



Model Policies for Comprehensive Plan Updates

Dane County Planning and Development | Planning Division
v. 7.2.25

Land Use and Preservation

Policy Option		Town Examples	Rationale
1	Transfer of Development Rights (TDR)	Cross Plains , Oregon , Christiana , Cottage Grove , Dane , Deerfield , Dunkirk , Mazomanie , Medina , Pleasant Springs	Promote compact development, keep development off productive farm soils, protect natural resources. Some property owners have rights they cannot develop and others have developable land with no remaining rights. Planning Division guidance
2	Purchase of Development Rights (PDR)	Dunn , Windsor , Dunkirk	Protect agricultural and natural resources, lower land costs for new and continuing farmers.
3	PDR/TDR Bank	Montgomery County, Maryland; Fairfax County, Virginia; Chester County, Pennsylvania	Montgomery County allows for TDR from rural areas to designated growth areas and incorporates PDR elements, enabling landowners to sell development rights. Fairfax County encourages developers to purchase rights from designated preservation areas. The county started PDR to protect agricultural land and open space. Chester County incorporate both TDR and PDR strategies to balance development pressures with the need to preserve agricultural and natural lands.
4	Smaller minimum lot sizes in farmland preservation	Cross Plains , Vermont (pending)	Minimize conversion of farmland, meet DATCP standards for non-FP zoning in FP Plan areas.
5	Designated development area	Albion , Roxbury , Verona , Oregon , Dunn , Cross Plains , Cottage Grove , Mazomanie (proposed)	Create area specific land use policies to allow for use appropriate designations.
6	Conditional Use Designations	Springdale , Dunn , Cottage Grove	Provide guidance for plan consistency to the County of CUP approval under OA 23.
7	Density Options	Primrose	Build:Year ratio intends to disincentivize speculation. Waves siting criteria if landowners restrict builds to a 1/70 basis, and owners can site in areas that do not meet siting criteria.
		Christiana	Phasing of Splits Required: Farm parcels that are eligible for more than one lot will be restricted to one lot every five years, as long as all other criteria are met.

Housing & Commercial Development

Policy Option		Town Examples	Rationale
8	Duplexes/accessory dwelling unit (ADU)	Mazomanie	Housing crisis, aging in place, legacy planning. Any SFR can become a duplex or attach an ADU without density implications. Split or NC parcel
9	Conservation subdivision cluster housing	Cross Plains , Verona	Promote compact, well-designed development, protect natural resources. state model ordinance



Model Policies for Comprehensive Plan Updates

Dane County Planning and Development | Planning Division
v. 7.2.25

10	Farm worker housing	New program	Allow for worker housing near farm work needs.
11	Commercial development	Oregon (general / area-specific), Montrose	To be able to add to the town tax base and enable residents to work close to home.

Utilities and Community Facilities

Policy Option		Town Examples	Rationale
12	Renewable energy	Planning Division guidance , Primrose , Cross Plains , Oregon	Ensure compatibility with farmland preservation, renewable energy, and emission mitigation goals.
13	Mineral extraction questionnaire	Cross Plains , Oregon	Improve applications and info available to the public prior to public hearing.
14	Broadband	Primrose	
15	Culvert Review	New program	Climate change adaptation; flood impact mitigation
16	Data and mapping standardization/update	Oregon , Primrose , Cross Plains	

Economic Development

Policy Option		Town Examples	Rationale
12	Agriculture Enterprise Area (AEA)	Dunn , Vienna	Secure state investment and resources in agricultural enterprise. DATCP Guidance

Natural and Cultural Resource Protection

Policy Option		Town Examples	Rationale
13	Expanded Resource Protection Corridor	Perry, Primrose , Roxbury, Black Earth	Protect built assets and natural resources, and enable climate change mitigation and adaptation
14	Natural Resources Inventory zoning	Vermont (10.4 Ridgetop Protection)	Identify areas with development restrictions due to natural features and designate them NR-I zoning district.
15	Green infrastructure	Black Earth	Natural Hazard Mitigation. Black Earth Creek Green Infrastructure Plan. Consult to Office of Energy and Climate Change
16	Tree preservation ordinances	New program	climate change mitigation and adaptation consult to Dane County Tree Board
17	Cultural Resource Preservation	New Program	Dane County Comprehensive Plan