

<b>Housing &amp; Economic Development Work Group</b>	
<b>Potential Housing Policy Statements: Policy Development Step 2 &amp; Step 3 Results</b>	
<b>Housing Goal 3: Promote housing that maintains and improves quality of life.</b>	
3.1	Seek the preparation and adoption of detailed neighborhood plans for all developing areas before extending public infrastructure or granting development approvals.
3.2	When feasible, provide a variety of land uses and a range of residential densities and housing types at appropriate locations within neighborhoods.
3.3	Develop appropriately-scaled, neighborhood-scaled commercial development within or at the edges of residential neighborhoods to provide community focal points as well as convenient access to goods and services.
3.4	Create neighborhoods with green spaces, activity centers, and grocery stores in appropriate urban areas.
3.5	Support the creation of live/work units.
3.6	Focus land development policies on preserving the conditions that attract workers, tourists, visitors, residents, business people, etc. to Dane County.
3.7	Identify and preserve agricultural or other open space lands that serve to provide a permanent visual and physical separation between urban communities.
3.8	Promote maximum lot sizes in Agricultural Preservation Areas to reduce the number of acres of farmland converted to non-agricultural use.
3.9	Direct multi-family residential development and large scale commercial and industrial development away from rural areas.
3.10	Map areas in Dane County that should be protected permanently from development.
3.11	Engage builders and neighbors in planning great neighborhoods.
3.12	Within urban residential areas and mixed-use settings, locate community-scaled development along major transportation corridors which are, or will be, served by transit and concentrate the largest and most intensive developments at transit stops and other intermodal transportation.
3.13	Provide all urban neighborhoods with a system of roadways, walkways, and bikeways that facilitate easy movement by a variety of routes and offer transportation mode choices between destinations, particularly between activity centers, commercial nodes, transit stops or transportation transfer points.
3.14	Promote new development which compliments and reinforces existing neighborhoods and development.
3.15	To the extent feasible and consistent with community objectives, utilize traditional neighborhood design guidelines in planning for new development and redevelopment within urban communities.
3.16	Decide what a desirable total population of Dane County would be.
3.17	Develop a system to continuously monitor the performance and make improvements to the plan.
3.18	Don't fund anything that is contrary to the goals.
3.19	Allow developers to construct developments that meet market demand.
3.20	Promote multi-county planning discussions to address growth issues beyond Dane County's borders.
3.21	Promote energy efficient green building.
3.22	Promote housing that is Wisconsin Energy Star certified green built homes.

**Other Policy Options**


**Note: Potential policies for Housing Goal 1, 2 & 3 were developed when Comprehensive Planning Steering Committee Housing & Economic Development Work Group members performed "step 2" of the policy development process, brainstorming potential policies, and "step 3" of the policy development process, reviewing existing policies. Specifically, a brainstorming exercise was performed at the January 27, 2005 work group meeting and a survey of existing policy statements (from relevant countywide plans and policy documents) was performed from February 16, 2005 to March 4, 2005 (time for survey completion was also allotted at the February 23, 2005 work group meeting). Policy statements were added subsequent to the March 24, 2005 meeting.**