

## 11.0 Purpose

The Land Use Chapter of the Comprehensive Plan is one of the most important components of the plan, second only to the Implementation Chapter, which establishes an action plan for the local municipality. Prior to the adoption of the Comprehensive Planning Law (Smart Growth) in 1999, many communities adopted what were termed 'Land Use Plans' or 'Development Plans', which reflected the goals of the community through specific land use related policies by way of ordinances, zoning and subdivision regulations. The



Town of Woodland has never had such a plan, therefore this comprehensive plan represents the town's first planning effort. The Land Use Chapter offers an opportunity to address issues that are specific to land use such as current land use, designated future land use, land divisions, building permits, density policies, home siting requirements, and development guidelines.

### 11.1 Future Land Use Districts (locations correspond with *Map 11-3 Land Use Districts*)

The future land use districts as shown on *Map 11-3 Land Use Districts* is intended to aid the Town of Woodland in making land use decisions pertaining primarily to rezone requests and subdivision plats. It is also intended that decisions about future land uses in the Town be consistent with this *Map* and that any decision not consistent with this *Map* not be permissible until such time that a map amendment has been completed as part of an amendment to the *Town of Woodland Comprehensive Plan*. Future land uses designated in this *Plan* also correspond to the following descriptions:

#### 11.1.1 Rural Agricultural Conservation Area (RAC)

The Rural Agricultural Conservation Area (RAC) is intended for sustained agricultural land uses and uses that are consistent with and compatible with agricultural operations. The RAC is primarily characterized by cropped and vacant fields as well as adjoining woodlots, wetlands and grasslands. Farmhouses and farmsteads are the predominant form of development. Non-agricultural developed features include hobby-type farmsteads intermixed with scattered non-farm single-family residences. Although farming is the primary use, the area also supports recreational opportunities such as hunting, snowmobiling, tourism and biking activities (i.e., the 400 Trail). A significant portion of the RAC includes large parcels under common ownership, although it does include smaller parcels that support residential development.

The intent of the RAC is to maintain the area's rural appeal and farming tradition. Farms and farming operations should continue to be a significant component of the RAC. New rural residential development should be sensitive to the visual landscape while minimizing conflict with farming operations. Hobby farming, lands set aside for preservation and recreation, and low density residential development are forms of land uses that are compatible with the RAC. Subdivisions as defined by the *Sauk County Land Division and Subdivision Regulations Ordinance* and this *Plan* are not permitted in the RAC.

### **RAC Residential Density**

The number of new residential lots permitted in the RAC shall be limited to not more than three (3) three lots in a five-year period for each parcel by Certified Survey Map and as further specified by the *Sauk County Land Division and Subdivision Regulations Ordinance*. The minimum lot size for any new lot created by a Certified Survey shall not be less than 3 net acres. Subdivisions as defined by the *Sauk County Land Division and Subdivision Regulations Ordinance* and this *Plan* are prohibited in the RAC. Lots created by Certified Survey Map shall not be further divided for a period of 10 (ten) years calculated from the date the original Certified Survey Map was recorded with the Sauk County Register of Deeds.

**Compatible County Zoning:** Agricultural

#### **11.1.2 Rural Residential Development Area (RRD)**

The Rural Residential Development Area (RRD) provides for well-planned residential development of small rural subdivisions that are compatible with rural land uses such as working farms, forestry, preservation of natural areas, wildlife protection and lands for recreation. The RRD Areas are located on the landscape so as not to diminish the rural character of the Town. These rural subdivisions emphasize the preservation of surface and ground water quality both within and beyond the borders of the development and incorporate progressive storm water management techniques and appropriate septic technologies to achieve this goal. The RRD also incorporates strategies that provide a unique rural living opportunity that emphasizes the preservation of the rural viewshed for all of the Town's residents and highlights the connection to lands that are preserved as forests, prairies, wetlands and uplands.

RRD areas may be located roughly within ¼ mile of the Dutch Hollow Lake Development and the unincorporated Village of Valton, the exact boundaries of which are designated on *Map 11-3 Land Use Districts*.

**RRD Residential Density:** The maximum density in the RRD is prescribed by the minimum lot size of three (3) net acres for each residential lot.

**Compatible County Zoning: Multiple Family Residential, Commercial, Recreational Commercial**

Class I Subdivision:	fewer than ten (10) lots	Single-Family Residential
Class II Subdivision:	fewer than twenty-five (25) lots	Single-Family Residential
Class III Subdivision:	consists of twenty-five (25) or more lots	Single-Family Residential

#### **11.1.3 Rural Estate Residential Area (RER)**

The Rural Estate Residential Area (RER) includes those lands that were platted at a medium to high density as part of the Dutch Hollow Lake development. The primary intent of the area is to maintain and promote high-quality single-family residential development. It should be noted that a significant number of off-water vacant lots exist that were platted about 50 years ago to accommodate additional development at the time. However, there are still a significant number of vacant lots available for development. Developments that are commercial in nature and which

would otherwise require a rezone to a Commercial or Recreational-Commercial Zoning District as specified under the Sauk County Zoning Ordinance are not permitted in the RER.

### **RER Residential Density**

The density of the RER has already been determined based upon the recording of previous plats in this area. Combining of one or more existing subdivision lots by Certified Survey Map may reduce density.

**Compatible County Zoning:** Single-Family Residential

#### **11.1.4 Shoreline Residential (SR)**

The Shoreline Residential Area (SR) includes both seasonal and year-round single-family residential development along the shores of Dutch Hollow Lake. The majority of the shoreline lots have been developed while a majority of off water lots are undeveloped and are designated by the Rural Estate Residential (RER) Area. SR Areas include higher density development that is not served by public water or sewer. All water needs are provided primarily by individual wells on each lot and sewer needs are provided by private septic systems at a density of one system per lot.

Developments that are commercial in nature and which would otherwise require a rezone to a Commercial or Recreational-Commercial Zoning District as specified under *the Sauk County Zoning Ordinance* are not permitted in the SR.

### **SR Residential Density**

The density of the SR has already been determined based upon the recording of previous plats in this area. Combining of one or more existing subdivision lots by Certified Survey Map may reduce density.

**Compatible County Zoning:** Single-Family Residential

## **11.2 Recent Development Trends**

The issuance of new land use/building permits for single family residential construction in the Town of Woodland has fluctuated over the last twenty years. From 2001 to 2005, an average of 15 permits per year were issued for new residential construction for a total of 76 permits during that time period. This slowed down to 7.5 permits per year between 2006-2008 and after the economic housing crash, the average dropped to approximately 3.5 since 2009. Of the 143 permits issued over the twenty year period, the majority were in the Dutch Hollow Lake Development. *Chart LUI Number of Permits Issued (2001-2021)* depicts the overall development in the Town of Woodland since 2001. Assuming the Town will continue to experience growth in the rural areas, it will become increasingly important for the Town of Woodland to guide rural residential growth in a way that preserves the rural character of the Town and that can be adequately served by existing public facilities. Where upgrades to public facilities are needed, service to the town should not be impacted.

**Table LU1: Number of Permits Issued (2001-2021)**

Woodland Land Use Permits Issued for New Construction									
Year	Resident				Ag Structures	Tower/ Antennas	Commercial	CUP or Change of Use	Total Permits Issued for New Construction
	Single Family	Mobile Home	Garage	Accessory Structures					
2001	14	1	3	4	0	0	0	0	22
2002	17	0	2	2	0	0	1	0	22
2003	16	0	3	3	0	0	0	0	22
2004	15	1	3	2	0	0	0	0	21
2005	14	0	5	3	2	0	1	0	25
2006	7	0	1	7	0	0	0	0	15
2007	7	0	1	2	0	0	0	0	10
2008	8	1	1	6	1	0	0	0	17
2009	3	0	0	3	0	0	2	0	8
2010	3	0	1	4	0	0	2	1	11
2011	4	0	2	1	0	0	1	0	8
2012	2	0	2	4	0	0	1	0	9
2013	3	0	0	2	0	0	0	0	5
2014	4	0	2	1	1	0	0	0	8
2015	4	0	4	6	0	0	1	0	15
2016	1	0	0	12	2	1	1	7	24
2017	4	0	7	2	2	0	1	1	17
2018	6	0	1	4	3	0	0	3	17
2019	3	0	1	6	1	0	1	2	14
2020	4	0	2	6	2	0	1	1	16
2021	4	1	2	2	2	0	0	2	13
Total 2001 - 2010	143	3	24	82	3	0	6	1	173
Total 2011 - 2020	35	0	21	44	11	1	7	14	133
Overall Total	143	4	43	82	16	1	13	17	319
% of Total in Woodland	44.8%	1.3%	13.5%	25.7%	5.0%	0.3%	4.1%	5.3%	
% of Total in Sauk County	7.2%	5.4%	5.1%	8.1%		0.0%	22.2%	2.0%	
Average Issued Per Year	6.8	0.2	2.0	3.9	0.8	0.0	0.6	0.8	15.2

Source: Sauk County Land Resources and Environment

### 11.3 Current Population and Housing Density

A density calculation can be utilized during the comprehensive planning process to compare population and housing statistics for a community. This calculation will provide additional insight into development patterns and provide background information as the Town of Woodland determines its future development policies and practices. In 2020, with a population of 839

persons and a land area of approximately 36 square miles and 23,183 acres, the Town of Woodland's population density was roughly 23 persons per square mile or roughly 1 person per 28 acres.

The calculation for the housing density of the Town of Woodland in 2020 is the number of occupied housing units in 2020 (290 housing units) divided by the total land area. This equates to about 8 houses per square mile or approximately one home per 80 acres. The further breakdown of these densities based on development patterns and location will be analyzed later in this section.

## 11.4 Existing Land Use

*Map 11-1 Land Use*, along with the following descriptors, will aid in the understanding of existing land uses in the Town. The information provided in this section will serve as baseline data for future studies. Land can be classified by use districts or by cover, and is sometimes classified by both.

### 11.4.1 Land Use Districts

- ▶ **Agriculture.** This area includes land uses primarily for farming and includes, grasslands, pastures, cropland, and barnyards. This is the largest land use category in the Town and includes approximately 60.32% of the total land area or approximately 13,983.74 acres.
- ▶ **Commercial.** This area includes all commercial land uses such as restaurants, stores, bars, hotels, and large-scale service-based businesses. This land use is assigned to the actual use of the land regardless of zoning or legal nonconforming status. This small category includes approximately 0.16% of the total land or 37.71 acres.
- ▶ **Industrial.** This area includes all industrial zoned areas and land uses such as contractor storage yards, trucking terminals, and general large equipment storage or use. There is no industrial zoning in the Town.
- ▶ **Institutional/Government.** This area includes all properties owned or utilized by school districts, churches, cemeteries, medical institutions, museums, and local government entities. This includes approximately 0.10% of the total land area or 23.54 acres.
- ▶ **Landfill/Extraction.** This area includes all nonmetallic mine sites and landfills, including composting sites. This small category includes approximately 0.10% of the total land area or 22.97 acres.
- ▶ **Mixed Use.** This area includes all areas with a combination of residential and small-scale commercial uses. This area is typically cut out only include the structures and outdoor areas being utilized for residential living and business activities. This small category includes 0.08% of the total land or 18.47 acres.
- ▶ **Multi-family Residential.** This area includes all duplexes, apartment structures, and mobile home parks. This is no multi-family residential housing in the Town.
- ▶ **Recreational/Open Space.** This area includes public and private recreational spaces including parks, campgrounds, golf courses, ski resorts, theme parks, boat landings, rod and gun clubs, and state trails. This category includes approximately 2.72% of the total land or 629.43 acres.

- ▶ **Single-family Residential.** This area includes all single-family residential homes and incorporates the structure, lawns or active outdoor living areas, and driveways. This category covers approximately 2.27% of total land area or 526.44 acres.
- ▶ **Transportation.** This area includes all roadways, railroads, and airports. The transportation land use takes up approximately 0.09% of total land area or 21.68 acres of land owned specifically for transportation.
- ▶ **Utilities.** This area includes all water treatment plants, cell towers, and power substations. This category covers approximately 0.54 acres.
- ▶ **Vacant.** This area marks all lots located within a subdivision that is yet to be developed. This is to mark lots that are already designated for residential development that do not have a residential structure. This category covers approximately 2.12% of total land area or 492.58 acres. There are 580 vacant lots in the Town scattered throughout the Dutch Hollow subdivision and Valton hamlet.
- ▶ **Woodland.** This area includes land that is primarily undeveloped, evergreen and deciduous forestland. This area includes all lots of 3 acres or greater with at least 75% tree coverage. This area represents 31.43% of the Town's total land area, or approximately 7,286.03 acres.

### 11.5 Higher Density Development

Currently, higher density developments (defined by the SR and RER land use districts) are concentrated on or in the vicinity of Dutch Hollow Lake. The policies in this *Plan* call for infill of these areas on lots that are not currently developed. New subdivision development may also be considered in areas designated as Rural Residential Development around and within as shown on *Map 11-3 Future Land Use*. Higher density commercial developments are limited to those lands located within the unincorporated Village of Valton.

### 11.6 Smart Growth Areas (residential and commercial)

Smart Growth Areas are statutorily defined as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs. Based on this definition and through an examination of the Town as part of this planning process, the primary smart growth area for residential development includes lands around Dutch Hollow Lake while the primary commercial smart growth areas are those defined by the Rural Community Land Use District in the Valton area.

#### 11.6.1 Residential Smart Growth Areas

Through this comprehensive plan, the RER land use district has been identified as the primary residential smart growth area and includes lands that were platted as part of the original development of Dutch Hollow Lake. Most homes in this area were built along the shore and designated as an SR land use district, and only a few homes were built on 'off-water' lots. Many of these off-water lots are currently served by underground electric and phone utilities and have roads or road bases already constructed. Although some of this infrastructure may be sub-standard, it does provide an opportunity for cost-efficient infill development on the many vacant

lots. Currently it is estimated that the RER land use district around Dutch Hollow Lake has approximately 562 vacant lots in the Woodland Town.

### **11.6.2 Commercial Smart Growth Areas**

The Town of Woodland offers opportunities for commercial development as part of the Rural Development Area designation in the unincorporated Village of Valton. There are also opportunities for small businesses in the Rural Agricultural Conservation in the form of cottage industries or home-based businesses.

### **11.7 Secondary Growth Areas (residential only)**

While the RER land use district encompassing vacant lots in the vicinity of Dutch Hollow Lake has been identified as the primary smart growth area for residential development, a secondary growth area for residential land uses has been identified as a way to offer a rural living experience. Residential areas under this category include development under the RAC Land Use District for scattered single house residential construction on Certified Survey Mapped lots and the RRD Land Use District for rural subdivisions. Locations of both districts are found on *Map 11-3 Future Land Use*. Residential development in the RRD and RAC emphasize the placement of residential lots surrounded by larger open spaces and which can accommodate residential structures and open spaces to be utilized for recreation or farmstead activities. See also the descriptions of RRD and RAC provided for under this chapter.

Any development in the RAC and RRD Land Use Districts should be evaluated based on the ability of the proposal to preserve forests, prairies, wetlands and uplands for parks, hunting preserves, hiking opportunities, prairie and forest restorations or other natural areas and must be consistent with any town siting requirements for new lots or structures.

### **11.8 Criteria for Evaluating Development Impacts**

In order to ensure efficient and cost effective development patterns in Secondary Growth Areas, a set of criteria for each proposed development is listed below. It is the intent of both the developer and Town to utilize these criteria when considering new developments in the Secondary Growth Areas. The criteria are not all-inclusive, but ask broad questions about development proposals to ensure that they are appropriate in location, size and scale and that utility and transportation provisions will be feasible, safe, and effective. These criteria will also help the Town evaluate development proposals to ensure that appropriate upgrades are made to affected utilities and local town transportation routes and that any upgrades required by the Town as part of the approval of any development in the RRD is the fiscal responsibility of the developer.

1. Adequate public facilities to accommodate development either exist or will be provided within a reasonable amount of time.
2. Public facilities and services needed to accommodate development will not place an unreasonable burden on the affected local units of government. Affected units of government may include the Town of Woodland, Fire and Ambulance Districts, the School District, and Sauk County.
3. Public facilities and services needed to accommodate development will not have significant negative impacts on environmentally sensitive areas, including wetlands, streams, species-rich habitats, steep slopes, and large tracts of forest.

## 11.9 Zoning Classifications

The Town of Woodland adopted county zoning on June 23, 1970. At this time the entire Town was placed under the Agricultural Zoning District. Since that time there has only been one rezoning around Dutch Hollow Lake and the unincorporated Village of Valton to the Single Family Residential District. A comparison of *Map 11-2 Zoning Districts* and *Map 11-3 Future Land Use* indicates a strong correlation between lands designated by the Shoreline Residential and the Rural Estate Residential and lands zoned Single Family Residential.

### 11.10 Future Land Area Needs

Predicting future land area needs for residential, commercial (includes industrial), and agricultural uses involves a process of projecting trends into the future to determine the demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. Once these projections are made, quantities of land can then be accurately identified on a future land use map. In order to study the demand of future land uses in Woodland, two factors will be considered. The first of these factors looks at population projections over time. And the second factor utilizes assumptions that population and development pressure will increase in the Town given the increased development of Sauk County. Future land uses are broken down into residential, commercial and agricultural.

#### 11.10.1 Future Residential Land Area Needs

According to the population projections under *Chapter 3 Population Inventory and Analysis* and *Chapter 4 Housing* it is reasonable to assume that the population will continue to increase in the Town of Woodland. This increase will in turn cause an increased demand for housing in the Town. To realistically determine the number of new homes that will be needed through the year 2030, one must make a few assumptions. First, based on *Chart P10: Population Changes per Age Bracket*, it is apparent that population increases represent households with an increasing household size indicating that families are moving to the town, however the greatest population gain occurs within the 40-49 age bracket which is not consistent with increases in household size. Using this information, it is unlikely that household sizes will increase in the Town and will likely remain steady as the age bracket of 40-49 averages out families with more people per household.

#### 11.10.2 Future Commercial Land Area Needs

Determining the need for commercial development in a town that has no commercial businesses as defined by the Sauk County Zoning Ordinance is difficult at best. The best accommodation this plan makes for future commercial land needs is through its designation of Valton as a commercially viable area as well as policies, which encourage Sauk County to recreate the *Sauk County Zoning Ordinance* to expand home-based businesses.

#### 11.10.3 Future Agricultural Land Area Needs

Based upon projected and actual residential land needs, it can be assumed that the amount of agricultural land in the Town of Woodland will decrease accordingly. To evaluate the amount of agricultural land that may potentially be converted to other uses in 5-year increments, add the projected residential lands needed from *Table LU2 Household Forecast: Household Size Trend and Lands Needed*. This value assumes that existing lots around Dutch Hollow Lake or within the Village of Valton will not be utilized.



### 11.11 Natural Limitations to Building and Site Development

Natural limitations to development vary depending on where in the Town development is being proposed. Generally speaking, the Baraboo River, located in the northeastern part of the Town, includes a related floodplain area depicted on *Map 9-3 General Floodplain Areas* and wetlands noted on *Map 9-1 Environmentally Sensitive Areas*. Likewise, there are other non-riparian wetlands scattered throughout the Town. Other natural limitations to development include soil limitations on the placement of foundations, roads and septic suitability.

### 11.12 Land Use Goal, Objectives and Policies

**Land Use Goal:** Preserve and maintain existing land uses as well as to provide for future land use considerations that will promote the balance among quality of life, property values, environmental protection, and economic opportunities.

**Land Use Objectives/Policies:**

**LUO-1** Ensure adequate opportunities and land availability to meet all of the Town's objectives.

**LUP-1A** Recognize that all policies noted in this Plan are intricately related to land use and further recognize that the Town shall follow all policies when making decisions about the Town's future land use.

Definitions that apply to LUO-2 and LUP-2A:

**Parcel.** A contiguous quantity of land in the possession of an owner, single or common interest. No street, highway, easement, river, stream or water body shall constitute a break in contiguity.

**Land Division.** Any division of a parcel where the act of division creates a new lot of less than 40 contiguous acres, excluding one-quarter (1/4) of one quarter (1/4) section parcels as defined by the original Public Land Survey System.

**Lot.** A parcel of land occupied or designed to be occupied by or designated to provide space necessary for one main building and its accessory buildings. A lot shall be created by a subdivision plat or certified survey map recorded with the Sauk County Register of Deeds, which complies with the minimum size requirements pursuant to the applicable zoning district designation or Town of Woodland Comprehensive Plan in effect at the time of the land division.

**Lot of Record.** A land area designated in a subdivision plat, plat of survey, or certified survey map, or described in a conveyance recorded in the Sauk County Register of Deeds office which complied with the zoning laws and minimum lot size requirements within the applicable zoning district or as set forth in the Town of Woodland Comprehensive Plan when the property was originally divided and/or recorded but which no longer complies with the current minimum land area. Such land area shall be occupied by or designed to provide space necessary for one main building and its accessory buildings or uses.

**Subdivision.** The division of a lot, parcel or one-quarter (1/4) of one-quarter (1/4) section by the owner thereof or their agent, for the purpose of transfer of ownership or building development, where the act of division creates four (4) or more lots, or where the act of division creates four (4) or more lots by successive division within a five (5) year period.

**LUO-2** Maintain a residential development policy, by consensus, to determine the location and number of residential homes which can be built in the Town so as to preserve agricultural lands, farming operations, wetlands, and significant natural resources as well as the overall view of the Town.

**LUP-2A** Residential Development Policy for the Rural Agriculture Conservancy (RAC) and Rural Residential Development (RRD) Land Use Districts:

**RAC Land Use District:**

- The division of a parcel of land where the act of division creates a lot of less than 40 acres or one-quarter (1/4) of one-quarter (1/4) section thereof shall be recognized as a lot. The number of lots created from a parcel shall not exceed three (3) lots in any 5-year period. Lots created by Certified Survey Map shall not be further divided for a period of 10 (ten) years calculated from the date the original Certified Survey Map was recorded with the Sauk County Register of Deeds.
- The minimum lot size for any new lot shall be three (3) net acres. Lots of Record are exempt from this acreage requirement. Lots of Record shall not be further divided so as to create a new lot(s) less than (3) net acres.
- Subdivisions, defined as the creation a four (4) or more lots from a parcel by a subdivision plat in any 5-year period is prohibited.

**RRD Land Use District:**

- The division of a parcel of land where the act of division creates a lot of less than 40 acres or one-quarter (1/4) of one-quarter (1/4) section thereof shall be recognized as a lot. The number of lots created from a parcel shall be calculated by dividing the net acreage of the parcel by a minimum lot size of three (3) acres for each lot. (40 acres / 3 = 13 potential lots).
- The minimum lot size for any new lot shall be three (3) net acres. Lots of Record are exempt from this acreage requirement. Lots of Record shall not be further divided so as to create a new lot(s) less than (3) net acres.
- Subdivisions, defined as the creation a four (4) or more lots from a parcel by a subdivision plat is permitted.
- Land Divisions by Certified Survey Maps are permitted.

**LUO-3** Assure that the provisions of this plan are considered when making land use decisions in the Town and further support external programs to realize the Vision, Goals and Objectives of this Plan.

**LUP-3A** As the Town reviews land division proposals and changes in land use, it is the intent of this policy to ensure that both the Town's Plan Commission and Town Board review and incorporate this Plan's Vision, Goals, Objectives and Policies into their final decision.

**LUO-4** Reestablish the traditional economic function of the hamlet of Valton with a mix of agrarian businesses as well as businesses that provide goods and services to residents of the Dutch Hollow Development, visitors to The Painted Forest and other tourists.

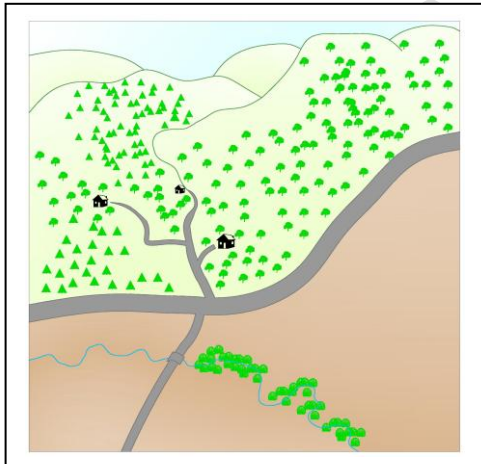
**LUO-5** Encourage the placement of new buildings which preserve productive agricultural lands, forested areas and the overall appearance of the town.

**LUP-5A** Utilize the following pictorial guide when siting new lots and homes which represent the Vision, Goals, Objectives and Policies in the Plan. These pictorials represent the 'preferred' location and layout of new residential construction.

**LUP-5B** The Town of Woodland Plan Commission maintain a siting and subdivision ordinance that clearly establishes procedural and location requirements when considering construction projects, such as a minimum three-acre lot requirement.

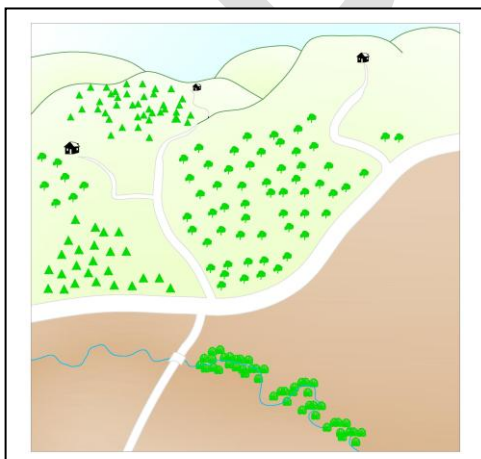
### Subset 1 LUP- 5A Development in Wooded Hillside

#### Preferred

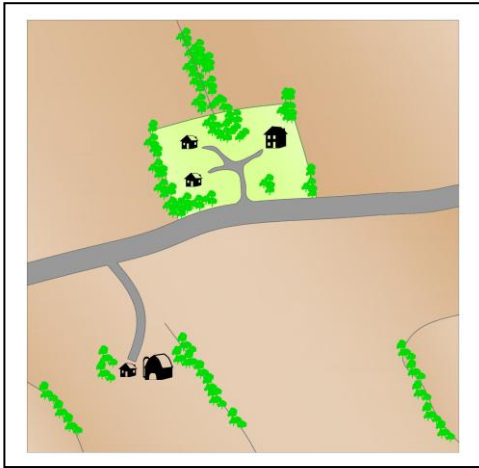


- Homes built in natural valley;
- Existing vegetation maintained or replaced;
- Driveways shared by residences;
- Reduction in Town road access points.

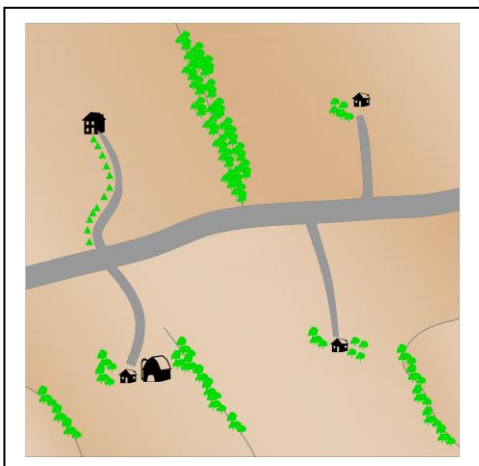
#### Less Desired



- Homes built on bluffs;
- Driveways placed on slopes greater than 12%;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- Excessive clearing for driveways;
- Homes placed within the forest core.

**Subset 2 LUP- 5A Multiple Lot Residential (Agriculture Fields)****Preferred**

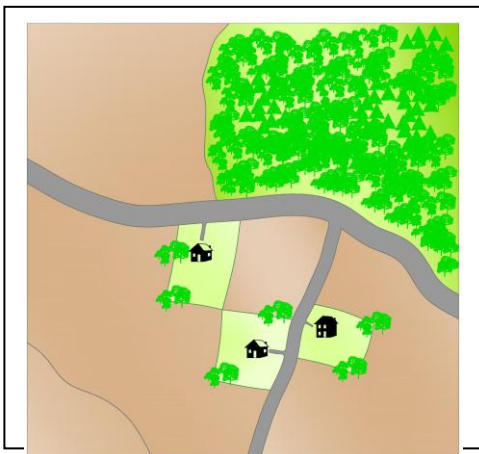
- Homes clustered along existing fence row;
- Minimal land taken out of agriculture production;
- Driveways shared by residences;
- Some screening provided;
- Homes placed away from farm lot/barnyard;
- Reduction in Town road access points;
- Cohesive agricultural fields.

**Less Desired**

- Homes placed in middle of agricultural fields;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- No screening for new development.

**Subset 3 LUP- 5A Multiple Lot Residential (Agriculture Fields)****Preferred**

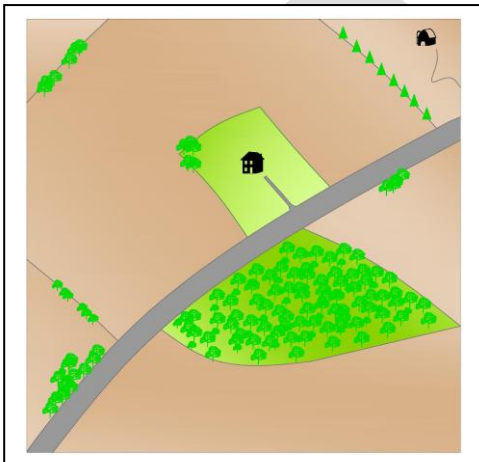
- Homes clustered in woodlot providing natural screening;
- Minimal land taken out of agriculture production;
- Driveways shared by residences;
- Existing vegetation maintained or replaced;
- Cohesive agricultural fields.

**Less Desired**

- Homes placed in middle of agricultural fields;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- No screening for new development.

**Subset 4 LUP- 5A Single Lot Residential (Agriculture Fields)****Preferred**

- Home built on existing woodlot;
- Minimal land taken out of agriculture production;
- Existing vegetation maintained or replaced;
- Cohesive agricultural fields.

**Less Desired**

- Home built on agricultural field;
- No screening for new development;