

Goal Statement	"Carrots"	"Sticks"
<p>Farmland Preservation Direct growth away from prime farmland and protect productive agricultural operations from the encroachment of incompatible uses. Evaluate and utilize programs and initiatives that support this goal.</p>	<p><u>Purchase of Development Rights Program:</u> A landowner voluntarily sells his or her rights to develop a parcel of land to a public agency or charitable organization</p> <p><u>Promotional Agriculture Programming</u> Work with existing agencies to identify tax incentives, conservation programs, apprenticeships, or farm incubators to sustain active lands.</p>	<p><u>Exclusive Agricultural Zoning:</u> Existing Ordinance to preserve Agricultural Lands</p> <p><u>Development Restrictions</u> An example would be increasing standards on either all lands, or selected areas (Exclusive Ag etc.) that would prohibit development on Class I and II soils.</p>
<p>Property Rights Utilize consistent policies and implementation tools that provide equity and fairness to landowners while preserving public health, welfare, and the community character.</p>	<p><u>Increase Tool Box Options</u> Provide landowners and developers a larger "tool box". Incentives may include conservation easements or density bonuses.</p> <p><u>Expedited Review Process</u> Provide a faster method of development review if certain criteria are met (eg. increased design standards or preservation of unique lands).</p>	<p><u>Increased Enforcement</u> Conduct oversight, provide consistent review to protect all landowners.</p> <p><u>Litigation</u> Challenge improper proceedings to protect from intervention.</p>
<p>Natural Resources Preserve and protect the overall beauty and natural resources of the County as these areas contribute to quality of life and are a critical component of the County's economic development strategy.</p>	<p><u>Cluster Zoning/Density Bonus</u> Pattern of development to preserve natural/agricultural areas. Developers may receive incentives (eg. increased density) to enable.</p> <p><u>Purchase of Development Rights:</u> A landowner voluntarily sells his or her rights to develop a parcel of land to a public agency or charitable organization</p>	<p><u>Shoreland Zoning</u> The zoning code controls for water pollution, protects spawning grounds for fish and aquatic life, and preserves natural shore cover.</p> <p><u>Erosion/Stormwater Ordinances</u> The purpose of stormwater or erosion control ordinances is to set forth stormwater requirements and criteria which will prevent and control water pollution.</p>

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<p>Cultural Resources Preserve the artistic, cultural, historic, and archaeological resources as these features add to the area's quality of life and its rich cultural heritage.</p>	<p><u>Historic Preservation Designation</u> Owners of qualified historic buildings can receive funding through federal programs such as the National Trust for Historic Preservation. Can also help revitalize downtowns (Wisconsin Main Street Program).</p> <p><u>Tax Exemption/Incentives</u> Historic property is exempt from property tax under Sec. 70.11(34), Wis. Stats. Other credits apply.</p>	<p><u>Archaeological Ordinances</u> The purpose of these ordinances is to preserve the archaeological resources within a geographic area and to ensure such resources are considered during development and construction.</p> <p><u>Design Overlay Zoning District</u> Parameters established to control for design of structures. Design guidelines can be used to preserve historic, scenic, or other priority areas.</p>
<p>Housing Ensure that the County has an available housing supply that is adequate, affordable, and well-maintained, which meets the needs of all income levels, ages, special-needs populations, and household types.</p>	<p><u>Density Bonus</u> Permits developers to increase the number of units on a property if they agree to restrict the sales prices, or if they reserve environmental areas on portions of the site.</p> <p><u>Education of State/Federal Incentives</u> Educate homeowners about tax incentives and assistance programs (WHEDA, CDBG).</p>	<p><u>Inclusionary Zoning</u> Zoning regulations that establish requirements to build affordable housing. Requirements may include the development of a certain percentage of housing below fair market value.</p> <p><u>Landlord Licensing/Apartment Stnds.</u> Rules to register, monitor, and collect fees for rental properties.</p>
<p>Land Use (Abbrev.) Work in partnership with area communities to manage and guide future growth, protect natural and agricultural resources and guide growth to developed areas where public facilities and services can be economically provided.</p>	<p><u>Promote Alternative Subdivision Design</u> TNDs mix shops and offices with a variety of housing types. Cluster/Conservation subdivisions preserve natural or scenic areas by concentrating development away from these features.</p> <p><u>Cooperative Boundary Agreements</u> Boundary agreements help both incorporated and unincorporated communities forecast future annexations.</p>	<p><u>Site Plan Regulations</u> A site plan is a detailed plan of a lot indicating all proposed improvements. Although many communities have some form of site plan requirement, site plans can also require drainage and grading plans or landscaping features.</p> <p><u>Impact Fees</u> Fees on developments to offset the community's costs resulting from the development (roads, etc.).</p>