uses, and whether they can be supported with the existing road system, other infrastructure, and available services.

Objective EP3. Minimize land use conflicts between business and non-business uses.

Objective EP4. Maintain standards and limitations for home occupations and home-based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policy EP1. The Town’s primary focus for economic development is to support agriculture, agriculturally-related businesses, and cottage industries. The Town encourages other intensive commercial and industrial businesses, to locate near urban locations, or state/county highways, where adequate transportation facilities exist to serve more intensive business developments.

A “cottage industry” is generally defined as a small business located entirely within a dwelling, or as an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of local zoning codes. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full-time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibrations detectable at any property line.

Policy EP2. The Town may collaborate with neighboring municipalities, Monroe County, and local economic development organizations to encourage programs that support local businesses.

Policy EP3. The Town discourages development of non-agricultural related commercial and industrial development within rural portions of the Town and encourages it near urban areas, or along state/county highways or the existing railroad, where there is easier access to public services and facilities to support such developments.

Policy EP4. In conjunction with Monroe County Zoning Department, the Town maintains design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access (refer to Community Character Policy CC4).

Policy EP5. The Town discourages home-based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent uses due to such things as increased noise, traffic, parking, smoke, odor, dust, glare and lighting, unless these detrimental affects can be sufficiently addressed. Similar standards will be applied by the Town in conjunction with zoning applications for business uses within the Town.

“Home occupations” refer to office types of uses that do not alter the residential character of a home and its neighborhood.

“Home-based businesses” are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, hair styling, or woodworking businesses.

Agriculture & Natural Resources

GOAL: REINFORCE THE TOWN'S RURAL CHARACTER BY PRESERVING PRODUCTIVE AGRICULTURAL LAND, FARM OPERATIONS, SENSITIVE ENVIRONMENTAL AREAS, WILDLIFE HABITAT, AND RURAL VISTAS.

Objective AN1. Avoid fragmentation of productive agricultural or forested land, or sensitive environmental areas.

Objective AN2. Avoid detrimental impacts that new development could have on natural resources, environmental corridors, habitat areas, or rural vistas.

Policy AN1. The Town will utilize the policies of this chapter and Chapter 3 when determining whether to allow rezoning of an agricultural district to a non-agricultural district. The Town supports the use of a density-based zoning program that allows for the clustering of future residential development on smaller parcels to provide farmers a viable option to develop a few acres of land, as opposed to converting portions of large parcels of agricultural land to a non-agricultural use.

Policy AN2. Where non-farm development is allowed, the Town may manage, through land use and regulatory tools, density and site design to discourage development from locating near existing farm facilities or on historically productive farmland or soils. In addition, the Town discourages the fragmentation of productive agricultural or forested land, and other significant natural areas to protect the continuity of these areas for future use. The Town may consider the use of incentive programs that accomplish these objectives. (Refer to Community Character images and Land Use policies of this plan).

Policy AN3. The Town will restrict development in areas that have limitations due to severe steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect these areas from degradation. The Town shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources. The Town will collaborate with the Monroe County Zoning Department on zoning and subdivision powers to protect waterways, shorelands, wetlands, severe steep slopes and floodplain areas.

Policy AN4. The Town supports programs to prevent the spread of invasive species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways and groundwater.

Policy AN5. The Town recognizes that gravel quarry operations are a component of the rural landscape of the Town. However, such uses can have a detrimental impact on Town roads, adjacent land uses, and the rural landscape. The Town discourages mineral extraction operations adjacent to residential subdivisions, or groups of rural residences. Proposed mineral extraction operations shall adhere to all County and State regulations, including the development of reclamation plans. As part of the consideration of any new or expanded mineral extraction operation, owners of such uses should provide measures to reduce the impacts of noise, traffic, smoke, dust, and lighting.

Agriculture & Natural Resources, Cont.

Policy AN6. The Town encourages all farming or forestry operations to incorporate the most current “Best Management Practices” (BMPs) or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies:

- a. Monroe County
- b. University of Wisconsin Extension
- c. Wisconsin Department of Agriculture, Trade and Consumer Protection
- d. Wisconsin Department of Natural Resources
- e. Natural Resource Conservation Service

Community Facilities & Services

GOAL: MAINTAIN RELIABLE AND HIGH QUALITY SERVICES, UTILITIES, AND FACILITIES.

Objective CFS1. Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the rural character of the Town.

Objective CFS2. Phase new development in a manner consistent with future land use plans, public facility and service capacity, and community expectations.

Objective CFS3. Ensure the Town Hall and other public facilities continue to meet the needs of residents.

Objective CFS4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Objective CFS5. Maintain financial practices that allow the most efficient and effective use of tax dollars.

Policy CFS1: Sanitary Sewer. Density and minimum lot sizes should be managed allowing adequate space for replacement of private on-site sewage systems. The Town will require that new private septic systems are sited, constructed, and inspected according to State and Monroe County regulations. The Town encourages property owners to maintain and inspect their private on-site sewage systems on a regular basis. The Town may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist, or other related professional, prior to approving new development, if the Town determines there is a concern for groundwater impact.

Policy CFS2: Water Supply. The Town will require landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by State or Monroe County regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to State or County regulations. The Town may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist, or other related professional, prior to approving new development, if the Town determines there is a concern for groundwater impact.

Policy CFS3: Stormwater Management. The Town will work with Monroe County and the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be

Community Facilities & Services, Cont.

responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with Monroe County's Stormwater and Erosion Control Ordinance. The use of Best Management Practices (BMPs) is highly encouraged.

Policy CFS4: Solid Waste and Recycling. The Town will review annually levels of service provided by the contracted solid waste disposal and recycling services and meet with them to address any concerns raised by residents or local businesses. The Town encourages participation by residents in Monroe County's Recycling and Clean Sweep programs for the disposal of hazardous materials.

Policy CFS5: Parks. The Town will work with WIDNR and Monroe County as necessary to determine if there are needs for future parks and natural areas in the Town. If needs are identified, the Town will work with the WIDNR and the County to determine the most effective and efficient way to proceed with development. The Town encourages the connectivity of local parks or recreational facilities with regional facilities, such as the La Crosse River State Trail and the Elroy-Sparta State Trail, via bicycle trails or marked routes on designated roads.

Policy CFS6: Power Plants, Transmission Lines, and Telecommunication Facilities. The Town will actively participate in the planning and siting of any major transmission lines, substation, natural gas lines, wind towers, or telecommunication towers proposed within the Town by providers to raise awareness of local concerns. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock facilities. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.

Policy CFS7: Energy Conservation. The Town supports the efforts of energy providers and government agencies to inform residents about energy conservation measures or programs. The Town will consider the use of energy efficient alternatives when upgrading local buildings or equipment.

Policy CFS8: Renewable Energy Facilities. The Town encourages energy providers and land owners to work together to support appropriate applications of renewable energy and utilization of on-site distributed energy generation (e.g., solar, wind, geothermal, biomass, solid waste) as a means of protecting the Town and residents against future fluctuations in energy costs. Proposed installations shall be installed according to County and State regulations.

Policy CFS9: Public Facilities. The Town will collaborate with the Sparta and Bangor School Districts, the City of Sparta, and Monroe County to maintain and improve access to schools, library, and special needs facilities for area residents. The Town will actively participate in the planning and siting of any new facility proposed within the Town.

Policy CFS10: Emergency Services. The Town will work with Monroe County, Sparta Area Ambulance Service, and the Erv's Sparta Area Fire District to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and will review service provision levels with the appropriate agencies annually.

Community Facilities & Services, Cont.

Policy CFS11: Hazards. The Town encourages disaster preparedness, including resilient zoning and building practices and materials; establishment of disaster response and recovery plans by the Monroe County, families and businesses; and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA). When forewarning is possible, the Town will strive to keep citizens accurately apprised of the situation and possible outcomes. The Town will plan for the effective delivery of emergency services and basic human needs in the event of a disaster. The Town will work with non-profits, human services agencies, and emergency management agencies to plan for efficient disaster response that meets the needs of all in the community.

Policy CFS12: Town Facilities. The Town will annually evaluate the condition of the Town facilities and associated equipment to ensure that it will continue to meet Town needs. Upgrades for handicap accessibility will be considered for all Town facilities whenever changes are made to those facilities.

Policy CFS13: Town Fees. The Town requires developer agreements or fees to recoup the costs associated with processing, reviewing or inspecting building or land use proposals and permits, including pass through fees of consultants hired by the Town to perform these services. The Town may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

Community Character

GOAL: ENSURE HIGH QUALITY SITE AND BUILDING DESIGNS WITHIN THE TOWN TO UPHOLD PROPERTY VALUES, ATTRACT NEW DEVELOPMENT, AND REINFORCE THE CHARACTER OF THE TOWN.

Objective CC1. Avoid detrimental impacts to local historic and cultural resources.

Objective CC2. Guide the design of new development such that new development and existing development can coexist in an attractive manner.

Objective CC3. Maintain site and building design guidelines or standards for new development, especially business developments.

Policy CC1. Historic Resources – The Town aims to ensure that any known cemeteries, human burials or archaeological sites are protected from construction activities. Where new construction projects are anticipated to occur adjacent to cultural resources the Town shall require these cultural resource features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of cultural resources. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such discovery and a determination shall be made regarding the appropriate course of action.

GOALS, OBJECTIVES, & POLICIES

Community Character

Policy CC2: Mature/Heritage Trees. The Town encourages the preservation of mature/heritage trees during new construction. Such trees should be depicted on site plans, preliminary plats, and certified survey maps in order to facilitate preservation of these features.

Policy CC3: Context Sensitive Design – In areas with significant environmental sensitive resources or prime agricultural land, the Town encourages the use of cluster development and conservation subdivision design. Both design practices are alternatives to conventional land division practices, and help to protect the rich natural and agricultural resources of the region. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. Buildings should be designed and located to blend into the natural environment.

Policy CC4: Commercial & Industrial Development. Potential land use conflicts with existing uses may be mitigated through buffering, landscaping berms, and lot/building location on the proposer's parcel. Loading docks, dumpsters, mechanical equipment, and outdoor storage areas should be behind buildings or screened from public view through the use of landscaping or architectural features.

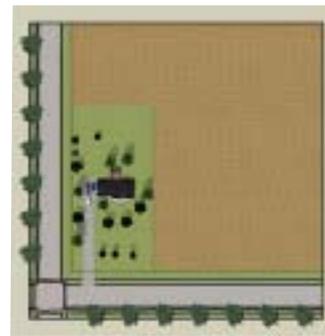
Parking should be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways should be provided to facilitate on-site access. Large parking lots should be landscaped with perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls, etc.) to block views from incompatible adjacent uses. Illumination from

lighting should be kept on site through use of down cast and cut-off fixtures. High-quality signage based on the area of the building frontage, road frontage, or façade area should be used. The use of pole signs, roof top signs, or signs projecting higher than the highest point on the associated building is discouraged.

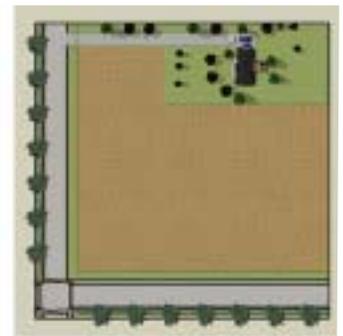


Discouraged Layout

Example sketches of a site layout that minimizes the conversion of agricultural land. This is an encouraged, but not mandated, practice in the Town.



Desirable Layout #1



Desirable Layout #2

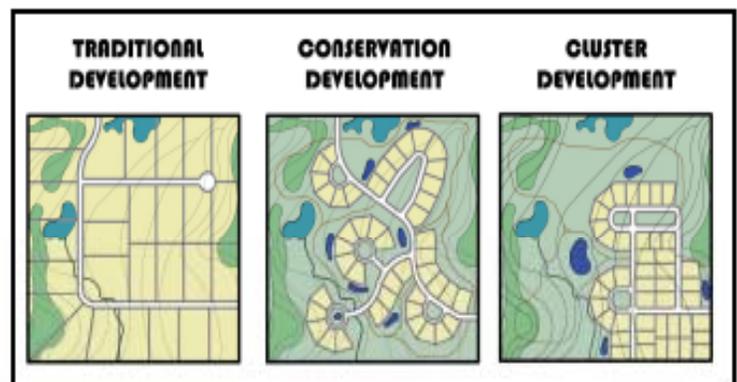
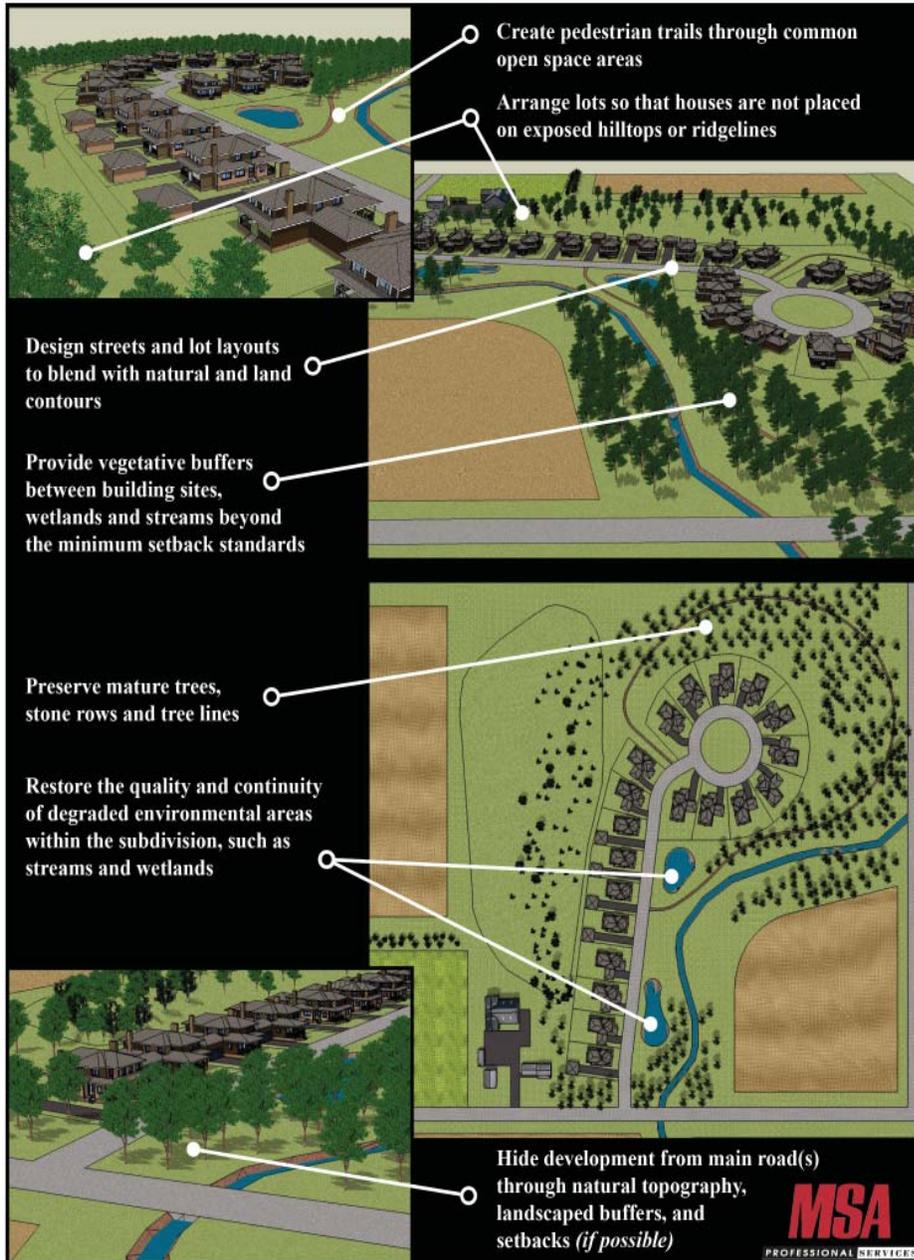


Illustration depicting the difference between Traditional, Conservation and Cluster Development design.

Community Character, Cont.

Conservation Subdivision Design



Example site and building conservation subdivision design principles. One or all of these principles are an encouraged, but not mandated, practice in the Town.

GOALS, OBJECTIVES, & POLICIES

Collaboration & Partnerships

GOAL: MAINTAIN MUTUALLY BENEFICIAL RELATIONSHIPS AND PARTNERSHIPS WITH NEIGHBORING MUNICIPALITIES, MONROE COUNTY, STATE AND FEDERAL AGENCIES, AND THE SCHOOLS, COLLEGES AND UNIVERSITIES SERVING TOWN RESIDENTS.

Objective CP1. The Town will think regionally while acting locally.

Objective CP2. Reduce costs and improve quality of municipal services through partnerships with Monroe County and neighboring municipalities.

Objective CP3. Communicate clearly with the City of Sparta, Village of Rockland, and Monroe County to establish mutually agreeable development goals and objectives in overlapping planning areas.

Policy CP1. The Town encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, the Town will coordinate its Comprehensive Plan with Monroe County's and adjacent municipalities.

Policy CP2. Prior to the adoption of the Town's Comprehensive Plan, and for subsequent updates, the Town will request comments from School District officials, neighboring municipalities, and Monroe County.

Policy CP3. The Town will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Monroe County, and State or Federal agencies on land use or planning activities that would affect the Town and its residents.

Policy CP4. The Town will continue to work with neighboring municipalities and Monroe County to identify opportunities for shared services or other cooperative planning efforts. This may include, for example, shared municipal facilities, recreation facilities, and maintenance equipment.

Policy CP5. The Town will continue to participate in extraterritorial zoning with the City of Sparta, including periodic reviews of the zoning districts, regulations, and the extent of the area included within the extraterritorial zoning jurisdiction. *(Note, through this planning project the Planning Commission and Town Board expressed interest in working with officials from the City of Sparta to take a fresh look at both the area and regulations within the ETZ jurisdiction).*

Policy CP6. The Town encourages three party collaborative discussions between property owners and adjacent municipalities when annexations from the Town to an adjacent municipality are proposed. This will allow all parties to understand both the short and long-term implications from any proposed annexations.

Land Use

GOAL: ENSURE A DESIRABLE BALANCE AND DISTRIBUTION OF LAND USES IS ACHIEVED WHICH REINFORCES THE TOWN'S CHARACTER AND SENSE OF PLACE.

Objective L1. Maintain a comprehensive future land use plan and map that identifies areas appropriate for natural resource protection, agriculture, residential, commercial, industrial, park, and public uses.

Objective L2. The supply of land to accommodate new development will be adequate to satisfy local demand and land use projections.

Objective L3. Development will use land, utilities, and community services as efficiently as possible.

Objective L4. Balance land use regulations and individual property rights with community interests.

Objective L5. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.

Policy L1. The Town will map sensitive environmental features requiring protection including wetlands and floodplains (Refer to Appendix C, Development Limitations Map). The Town will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for conservation or protection where development is severely limited. Development within and adjacent to these features shall follow applicable county and state regulations.

Policy L2. The Town will map areas in agricultural use or that have highly productive soils for agricultural use (Refer to Appendix C, Productive Agricultural Areas Map and the Monroe County's Farmland Preservation Plan Map for the Town of Sparta). The Town will review and update regulations that support continued agricultural use in the majority of these areas. The Town will consider limited non-farm residential development in areas slated for agricultural use, consistent with the policies of this plan.

Policy L3. The Town will map the location of non-farm residences throughout the Town (Refer to Appendix C, Existing Land Use Map and Zoning Map). Using this information, and considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, topography, and the capacity of adjacent roads, the Town will identify areas suitable for non-farm development and will develop one or more descriptions for the type and density of residential development appropriate for these areas, consistent with the policies of this plan.

Policy L4. The Town will map existing commercial and/or industrial uses that are found in the Town (Refer to Appendix C, Existing Land Use Map and Zoning Map). Using this information, and considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, topography, and the capacity of adjacent roads, the Town will identify areas suitable for business development and will develop one or more descriptions for the type and density of commercial or industrial development appropriate for these areas, consistent with the policies of this plan.

GOALS, OBJECTIVES, & POLICIES

Land Use, Cont.

Policy L5. The Town will map existing public or recreational uses within the Town (Refer to Appendix C, Existing Land Use Map and Zoning Map). Using this information, and considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, topography, and the capacity of adjacent roads, the Town will identify areas suitable for park or recreational uses and will develop appropriate regulations for these areas, consistent with the policies of this plan.

Policy L6. If new residential subdivisions are proposed, the Town prefers their location adjacent to existing residential uses, rather than in undeveloped areas of the Town. In particular, where existing residential subdivisions include planned connectivity or reserved right-of-way to connect to adjacent undeveloped parcels.

Policy L7. Before approving the development of any new residential subdivisions, the Town may consider the amount of available vacant residential lots already platted within the Town, compared to the demand for new subdivisions. The Town may also use at its discretion the total number of vacant residential platted lots within Monroe County as a criteria in reviewing and approving new subdivisions in the Town.

Policy L8. A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design, following the procedures of the Monroe County Zoning Code.

Policy L9. The Town may consider the use of Purchase of Development Rights (PDR) if Monroe County develops such a program for the region.

Policy L10. The Town may consider the use of Transfer of Development Rights (TDR) if Monroe County develops such a program for the region.

“Purchase of Development Rights” (PDR) refers to a public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property.

“Transfer of Development Rights” (TDR) refers to a program to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” or “sending” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under a comprehensive plan or zoning ordinance.

A “Planned Unit Development” (PUD) refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.