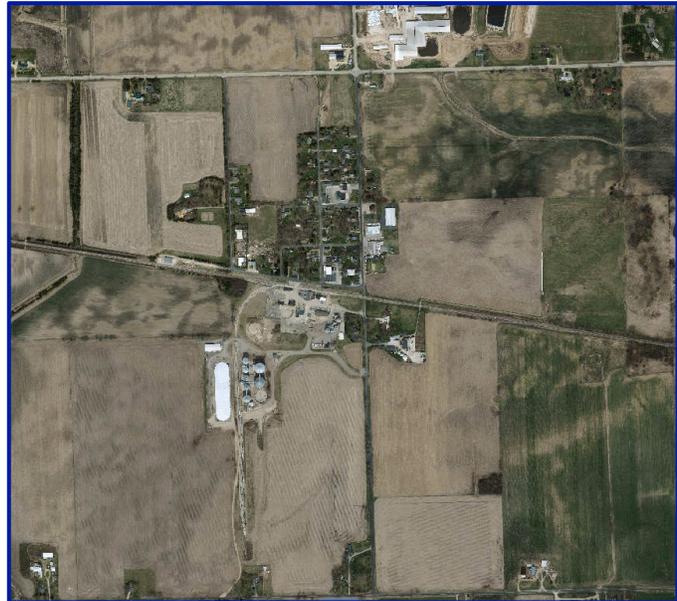


Introduction

Chapter 8: Land Use is the predominate element of a comprehensive plan. Its purpose is to provide a framework for decision makers in guiding growth and development. Successful implementation will require a sustained effort by the public and private sectors to utilize this chapter and other plan chapters as the ***essential decision-making guide*** for land use in the Town of Linn.

The land use chapter is divided into two parts. Section I: Current Land Use focuses on existing land uses in the township. It provides an inventory of current land uses, identifies land use trends, and describes the tools currently used to guide development. Section II: Future Land Use comprises the 20-year land use plan for Linn and presents the tools that may be adopted in order to effectively implement the plan.



Courtesy Walworth County Information Technology Department – Land Information Division

Comprehensive Planning Law

Wisconsin's Comprehensive Planning Law (Section 66.1001(2)(f), Wis. Stats.) requires that the land use element of a comprehensive plan contain all of the following:

- A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property.
- A listing of the amount, type, intensity, and net density of existing uses of land, such as agricultural, residential, commercial, industrial, and other public and private uses.
- An analysis of trends in the supply, demand and price of land, opportunities for redevelopment, and existing and potential land-use conflicts.
- Projections for 20 years, in 5-year increments, of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.
- A series of maps that shows current land uses and future land uses.

Land Use Vision

The Town of Linn will remain committed to preserving the places most important to our community while allowing for well-planned residential and commercial development...where it is appropriate and when designed in harmony with the natural landscape...so as to ensure a safe, beautiful, and thriving township for future generations.



Section I: Current Land Use

The purpose of the current land use section of the plan is to describe the existing land base of the community with respect to developed (residential, commercial, industrial, etc.) and undeveloped (agriculture, open space, etc.) land uses. It also includes an inventory of the tools currently utilized to guide development.

Current Land Use Inventory

The inventory of current land uses in the Town of Linn is based upon the Current Land Use map appearing on page 8-19. The map was developed utilizing existing geographical information systems data provided by Walworth County, Southeast Wisconsin Regional Planning Commission (SEWRPC), and the Wisconsin Department of Transportation (WisDOT). The purpose of the map is to provide a reasonably accurate ‘snap shot’ of the Town as it exists today, and to serve as a foundation for the Future Land Use map appearing on page 8-20.

Table 8.1 presents current land uses in Linn by acreage and percentage of the total land base.

Land Use	Total Acreage	Percent of Total Acreage
Agricultural	12,271	57.14%
Commercial	26	0.12%
Communication and Utilities	1	0.00%
Government and Institutional	26	0.12%
Industrial	36	0.17%
Mobile Homes	0	--
Multi-Family Residential	0	--
Open Lands	1,081	5.03%
Open Water	4,022	18.73%
Recreational	169	0.79%
Single-Family Residential	1,517	7.06%
Transportation	783	3.65%
Two-Family Residential	3	0.01%
Woodlands	1,542	7.18%
Total	21,477	100%

Source: Town of Linn Current Land Use map, 2017.

Residential & Population Density

There were 2,082 housing units in the township as of the 2015 American Community Survey. With a total of 33.56 square miles, the net residential density in the Town was 62 units per square mile. The population density of the Town is 72 persons per square mile, based upon an estimated 2015 population of 2,402 persons. As discussed in Chapters 1 and 2, however, the preponderance of seasonal residents and second homes renders the conventional density models somewhat suspect. With a peak summer and holiday population approaching 5,000 persons, the Town’s actual population density during these periods is more like 150 per square mile (see *Seasonal Population Profile* beginning on page 1-10).

The residential and housing density issue is further skewed by the developmental footprint of the community. Whereas the southern three-fifths of Linn is characterized by agricultural land uses and scattered residential and commercial development (with higher concentrations in the hamlet of Zenda), areas immediately north and south of Geneva Lake sort developmental densities more common to urbanized municipalities.



Land Use Equalized Value¹

The Equalized Value is an estimate of the market value of all residential, commercial, manufacturing, productive forest, other (farm sites and farm buildings), and personal property as of January 1, and certified by the Wisconsin Department of Revenue (WDOR) on August 15 of each year. The Equalized Value also estimates the use-value of agricultural land; 50% of the market value of undeveloped land; and 50% of the market value of agricultural forestland. It is computed independently from the estimate of the local assessor. While both the local assessor and WDOR make estimates, the local assessor estimates the value of each parcel; WDOR estimates the value of the entire town, village, or city.

The annual Equalized Value of each municipality represents DOR's estimate of the total value of all taxable property. Changes in the Equalized Value from year to year are caused by many things; increases or decreases in market prices, annexation gains or losses, new construction, demolition of buildings, relocation of businesses, taxable status of property, and statutory changes in the basis for valuation in various classes of property.

Table 8.2: Comparison of Equalized Value in Town of Linn, 2001 and 2013

Category	2001	2013	Change - Amount	Change - Percent
Residential	\$752,150,600	\$1,519,284,900	\$767,134,300	102.0%
Commercial	\$16,873,000	\$28,026,500	\$11,153,500	66.1%
Manufacturing	\$594,600	\$886,100	\$291,500	49.0%
Agricultural and Forest	\$8,405,900	\$3,487,300	-\$4,918,300	-58.5%
Other	\$1,125,400	\$15,590,200	\$14,464,800	1,285.3%
Total	\$779,149,500	1,567,275,000	\$788,440,700	101.2%

Source: Statement of Changes in Equalized Values by Class and Item, Wisconsin Department of Revenue, 2014.

Current Land Use Tools

After the comprehensive plan the two most important tools to shape land use at the local level are the zoning and Land division/subdivision ordinances. At present, both ordinance are administered and enforced by Walworth County for most of the land within the Town of Linn. As a result of extraterritorial agreements, zoning authority within some areas abutting Fontana-on-Lake Geneva and Williams Bay is administered by the Villages. Within 1.5 miles of the corporate boundaries of the Villages and City of Lake Geneva the authority to administer land division/subdivision regulations will be vested with the respective municipality or Walworth County depending upon which of the applicable ordinances is most restrictive.²

What's the Difference between a Zoning Ordinance and a Comprehensive Plan?

Zoning is a regulatory tool established to designate uses allowed on a given parcel within a specific zoning district. Comprehensive plans are vision-based guidance documents developed with high levels of public participation. The Future Land Use map presented in this chapter provides a vision for future development. It will serve as a guide for reviewing and approving rezoning and other land use proposals.

Wisconsin's Comprehensive Planning law requires land use decisions to be consistent with the adopted comprehensive plan.

¹ Excerpted from 'Wisconsin's Equalized Values', Wisconsin Department of Revenue, 2008.

² See: Chapter 66.61(4)(b), Wis. Stats.



Zoning Ordinance

The purpose of a zoning ordinance is to identify the permitted and conditional uses allowed on parcel of land within designated zoning districts. Zoning ordinances may also regulate lot size, road frontage, density, and the location, height, and size of structures, among others. Walworth County administers and enforces zoning regulations within the Town of Linn. The zoning ordinance (Chapter 74 of the County Code of Ordinances) has been certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) as compliant with Wisconsin’s new Farmland Preservation zoning regulations (see Chapter 91, Wis. Stats.).

Walworth County utilizes a conventional (or Euclidean) zoning regime that is based upon the designation of zoning districts within which permitted and conditional uses are permissible (see *Alternative Zoning Methodologies* on page 8-10). Please refer to Chapter 74 – Zoning of the Walworth County Code of Ordinances for zoning information relevant to the Town of Linn.

Subdivision Ordinance

Unlike zoning, which regulates the use of land, subdivision regulations govern the manner in which land transitions from one use to another (typically from agricultural or open space to residential). A subdivision ordinance provides the procedures and standards for dividing a large parcel into smaller parcels for sale or development. Subdivision regulations require that developers meet certain conditions in order to record a certified survey map or plat. As with zoning, subdivision regulations are an effective tool through which local government can implement a comprehensive plan.

The regulation of land divisions and subdivisions in Linn is also administered and enforced by the Walworth County, under Chapter 58 - Subdivision of the County Code of Ordinances. As with most county ordinances, Chapter 58 is more broadly focused than a local ordinance. This is necessary since it must adequately regulate land divisions for each municipality that does not administer its own subdivision ordinance. As such, its ability to address the specific needs of any given community is somewhat limited.

Section II: Future Land Use

This section of the chapter will serve as the primary guidance tool for implementing the plan. Like a blueprint for a building renovation, the comprehensive plan serves as a guide to construct, or *design*, the future Town of Linn. The section is segmented into three broad focus areas:

- Community Design Considerations. The underlying issues guiding future development in the community. Presented and discussed in earlier chapters, these are the primary areas of focus for the comprehensive plan.
- Community Design Approaches. The broad strategies and philosophies used to guide future development in the Town and to address community design considerations.
- Community Design Tools. The specific ordinances and policies used to affect the change desired by the community. The two most important of these are the subdivision and zoning ordinances, although site plan review, lighting, landscaping, signage, and others may prove useful.



Community Design Considerations

Community design is an important component of planning and plays a significant role in determining quality of life in a community. Elements of community design may include the culture and history of a community along with architectural standards, open space and natural resource protection, transportation and access, and recreation, among others. Ordinances provide the primary means by which local governments implement community design requirements.

Property Rights

The issue of private property rights versus community need underlies every comprehensive planning effort. Property rights are ingrained in American jurisprudence. Those rights have been respected, to the greatest extent feasible, throughout the planning effort. This chapter describes and illustrates proposed development patterns for the Town of Linn. It will be used by local officials, landowners, developers, and others to make informed land use and development decisions. Should a landowner disagree with the Future Land Use map, or any other aspect of this plan, he/she has the right to petition the Town Board for an amendment to the document. All amendments will occur through a public process, defined by state law, and will include a public hearing. The process of amending the comprehensive plan is described in *Chapter 9: Implementation*.

Community Character

Character is defined differently for each community but includes a blend of the natural and built environment. It represents the sum of the attributes that make a community unique, and that establish a sense of place for its residents. In the Town of Linn, community character means:

- A residential lakeshore.
- Agriculture as the dominant land use south of Lakeshore Drive/Willow Road.
- A mixture of land uses in a thriving Zenda.
- A safe and friendly community.
- Access to abundant natural resources including woodlands, open space, and Geneva Lake.
- A system of interconnected pedestrian and bicycle facilities with the Shore Path as an anchor.

A Vibrant Zenda

Research shows that a healthy and vibrant downtown boosts the economic health and quality of life in a community. It creates jobs, incubates small businesses, reduces sprawl, protects property values and increases the community's options for goods and services. A healthy downtown is a symbol of community pride and history. Strategies for maintaining a healthy, viable Zenda include:³

- Aim for a multifunctional downtown. Successful town cores attract a wide range of individuals and provide housing, employment, shopping, culture, and entertainment, among others, at a scale compatible with the culture of the community.
- Create partnerships. A thriving core area requires the cooperation of local government, chambers of commerce, the private sectors, civic organizations, and other key institutions.

³ Excerpted from Solutions for America, 2009.



- Maintain and develop genuine public spaces. Careful planning can encourage ‘on-street’ activities such as commerce and dining and widen the public sphere, promoting community. Include gazebos, water features (fountains, ponds, etc.), pocket parks, WI FI hotspots, benches, and other areas for rest and reflection.
- Make it a community focal point. Zenda should be the place to celebrate the Town of Linn through events, performances, farmers’ markets, and other opportunities for community gatherings.

Community Design Approaches

Community design approaches represent the guiding principles of the comprehensive plan and are integral to the desired future for the Town. Their incorporation into the development review and approval process will ensure that new development blends harmoniously with the existing built and natural environment, while providing for land use patterns that promote a high quality of living.

Conservation Design

The landscape of the Town offers an array of natural features that provide character. Preserving rural character is a primary goal of the comprehensive plan. To accommodate future growth while maintaining the integrity of the natural environment, the Town will encourage *conservation design* principles to proposed developments where land development characteristics warrant them. Conservation design will allow Linn to:



Courtesy PMA Landscape Architects, Inc.

- Protect rural character by maintaining (and restoring) natural areas, woodlands, scenic views, open undeveloped areas and farm fields, while addressing desired residential and commercial development needs.
- Lower the cost of development by reducing the amount of impervious surface, minimizing stormwater management expenditures, shortening permit review times, and addressing the desire for community parks and open space.
- Create natural corridors of green space between developments that can be utilized by wildlife and have the potential to be used as trail or walkway areas to improve connections between development nodes.
- Preserve agricultural lands to ensure that they remain an economically viable component of the landscape.
- The principles of conservation design can be applied to rural and urbanized environments and may be incorporated into residential, commercial, and industrial, development as well as parks and municipal properties.



Courtesy Patrick Square

Traditional Neighborhood Development

Wisconsin's Comprehensive Planning Law defines traditional neighborhood development (TND) as compact, mixed-use neighborhoods where residential, commercial and civic buildings are in close proximity to one another. TND promotes a development scheme similar to traditional small towns. It includes:

- Compact Development. TND areas have a higher density than traditional single-family subdivisions, allowing for greater amounts of preserved open space. Compact development is oriented around people, not automobiles.
- Mixed Uses. TND includes a mixture of land uses. Nonresidential development is interspersed with residential land uses. Mixed-use development promotes walking and bicycling since many desired destinations are in close proximity to housing. Mixing land uses is also an effective strategy for broadening the tax base in communities that do not desire significant commercial development.
- Housing Choice. TND promotes varied housing types to accommodate households of all ages, incomes and sizes. This translates into varying lot sizes and varying housing types which may include single-family residences, townhomes, duplexes, housing for seniors or a combination thereof.
- Multimodal transportation. TND provides for access through an interconnected network of streets, paths and trails to accommodate multiple forms of transportation including walking, bicycling and driving.
- Cultural and Environmental Sensitivity and Design. TND can foster a sense of community identity. Under TND, the design of buildings and their placement receives special attention. The provision of adequate open spaces, well-planned design guidelines, the use of indigenous vegetation, and the incorporation of environmentally responsive wastewater treatment and stormwater management systems allow for land uses conducive with the landscape.



Gateway feature design created for the Town of Three Lakes in Oneida County.

Gateway Features

Gateway features provide a visual sense of place and are often reflective of a community's natural resources, architecture, or history. They identify entry points and, when used in conjunction with a wayfinding system, allow residents and visitors to easily navigate to key destinations.

Thematic landscaping, or landscaping utilizing a consistent design and species mix, when located at entry points and along major transportation routes, provides an effective means of enhancing local identity. This may be particularly important at the periphery of the township where an identifiable landscape feature would aid in informing residents and visitors

that they are entering Linn. A unifying landscape theme, based upon regionally native plant species, may provide one component of an identifiable and inexpensive gateway system for the Town.



Community Design Tools

Town of Linn Subdivision Ordinance

While zoning regulations are intended to govern the use of property, subdivision regulations address the quality of development (the availability of public services, services the subdivider must provide, the layout of the site, etc.). The way in which lands are divided plays a key role in the orderly development of a community. Properly administered, subdivision regulations are more effective in achieving planning goals than zoning ordinances since their impact is more permanent than zoning. Once land is divided into lots and streets are laid out, development patterns are set.

The design standards included within a subdivision ordinance provide the tools necessary to protect public health and safety, preserve natural resources, and enhance quality of life. They provide developers and other landowners with models of development and design acceptable to the community. At a minimum, such an ordinance will govern how a subdivision is laid out (lot size and shape, access, open space, etc.), and the design of necessary improvements (roads, sidewalks, landscaping, etc.). The ordinance may also incorporate additional standards including, but not necessarily limited to:

- Open Space. The ordinance may specify standards that limit construction on natural features that are unsuitable or undesirable for development. It may also include the amount and type of open space dedication required for new development and the location and dimensional standards for different types of parks.
- Roads and Streets. The ordinance may specify the standards for the design and construction of streets and related improvements within the subdivision. These standards may include street widths, intersection design, maximum grades, and length of cul-de-sacs, among others.
- Water and Wastewater. The ordinance may encourage or require the use of community wells and alternative wastewater treatment facilities for proposed subdivisions.

The Town of Linn should give serious consideration to adopting and administering its own land division and subdivision regulations.

Town of Linn Zoning Ordinance

Under state law Towns that fall under County zoning authority may assume so those responsibilities under certain circumstances. The most common is when a County undertakes a “comprehensive review” of its zoning code. At such a time, the County must notify all Towns of the review and provide them with the opportunity to “opt out” of County zoning. Any Town choosing to do so may then adopt, administer, and enforce its own zoning code.

Another means by which Towns can assume zoning responsibilities is to utilize the “village powers” provision available to Towns in Wisconsin. Under such powers, Town electors must pass a resolution directing the Town Board to set a referendum vote at the Annual Meeting. Under this method, the County Board must approve the Town zoning ordinance and all future amendments; however, the Town is not required to petition the County Board for approval prior to adopting the Town ordinance.⁴

Again, the Town should give serious consideration to adopting and administering its own zoning code.

⁴ See: Op. Atty. Gen., July 16, 1973. See also: *Stahl v. Town of Spider Lake*, 149 Wis. 2d 230, 441 N. W.2d 250 (Ct. App 1989).



Alternative Zoning Methodologies

In recent years, local governments have developed alternative zoning models based on building form and performance standards. These often prove more effective in addressing complex land uses such as mixed use, than do conventional zoning strategies.

- *Form-Based* zoning codes regulate a community based on the appearance, rather than the type, of land uses. Elements of form-based zoning include building line, landscaping, lighting, signage, building size, building materials, and building design.
- *Performance Standards* seek to regulate based on a particular set of operational standards rather than on the type of use. They provide specific criteria for limiting external (off site) effects such as noise, air pollution, emissions, traffic, and the like. Under performance-based standards, the proposed use is not a factor in development. If all operational standards can be met, any use can be permitted adjacent to another. Communities may also use hybrid-zoning codes that combine performance and form-based zoning criteria with conventional zoning practices to regulate land use.

Official Map

An official map shows the locations of planned future public lands and facilities such as streets, trails, parks, and open space. It represents and expresses a municipality's interest in acquiring lands for public purposes at some point in the future. Adopted by ordinance or resolution, the official map may show existing and planned streets, railroad rights of way, parks, and utilities, among others. The benefits provided by an official map include:

- Helping to focus limited financial resources on projects that meet and advance community goals.
- Connecting and improving the local street network, protecting important natural areas, and providing more green space, recreation facilities, trails, and sidewalks.
- Saving time and money by informing property owners and developers of municipal goals and intentions in advance of proposed development.
- Serving as an effective negotiation tool, helping to ensure that development is compatible with and supportive of public goals.
- Addressing public land and easement acquisition needs that generally cannot be dealt with solely through zoning and subdivision regulations.
- Providing municipalities with a competitive advantage in securing state and federal grant funding.

Creation of Future Land Use Map

The Future Land Use map is the visual representation of the visions, goals, objectives, and policies presented in the comprehensive plan. The Future Land Use map is not an official map or zoning map; however, it is the principal tool through which the Town to guide development. As per Wisconsin's Comprehensive Planning Law, decisions related to development and governed by the zoning and subdivision ordinances must be made in a manner "consistent" with the Future Land Use map.



Relationship to Official Map and Zoning Map

Table 8.3: Comparison of Future Land Use Map, Official Map, and Zoning Map

	Future Land Use Map	Official Map	Zoning Map
Comp Plan Requirement	Yes	No	No
Wisconsin Statutes	Chapter 66.1001(2)(h)	Chapter 62.23(6)	Chapters 59.69(5); 60.61(4); 62.23(7)
Adoption	By ordinance as part of comprehensive plan	By ordinance or resolution	By ordinance as part of zoning ordinance
Parcel-based	No	No	Yes
Features	General land use categories	Streets, highways, parkways, railroad rights-of-way, historic districts, etc.	Zoning districts
Use	Visual guide for the community	Establish and preserve location of future streets, highways, parks, waterways	Establish allowable uses; designate height, bulk, and use of land

Source: University of Wisconsin – Stevens Point Center for Land Use Education, 2004.

How was the Future Land Use Map Created?

The development of the Future Land Use map began with the current land use map as a foundation. From there:

- Population and household projections were examined to understand the extent of future residential development demand.
- Utility and facility capacities plans were assessed to understand future needs.
- The results of public participation exercises (Land Use Survey, Visioning Session, and Community Mapping Forum) were reviewed to guide future land uses.
- Market considerations were used to determine the most appropriate locations for desired development.

How will the Future Land Use Map be Used?

The Future Land Use map will guide the Town Board and Plan Commission during the review of requested zoning changes, land division and subdivision applications, and other local land-use decisions in accordance with the Comprehensive Planning Law. Landowners and developers will consult the plan when making development decisions, and should be confident that an application for development consistent with the comprehensive plan will be approved.

It is important to note that a plan is not a static document. It must evolve to reflect current conditions. If not regularly reviewed and amended, it will become less effective over time. Applications for rezoning and development that are inconsistent with the plan must be given due consideration, not rejected out of hand. In some situations, it may be desirable to amend the plan (and maps) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological advances, the economy, or the natural environment may affect the plan.

Changes to the plan (including plan maps) must be considered in the context of all nine required plan elements, and reflect the visions, goals, objectives, and policies expressed within the document. If an amendment is to be approved, the process must include a formal public hearing and distribution per the requirements of the Wisconsin Comprehensive Planning Law (see *Chapter 9: Implementation* for amendment process). Amendments must be reviewed by the Plan Commission and approved by the Town Board before the plan may be revised.

Community Mapping Forum

On August 22, 2017, the Town of Linn hosted a Community Mapping Forum to gather public input regarding to current and preferred future land uses. The forum utilized an exercise known as *cognitive mapping* to gather detailed input related to desired land uses. Cognitive mapping is a unique two-part brainstorming process that allows participants to graphically express their land use attitudes and preferences onto individual land use maps. The first phase involved identifying areas that are of value to the community (parks, places to walk/bike, attractive neighborhoods, etc.). The second focused on the creation of land use maps representing each participant's vision of the future.



Town of Linn Community Mapping Forum,
August 2017

Those in attendance were provided with base maps and crayons/colored pencils and asked to identify their preference by coloring the maps. The composite maps presented on the final two pages resulted from the tabulation of these maps. They were used as an element in developing the Future Land Use map presented in *Chapter 8: Land Use*.

The Base Maps

The maps utilized during the forum were a created from the draft Current Land Use (CLU) map delivered at the onset of the planning process. The CLU map was developed using the most recent GIS data files available from Walworth County, Southeast Wisconsin Regional Planning Commission, and the Wisconsin Department of Administration. In order to create the base maps, the *Agricultural*, *Open Lands*, and *Woodlands* mapping layers were turned off. The reasoning behind removing these three land uses is that any development occurring in the future will, more likely than not, occur on undeveloped land.

Map 1 – Community Attitude Map

The creation of Map 1 focused on current conditions in the township. The Community Attitude Map is presented on page 8-15.

- Blue star – Your residence, property, or business
- Orange line – Three roads you most frequently travel
- Blue line – Places you currently walk or bike
- Red line or circle – Traffic concerns
- Black comment (in comment section) – Local parks you visit
- Green circle – Most attractive natural or agricultural areas

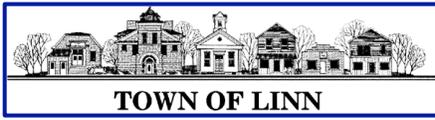
- Blue circle – Most attractive residential areas
- Brown circle – Most attractive commercial areas

Map 1 Summary

- Sixty-three sets of maps were turned in, all but two including the name and addresses of their creator (a prerequisite for tabulation). Of the remaining sixty-one, five were completed by individuals who were neither residents of, nor landowners within, the township.
- The most frequently traveled road segments include: South Shore Road/Willow Road; Linton Road between Willow and the City of Lake Geneva; STH 120 north of CTH B; and CTH B from Academy Road to West Side.
- The southern section of the Lake Geneva Shore Path, from a point roughly north of Academy Road to the City of Lake Geneva, is far and away the most frequently walked or bicycled route in Linn.
- Traffic concerns exist throughout the community (primarily related to intersections and speeding); however, the areas most frequently cited, in descending order, include the intersections of STH 120/CTH B, Linton Road/Zenda Road, Willow Road/Zenda Road, and CTH B/Hillside Road.
- Most visit parks (numbers in parentheses indicated total responses): Linn Nature Park (19), Reid Park in Fontana (13), Bigfoot Beach State Park (8), and Veterans Park in Lake Geneva (6).
- Geneva Lake was cited as the most attractive natural or agricultural feature by 27 (48%) attendees.
- The parts of town cited as the most attractive natural or agricultural areas are Linn Nature Park and a large expanse of land roughly bounded by Willow Road to the north, West Ridge Road to the east, Mohawk Road to the south, and Academy Road to the west.
- The most attractive residential areas are along the south shore between Maple Ridge Road and Fair Oaks, and along the north shore between Elgin Club and Bonnie Brae.
- Attractive commercial areas include the hamlet of Zenda and a small commercial node at the intersection of STH 120 and Willow Roads.



Town of Linn Community Mapping Forum, August 2017



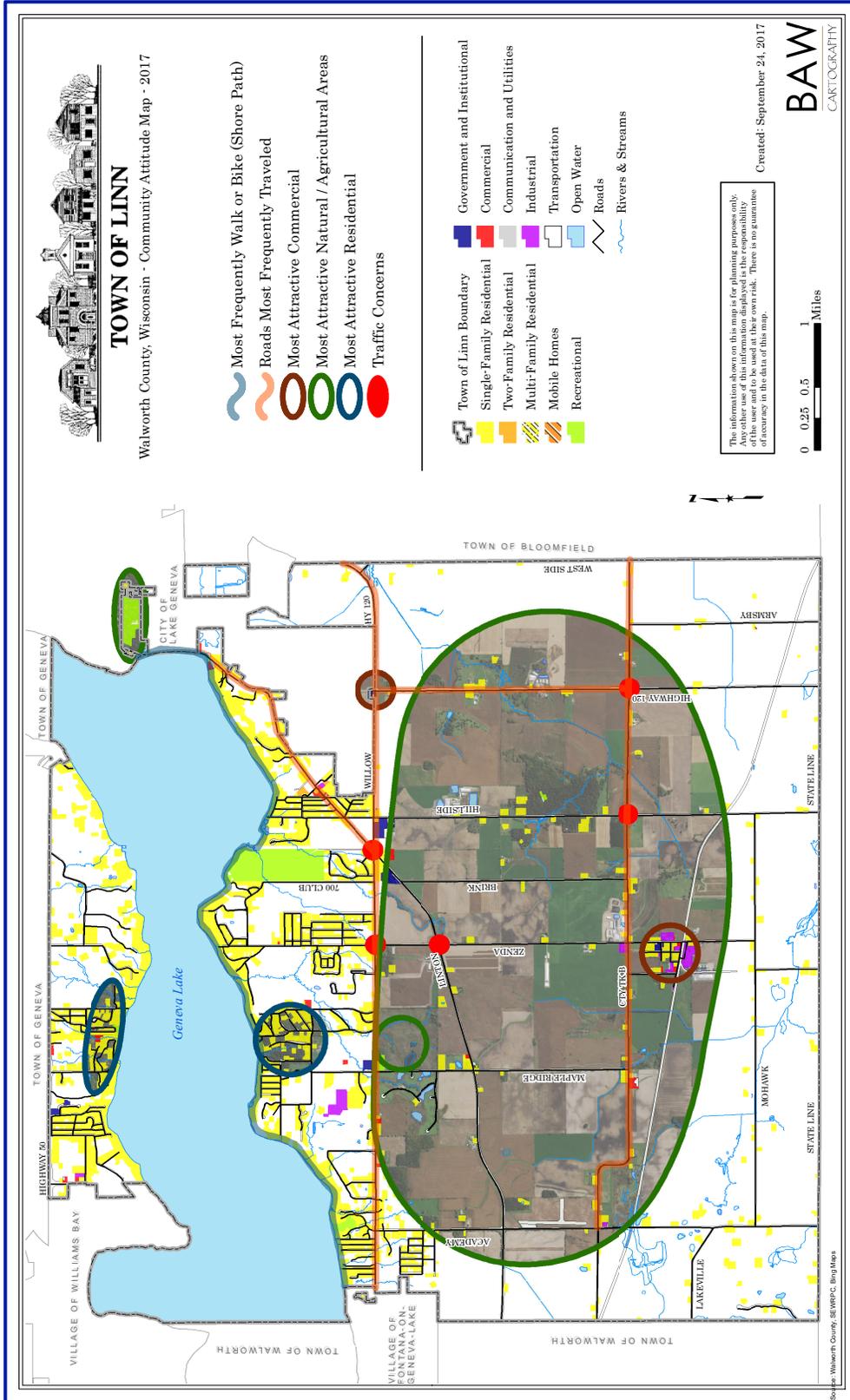
Map 2 – Community Opinion Map

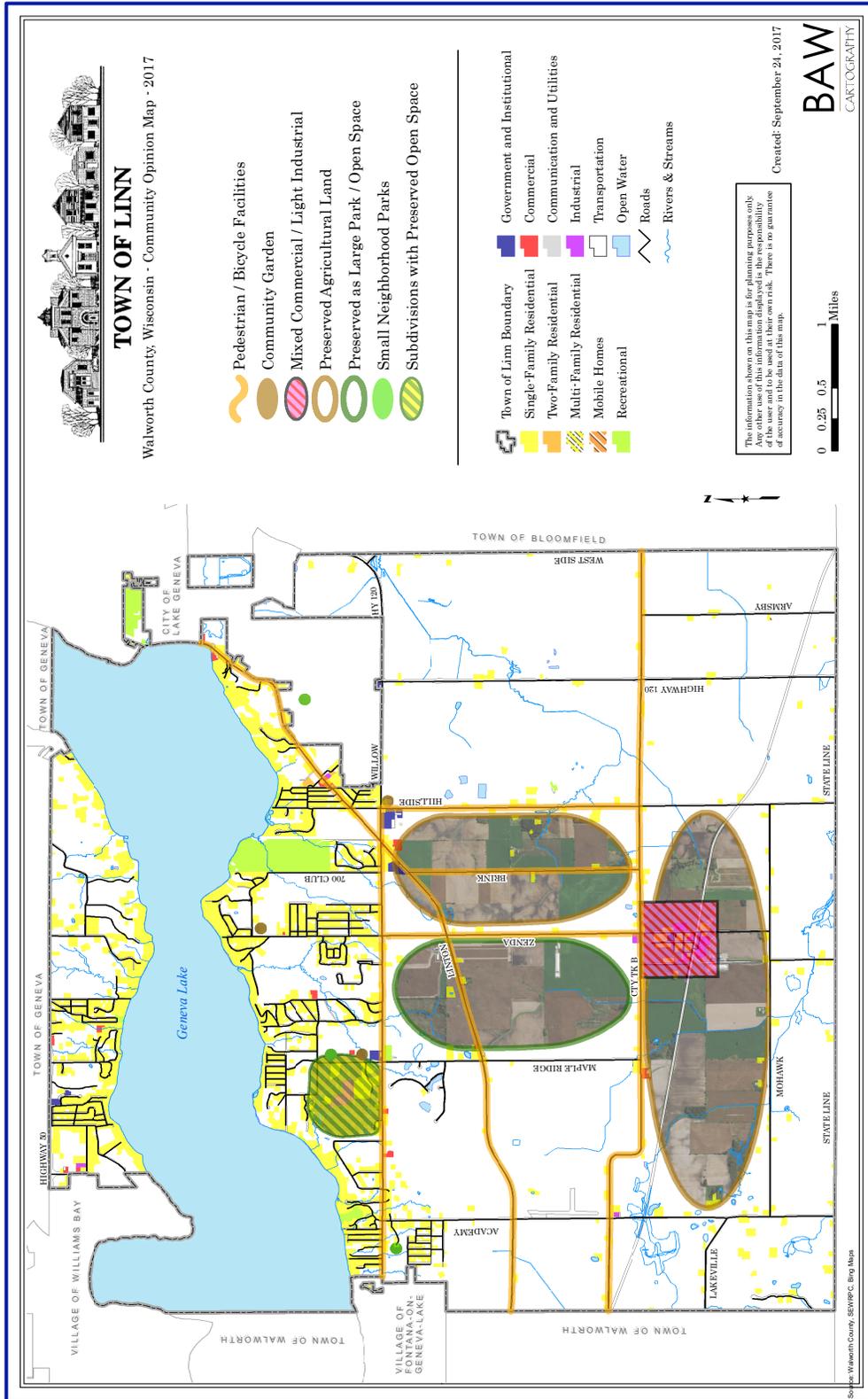
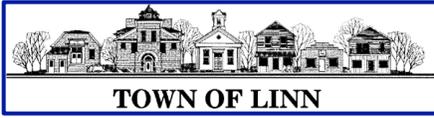
Map 2 focused on desired future conditions. The Community Opinion Map is presented on page 8-16.

- Green – Preserved as large park or open space
- Green ‘G’ – Small, neighborhood parks
- Red line – Pedestrian and bicycle facilities
- Red circle – Places to hike, XC ski, snowshoe, mountain bike, etc.
- Brown – Preserved agricultural land
- Brown star – Community gardens
- Red – Commercial
- Purple – Light industrial, manufacturing
- Yellow – Conventional subdivisions
- Yellow with green diagonal lines – Subdivisions with preserved open space
- Yellow with orange diagonal lines – Owner-occupied multi-family (i.e., condominiums, townhouses, and the like)
- Yellow with blue diagonal lines – Alternative styles of subdivision development
- Orange – Renter-occupied multi-family
- Blue – Any other uses or development alternatives

Map 2 Summary

- Among a number of places within the township, the one most frequently cited for preservation as a large park or open space is the area contained within the rectangle formed by Willow Road, Zenda Road, CTH B, and Maple Ridge Road.
- Three places garnered the bulk of support as desired locations for neighborhood parks: east of Fontana just south of Willow Road; southeast of the Maple Ridge/Black PT intersection; and, between Linton Road and STH 120 south of Hunt Club Road.
- Pedestrian and bicycle facilities are desired along: Linton Road; Willow Road between Academy and Hillside; CTH B; and Zenda, Brink, and Hillside Roads between CTH B and Willow.
- There is no consensus for places to hike, XC ski, snowshoe, or mountain bike
- Thirty-eight participants (68% of the submitted maps) expressed the desire for all existing agricultural land to be preserved; of those not responding with all, the two areas most often cited were bounded by Willow Road, Hillside Road, CTH B, and Zenda Road; and, CTH B, Hillside Road, Mohawk Road, and Academy Road.
- Areas deemed desirable for community gardens are: northeast of the intersection of Willow and Maple Ridge; just north of Linnwood Road; and, southeast of the Hillside Road/Willow Road intersection.
- Twenty-two respondents (39%) indicated a desire for no additional commercial development in the township, while fifteen persons specifically cited no additional commercial development at the Lake Geneva Inn. The only place within the township receiving strong support for future commercial was within and adjoining the hamlet of Zenda.
- Zenda was also the only location receiving any support as a location for light industrial; eleven participants (20%) indicated that there should be no additional manufacturing.







- Twenty-four people (43%) desire no additional subdivision development within the Town.
- Of those willing to consider additional residential development, an area bounded by Willow Road, Maple Ridge Road, and Basswood in the northwest portion of Linn was identified as potentially desirable for subdivisions with preserved open space.
- There is little or no support for multi-family residential of any kind, including condos and townhouses.

Future Land Use Map

Description of Land Use Changes

This section provides a brief description of each of the proposed land use categories presented on the Future Land Use map (see page 8-20). The total acres or miles associated with each element are provided in Table 8.5.

Agricultural Preservation

Areas maintained in active agricultural usage for as long as feasible and practicable.

Commercial Node

Development consistent with existing, conventional commercial land uses, catering to nearby neighborhoods and the regional marketplace, and located within concentrated development nodes. Linear commercial development, also known as ‘corridor creep’, should be avoided whenever possible.

Community Garden

Potential locations for community gardens and similar civic amenities.

Community Park

Community parks are generally five or more acres in size and are intended to serve the recreational needs of the greater community. They may be active, passive, or a combination thereof. Amenities within an active park may include athletic fields, play equipment, tennis courts, basketball courts, band shells, pavilions, restrooms, and the like. Passive parks provide opportunities for rest and reflection and interaction with nature. They may include nature trails, hiking and skiing trails, and picnic areas, and tend to include restorative and educational elements such as prairie restoration and reforestation.

Conservation Residential

The purpose of the Conservation Residential (CR) category is to create a transitional buffer between the more densely developed incorporated communities and the generally agricultural-oriented interior of the township. The CR allows for market-based residential development consistent with the goal of preserving rural character, wildlife habitat, and functional open space. All minor land divisions and subdivision plats within the CR are encouraged to adhere to the principals of conservation design.



In-fill Residential

Areas targeted for additional residential development, through conventional development mechanisms (i.e., CSMs, subdivision plats, etc.), intended to accommodate projected population growth.

Mixed-Use Residential / Commercial / Light Industrial

Proposed Mixed-Use Residential/Commercial/Light Industrial (MRCL) category allows for compatible development (and redevelopment) implemented through a Mixed-Use Zoning District, zoning overlay, or similar mechanism. An overlay may be desirable since it would not supplant underlying zoning districts, but allow for development as a conditional use on a site-by-site basis.

Neighborhood Parks

Neighborhood parks are the basic unit of the park system and the recreational and social focus of the neighborhood. Users generally access them on foot or by bicycle and will come from a 1/4 to 1/2 mile radius around the park (approximately a 5 to 10 minute walk). They tend to be 5 acres in size or smaller.

Pedestrian & Bicycle Facilities

The proposed pedestrian and bicycle system appearing on the Future Land Use map will link neighborhoods to parks and other key destination nodes and provide increased access for bicyclists, pedestrians, and other non-motorized transportation modes.

Riparian Parkway

The boundaries of the proposed riparian parkways would extend 100' from the high-water mark on each side of the selected stream segments (encompassing County shoreland setbacks). The purposes of the parkways will be to provide pedestrian and bicycle access to existing and proposed parks and to improve water quality, preserve wildlife habitat, and mitigate flooding. Riparian parkways would not be imposed upon existing land uses, but implemented upon review of applications for rezones and land divisions.

Land Use Projections

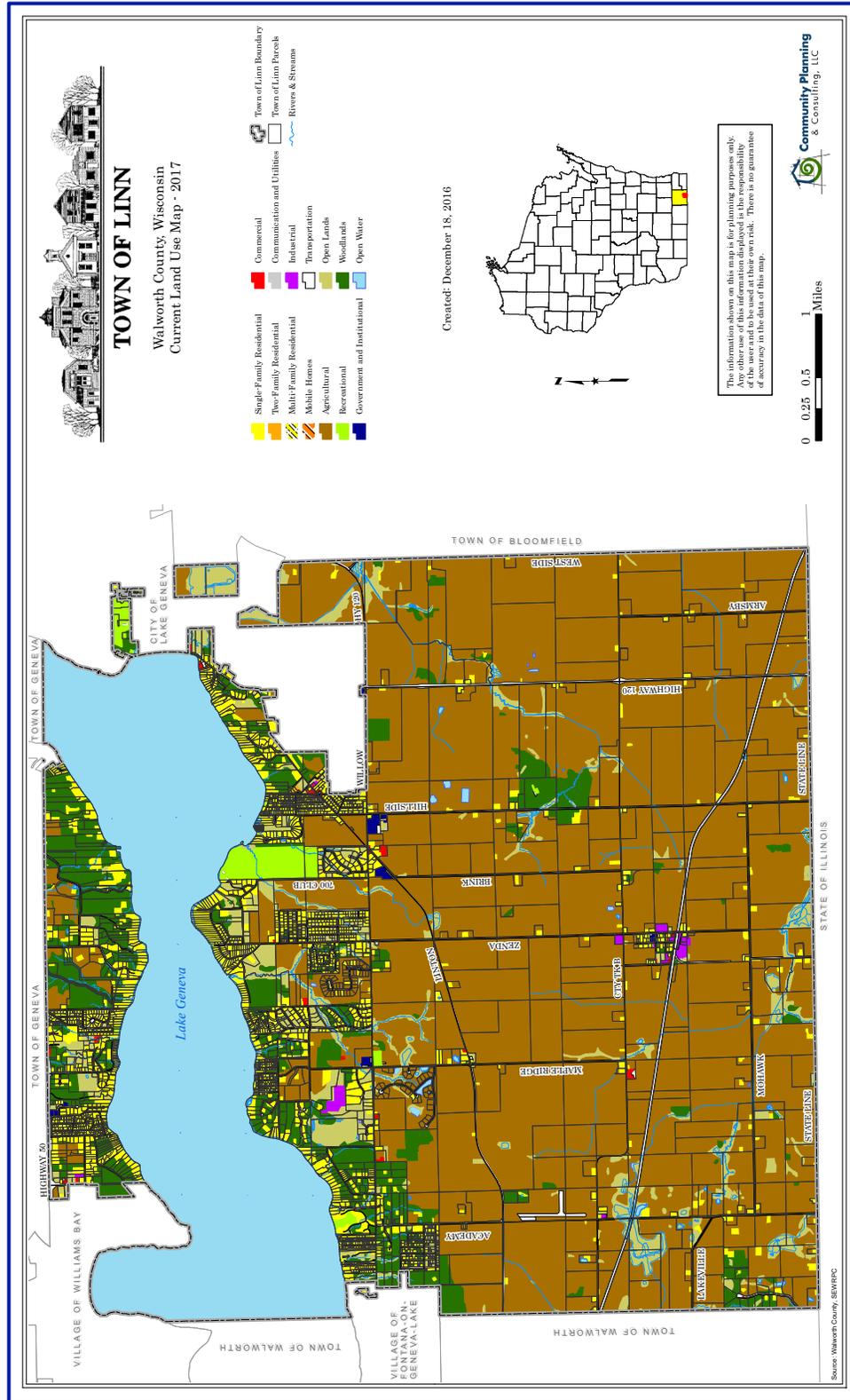
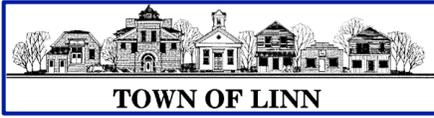
Category	Acreage				
	Current	2020	2025	2030	2035
Agricultural	12,271	11,759	11,247	10,734	10,222
Commercial	26	38	51	63	75
Industrial	36	31	26	21	16
Mixed-use	0	48	97	145	193
Recreational	169	207	245	283	321
Residential	1,520	1,963	2,406	2,849	3,292

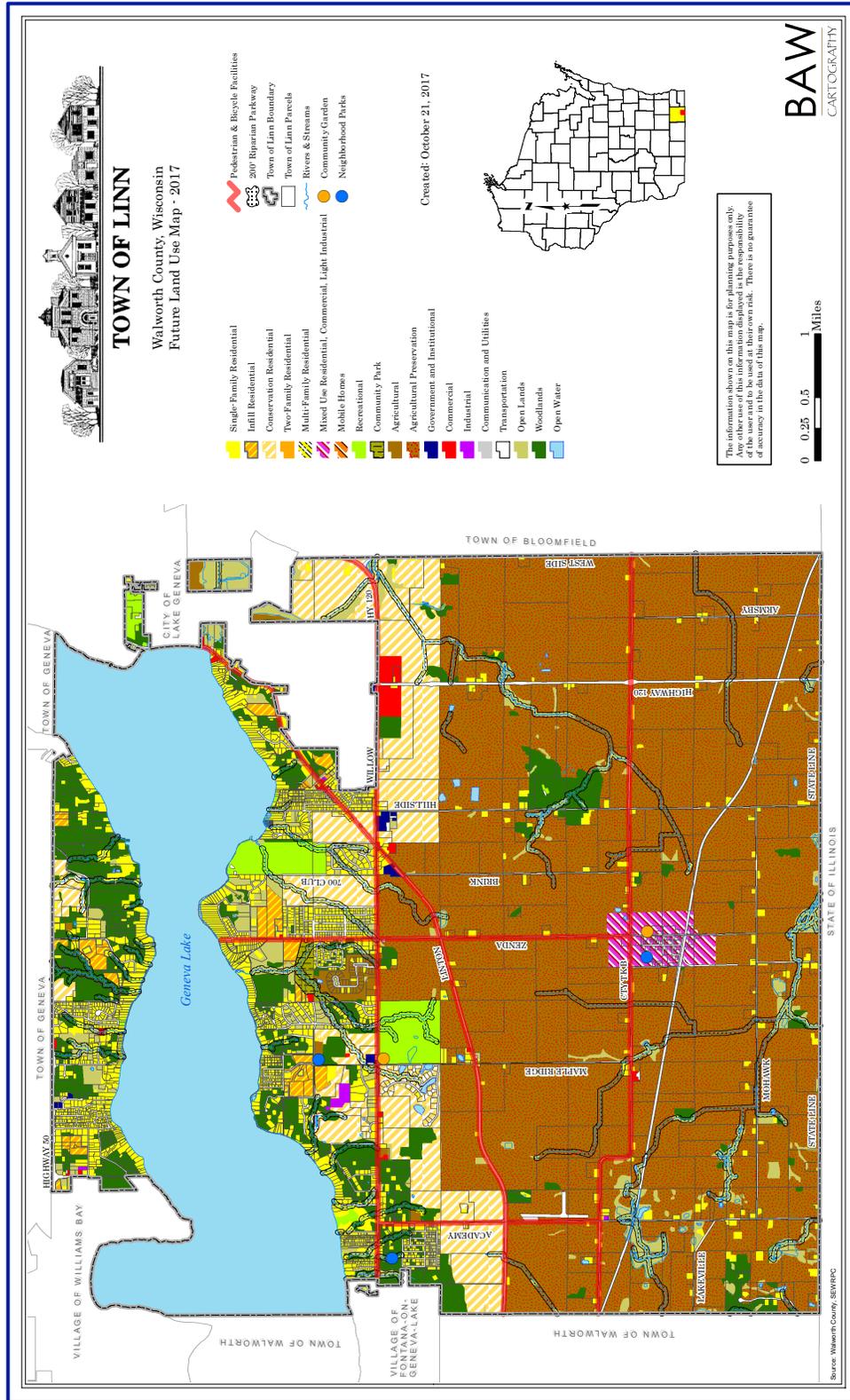
Source: Town of Linn Future Land Use map, 2017



Implementation Plan

The goals, objectives, and policies related to land use are presented in *Chapter 9: Implementation*.







Introduction

The implementation chapter is the ‘how to’ portion of the plan. It describes the actions necessary to realize the visions presented in this document through the goals, objectives, and policies associated with each chapter. The information included herein represents the commitment the Town has made to achieve its desired future.

Comprehensive Planning Law

Wisconsin’s Comprehensive Planning Law (Section 66.1001(2)(g), Wis. Stats.) requires that the implementation element of a comprehensive plan contain all of the following:

- A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained within this plan.
- A description of how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.
- A mechanism to measure progress toward achieving all aspects of the comprehensive plan.
- A description of the process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Implementation Vision

The Town of Linn will act in good faith to implement the approved goals, objectives, and policies presented in this comprehensive plan and will, from time to time, pursue amendments to the plan in order to respond to changing needs and priorities as they may arise.

Measuring Progress

Milestone dates are provided for each policy task so that the Town may track progress and ensure that the plan is fully implemented. The Town Board reviewed and approved the milestone dates presented in the tables that follow.

Review and Update Process

The comprehensive plan may be revised at any time. However, state statutes require that a comprehensive plan be updated no less than once every ten years. The Town of Linn will adhere to the following comprehensive plan review timeline:

- **Five-year Review** – Within five years of plan adoption, the Plan Commission will undertake a thorough review of the document to determine whether revisions are warranted. Following the review, the Plan Commission staff will prepare a report summarizing their findings and present it to the Town Board.