

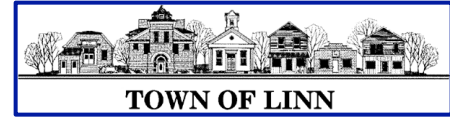
**Chapter 1: Issues & Opportunities**

**Introduction** ..... 1-1  
 The Comprehensive Plan ..... 1-1  
 A Brief History ..... 1-2  
**Community Engagement** ..... 1-3  
 Land Use Survey ..... 1-3  
 Community Engagement Session ..... 1-3  
**Visioning Session** ..... 1-3  
 Results ..... 1-4  
 Plan Commission Meetings & Workshops ..... 1-6  
 Presentation of First Draft ..... 1-6  
 Pubic Hearing ..... 1-6  
**Community Profile** ..... 1-6  
 Population Profile ..... 1-7  
 Education Profile ..... 1-11  
 Employment Profile ..... 1-12  
**Summary** ..... 1-15

**Chapter 2: Housing**

**Introduction** ..... 2-1  
 Comprehensive Planning Law ..... 2-1  
 Housing Vision ..... 2-1  
**Current Housing Supply** ..... 2-2  
 Occupancy ..... 2-2  
 Age and Quality of Housing Stock ..... 2-3  
 Housing Starts ..... 2-3  
 Housing Value ..... 2-3  
 Housing Affordability ..... 2-5  
**Housing Plan** ..... 2-6  
 Flexibility in Land Use Regulation ..... 2-6  
 Seasonal Homes ..... 2-6  
 Housing for Seniors ..... 2-6  
 Affordable Housing ..... 2-8  
 Live/Work Units ..... 2-10  
 Conservation Subdivisions ..... 2-10  
 Placement of Structures on Rural Parcels ..... 2-11  
 Single-Access Subdivisions ..... 2-12  
 Mixed-Use Development ..... 2-12  
 Equestrian Subdivisions ..... 2-12  
 Land Division / Subdivision Ordinance ..... 2-13

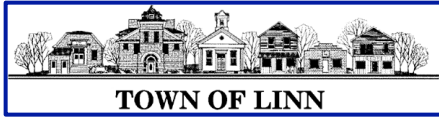
# Table of Contents



<b>Housing Programs</b> .....	2-13
Federal Government .....	2-13
State Government .....	2-14
<b>Implementation Plan</b> .....	2-15

## Chapter 3: Transportation

<b>Introduction</b> .....	3-1
Comprehensive Planning Law .....	3-1
Transportation Vision .....	3-1
<b>Current Transportation System</b> .....	3-2
Functional Classification System .....	3-2
Highway/Road Network .....	3-2
Air Service.....	3-3
Rail Services.....	3-4
Water Transportation.....	3-5
Truck Transportation .....	3-5
Pedestrian & Bicycle Transportation.....	3-6
Transit Service.....	3-6
<b>Transportation Plan</b> .....	3-6
Maintaining Rural Character .....	3-7
Pavement Surface Evaluation & Rating .....	3-7
Managed Access .....	3-7
Implements of Husbandry .....	3-9
Pedestrian and Bicycle Facilities .....	3-9
Transportation for Seniors.....	3-10
Equestrian Trails .....	3-10
Infrastructure for Electric Vehicles .....	3-11
Complete Streets.....	3-11
Connectivity .....	3-12
Streetscaping.....	3-12
Capital Improvements plan.....	3-13
Official Map .....	3-13
WisDOT Projects .....	3-14
<b>Consistency with State and Regional Transportation Plans</b> .....	3-14
Wisconsin Bicycle Transportation Plan 2020.....	3-14
Wisconsin Pedestrian Policy Plan 2020 .....	3-14
Southeast Wisconsin Regional Planning Commission VISION 2050: A Regional Land Use and Transportation Plan.....	3-14
Walworth County 2035 Multi-jurisdiction Comprehensive Plan.....	3-15
<b>Funding and Technical Assistance</b> .....	3-15
Knowles-Nelson Stewardship Program.....	3-15
Highway Safety Improvement Program .....	3-16
Local Road Improvement Program .....	3-16



Transportation Alternatives Program.....	3-16
Bicycle and Pedestrian Facilities Program .....	3-16
Adopt a Highway.....	3-16
<b>Implementation Plan .....</b>	<b>3-16</b>

## **Chapter 4: Utilities & Community Facilities**

<b>Introduction .....</b>	<b>4-1</b>
Comprehensive Planning Law .....	4-1
Utilities & Community Facilities Vision .....	4-1
<b>Current Utilities &amp; Community Facilities .....</b>	<b>4-2</b>
Town Hall.....	4-2
Police.....	4-2
Fire and EMS.....	4-2
Solid Waste Management/Recycling .....	4-3
Water .....	4-3
Wastewater Treatment.....	4-3
Stormwater Management .....	4-3
Electricity/Natural Gas .....	4-3
Communications .....	4-5
Post Office .....	4-5
Library.....	4-5
Healthcare Facilities.....	4-5
Daycare Facilities.....	4-7
Educational Facilities.....	4-7
Churches and Cemeteries .....	4-7
<b>Utilities &amp; Community Facilities Plan.....</b>	<b>4-7</b>
Maintaining Reasonable Tax Levels .....	4-8
Conventional POWTS vs. Alternative Wastewater Treatment Systems .....	4-8
Personal Energy Systems.....	4-10
Distributed Energy Production .....	4-11
Stormwater Management Planning.....	4-11
Parks and Recreation Planning .....	4-12
Capital Improvements Plan.....	4-12
<b>Utilities &amp; Community Facilities Programs.....</b>	<b>4-12</b>
U.S. Department of Agriculture – Rural Development.....	4-12
Wisconsin Department of Administration.....	4-13
Wisconsin Department of Natural Resources.....	4-13
<b>Implementation Plan .....</b>	<b>4-14</b>

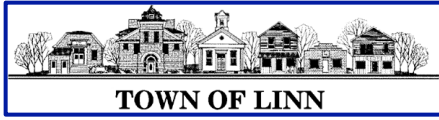
## **Chapter 5: Agricultural, Natural, & Cultural Resources**

<b>Introduction .....</b>	<b>5-1</b>
Comprehensive Planning Law .....	5-1

# Table of Contents



Agricultural, Natural, & Cultural Resources Vision .....	5-1
<b>Agricultural Resources</b> .....	5-1
Agricultural Challenges.....	5-2
<b>Natural Resources</b> .....	5-2
Geology & Topography.....	5-4
Soils.....	5-4
Mineral Resources.....	5-4
Groundwater Resources.....	5-4
Watersheds .....	5-6
Geneva Lake .....	5-7
Nippersink Creek.....	5-9
Wetlands, Floodplains, and Shorelines .....	5-9
Wildlife Habitat .....	5-9
Environmentally Sensitive Areas/ Environmental Corridors.....	5-11
Threatened & Endangered Species.....	5-11
Air Quality.....	5-12
Hackmatack National Wildlife Refuge .....	5-13
<b>Cultural Resources</b> .....	5-13
National Register of Historic Places .....	5-14
Wisconsin State Historical Society.....	5-15
Geneva Lake Intensive Survey Architectural-Historical Report .....	5-16
<b>Agricultural Resources Plan</b> .....	5-16
Preserving Farmland in a Growing Community .....	5-16
Farmland Preservation Zoning.....	5-16
Community Supported Agriculture .....	5-17
Specialty Farming.....	5-18
Conservation Easements.....	5-18
Purchase and Transfer of Development Rights.....	5-19
Concentrated Animal Feeding Operations .....	5-20
Wisconsin Right-to-Farm Act.....	5-20
<b>Natural Resources Plan</b> .....	5-21
Loss of Habitat for Unique Species .....	5-21
Preservation of Surface Water Quality.....	5-21
Conservation-based Development.....	5-21
Riparian Buffers .....	5-22
Native Landscapes .....	5-22
<b>Cultural Resources Plan</b> .....	5-24
Century Farms .....	5-24
Secondary Conservation Areas.....	5-24
Historic Preservation.....	5-24
Certified Local Government Program.....	5-25
<b>Agricultural, Natural, and Cultural Resource Programs</b> .....	5-25
U.S. Department of Agriculture.....	5-25
Farm services Agency – Conservation Reserve Program.....	5-26



Wisconsin Department of Natural Resources .....	5-27
Wisconsin Historical Society .....	5-29
Walworth County Land Use and Resource Management.....	5-29
<b>Implementation Plan</b> .....	<b>5-30</b>

## **Chapter 6: Economic Development**

<b>Introduction</b> .....	6-1
Comprehensive Planning Law .....	6-1
Economic Development Vision.....	6-2
<b>Current Economy</b> .....	6-2
Types of Municipal Economies .....	6-2
Labor Force and Economic Base.....	6-3
Current Business Inventory .....	6-3
<b>Economic Development Plan</b> .....	6-4
Growing from Within.....	6-4
Business Retention .....	6-5
Marketing and Place Branding.....	6-6
Building resilience.....	6-6
Social Media .....	6-8
<b>Economic Development Programs</b> .....	6-8
Federal and State Programs.....	6-9
Regional and County Programs.....	6-9
<b>Implementation Plan</b> .....	<b>6-10</b>

## **Chapter 7: Intergovernmental Cooperation**

<b>Introduction</b> .....	7-1
Comprehensive Planning Law .....	7-1
Intergovernmental Cooperation Vision.....	7-1
Intergovernmental Cooperation: The Upside .....	7-1
Intergovernmental Cooperation: The Downside.....	7-2
Adjacent Governmental Units .....	7-2
<b>Intergovernmental Agreements</b> .....	7-4
Geneva Lake Environmental Agency.....	7-4
Geneva Lake Conservancy .....	7-4
Geneva Lake Level Corporation .....	7-5
Extraterritorial Zoning Agreement.....	7-6
<b>Issues &amp; Opportunities</b> .....	7-6
Annexation .....	7-6
Extraterritorial Zoning.....	7-7
Extraterritorial Plat Review.....	7-7
Boundary Agreements.....	7-8
Incorporation .....	7-8

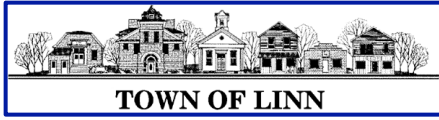
# Table of Contents



<b>Intergovernmental Programs</b> .....	7-9
Wisconsin Department of Administration.....	7-9
League of Wisconsin Municipalities.....	7-9
Wisconsin Towns Association .....	7-9
<b>Implementation Plan</b> .....	7-10

## Chapter 8: Land Use

<b>Introduction</b> .....	8-1
Comprehensive Planning Law .....	8-1
Land Use Vision .....	8-1
<b>Section I: Current Land Use</b> .....	8-2
<b>Current Land Inventory</b> .....	8-2
<b>Residential &amp; Population Density</b> .....	8-2
<b>Land Use Equalized Value</b> .....	8-3
<b>Current Land Use Tools</b> .....	8-3
Zoning Ordinance .....	8-4
Subdivision Ordinance .....	8-4
<b>Section II: Future Land Use</b> .....	8-4
<b>Community Design Considerations</b> .....	8-5
Property Rights .....	8-5
Community Character .....	8-5
A Vibrant Zenda.....	8-5
<b>Community Design Approaches</b> .....	8-6
Conservation Design .....	8-6
Traditional Neighborhood Design.....	8-7
Gateway Features .....	8-7
<b>Community Design Tools</b> .....	8-8
Town of Linn Subdivision Ordinance.....	8-8
Town of Linn Zoning Ordinance.....	8-8
Official Map .....	8-9
<b>Creation of Future Land Use Map</b> .....	8-9
Relationship to Official Map and Zoning Map .....	8-10
How was the Future Land Use Map Created?.....	8-10
How will the Future Land Use Map be Used .....	8-10
Community Mapping Forum.....	8-11
<b>Future Land Use Map</b> .....	8-16
Description of Land Use Changes .....	8-16
Land Use Projections .....	8-17
<b>Implementation Plan</b> .....	8-18



## **Chapter 9: Implementation**

<b>Introduction</b> .....	9-1
Comprehensive Planning Law .....	9-1
Implementation Vision.....	9-1
<b>Measuring Progress</b> .....	9-1
<b>Review and Update Process</b> .....	9-1
<b>Petitions for Plan Revision</b> .....	9-2
<b>Goals, Objectives, and Policies</b> .....	9-2
Housing Vision.....	9-2
Housing Goals, Objectives, and Policies.....	9-2
Transportation Vision .....	9-4
Transportation Goals, Objectives, and Policies .....	9-4
Utilities & Community Facilities Vision .....	9-5
Utilities & Community Facilities Goals, Objectives, and Policies .....	9-6
Agricultural, Natural, & Cultural Resource Vision.....	9-7
Agricultural, Natural, & Cultural Resource Goals, Objectives, and Policies.....	9-7
Economic Development Vision.....	9-8
Economic Development Goals, Objectives, and Policies.....	9-9
Intergovernmental Vision.....	9-10
Intergovernmental Goals, Objectives, and Policies.....	9-10
Land Use Vision .....	9-10
Land Use Goals, Objectives, and Policies .....	9-10
Implementation Vision.....	9-10
Implementation Goals, Objectives, and Policies.....	9-11

## **Tables**

### **Chapter 1: Issues & Opportunities**

Table 1.1: Population of Town of Linn and Select Municipalities, 1990-2015.....	1-8
Table 1.2: Population Projections for Town of Linn and Select Municipalities, 2015-2040 .....	1-8
Table 1.3: Characteristics of Select Age Groups.....	1-9
Table 1.4: Comparison of Employment by Industry Sector in the Town of Linn, 2000 and 2015.....	1-13
Table 1.5: Comparison of Median Household Income for Town of Linn, Select Municipalities, and State of Wisconsin, 2015.....	1-14
Table 1.6: Poverty Guidelines for the 48 Contiguous States and the District of Columbia, 2016.....	1-15

### **Chapter 2: Housing**

Table 2.1: Comparison of Housing Stock in the Town of Linn, 2000 and 2015 .....	2-2
Table 2.2: Age of Housing Stock in the Town of Linn, 2015 .....	2-3
Table 2.3: Comparison of Median Value of Owner-Occupied Homes in the Town	

# Table of Contents



of Linn, Select Municipalities, Walworth County, and State of Wisconsin, 2000 and 2015.....	2-4
Table 2.4: Comparison of Owner-Occupied Housing Units by Value in the Town of Linn, 2000 and 2015 .....	2-4
Table 2.5: Comparison of Rental Housing Units by Value in the Town of Linn, 2000 and 2015.....	2-4
Table 2.6: Percentage of Monthly Income Allocated to Housing in the Town of Linn, 2015-2017.....	2-5

## Chapter 5: Agricultural, Natural & Cultural Resources

Table 5.1: Purchase of Development Rights.....	5-19
Table 5.2: Transfer of Development Rights .....	5-20

## Chapter 8: Land Use

Table 8.1: Current Land Uses in the Town of Linn, 2017 .....	8-2
Table 8.2: Comparison of Equalized Value in Town of Linn, 2001 and 2013 .....	8-3
Table 8.3: Comparison of Future Land Use Map, Official Map, and Zoning Map .....	8-10
Table 8.4: Town of Linn Land Use Projections, 2020-2035.....	8-17

## Figures

### Chapter 1: Issues & Opportunities

Figure 1.1: Comparison of Select Age Groups as Percentage of Population, 2000 and 2015.....	1-9
Figure 1.2: Comparison Highest Level of Educational Attainment of Population Age 25 Years and Older in the Town of Linn, 2000 and 2015 .....	1-11
Figure 1.3: Percent Change in Employment within Industry Sectors, 2000 to 2015 .....	1-13

## Maps

### Chapter 3: Transportation

Walworth County Wisconsin Bicycle Map .....	3-6
Transportation Map, 2017 .....	3-8

### Chapter 5: Agricultural, Natural, & Cultural Resources

Prime Agricultural Soils .....	5-3
Environmental Resources Map, 2017 .....	5-10

### Chapter 8: Land Use

Community Attitude Map, 2017 .....	8-14
Community Opinion Map, 2017 .....	8-15
Current Land Use Map, 2017.....	8-19
Future Land Use Map, 2017 .....	8-20