

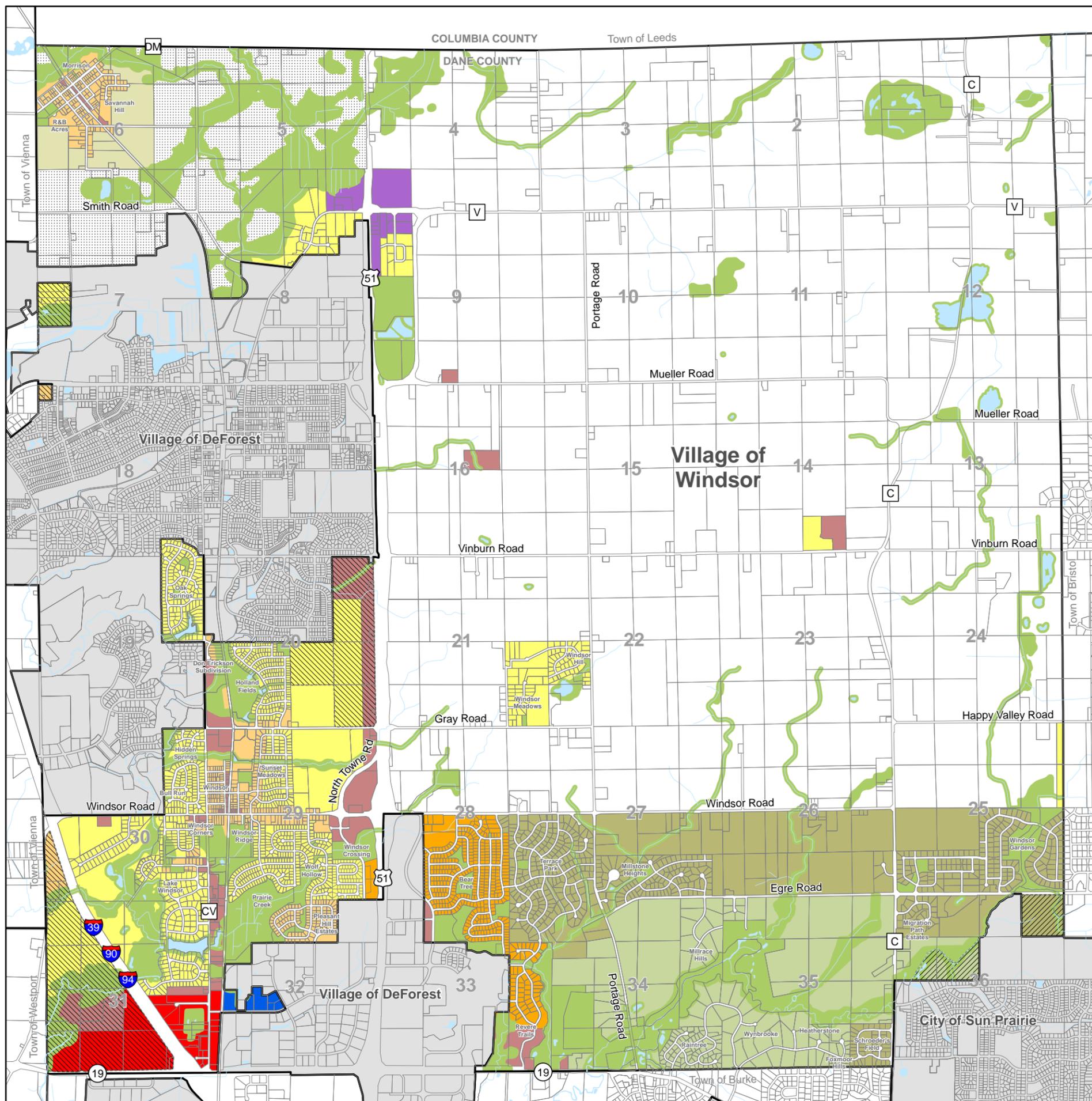
Village of Windsor Future Land Use Plan

Amended: April 19, 2016

-  Traditional Single Family Residential
-  General Conservation Residential
-  Token Creek Conservation Residential
-  Transition Residential
-  Mixed Residential
-  Morrisonville Growth Area
-  Neighborhood Mixed Use
-  Regional Commercial
-  Roadside Mixed Use
-  Corporate Park
-  Agricultural Area
-  Agricultural Preservation / Agricultural Enterprise Area
-  Existing and Proposed Parks & Conservancies, and Environmentally Sensitive Areas
-  Area to attach to Village of DeForest upon development per the DeForest/Windsor Cooperative Plan
-  Area to attach to City of Sun Prairie upon development per the Sun Prairie/Windsor Cooperative Plan

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Map Data Source: Dane County LIO, Village of Windsor

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representation on this map. Not all lands shown in a future developed land use category are immediately approved for development, rezoning, or subdivision.



Village of Windsor - Future Land Use Summary Table: Comprehensive Plan: 2035

April 19, 2016

Future Land Use Category	Summary Description of Land Uses	Typical Implementing Zoning Districts	Lot Size and Density	Development Policies (See also the Village Subdivision Ordinance, Zoning Ordinance, Official Map, and other Village Ordinances.)
<p>Traditional Single Family Residential</p>	<p>Traditional detached single-family, detached neighborhoods including parks, schools and churches.</p>	<ul style="list-style-type: none"> R-1, R-2, R-3, and R-4 Single Family Residential 	<ul style="list-style-type: none"> The overall gross density in this district should range from 2 to 4 units per acre, (except for the Grinde Road area, which should follow the Rural-Infill Policies). 	<ul style="list-style-type: none"> Development should be sewered. Land divisions within existing approved subdivision plats are prohibited.
<p>General Conservation Residential</p>	<p>Detached single-family residential including parks, schools and churches.</p> <p>The area is generally located east of US 51 and south of Windsor Road excluding the areas immediately adjacent to Token Creek (Token Creek Conservation Residential District).</p> <p>A rural/natural quality should be maintained while allowing limited development in the area.</p>	<ul style="list-style-type: none"> ER Estate Residential with deed restrictions for required open space CR Countryside Residential with deed restrictions for required open space 	<ul style="list-style-type: none"> The gross density of each development shall not exceed 1 unit per 1 gross acre of land. At least 30% of the development shall remain open space. Minimum lot size is 20,000 square feet. 	<ul style="list-style-type: none"> Land divisions within existing approved subdivision plats are prohibited. Open space can either be held in common ownership or deed restricted as open space on individual lots. Open space shall be managed through a land stewardship plan approved by the Town. The open space 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 Town-wide trail/path systems.
<p>Token Creek Conservation Residential</p>	<p>This district, while attractive for residential development is more environmentally sensitive than the area within the General Conservation Residential District and offers significant views of open space and natural features from the existing roadways.</p> <p>In addition, areas along CTH C present an opportunity to create a buffer between Windsor and Sun Prairie through relatively less dense development and preserved open space.</p> <p>Land within this district is also ideal for purchase of land for conservation, purchase of development rights or transfer of development rights to more appropriate areas.</p> <p>The boundaries of the district, where not bounded by natural features or roadways follow approximately the 910' land contour elevation line. This facilitates the infiltration of runoff water within this district before it directly flows into Token Creek.</p>	<ul style="list-style-type: none"> ER Estate Residential with deed restrictions for required open space CR Countryside Residential with deed restrictions for required open space 	<ul style="list-style-type: none"> The gross density of each development shall not exceed 1 unit per 2 gross acres of land. At least 50% of the development shall remain open space. Minimum lot size is 20,000 square feet. 	<ul style="list-style-type: none"> See Development Policies for the General Conservation Residential Future Land Use Category.
<p>Transition Residential</p>	<p>This area should serve as a transition between the lands to the west (Mixed uses in the Village of DeForest) and east (existing subdivision and natural areas) as it is developed.</p> <p>Future uses include traditional single-family, detached neighborhoods including parks, schools and churches. Also, on a limited basis, small-scale multi-family residential is appropriate to parallel commercial and multi-family development within the Village of DeForest to the west.</p>	<ul style="list-style-type: none"> R-1, R-2, R-3, and R-4 Single-Family Residential MR-2 Two-Family Residential and MR-3 Multiple Family Residential 	<ul style="list-style-type: none"> The overall gross density in this district should range from 3 to 5 units per acre including any limited multi-family units. At least 15% of each development shall remain open space. 	<ul style="list-style-type: none"> Land divisions within existing approved subdivision plats are prohibited. Development should be sewered as it becomes available . Residential lot sizes must be transitioned and match those of surrounding (existing and planned) developments. Development of lands mapped under this category is further guided by cooperative plans (and deed restrictions under those plans with DeForest and Sun Prairie.
<p>Mixed Residential</p>	<p>Traditional neighborhoods which are comprised of a variety of sewered residential types including single-family, two-family, townhomes, apartments, and senior housing. The district also includes parks, schools and churches.</p>	<ul style="list-style-type: none"> R-1, R-2, R-3, and R-4 Single-Family Residential MR-2 Two-Family Residential and MR-3 Multiple Family Residential 	<ul style="list-style-type: none"> The overall gross density of this district should range from 4 to 12 units per acre. 	<ul style="list-style-type: none"> Land divisions within existing approved subdivision plats are prohibited. Similar density uses should be located next to and across streets from each other, with transitions between densities made at rear lot lines. Parking areas for multi-family buildings should be located away from view of the public right-of-way to the greatest degree possible behind or on the side of buildings. Where parking cannot be located away from view, landscaping and/or decorative garden walls should provide screening.

Village of Windsor - Future Land Use Summary Table: Comprehensive Plan: 2035

April 19, 2016

Future Land Use Category	Summary Description of Land Uses	Typical Implementing Zoning Districts	Lot Size and Density	Development Policies
Morrisonville Growth Area	<p>The agricultural land to the east and south of Morrisonville (west of US 51) should be maintained as agricultural use for at least the short term.</p>	<ul style="list-style-type: none"> A-2, A-3, and A-4 Agriculture 		<ul style="list-style-type: none"> Area should reserved for future residential growth when appropriate. There is a sufficient amount of residential use planned in other areas of the Town at this time. This plan should be monitored and when necessary according to demand and public opinion, the land should be given an appropriate residential district.
Neighborhood Mixed Use	<p>A few areas in the Town are appropriate for a mix of commercial and residential land uses. They are designated on the Future Land Use Map along portions of Windsor Road and CTH CV and also the major crossroads in Morrisonville.</p> <p>These areas are well suited for both commercial, residential and civic uses due to their locations along well travelled roadways and high visibility, but also their proximity to established and planned residential neighborhoods.</p>	<ul style="list-style-type: none"> R-1, R-2, R-3 and R-4 Single Family Residential MR-2 Two-Family Residential and MR-3 Multiple Family Residential 	<ul style="list-style-type: none"> Residential density should not exceed 12 units per acre for any parcel. 	<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 Town that will also include small public spaces. The commercial uses and structures allowed (retail or office) 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. Information described in the Windsor Business Design Standards also apply to this District.
Regional Commercial	<p>Areas planned for commercial uses serving a larger regional area include the I-39/90/94 and STH 19 Interchange area and the land to the east and west of US 51 (south of Windsor Road).</p> <p>This District benefits from a high degree of visibility and accessibility from regional arterial corridors.</p> <p>Planned uses in these areas include retail, office, lodging and other commercial services.</p>	<ul style="list-style-type: none"> C-1 Limited Commercial and C-2 General Commercial 		<ul style="list-style-type: none"> Information described in the Windsor Business Design Standards also apply to this District.
Roadside Mixed Use	<p>Orderly and attractive, low-impact, mixed-use development that is compatible with proximate residential.</p> <p>The area identified for this land use category includes lands surrounding the intersection of State Highway 51 and County Highway V. Planned uses include professional business, service trades, manufacturing, and retail.</p> <p>Uses that generate excessive noise/air pollution and traffic that would adversely affect surrounding residential are not compatible in this district.</p>	<ul style="list-style-type: none"> C-1 Limited Commercial and C-2 General Commercial 		<ul style="list-style-type: none"> Access points shall be limited on adjacent roads and internal circulation should be required. Development shall incorporate attractive façades and landscaping, orderly off-street parking, storage and loading areas, and inobtrusive lighting. Single-story buildings shall not exceed a footprint of 20,000 square feet, while buildings with two or more stories shall not exceed a footprint of 10,000 square feet. The sum total of all buildings and paved areas shall not exceed 50% of the lot area (excluding sensitive environmental areas). Development that requires sewer and water service are not appropriate in this District. Information described in the Windsor Business Design Standards apply to this District.
Corporate Park	<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 		
Agricultural Preservation/ Agricultural Enterprise Area	<p>The Town of Windsor contains large amounts of prime agriculture land that it seeks to protect into the future 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.</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. (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 exceptions outlined in the subsequent paragraphs. 	<ul style="list-style-type: none"> See the Objectives and Policies in the Agricultural, Natural, and Cultural Resources chapter of this document for additional development guidelines related to the agricultural preservation area.
Agricultural Area	<p>Agricultural lands west of US 51 and north of the Village of DeForest. This area includes high groundwater and diverse natural ecosystems including streams, woodlands, prairies and wetlands.</p>	<ul style="list-style-type: none"> A-2, A-3, and A-4 Agriculture 	<ul style="list-style-type: none"> Same as Agricultural Preservation / Agricultural Enterprise Area above. 	<ul style="list-style-type: none"> See the Objectives and Policies in the Agricultural, Natural, and Cultural Resources chapter of this document for additional development guidelines related to the agricultural preservation area. Additional preservation and restoration actions for natural areas should be taken at time of development.

(See also the Village Subdivision Ordinance, Zoning Ordinance, Official Map, and other Village Ordinances.)