This map illustrates & summarizes key provisions of the potential intergovernmental agreement between the city & town. The body of the agreement contains more detailed provisions, which shall take precedence.

Exhibit 1
Town of Springfield - City of Middleton Intergovernmental Agreement

Town Planned Land Uses

Agricultural Preservation District
- Preserve productive agricultural lands in the long-term.
- Allow limited commercial, and institutional uses.
- One house per 35 acres.

Agricultural Transition District
- Preserve in agriculture and open space until development may be appropriate.
- Town or city may identify these lands in future for more intensive development.
- Same policies as Agricultural Preservation District until then.

Rural Development District
- Lower density residential development served by on-site systems.
- Limited neighborhood-serving commercial & institutional uses.
- Minimum lot size 1.5 acres.
- Use conservation neighborhood design standards.

Rural Development District-Rural Center
- Allow broader range of residential, commercial, institutional, and recreational uses.

Conservancy District
- Environmentally sensitive areas including wetlands, floodplains, and public lands.
- Avoid building construction.

Soils with Building Limitations
- Includes slopes greater than 20%, hydric soils not mapped in wetlands, and soils with low or very low potential for dwellings with basements.
- Try to locate more appropriate building sites.

Surface Water

Notes: (1) Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map.
(2) The above policies for each of the planned land use categories are summaries only. See Exhibit 2 text for more detailed policies.

- City of Middleton 2003 Boundary
- Town of Springfield 2003 Boundary
- 2003 Urban Service Area Boundaries
- Middleton Extra-Territorial Jurisdiction Boundary
- Waunakee Extra-Territorial Jurisdiction Boundary
- Existing Roads
- Proposed USH 12 Alignment
- Possible Future Trail Alignment
- Upper Pheasant Branch Creek Sub-Watershed Boundary
- Section Lines (Section #'s in Upper Right)

3500 0 3500 Feet

Within extraterritorial jurisdiction but outside A, B, & C:
- City to follow planned land uses on this map
- Town to follow planned land uses in its comprehensive plan
- Town may amend its plan if consistent with Town goals
- 3-mile jurisdiction limited on western edge of Town

Within Areas B & C:
- City and Town to follow planned land uses on this map
- City or Town may amend land use plans if other agrees
- No annexations or service area extensions within 20 years
- Area C may be growth area beyond 20 years

Within Area A:
- Town to follow Agricultural Preservation District policies
- City to consult with Town and residents on detailed plans
- City may annex land based on land owner requests
- Future growth mainly residential, with tech uses near Highway 12

Springfield Corners
Martinsville
Waunakee Marsh State Wildlife Area
Village of Waunakee
Town of Westport
Ashton
Ashton Corners
Cherry Hill
Shamrock Glen
AREA A: Potential 20-Year Annexation/ Urban Service Area.
AREA B: Long-Term Preservation Area
AREA C: Town/City Interest Area
City of Middleton Metropolitan Community Park
Morey Airport
City of Middleton
Town of Berry
Town of Cross Plains
Town of Middleton
Hyer Rd
Lodi Springfield Rd
Martinsville Rd
Woodland Dr
Kickaboo Rd
Meffert Rd
Riles Rd
Fischer Rd
Schneider Rd
Balzer Rd
Greenbriar Rd
Enchanted Valley Rd
Whippoorwill Rd
Bates Rd
Pahl Rd
Ripp Rd
Church Rd
Vosen Rd
Wipperfurth Rd
Hellenbrand Rd
Kingsley Rd
Pheasant Branch Rd
High Rd
Dorn Ct

Revised: May 1, 2003.

Sources: Dane County Land Information Office & Dane County Regional Planning Commission. Vandewalle & Associates, Town of Springfield. Wisconsin DNR, Wisconsin State Historical Society, & City of Middleton.

Vandewalle & Associates
Madison, Wisconsin
Planning - Creating - Rebuilding

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