

General standard #7.

The conditional use permit is not consistent with town and county comprehensive plans. This is evidenced in numerous places:

Rutland

Incompatibility with the Dane County Comprehensive Plan as follows:

Dane County Comprehensive Plan

Page 31, Cemeteries

Policy #1. Ensure that existing cemeteries, public and private, are protected from development including transportation corridors.

Page 40, Mineral Resources

Supporting Objectives "C". Makes it clear that mineral extraction needs to be no nearer than 1,000 feet from non-farm development. Since non-farm development occurred, this precludes the quarry from expanding.

Incompatibility with the Town of Rutland Comprehensive Plan as follows:

Town of Rutland Comprehensive Plan

Page 2-3; Goal 2; Transportation

Objective 1. Reduce the potential for traffic accidents and provide for safe transportation throughout the Town

Objective 3. Minimize the negative impacts of future transportation projects to the greatest extent possible.

Objective 4. Reduce the amount of non-local traffic passing through residential areas.

Page 2-4; Goal 3; Pedestrian and Bicycle Travel

Objective 1. Increase opportunities for pedestrian and bicycle travel within the Town.

Objective 2. Increase pedestrian and bicycle safety.

Objective 3. Increase the number of miles of bike routes.

Page 2-6; Goal 6; Agricultural Preservation District

Objective 1. Preserve existing farm operations.

Objective 2. Permit development that enhances the growth of agriculture in the Town.

Objective 3. Preserve the rural character of the Town.

Policy 4(d) Commercial use to be limited to those uses having a minimal effect on existing nearby uses.

Policy 4(e) Commercial use, if town roads are involved, the developer must demonstrate minimal impact to neighbors. The safety of access will be a major concern.

Policy 4(f) Commercial use to be limited in size and magnitude of operation so as to protect the rural atmosphere and scenic beauty of the town.

Policy 27 Continue to review nonmetallic mining proposals on a case-by-case basis.

Page 2-8; Goal 7; Land Use

Introductory sentence: Create a pattern of development that fosters the rural character and agricultural land preservation and that minimizes potential conflicts between incompatible uses.

Policy 2 Use open space as buffers between incompatible land uses, to protect environmentally sensitive lands, or to compliment other land development

Policy 12 Require buffers between incompatible land uses to minimize potential negative effects.

Policy 16 To the extent possible, ensure that new development is not located on or near known sites containing substantial non-metallic deposits suitable for extraction

Page 2-10; Goal 10; Economic Development

Introductory sentence. Foster a local economy that is predominantly agriculturally based which is sustainable and where the economy grows, the community is enhanced, and unique and important resources are respected and protected.

Policy 2 In agricultural areas of the Town allows agricultural related commercial uses only if a rural location is required to serve farmers.

Policy 3 To limit non-agricultural commercial use to small, rural oriented businesses which provide services needed by residents of the town. Further, shall not adversely affect the traffic capacity and safety of the highway.

Page 2-11; Goal 11; Natural Environment

Policy 1 Encourage the preservation, rehabilitation and adaptive reuse of historic buildings.

Policy 2 Protect historic resources.

Policy 8 Support efforts to maintain the Graves Cemetery.

Page 3-3. Exhibit 3-1. Issues of Importance to Town Residents. Of highest importance were such issues as "Maintain Quality of Life", "Pedestrian Safety", "Farmland Loss" and "Encroachment of Incompatible Uses".

# Stone, Wisconsin

Stone, Wisconsin

Unincorporated community



Looking south at the intersection of Old Stone Road and Center Road



Coordinates: [42°52′29″N](#)  
[89°18′36″W](#)Coordinates: [42°52′29″N](#)  
[89°18′36″W](#)

Country	 United States
State	 Wisconsin
County	Dane County
Town	Rutland

Elevation	279 m (915 ft)
-----------	----------------

Time zone	UTC-6 (Central (CST))
• Summer (DST)	UTC-5 (CDT)

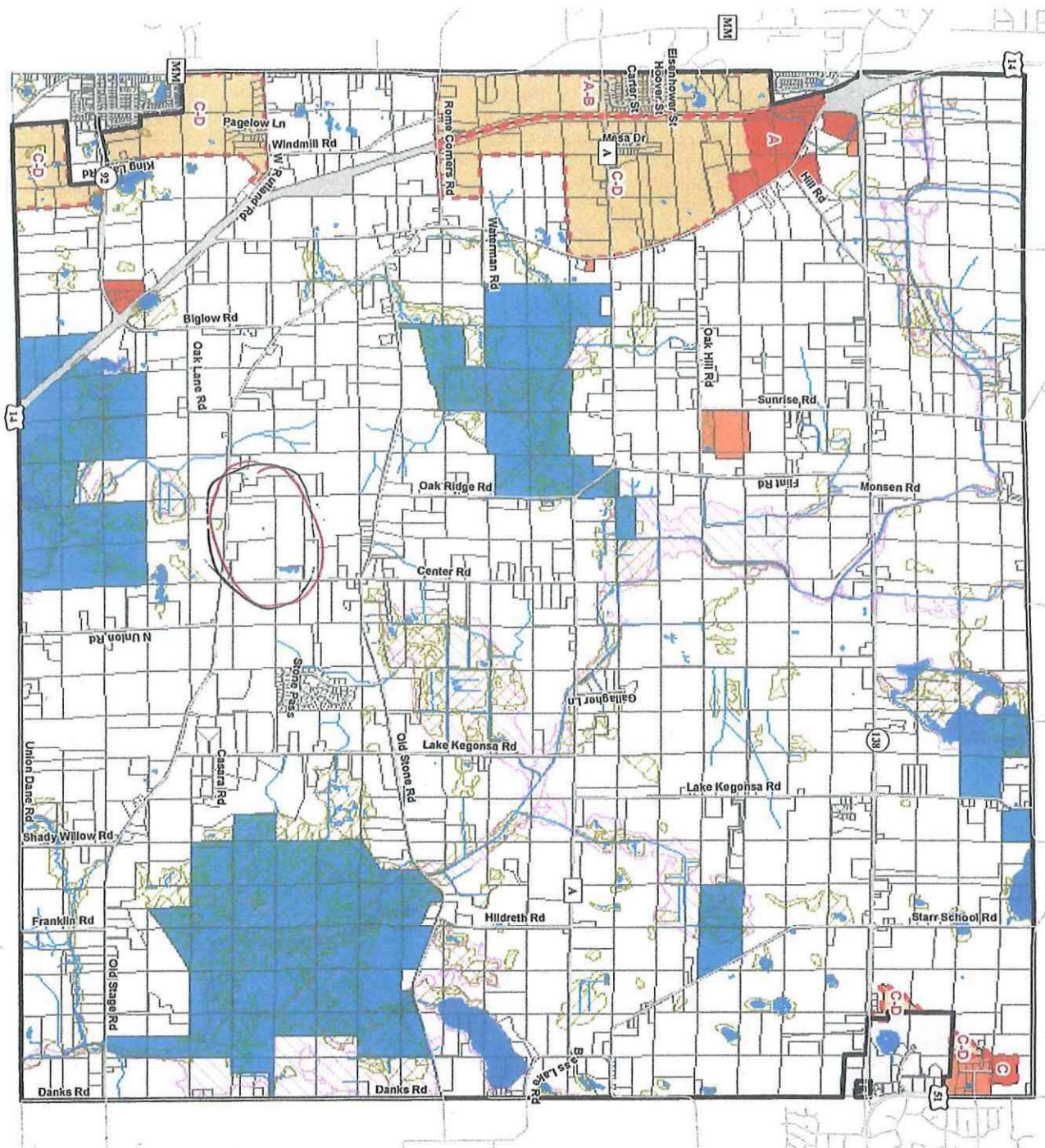
Area code	608
-----------	-----

GNIS feature ID	1577840 <sup>[1]</sup>
-----------------	------------------------

Stone is an [unincorporated community](#) located in the town of [Rutland](#), [Dane County](#), [Wisconsin](#), [United States](#).<sup>[1]</sup>

## Notes

- <sup>a</sup> <sup>b</sup> "Stone, Wisconsin" . *Geographic Names Information System*. United States Geological Survey, United States Department of the Interior.



# Town of Rutland

## Future Land Use 2005 to 2024

### Comprehensive Plan - Policy Document

**Proposed Land Use**

- Residential - Medium Density (1 acres lots)
- Commercial
- Commercial - Existing
- Public Resource Land
- Agricultural Preservation

(see exhibit 5-1 for a description of the districts)

**Overlay Districts**

- Wetland
- 1 Percent Annual Flood Chance Area

**Development Phasing**

- A** 2005 - 2009
- B** 2010 - 2014
- C** 2015 - 2019
- D** 2020 - 2024

**Map Legend**

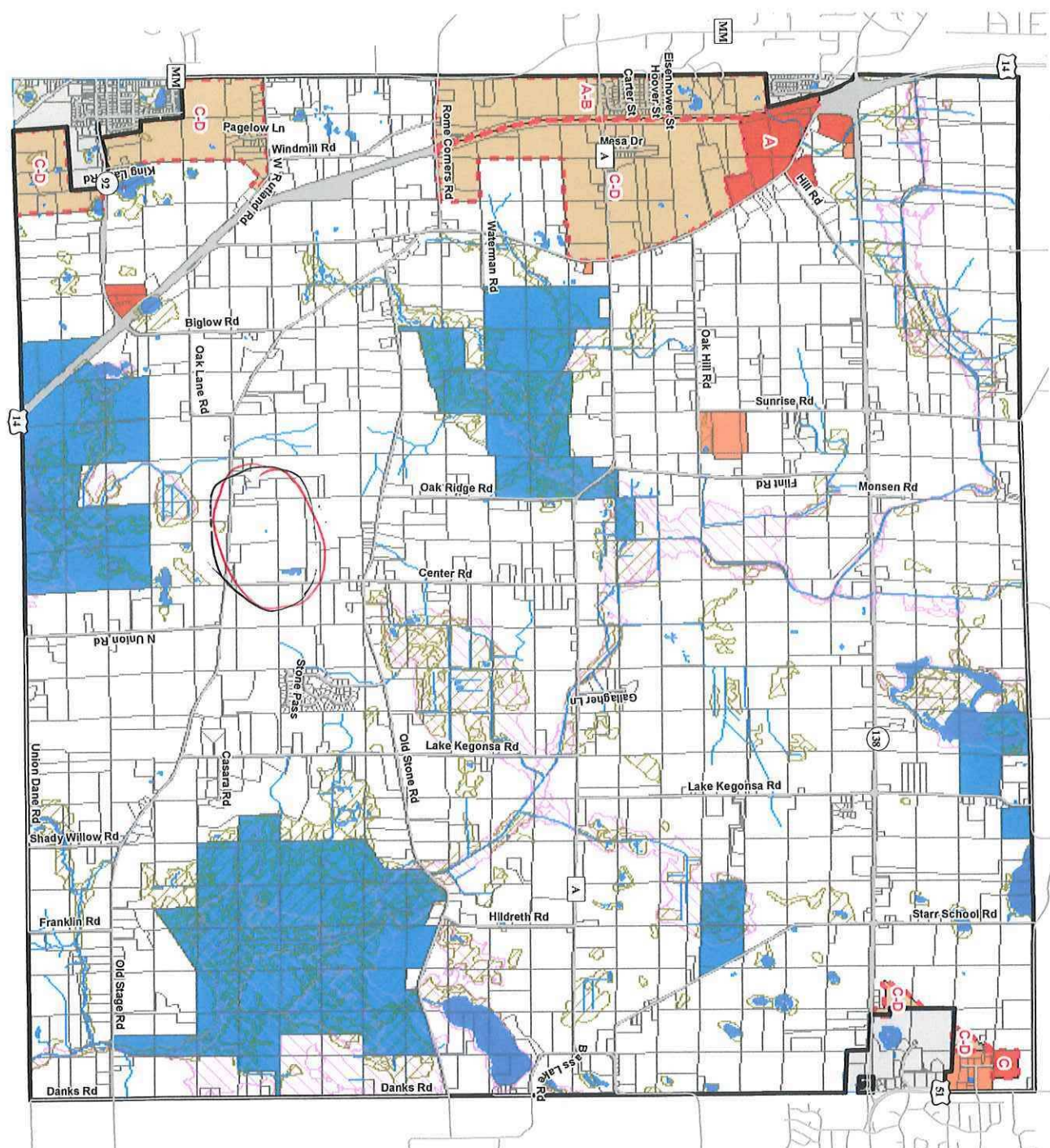
- Tax Parcel Boundary
- River or Stream
- Lake or Pond
- Development Phase Boundary
- Municipal Boundary

**Scale:** 0 0.25 0.5 1 1.5 2 Miles

Sept. 2017

Source info:  
 Urban Service Area: 2017, (CAFC)  
 Municipal Boundary: 2017, (DCPD)  
 Tax Parcel Boundary: 2017, (DCPD)  
 Zoning: 2017, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



# Town of Rutland

## Future Land Use 2005 to 2024

### Comprehensive Plan - Policy Document

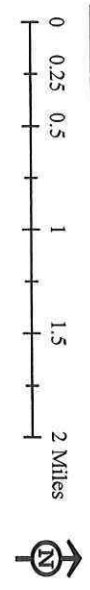
- Proposed Land Use**
- Residential - Medium Density (1 acres lots)
  - Commercial
  - Commercial - Existing
  - Public Resource Land
  - Agricultural Preservation

(see exhibit 5-1 for a description of the districts)

- Overlay Districts**
- Wetland
  - 1 Percent Annual Flood Change Area

- Development Phasing**
- A 2005 - 2009
  - B 2010 - 2014
  - C 2015 - 2019
  - D 2020 - 2024

- Map Legend**
- Tax Parcel Boundary
  - River or Stream
  - Lake or Pond
  - Development Phase Boundary
  - Municipal Boundary



Source info:  
 Urban Service Area: 2017, (CABPC)  
 Municipal Boundary: 2017, (DCPP)  
 Tax Parcel Boundary: 2017, (DCPP)  
 Zoning: 2017, (DCPP)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Sept., 2017