



1 vision & RECOMMENDATIONS

The vision for the Village of Windsor 2050 Comprehensive Plan can be achieved as the identified goals, objectives and policies are implemented. This section compiles the resulting recommendations that were derived from the previous plan and other documents, data, analyses, stakeholder and public input and guidance of the Steering Committee. Whether or not the objectives, goals, and policies of this Plan are realized depends largely on the extent to which the Plan is put to action by Village decision-makers.

This section also includes the Future Land Use Map and the Future Land Use Summary Table that together provide a concise overview of the vision for intended development and redevelopment.

The vision statement for the Comprehensive Plan is as follows:

Windsor’s vision to “Growing Forward” embraces our agricultural heritage, preserves cultural and natural resources, promotes passive and active recreational opportunities, and fosters diverse economic development creating an inviting livable community.

VISION STATEMENT

The Plan is intended to guide long-term decisions. Its worth is derived from its comprehensive nature and its stability. It has been constructed much as an extension of the past planning efforts, so its stability can reasonably be expected. It can be amended, but the threshold of argument required to justify such a change is intentionally set very high. While the Village Board has the prerogative to change the Plan at its discretion, it is expected that no substantial changes would be considered during the lifetime of the Plan outside of major comprehensive updates.



Goals, Objectives & Policies

The goals and recommendations of this document are reflective of extensive citizen input, valuable expert testimony, and consequent thoughtful deliberation. They provide the basis and rationale for the overall vision expressed in the introduction. The goals and recommendations in each section constitute a hierarchy. Goals are broad statements of vision and recommendations are the key actions needed to accomplish the goals.

Resource Protection Goals, Objectives and Policies

Goal 1: Maintain and protect the Village of Windsor's environmental resources and open space.

Objective 1: Preserve important landscape elements, unique/environmentally sensitive natural features.

Policies:

1. Promote the use of the Village of Windsor purchase of development rights program (PDR) within unique/environmentally sensitive natural areas to protect these areas from development
2. Promote the use of the Village of Windsor transfer of development rights program (TDR) for use away from unique/environmentally sensitive natural areas to protect these areas from development.
3. Require unique/environmentally sensitive areas be deed restricted as permanent open space in outlots as part of residential cluster developments (where appropriate).
4. Work collaboratively with the Capital Area Regional Planning Commission (CARPC) regarding policies for designation and protection of environmental corridors and water quality.
5. Support and promote ongoing Yahara River and Token Creek protection and improvement efforts.

Objective 2: Preserve scenic views and minimize views of new development from streets outside of the Urban Service Area.

Policies:

1. Allow only limited residential development with densities not to exceed 1 unit/gross acre in areas outside of the Urban Service Area.
2. In areas outside of the Urban Service Area, require residential development be clustered and hidden from view to the greatest extent possible and that large areas of open space and natural landscape be highly visible from public view.
3. Discourage housing on hilltops and ridges where visible from surrounding land and public view and encourage significant housing setbacks from major roads.
4. Require the ring of natural/agricultural land around Morrisonville and the Token Creek environmental corridor near the City of Sun Prairie be maintained to continue a sense of separation between distinct communities, ensuring the identity and character of each place is protected.



Goal 2: Maintain and protect the Village of Windsor’s agricultural base and rural character by ensuring the long-term continuation of agriculture and open space as the highest and best use east of US 51 and north of Windsor Road. The intent is to allow lands designated for agricultural production to adapt to changes in agriculture, but also to emphasize that the predominant character of these lands will remain as farmland and open space to minimize negative impacts on nearby lands currently developed or planned for redevelopment.

Objective 1: Maintain and promote the Village of Windsor Agricultural Enterprise Area (AEA).

Policies:

1. Support State tax credit programs that benefit long-term agricultural production, including the AEA.
2. Maintain State-Certified Farmland Preservation Zoning within the Village Zoning Ordinance, applicable within the AEA.

Objective 2: Limit residential density to protect productive agricultural land and limit incompatible uses.

Policies:

1. Restrict residential development from occurring east of US 51 and north of Windsor Road at densities greater than 1 unit/35 acres except for pre-1993 rural residential neighborhoods, and as allowed below.
2. The Village Board, upon recommendation of the Plan Commission, may allow the creation of a limited number of unsewered single-family residential lots promoting agricultural diversification on mapped mineral extraction operations that were abandoned prior to adoption of NR 135, Wis. Adm. Code standards, that cannot effectively be reclaimed for agricultural uses, that are generally compatible with surrounding agricultural uses, and for which the owner has filed an acceptable plan for mitigating the physical effects of past mining on the site. Refer to Dane County’s Mineral Extraction Sites and Status Map.
3. Promote the use of the Village of Windsor purchase of development rights program (PDR) within agricultural land to protect these areas from development.
4. Promote the use of the Village of Windsor transfer of development rights program (TDR) for use away from agricultural land to protect these areas from development.
5. Support the Dane County Purchase of Agricultural Conservation Easements (PACE) program.

Objective 3: Maintain production agriculture and related uses as the highest/best uses in the Agricultural Enterprise Area, an “Agricultural Business Park”. The addition or expansion of non-agricultural commercial uses shall be limited as provided in the following policies.

Policies:

1. The Village Board may authorize limited non-agricultural commercial activities that meet applicable regulations pertaining to home occupations/professional home offices, or, in the case of such commercial activities utilizing outbuildings, such commercial activities shall be low profile in nature, be operated by the owner of the premises, employ no more than one full-time equivalent non-resident employee, produce no excessive traffic, noise or light, be compatible with the agricultural setting of the area, and be a commercial activity that would not be better suited to be maintained in a traditional commercial setting or business park, and would not normally benefit from urban service, such as municipal water or sewer.



2. The Village Board may authorize compatible uses promoting agricultural diversification such as those related to value added agriculture primarily utilizing produce produced on site and not requiring urban services. This can include small scale commercial activities that are compatible with agricultural uses, such as the commercial activities described above.
3. Residences and outbuildings may be used for home occupations, limited family businesses, or farm family businesses as those terms are defined and limited under Village Zoning. Efforts shall be made to utilize the existing residence and outbuildings before constructing new buildings. When new buildings are constructed, efforts shall be made to keep them in the area bounded by the then-current residence and outbuildings. New buildings may utilize additional farmland only after Windsor enters detailed written findings of fact demonstrating that reasonable efforts have been made towards realizing one of the other two preferred options as stated above. Rezoning for other types of home based businesses will be approved by Windsor only if limited by selection of an appropriate agricultural related zoning district, requiring a deed restriction, or both, to enable businesses operated by one or more residents of the property that are clearly related to agriculture or horticulture only. The intent of this policy is to minimize the loss of productive farmland and to maintain the integrity of the area east of U.S. 51 and north of Windsor Road as a whole for agricultural production.
4. Rezoning and conditional use permits (CUP) shall be allowed for agricultural research operations, seed production operations, operations that process farm products grown mainly on site where conducted by the farm owner/operator and where farming remains the primary activity, agricultural entertainment activities as defined by Windsor Zoning, or similar operations which by their very nature should be located in an areas focused on agricultural production, except where limited by the DeForest/Windsor Cooperative Plan with respect to Area E.

Objective 4: Provide a continuing forum to discuss challenges and opportunities facing farming and agribusiness in the Village and surrounding area with the farming community.

Policy:

1. Continue to support and participate in ongoing roundtable discussions with farmers and the agribusiness community, Village of DeForest and the DeForest Windsor Area Chamber of Commerce.

Objective 5: Consider siting renewable energy facilities (wind/solar) within Windsor's agricultural areas when impacts to productive agriculture and natural resources can be minimized:

Policies:

1. To the extent possible, avoid productive farm soils.
2. Locate new renewable energy installations as close as possible to existing transmission facilities to minimize the need for new electrical transmission lines.
3. Encourage multiple- or dual-use facilities that allow for agricultural and natural resources to coexist with energy generation.
4. Where practical, manage density and size of utility-scale installations to minimize impacts to adjoining agricultural land uses and rural character.
5. Except where required for aviation or other safety concerns, encourage setbacks, vegetative screening, berms, or other practices to minimize visual impact.
6. Encourage adaptive reuse of operating or closed mineral extraction or other rural industrial sites for renewable energy use.



7. Require decommissioning plans for all renewable energy facilities, with financial instruments sufficient to cover the cost of equipment removal and reclamation. Lands should be reclaimed to agricultural or natural resource use as appropriate.

Objective 6: Consider siting nonmetallic mineral extraction within Windsor’s agricultural areas when impacts to productive agriculture and natural resources can be minimized:

Policies:

1. The operation and location are consistent with the purposes of the applicable zoning district.
2. The operation and its location are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
3. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
4. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
5. The operation fully complies with Chapter 55 Nonmetallic Mine Operator’s Licenses and Sec 52-75 NMO Nonmetallic Mining Operation District of Windsor Code of Ordinances. Any reclamation plans approved under that ordinance must reclaim the site to agricultural use when extraction is completed.

Goal 3: Maintain and protect the Village of Windsor’s unique cultural resources.

Objective 1: Promote the reuse and revitalization of the hamlets: Morrisonville and Old Windsor, and historic farmhouse properties.

Policies:

1. Allow for a range of uses of existing buildings in these areas to promote continued maintenance of properties regardless of market conditions.
2. Promote redevelopment and revitalization of the hamlets in a manner that is compatible with surrounding existing development patterns and architectural styles.



Public Partnerships Goals, Objectives and Policies

Goal 1: Ensure that adequate public services, utilities, and facilities are cost effectively provided to the Village.

Objective 1: Focus new non-agricultural related (re)development in Urban Service Areas and in other areas designated for non-agricultural development, such as the Conservation Residential Districts.

Policies:

1. Require the development of residential and business uses at densities and compact development patterns that are cost effective to serve.
2. Support the extension of Urban Service Area boundaries per the Village Land Use Plan and where logical extensions are best suited for development, into areas of existing development, where a significant improvement to environmental quality will be achieved, and where extension of utilities can be cost effectively provided.

Objective 2: Provide cost effective and appropriate public services, utilities, and facilities to the Village and require all development (both new and existing) to pay their share.

Policies (cost effectiveness):

1. All new development shall install and pay for public services and facilities within the development that are determined by the Village to be necessary to serve the proposed development or that are affected in any manner by the development (including but not limited to streets (both within and adjoining) sidewalks, water and sewer lines and mains, storm water drainage facilities, parks, schools, etc).
2. All new development shall install and pay for pertinent public services and facilities outside of the development that are determined by the Village to be impacted by the proposed development (including but not limited to increasing width of streets, increasing capacity or safety of intersections, installing traffic control, installing sidewalks, increasing capacity of water supply and delivery systems, increasing capacity of sewer collection systems, parks, schools, etc). The Village may give consideration to proportionately sharing such costs when determined to be in the public interest.
3. Review all development proposals for efficiency in delivery of public services including such items as street design, snow removal, refuse collection, utility extensions, etc.
4. Require that expenses for utilities (such as refuse collection, streetlights, cable, etc.) be charged proportionately to property owners based on the degree of benefit received.
5. Provide police protection, and fire and emergency medical services (EMS) to Windsor residents commensurate with general demand, fiscal considerations and community growth.
6. Prohibit construction of any private well or sanitary disposal system serving a parcel of land that is adjacent to and can be served by Windsor public utilities.
7. Coordinate with other municipalities and other governmental agencies for the cost effective delivery of services where appropriate.
8. Carefully evaluate long range planning decisions relative to the financial impact (taxes) to Village residents and businesses.



Policies (utility and services expansion and improvement):

9. Continue to repair/replace sewer and water lines as warranted as part of the Capital Improvement Plan road improvements.
10. Continue to evaluate potential locations and options for an elevated water storage tank in Morrisonville for increase fire suppression and minimize well use.
11. Evaluate the potential and cost to provide another water main connection (loop) to land east of US 51 (possible along Windsor Road).
12. Continue to evaluate the sanitary sewer and water system for necessary upgrades relative to new and projected development.
13. Consider preparing a Village stormwater study for the urban areas to inventory the existing system, evaluate deficiencies, and plan for potential improvements where required.
14. Evaluate stormwater management standards and best practices related to the changing climate and storm events. Consider expanding the Village stormwater ordinance to administer Village standards and best practices in lieu of Dane County administration.
15. Evaluate opportunities and grants to expand broadband high speed internet into underserved rural areas.
16. Consider the Village's changing demographics and age groups when evaluating and providing new and expanded services and facilities.

Objective 3: Ensure adequate utility corridors for public water and sewer, storm water management, collector streets, solid waste collection, telecommunication systems, electric and natural gas distribution are provided as part of land development.

Policies:

1. Require adequate easements for utility locations, maintenance access, and snow plowing.
2. Require that all new and replacement electric and telecommunications distribution and service lines be located underground.

Objective 4: Ensure adequate facilities for active and passive recreation pursuits are provided and regularly assess current and future recreational needs of the community.

Policies:

1. Follow Village Comprehensive Outdoor Recreation Plan (CORP) recommendations and action plan items.
2. Continue to implement parkland dedication requirements, fees-in-lieu of parkland, and park improvement fees as part of the residential development review and building permit process.
3. Update the Village CORP no less than once per five years to ensure the Plan continues to reflect the Village's needs and to remain eligible for state-administered grant funding.



Goal 2: Maintain effective working relations with adjoining municipalities and other governmental jurisdictions.

Objective 1: Encourage opportunities for cooperation in providing joint services and formulating compatible local policies and programs including development regulations, social and recreational programs, law enforcement services, and emergency response in a cost effective manner.

Policies:

1. Monitor and maintain the cooperative plans/agreements with the Village of DeForest, City of Sun Prairie, Town of Vienna, and Town of Bristol for the duration of the plans.
2. Work to obtain cooperative plans/agreements with all other adjacent communities including the Town of Leeds and the City of Madison (as the city's border approaches the Village).
3. Provide review of proposed land divisions within the Village's 1.5 mile extra-territorial jurisdiction except where exempt through cooperative agreement.
4. Conduct periodic meetings with the Village of DeForest, the City of Sun Prairie, City of Madison, the Town of Bristol, the Town of Burke, the Town of Vienna, the Town of Leeds, and the DeForest Area School District to review common issues and opportunities.
5. Continue to coordinate land use plans with those of adjacent municipalities to ensure compatible uses and the implementation of this plan.
6. Continue to work with the DeForest Area School District on the impacts that new development may have on educational facilities, district boundary and school siting decisions, shared facility usage, recreational space and programming, community education, and other areas of mutual concern, and share costs where appropriate.
7. Continue to coordinate with surrounding communities and Dane County where delivery of services including social and recreational programs, law enforcement services, and emergency response can be cost-effectively provided to the benefit of all involved jurisdictions.
8. Work with surrounding communities to coordinate connection and continuity of shared use (pedestrian and bicycle) trails and paths.





▀ Economic Development & Community Design Goals, Objectives, and Policies

Goal 1: Maintain a diversified tax base.

Objective 1: Encourage and support existing businesses in efforts to expand, improve, or relocate facilities in the Village and to locate new businesses into appropriate locations in the Village according to the Future Land Use Plan.

Policies:

1. Promote the improvement and revitalization of the CTH CV/Lake Road corridor including the I-39/90/94 and STH 19 interchange according to the corridor plan.
2. Promote the continued improvement and redevelopment of Windsor Road in conjunction with the new municipal campus to create a unique Village downtown environment to complement the Village Center at Windsor Crossing.
3. Support neighborhood commercial as a component of mixed use development where indicated on the Future Land Use Plan and compatible with surrounding uses.
4. Direct new commercial and industrial uses that are not directly dependent upon productive agriculture, to appropriate locations that are served by public water and sewer.
5. Implement development standards that provide for flexibility in parking, lot and area requirements, and landscaping requirements that will encourage the redevelopment of business sites in Morrisonville and Old Windsor without compromising the character of the community or the public health, safety, and welfare.
6. Allow Home Occupations and Limited Family Businesses which utilize principal residences and/or accessory structures when there is little or no impact on surrounding residential neighborhoods including but not limited to: traffic congestion, access for delivery or shipments, outside storage of materials and vehicles, glare from lighting, signage, hours of operation, parking, amount of primary or accessory structure utilized, number of employees, landscaping, etc.

Objective 2: Maintain an active economic development program to assist existing businesses and pursue new desirable businesses.

Policies:

1. Continue to support and participate in the DeForest Windsor Area Chamber of Commerce to promote and assist local businesses and attract new business.
2. Prepare a retail market analysis to compare the demand of specific industries with the supply of specific industries in the Village and surrounding areas in order to target certain types of businesses for the Village's commercial opportunities.
3. Prepare online marketing materials and an interactive GIS map to showcase the Village's available properties including pertinent site information related to land use, access, utilities, and any development impediments.
4. Continue to reach out existing businesses in the Village to gauge sentiment, plans for expansions or improvement, and potential issues.
5. Actively pursue desired business prospects to locate in the Village in appropriate locations.
6. Investigate and monitor State and/or Federal economic development programs and pursue



appropriate funding opportunities as applicable to meet economic development goals.

7. Consider the use of Tax Increment Financing (TIF) through the creation of new Tax Increment Districts (TID) where strategically and financially appropriate to meet economic development and revitalization goals.
8. Consider expanding the Village Building and Property Enhancement Matching-Grant Program to increase matching funds for commercial properties and to expand use for residential properties beyond the Windsor Road Revitalization Planning Area to promote property revitalization and improvement in the Village.

Objective 3: Continue to promote and support agricultural uses and businesses as an “agricultural business park” and vital component of the Village’s economy by following the objectives and policies concerning agriculture use in the Resource Protection component of this plan.

Objective 4: Assure high quality development through effective code enforcement administration services.

Policies:

1. Continue to require inspections and approval, by qualified personnel, for all new construction and renovation activities.
2. Continue to administer effective code enforcement services for all existing development.

Goal 2: Assure efficient and safe multi-modal transportation.

Objective 1: Ensure adequate Village road capacities to accommodate traffic for the benefit of Village residents, visitors, businesses, and agricultural industry.

Policies:

1. Require dedication of 66-foot wide rights-of-way for all Village roads. The Village may require (based on demonstrated need) up to 100 feet of road right-of-way for new roads dependent on development, and may require dedication of additional right-of-way for existing roads up to 100 feet in total right-of-way dependent on widening needs.
2. Maintain an updated Official Map for the Village based on recommendations from Village Traffic Impact Studies, development traffic impact analyses, planned development, and other policies contained within this Plan. Review the planned rights-of-way widths for local roads and update as warranted.
3. Explore joint funding opportunities for transportation system improvements where impacts affect multiple communities.
4. Investigate the potential to increase the pavement and/or shoulder width of rural Village roads beyond standard Village specifications to increase safety with respect to farm equipment.
5. Continue to investigate opportunities to improve the traffic capacity and efficiency of Windsor Road east and west of US 51, Egge Road and Portage Road south of Windsor Road.
6. Continue to monitor traffic and levels of service on all Village roads with Traffic Impact Studies where appropriate and plan for improvements and expansion when warranted.
7. Work with the DeForest Area School District prior to or as part of any expansion plans for land surrounding Windsor Elementary School and Harvest Intermediate School to alleviate school traffic from Windsor Road with an additional connection from the schools to Gray Road and



further north into DeForest.

8. Continue to utilize the WisDOT matching funding for the local road improvement program, surface transportation program, and bridge improvement assistance program as necessary to maintain Village roads.
9. Continue to utilize the Greater Madison MPO Transportation Improvement Program as eligible for multi-modal improvements to the Village transportation system.
10. Coordinate with WisDOT, the Greater Madison Metropolitan Planning Organization (MPO), and Dane County on planned projects/improvements within and adjacent to the Village.
11. Explore opportunities with the Soo Line Railroad to install gates and lights at railroad crossings for safety where appropriate.

Objective 2: Ensure interconnectivity of roads to the greatest extent possible to accommodate future growth and efficiently distribute traffic.

Policies:

1. Require all residential developments containing over 32 dwelling units to have a minimum of two access points to a public road.
2. Limit the use of culs-de-sac to properties where no other access option is reasonably feasible, to portions of properties most efficiently served by a cul-de-sac, and to minimize roadway/development impacts on environmental features.
3. Maintain an updated Official Map to plan for general future road alignments and connections.
4. In order to ensure new development is accessible by emergency vehicles and equipment, require all land divisions be reviewed by the Fire/EMS Department for proper street widths and cul-de-sac lengths.
5. Promote local involvement in and strongly discourage rerouting and off-alignment bypass options through Windsor for the Interstate, US, State and County highways as inconsistent with Windsor's land use planning and agricultural preservation goals.

Objective 3: Protect the function and viability of roadways and rail corridors by restricting adjoining development to appropriate uses per the Comprehensive Plan.

Policies:

1. Ensure viable and efficient road and rail access (where applicable) to commercial and industrial sites.
2. Protect rail activities and permit only appropriate adjoining land uses accordingly.
3. Require each new commercial or industrial land use to have its principal access on a Village collector or arterial route as designated on the Official Map.

Objective 4: Assure efficient, safe, and interconnected multi-modal travel.

Policies:

1. Continue to develop a multi-use path system connecting Old Windsor and the Village of DeForest, other neighborhoods, major developments, the Token Creek Conservancy, and surrounding communities per the Village Comprehensive Outdoor Recreation Plan.
2. Require developers to include interconnected multi-use paths where possible in new



subdivisions as an alternative to vehicular travel and a form of recreation.

3. Require sidewalks or pathways along both sides of all streets being constructed in newly developed residential and commercial areas in the Urban Service Area. Residential east of US 51 may deviate from this in order to remain compatible with existing residential neighborhoods.
4. Require additional pavement width or paved shoulders on collector or arterial streets designated as bicycle routes.
5. Continue coordinate with the Greater Madison MPO and the Village of DeForest to investigate the potential for the addition of a transit line and stops through Windsor and DeForest to provide additional options for Village residents, visitors, and employees of local businesses.
6. Support County and State endeavors for complete streets and green streets explore options to incorporate complete streets and greens streets into new and reconstructed local road designs where appropriate.

Objective 5: Evaluate the impact of traffic generated by new development in the Village of Windsor/ Village of DeForest and assign costs to appropriate parties.

Policies:

1. Continue to partner on Traffic Impact Studies done in collaboration with the Village of DeForest and City of Sun Prairie and continue to implement the findings.
2. Require developers to prepare a Traffic Impact Analysis (TIA) when warranted for all new residential and commercial development. Per WisDOT TIA guidelines, a TIA should be generally required whenever traffic generated by the proposed development is expected to exceed 100 vehicles in the peak hour. Greater consideration should be given to requiring a TIA on an already congested or unsafe highway than on one with lower traffic volumes and crash rates.
3. Require new development to contribute to necessary transportation system improvements based on the overall traffic impact of the development.
4. Continue to implement traffic impact fees based on Traffic Impact Studies.

Objective 6: Reduce light pollution and maintain dark skies within the Village.

Policy:

1. Permit only new streetlights that direct light downward along and focus lighting on new Village roads.

Goal 3: Ensure well designed, visually attractive development.

Objective 1: Encourage high quality architecture, site design, public spaces, landscaping and signage in commercial, industrial and mixed-use areas.

Policies:

1. Ensure new development is compatible with and complementary to nearby land uses and architecture.
2. Continue to install and maintain community entrance signs, at highly traveled and visible areas which identify the Village and highlights its businesses.
3. Continue to implement the Villages Site Plan Review Design Standards setting clear



expectations for architecture, site design, access, public spaces, landscaping and signage.

4. Update the Villages Site Plan Review Design Standards to differentiate between new development/redevelopment and reuse of existing buildings/site changes. Require a certain level of site and building improvement for reuse of existing buildings/site changes to promote revitalization in commercial areas.

Objective 2: Leverage private investment in Old Windsor, Morrisonville, and the CTH CV/Lake Road Corridor for revitalization and redevelopment.

Policies:

1. Continue to improve public infrastructure along Windsor Road/Depot Street in Old Windsor and in commercial areas in Morrisonville.
2. Invest in strategic streetscaping elements in the hearts of Old Windsor and Morrisonville including decorative paving, pedestrian lighting and identification banners where appropriate.
3. Coordinate with Dane County on potential grant opportunities and beautification improvements in the CTH CV right-of-way.
4. Consider establishing a Redevelopment Plan under Wis. Stats 66.1331 for the CTH CV/Lake Road Corridor Planning Area similar to the Windsor Road Revitalization Planning Area.

Goal 4: Ensure a variety of high quality housing opportunities for Village residents.

Objective 1: Encourage the balanced development of a variety of housing types in the Village.

Policies:

1. Utilize the Future Land Use Map, the accompanying land use categories and associated descriptions to evaluate the residential density of proposed development projects. Limit multi-family development to areas served by adequate public sanitary sewer and water.
2. Allow a mix of residential densities and housing types within the Village, providing transitions between varying densities and housing types that carefully consider the surrounding neighborhoods, while maximizing public access to park space.
3. Carefully evaluate proposed residential development that includes large apartment buildings with regard to the following desirable features:
 - Apartment buildings are balanced as part of a mix of other housing unit types, densities, or other uses such as neighborhood commercial;
 - The development is compatible with surroundings and transitions in size and scale with surrounding context;
 - The development is located in an area specifically targeted for higher density in the Village;
 - Building architecture is well designed, with proper scale and massing, and long lasting/quality exterior materials;
 - Garages are integrated into and/or below the main building as opposed to separate garage buildings;
 - Security cameras, onsite maintenance/management, and amenities such as clubhouses and pools are provided onsite;



- The development is to be owned by the developer long-term and not resold; and/or
 - The Village emphasizes development by developers with knowledge of the community.
4. Continue to allow families to utilize areas within a single family or duplex home through an addition, conversion of the basement, attic, or other spaces to be used as semi-independent living quarters for persons within the family. These quarters may include a kitchen and/or bathroom provided the design does not cause persons to live independently of others within the family such as having no connections between internal living areas.
 5. The overall mix of housing types in the Village should approach a ratio of 70% single family detached units and duplex units and 30% units in multi-unit buildings. Senior housing projects are excluded from the ratio calculations. Flexibility in the ratio should be considered where demonstrated that the cost/rent of proposed housing development will match the income levels for those that work in Windsor.
 6. Maintain a record of single-family, duplex, multi-family, and senior housing unit ratios in Windsor in order to make informed decisions on proposed developments regarding housing composition and density. Village staff shall provide the Plan Commission an update of the record once per year in December or January.
 7. Require that all new residential developments in the Urban Service Area be served by adequate public utilities (including: public water, public sewer, natural gas, electric, telephone, storm sewers), public services (including police, and fire and EMS protection, refuse and recycling collection, and general government services) and public facilities (including parks and streets).
 8. Continue to coordinate with police, and fire and EMS leadership to identify the need for expanded services including facilities, personnel, equipment, and training based on existing development and projected growth.

Objective 2: Encourage private reinvestment to improve and redevelop the areas within the CTH CV/ Lake Road Corridor Planning Area and the Windsor Road Revitalization Planning Area.

Policies:

1. Continue to promote and implement the Windsor Road Revitalization Plan and the CTH CV/Lake Road Corridor Plan (a subcomponent of this Comprehensive Plan) as a means to improve and redevelop high quality housing options.
2. Promote flexibility in zoning setback and building bulk requirements in the Windsor Road and Lake Road redevelopment areas, including zoning ordinance amendments where required, provided that the public health, safety and welfare is maintained.
3. Consider establishing a Redevelopment Plan under Wis. Stats 66.1331 for the CTH CV/Lake Road Corridor Planning Area similar to the Windsor Road Revitalization Planning Area.
4. Make available and promote information on the Community Development Authority Building and Property Enhancement Grant Program and other housing improvement programs for use by Windsor residents.

Objective 3: Permit limited single family residential development outside of the Urban Service Area (excluding the Agricultural Preservation/Agricultural Enterprise Area).

Policies:

1. Sensitive natural environmental features including the Token Creek shall be protected to the greatest extent possible outside of individual private development lots.



2. The maximum gross density should not exceed 1 unit per acre.
3. The minimum lot size shall be 20,000 square feet except as required to be larger dependent on private sanitary system requirements as determined by Dane County Environmental Health.
4. Park space or fees in lieu shall be provided per the Village Land Division Ordinance requirements.

Objective 4: Continue to limit residential development in favor of long-term agricultural use in the Agricultural Preservation/Agricultural Enterprise Area per policies in the Resource Protection Chapter.

Policies:

1. Limit gross residential density to one (1) unit per 35 acres, except where higher density is otherwise permitted through existing zoning or other approvals.
2. Allow the transfer of residential development rights out of the Agricultural Preservation/ Agricultural Enterprise Area including a bonus residential unit for every residential unit transferred as outlined in the Land Use component of this Plan.

State of Wisconsin Planning Goals

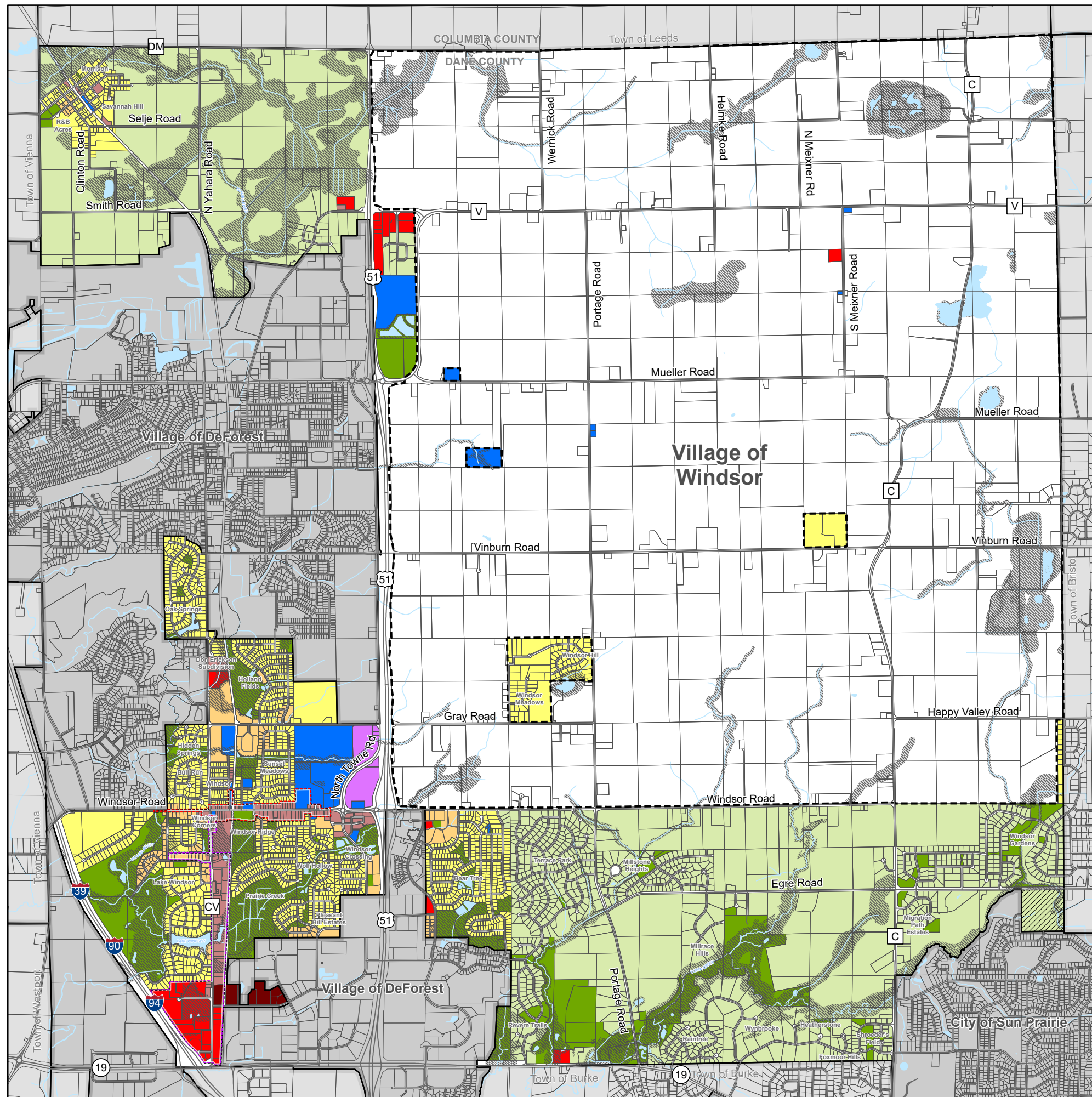
The Comprehensive Planning Law for the State of Wisconsin has its own set of goals. The following state local comprehensive planning goals are consistent with the elements presenting Windsor's planning goals within this plan.

1. *Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.*
2. *Encouragement of neighborhood designs that support a range of transportation choices.*
3. *Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open space, and groundwater resources.*
4. *Protection of economically productive areas, including farmland and forests.*
5. *Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.*
6. *Preservation of cultural, historic, and archaeological sites.*
7. *Encouragement of coordination and cooperation among nearby local units of government.*
8. *Building of community identity by revitalizing main streets and enforcing design standards.*
9. *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*
10. *Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.*
11. *Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.*
12. *Balancing individual property rights with community interests and goals.*
13. *Planning and development of land uses that create or preserve varied and unique urban and rural communities.*
14. *Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.*



FUTURE LAND USE

Village of Windsor, Dane County, WI



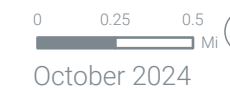
- Conservation Residential (up to 1 DU/AC)
- Traditional Single Family Residential (2 to 4 DU/AC)
- Multi-Family Residential (up to 12 DU/AC)
- Neighborhood Mixed Use (up to 12 DU/AC)
- North Towne Road Mixed Use (up to 20 DU/AC)
- Commercial
- Corporate Park
- Governmental and Institutional
- Agricultural Preservation
- Existing and Proposed Parks and Conservancies
- Surface Water

- Windsor Road Revitalization Planning Area
- Lake Road / CTH CV Corridor Planning Area

- Environmental Corridors (within SSA) & Protection Areas (Outside SSA) - CARPC

- Agricultural Enterprise Area (AEA)
- Area to attach to City of Sun Prairie upon development per the Sun Prairie/Windsor Cooperative Plan

- Municipal Boundaries
- Parcels
- Existing Roads and Highways



October 2024

Village of Windsor - Future Land Use Summary Table: Comprehensive Plan: 2050

October 2024

Future Land Use Category	Summary Description of Land Uses	Typical Implementing Zoning Districts	Lot Size and Density	Key Development Policies (See also the full Comprehensive Plan Policies, Village Subdivision Ordinance, Zoning Ordinance, Official Map, and other Village Ordinances.)
<p>Conservation Residential</p>	<p>Detached single-family residential, open space and existing agriculture beyond the Urban Service Area.</p> <p>The area is generally located east of US 51/south of Windsor Road excluding the Bear Tree Development, and west of US 51/north of DeForest excluding Morrisonville.</p> <p>Low residential density should be balanced with preservation of environmentally sensitive areas and existing agriculture.</p>	<ul style="list-style-type: none"> ER Estate Residential CR Countryside Residential 	<ul style="list-style-type: none"> The gross density of each development shall not exceed one (1) dwelling unit per one (1) gross acre of land. Minimum lot size is 20,000 square feet. 	<ul style="list-style-type: none"> Land divisions within existing approved subdivision plats are prohibited. No specific amount of open space is required aside from providing park land or fees in lieu of land per Village ordinance requirements. Environmentally sensitive areas shall be protected to the greatest extent possible outside of individual private development lots. Where open space or park land is provided, it should: <ul style="list-style-type: none"> Include environmentally sensitive/unique areas. Be highly visible from public rights-of-way and in particular major roads. Be adjacent to as many individual lots as possible. Link to adjacent open spaces to create a continuous system. Include trails and paths that link to Village-wide trail/path systems.
<p>Traditional Single Family Residential</p>	<p>Traditional detached single family neighborhoods including some existing duplex development in the Urban Service Area with the exception of some pre-1993 existing neighborhoods outside of the Urban Service Area.</p>	<ul style="list-style-type: none"> R-1, R-2, R-3, and R-4 Single Family Residential MF-2 Two-Family Residential 	<ul style="list-style-type: none"> The overall gross density for each development should range from 2 to 4 units per acre, except for the pre-1993 neighborhoods, which should follow the Rural-Infill Policies. 	<ul style="list-style-type: none"> Development within the Urban Service Area should be sewerred. Development is limited to single family residential, except for new subdivisions where duplexes may also be considered where found compatible with surrounding context. Land divisions within existing approved subdivision plats are prohibited.
<p>Multi-Family Residential</p>	<p>Development comprised of a variety of residential types including duplexes, townhomes, apartments, and senior housing within the Urban Service Area.</p>	<ul style="list-style-type: none"> MF-2 Two-Family Residential and MF-3 Multiple Family Residential 	<ul style="list-style-type: none"> The overall gross density for each development should range from 4 to 12 units per acre. The category may include existing development or approved, but unbuilt development where the density for specific parcels exceeds 12 units per acre approved as part of a larger area project. 	<ul style="list-style-type: none"> Similar densities and housing types should be located next to and across streets from each other, with transitions between densities made at rear lot lines where possible. Multi-family development shall adhere to the Village Site Plan Review Standards (Ch 10, Article IX). Development including large apartment buildings shall be carefully evaluated with regard to the desirable features listed in the housing policies. Land divisions within existing approved subdivision plats are prohibited.
<p>Neighborhood Mixed Use</p>	<p>A few areas in the Village are appropriate for a mix of commercial and residential land uses. They are generally designated along older corridors in the Village including Windsor Road (west of US 51) and CTH CV (south of Windsor Road) and a few sites in Morrisonville.</p> <p>These areas are well suited for commercial, residential and civic uses due to their locations along well traveled roadways and high visibility, but also their proximity to established residential neighborhoods.</p>	<ul style="list-style-type: none"> R-1, R-2, R-3 and R-4 Single Family Residential MF-2 Two-Family Residential and MF-3 Multiple Family Residential C-1 Limited Commercial C-2 General Commercial may be permitted within the Lake Road/CTH CV Corridor Planning Area GI Governmental and Institutional District 	<ul style="list-style-type: none"> The overall gross density for each development should not exceed 12 units per acre, and in the calculation may include land area used for non-residential uses. 	<ul style="list-style-type: none"> Development should be highly pedestrian oriented with commercial building facades and windows located as close to sidewalks as possible. These are intended to be the inviting, walkable mixed-use centers in Village that may also include small public spaces. The commercial and civic uses should be of a smaller, community-serving scale that are compatible with and complimentary to residential use. Residential can be directly integrated with commercial uses (residential units above retail for example) where appropriate. Implement the Windsor Road Revitalization Plan and the CTH CV/Lake Road Corridor Plan and promote site improvement and redevelopment where appropriate. Multi-family and non-residential development shall adhere to the Village Site Plan Review Standards (Ch 10, Article IX).
<p>North Towne Road Mixed Use</p>	<p>This area is limited to the approximately 43 acres on between US 51 and North Towne Road north of Windsor Road and the lands areas directly north across North Town Road.</p> <p>This area is well suited for both commercial and multi-family residential uses due to the nearby highway access and visibility. Commercial use(s) near Windsor Road as a portion of total site development is encouraged.</p>	<ul style="list-style-type: none"> MF-2 Two-Family Residential and MF-3 Multiple Family Residential C-1 Limited Commercial and C-2 General Commercial 	<ul style="list-style-type: none"> Residential density should not exceed 20 units per acre for any parcel. 	<ul style="list-style-type: none"> Multi-family and commercial development shall adhere to the Village Site Plan Review Standards (Ch 10, Article IX). Development including large apartment buildings shall be carefully evaluated with regard to the desirable features listed in the housing policies. Traffic Impact Analyses are required for proposed developments to determine appropriate improvements to the road system where warranted. Access points shall be coordinated across North Towne Road, including Harvest Intermediate School.

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<p style="text-align: center;">Commercial</p>	<p>Areas planned for dedicated commercial uses are primarily located:</p> <p>1) Near the I-39/90/94 and STH 19 Interchange area serving a larger regional area and benefiting from a high degree of visibility and accessibility from regional arterial corridors. Planned uses include retail, office, lodging and other commercial services;</p> <p>2) The area previously developed as orderly, low-impact commercial uses compatible with nearby residential around the former US 51/CTH V intersection. Uses that generate excessive noise/air pollution and traffic that would adversely affect surrounding residential are not compatible in this area. Planned uses include professional business, service trades, and light industrial as an accessory use; and</p> <p>3) A handful of other existing scattered commercial sites in the Village where any change in commercial use will require careful consideration of compatibility with surroundings.</p>	<ul style="list-style-type: none"> C-1 Limited Commercial and C-2 General Commercial 		<ul style="list-style-type: none"> Implement the CTH CV/Lake Road Corridor Plan for commercial near the I-39/90/94 and STH 19 Interchange. Commercial development shall adhere to the Village Site Plan Review Standards (Ch 10, Article IX).
<p style="text-align: center;">Corporate Park</p>	<p>Appropriate uses in this District include manufacturing, warehousing, distribution, office and service uses.</p>	<ul style="list-style-type: none"> C-1 Limited Commercial and C-2 General Commercial 		<ul style="list-style-type: none"> Commercial and industrial development shall adhere to the Village Site Plan Review Standards (Ch 10, Article IX).
<p style="text-align: center;">Governmental & Institutional</p>	<p>This category recognizes existing and planned governmental and institutional uses such as government buildings and site, schools, police stations, cemeteries, public facilities and similar.</p>	<ul style="list-style-type: none"> GI Governmental and Institutional 		<ul style="list-style-type: none"> Site and building design should incorporate prominent public facing architecture and incorporation of carefully designed public spaces. Governmental and institutional development shall adhere to the Village Site Plan Review Standards (Ch 10, Article IX).
<p style="text-align: center;">Agricultural Preservation/ Agricultural Enterprise Area</p>	<p>The Village of Windsor contains large amounts of prime agricultural land that it seeks to protect into the future, comprises the majority of land in the Village and is contained within this district.</p> <p>In 2010 the area east of U.S. 51 and north of Windsor Road received designation from the State of Wisconsin as an Agricultural Enterprise Area under the Working Lands Initiative and will continue under this designation.</p>	<ul style="list-style-type: none"> A-1EX, A-2, A-3, and A-4 Agriculture A-B Agriculture Business 	<ul style="list-style-type: none"> Residential development should only be permitted at densities not greater than 1 unit per 35 acres, except where higher density is otherwise permitted through zoning or other approvals. (See the Appendix for detailed information on residential density within the Agricultural Preservation Area.) Lots may be clustered and lot sizes can be as small as one acre, with the remaining (35 acres minus the lot size, for each 35 acres) deed restricted from development with certain exceptions. Residential development rights may be transferred out of the Agricultural Preservation/Agricultural Enterprise Area including a bonus residential unit for every residential unit transferred as outlined in the Land Use component of this Plan. 	<ul style="list-style-type: none"> See the Objectives and Policies in the Resource Protection chapter of the Comprehensive Plan for additional development guidelines related to the agricultural preservation area.