

Figure 5.1: Village of DeForest Future Land Use Categories and Policies (multi-page figure)

Future Land Use Category (shown on Map 5-1)	General Description of Land Uses Allowed and Character	Typical Implementing Zoning Districts	Density Guidelines	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Agricultural Preservation	Agricultural uses or agricultural-related uses such as implement dealerships, focused on areas actively used for farming, with productive agricultural soils, with topographic conditions suitable for farming, and with long-term (i.e., 15+ year) suitability for farming. This category also includes and is intended to accommodate farmsteads, limited non-farm housing in accordance with the policies to the right, associated home occupations and family businesses, and other uses identified as permitted and conditional uses in implementing zoning districts.	In Village's extraterritorial zoning areas: A-1 Exclusive Agricultural, A-2 General Agricultural, A-3 Small Lot Agricultural, A-B Agricultural Business, and limited RH-1 and other residential districts. Outside of extraterritorial zoning areas, County zoning districts are used.	Maximum density of 1 home or non-residential/non-agricultural use per 35 acres of lands in contiguous single ownership, as further described in the density policy within the Village's subdivision ordinance. Secondary farm residences are excluded. This policy will be carried out in accordance with applicable Town plan density policies, where the applicable Town's policy is as strict or stricter than the Village's.	<ol style="list-style-type: none"> 1. Adhere to the agricultural preservation and land division policies in the Natural & Cultural Resources chapter and the Village's subdivision ordinance. 2. Encourage clustering of smaller individual home sites at a density of 1 per 35 acres of contiguous single ownership (e.g., on one or two acre lots), as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions. 4. Through their <i>Cooperative Plan</i>, DeForest and Windsor have agreed that the Agricultural Preservation area east of Highway 51 and north of Windsor Road will be used for agricultural production and agribusiness uses.
Rural Density Residential	Single family detached residences served by private wastewater treatment systems; also includes home occupations, small community facilities, and parks.	In Village's zoning jurisdiction: RH-1 Rural Housing; RE-1 Residential Estate. Otherwise, County zoning will apply.	Between one residence per ½ net residential acre and one residence per 35 acres	<ol style="list-style-type: none"> 1. Minimize mapping this future land use category in Village and its extraterritorial jurisdiction. 2. Promote interconnection in road and trail networks within and among neighborhoods.
Low Density Village Residential	Predominately single family detached residences, but may also include two family, townhome, and accessory dwelling units where overall development falls within density guidelines to the right. May also include home occupations, family childcare, small community facilities, parks, and other compatible uses allowed in associated zoning districts.	RN-1, RN-2, RN-2A Residential Neighborhood; RM-6 Traditional Housing (for smaller lots) RE-1, RE-2 Residential Estate (for larger lots) RM-3 Two-Family TND Traditional Neighborhood Development, when such zoning district is adopted by the Village	Fewer than 6 units per net residential acre in each development (excludes roads, parks, stormwater facilities, and other lands not used for residential lots)	<ol style="list-style-type: none"> 1. Map Low Density Village Residential Areas throughout the Village, particularly adjacent to natural resources and away from intensive industrial and commercial areas. 2. Where small single family lots (e.g., <7,200 square feet) and attached housing units are permitted, attend to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 3. Assure that housing that is not single family detached, and community uses, are carefully woven into the fabric of each predominately single family residential neighborhood. 4. Promote a system of interconnected streets developed according to Complete Streets principles (see Transportation chapter) and parks where planned.
Moderate Density Village Residential	A mix of single family detached residences; small-scale, attached residences with individual entries to the outdoors, such as duplexes, two-flats, townhouses, and rowhouses; and multiple family residences where overall development falls within density guidelines to the right. May also include home occupations, family childcare, moderate scale community facilities, parks, and other compatible uses allowed in associated zoning districts.	RN-1, RN-2, RN-2A Residential Neighborhood RM-6 Traditional Housing (smaller lots) RM-3 Two-Family RM-4 Multifamily Housing (limited use) RM-5 Elderly Housing (limited use) TND Traditional Neighborhood Development	Between 6 and 12 units per net residential acre in each development (excludes roads, parks, stormwater facilities, and other lands not used for residential lots)	<ol style="list-style-type: none"> 1. Map Moderate Density Village Residential areas where there is adequate road, bike/pedestrian, utility, and service capacity; and nearby parks, community services, and commercial services. 2. Where small single family lots (e.g., <7,200 square feet) and attached units are permitted, attend to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 3. Anticipate greater on-street parking than in Low Density Village Residential areas, and carefully plan for such parking in a manner that does not inhibit public safety or service delivery. 4. Promote a system of interconnected streets developed according to Complete Streets principles (see Transportation chapter) and parks where planned.

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Higher Density Village Residential	Generally multiple family housing, such as garden apartments, elderly apartments, and 3+ unit condominium buildings with common entries; may also include duplexes, two-flats, townhouses, rowhouses, single family detached residences, home occupations, community facilities, institutional residential facilities, childcare, parks, and other compatible uses allowed in associated zoning districts.	RM-4 Multifamily Housing RM-5 Elderly Housing PUD Planned Unit Development TND Traditional Neighborhood Development Village may also consider and use form-based zoning	Between 12 and 24 units per net residential acre in each development, potentially higher in designated redevelopment project areas (excludes roads, parks, stormwater facilities, and other lands not used for residential lots)	<ol style="list-style-type: none"> 1. Map Higher Density Village Residential Areas in parts of the Village that have characteristics described in Figure 4.2 of the Housing & Neighborhoods chapter. 2. Apply the design criteria also in Figure 4.2 to new multiple family housing to ensure lasting quality, livability, and community compatibility. 3. Encourage and where possible require effective configuration, maintenance, and management of higher-density housing, including through approaches described in the Housing & Neighborhoods chapter. 4. Particularly emphasize the above-referenced criteria and approaches where Higher Density Village Residential Areas are mapped close to Low Density Village Residential areas. 5. Apply same parking and street connectivity policies as advised for Moderate Density Village Residential areas.
Shopping and Services	High-quality indoor retail, commercial service, office, health care, and institutional buildings on sites with generous landscaping and modest lighting and signage. Not intended for industrial, warehousing, transshipment, and similar land uses. Contractor shops and similar uses may be considered where there is a substantial retail or showroom component.	B-2 General Business (preferred) B-3 Highway Business PUD Planned Unit Development A-B Agricultural Business (in extraterritorial zoning area and other rural settings) Village may also consider and use form-based zoning	Per associated zoning district requirements	<ol style="list-style-type: none"> 1. Meet commercial building and site design requirements in the zoning ordinance. 2. Time rezoning to when public sanitary sewer and water services are available and a specific development proposal is offered. 3. Assure that development provides access and an attractive rear yard appearance and existing and future development to the rear, particularly where residential. 4. Address off-site traffic, environmental, and neighborhood impacts (particularly where adjacent to housing), through detailed analysis and improvements where warranted.
Downtown	Mix of specialty retail, restaurants, service, office, institutional, and mainly upper-story housing, in a pedestrian-oriented environment and often in mixed use buildings, with on-street parking, minimal setbacks, and buildings otherwise compatible in form with a historic downtown	B-1 Central Business (preferred) PUD Planned Unit Development Village may also consider and use form-based zoning	See B-1 requirements, and for housing applicable density guidelines for Higher Density Village Residential areas	<ol style="list-style-type: none"> 1. Encourage active land uses appropriate for the Village downtown area to develop or remain there. 2. Pay special attention to high-quality design and pedestrian scale when considering zoning approvals. 3. Preserve the architectural and historic character of the core downtown historic buildings. 4. See the <i>Redevelopment Project Area A Plan</i> for more specific land use, redevelopment, and revitalization recommendations.
Office and Research	High-quality indoor professional office, research, development, and testing uses; health care facilities and other institutional uses; support uses such as childcare, health club, and bank; and office-park-compatible indoor assembly and light industrial operations. May also include multiple-family residences where integral to and clearly serving an office park.	O-R Office and Research (preferred) PUD Planned Unit Development B-2 General Business	Per associated zoning district requirements	<ol style="list-style-type: none"> 1. Design and approve developments within Office and Research areas to result in higher-end “office park” or “office/research campus” setting, following associated zoning requirements. 2. Encourage warehousing and manufacturing uses to locate away from lands mapped for Office and Research use, except where the building, site, and activities are designed to blend within an office/research setting. 3. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted.

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Mixed or Flex Commercial/Residential	Carefully designed blend or flex of Shopping and Services, Higher Density Village Residential, Office and Research, and Government and Institutional land uses. The overall concept is to create vibrant places and community gathering spots, rather than to serve as a “catch all” for any type of land use. The intent for Mixed or Flex Commercial/Residential areas is further described with the Northern Interstate Corridor, Highway 19/51 District, and redevelopment plans.	RM-B Residential Mix – Business B-2 General Business RM-3 Two-family, RM-4 Multi-family, and RM-5 Elderly Housing PUD Planned Unit Development TND Traditional Neighborhood Development Village may also consider and use form-based zoning	Shopping and Service uses should be incorporated within each Mixed or Flex Commercial/Residential Area, if not on every parcel within each area Residential density should follow Higher Density Village Residential guidelines, with greater densities possible where incorporated with Shopping and Services and creating a vibrant place/gathering spot	<ol style="list-style-type: none"> 1. Map in transition zones between predominantly residential areas and non-residential areas or highways (thereby minimizing need for costly noise barriers), and/or where particular opportunities for mixed use development may be present. 2. Use policies associated with each of the separate future land use categories that make up each Mixed or Flex Commercial/Residential area, as described elsewhere within this Figure 5.1. 3. Promote mixed residential/commercial buildings, with Shopping and Services uses on the ground floor. 4. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted.
Industrial and Business Park	High-quality manufacturing, warehousing, distribution, office, research and development, and support uses and other compatible uses such as childcare, health club/fitness, other commercial recreation, and banks.	M-1 Restricted Industrial M-2 General Industrial M-3 Intensive Industrial (in limited circumstances only)	Per associated zoning district Encourage site selection and building placement that facilitates future on-site building expansion as business grows	<ol style="list-style-type: none"> 1. Meet zoning performance and design standards applicable to industrial districts within the Village's zoning ordinance. 2. Time rezoning to when sewer and water services are available and a development proposal is offered. 3. Assure that development provides access and an attractive rear yard appearance to development behind these sites, particularly where it is residential. 4. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted. 5. Encourage relocation of older industrial uses that have outgrown their present sites or that are located in predominantly residential areas to an Industrial and Business Park area.
Mixed or Flex Commercial/Industrial	A blend or flex of Shopping and Services, Industrial and Business Park, Office and Research (but no housing), and Government and Institutional land uses. All uses and buildings should blend with a mixed use setting. Adherence to development policies to the right will assure an environment that remains conducive to investment with Shopping and Services uses and that manages visual impacts from highways. Intent for Mixed or Flex Commercial/ Residential areas is further described with the Northern Interstate Corridor and Highway 19/51 District plans.	B-2 General Business B-3 Highway Business O-R Office and Research M-1 Restricted Industrial M-2 General Industrial (rezoning to M-2 may be accompanied by a deed restriction limiting range of M-2 uses) PUD Planned Unit Development Village may also consider and use form-based zoning	Per associated zoning district Encourage site selection and building placement that facilitates future on-site building expansion as business grows	<ol style="list-style-type: none"> 1. Map in transition zones, generally between Shopping and Services and Industrial and Business Park land use areas, and/or where use flexibility responds to market conditions. 2. Time rezoning—particularly to an industrial zoning district—to when sewer and water services are available and a development proposal is offered. 3. Generally apply development design, building material, and landscape “point” standards normally applicable to Shopping and Services uses and the B-2 zoning district to maintain a quality environment for both commercial and industrial uses in areas mapped for Mixed or Flex Commercial/Industrial use. 4. For buildings >80,000 square feet, apply some building and site design standards normally applicable to “large retail uses” in the zoning ordinance. 5. Minimize outdoor storage. Where allowed, storage areas should be fully screened by walls or fences plus landscaping to the outside. Chain link with slats and mesh fence covering are not acceptable methods. 6. Address off-site traffic, environmental, visual, trucking, and loading impacts, through proper siting, analysis, and improvements where warranted. Generally restrict any use that produces noise, smoke, odor, heat, glare, vibration, or emissions beyond the lot line.

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Government and Institutional	Large-scale public buildings, schools, religious institutions, substations, and special care facilities.	Multiple zoning districts; such uses usually listed as conditional uses Village may also create and map an institutional zoning district	Per associated zoning district	<ol style="list-style-type: none">1. Consider the impact on neighboring properties, parking, and traffic before approving any new or expanded institutional use.2. Assure that development provides access and an attractive rear yard appearance to development behind these sites, particularly where it is residential.3. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted.
Park and Environmental Corridor	All publicly owned parks and preserved lands, as well as private lands along the Yahara River, Cherokee Marsh, Token Creek, and other streams and drainageways. Continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space. Features that define areas planned as environmental corridor on Map 5-1 are described in the Natural & Cultural Resources chapter. Category also includes buffers between potentially incompatible land uses and Village gateway feature areas.	C-1 Conservancy Such areas may also be subject to wetland, floodplain, or shoreland overlay zoning rules	No new building development permitted within environmental corridors (replacements and minor expansions to existing buildings may be acceptable) See associated zoning district and park master plans for proposed lot sizes and densities for parks	<ol style="list-style-type: none">1. See the <i>Park and Open Space Plan</i> for policies and programs related to the Village's park system.2. Allow in environmental corridor cropping, grazing, and passive recreation like trails.3. Preserve, protect, and enhance open spaces and conservancy areas along the Yahara River, Token Creek and their tributaries.4. Where development is proposed near the mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the <i>Dane County Water Quality Plan</i>, the Village Board intends to de-map these areas as environmental corridor by resolution and allow more intensive uses if more detailed information or studies reveal that the characteristic(s) that resulted in their designation as environmental corridor is not actually present, or if approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist.
Urban Reserve	Lands designated within the Urban Reserve overlay future land use category may be appropriate for future urban (Village) development following extension of sewer, water, road, and other urban infrastructure and services, but likely not within the 10 to 20 year time horizon of this Plan. Factors for designation of lands as Urban Reserve include longer-range growth intentions and forecast need, utility service capabilities, landowner interest, and land suitability.	Most such areas are zoned Exclusive Agriculture at time of designation Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right.	Per associated zoning district	<ol style="list-style-type: none">1. Enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agricultural Preservation future land use category policies and to not impede future infrastructure extension, until such time when the Village identifies that particular mapped Urban Reserve area as appropriate for more intensive development. In such case, this <i>Comprehensive Plan</i> and will be amended accordingly.2. Consider amending this <i>Comprehensive Plan</i> to redesignate all or part of the Urban Reserve to one or more specific development-based future land use categories, once the Village determines that the following standards are met:<ol style="list-style-type: none">a. The Village has received a landowner request for more intensive development following annexation.b. The landowner or developer has submitted a conceptual development plan showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, proposed parks or other recreational spaces, stormwater management systems, and environmentally sensitive areas.c. There is a feasible, cost-effective, and environmentally sound plan for extension of public utilities and roads.d. The proposed development is justified by community growth forecasts or by a particular identified community need.3. Discourage conservation easements or other development restrictions that would extend beyond the development reserve period.