

8

Land Use



8. Land Use

When policy makers speak of “land use,” they refer to the complex issues arising from how people chose to occupy pieces of the surface of the earth. Often, we speak of “property rights” in these discussions. There is also frequent mention of “good planning principles.” These two ideas are both essential for prosperity and sustainable communities.

In Wisconsin and the United States, the owners of real estate have the largest voice in determining how it shall be used. However, those private decisions are not exercised in isolation from other landowners or communities. A person who owns a 160-acre parcel of land could, in theory, build a large shopping center on it. But if the community does not provide the high-capacity roads, sewer service, large electric power supply and law enforcement which a shopping center requires, it cannot be built.

Land use, therefore, is a never-ending dialog and interaction between the incentive-based ideas of property owners and the community-based values of planners and regulators. There is no right answer or policy. Instead, there is an ongoing process in which, for a time, some elements of the land use process predominate. Then, the balance changes.

For the past several decades, the intense development pressures in the United States which began after the Second World War have been guided, dampened and even sometimes stifled by increased regulations. Some of those regulations were aimed at protecting the natural resources we all need to survive, air, water and farmland. Others, though, have served more to restrict the supply of additional housing. Even the American Planning Association¹ has recently reported that excessive regulation of land use has contributed to the serious housing shortage we are experiencing in Wisconsin and the United States.

The Town of Burnett has precious and irreplaceable assets in its farmland, the Horicon Marsh and other open spaces. Previous planning and zoning policies have emphasized the need to preserve the rural character and farmland of the Town. Those policies need to continue with a course correction aimed at addressing the Town’s priority policies goals: meet housing needs; support local services financially and with staff; and sustain enrollment of local schools. Those goals require flexibility to allow a modest amount of growth in residential housing.

8.1 Projected Supply and Demand of Land Use During the Planning Period

The original land use projections for 2030 and beyond must be modified to address the areawide need for additional housing. These are discussed in Chapter 6, Housing. The Dodge County area needs to build a large amount of housing to accommodate workers needed in the growing manufacturing industries around the area. The Town of Burnett needs more residents to support necessary sewer infrastructure changes, provide staffing for volunteer fire and EMS, and protect the enrollment base of local schools.

¹ <https://www.planning.org/blog/9248613/addressing-the-nations-housing-crisis/>

Because the Town has sewer service, it is possible to develop on higher densities than would be permitted by on-site systems. That will minimize the impact of development on agriculture, which remains a key element of the Town’s future.

Table 8-1 in the 2004 plan contained estimates for the total acreage to be utilized by residential, commercial/industrial, institutional, and agricultural land uses through the year 2030 in the Town of Burnett.

**Table 8-1, Projected Land Use Demand (acres), Town of Burnett
2010-2030**

Year	Residential*	Commercial/Industrial*	Institutional*	Agricultural* (1)
2010	320.9	223.2	583.0	18,099.8
2015	322.9	224.7	586.7	16,651.9
2020	325.0	226.1	590.4	15,319.7
2025	327.0	227.5	594.2	14,094.1
2030	329.1	228.9	597.9	12,966.6

(1) Assumes 0.6% decrease of farmland per year, according to county trends.

*Residential includes single family, multiple family, multiple manufactured housing, primary farmstead, other farmstead, and seasonal structures.

*Commercial/Industrial includes commercial, industrial/manufacturing, and active quarries.

*Institutional includes transportation/communication/utility, government services, institutional, and public outdoor recreation.

*Agricultural includes cropped farmland.

To meet the changing needs the Town faces, it will be necessary to develop additional residential land, almost all of which should be sewered and within the sanitary district. The sanitary district will likely need to be expanded. It is difficult to project the amount of land which might be required. Demand for additional land will be driven by market factors. However, demand for development land is also strongly influenced by land use policy. If a community indicates support for additional residential development, real estate developers may propose new housing. The opposite is also true.

The Town will support development of sufficient residential growth to support the major objectives of the plan – financial support for public services; adequate staff for emergency services and sustaining local schools.

8.2 Future Land Use Plan (Categories)

The future land use plan is one of the primary components of the comprehensive plan that can be used as a guide for local officials when considering future development within the community. The plan is long-range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions. The following Future Land Use Categories have been developed to allow the Town of Burnett the opportunity to promote the desired features of the Town. The Future Land Use Categories are simply designated areas of consistent character, use, and density that share similar goals and objectives for future use.

To arrive at a workable plan that will be both effective and implemented, the plan must account for past development activity as well as current market factors, conditions, and trends that shape where and how land will be developed. Future land uses are developed to serve as a flexible guide to local officials regarding future development of the community. The Future Land Use Map is a roadmap used to guide and assist in growth management decisions and community development. Burnett's Future Land Use Categories are described below, and reflected in Table 8-2.

Conservancy (Dark Green)

Intent and Description

These mapped areas include wetlands as designated by the WDNR. The wetland areas are spread throughout the Town with significant concentrations in the eastern and northern sections of the Town.

Policies and Recommendations

- ◆ Agricultural activities such as crop harvesting, pasturing, and tree cutting are recognized as acceptable activities in the Conservancy category.
- ◆ Use of wetland areas and floodplains is encouraged for the purpose of outdoor recreation (public property), wildlife movement, and overall character enhancement.
- ◆ Development should not encroach on these areas other than for recreational purposes as allowed under applicable regulations.

Agriculture (Light Green)

Intent and Description

This category represents those areas where agricultural type uses such as dairy and crop farming are the anticipated predominant land use in the area. The town road network serves the majority of development. Farmsteads and growing numbers of residential dwellings are located in close proximity to the existing roads. Development trends in the town consist of scattered residential development, farm consolidations, and increases in larger, consolidated farming operations. The town also wants to stay a rural, predominantly agricultural community.

The intent of the Agricultural Category is to try and maintain the agricultural areas. Growth management is basically broken down into factors of time, duty, cost, and responsibility. In assessing the opinions of the town residents, understanding the trends and conditions of land use, and developing the ideas of long term planning and growth management, the Agricultural Category was developed to more specifically address preferred conditions in the town while not being administratively burdensome. The Management Area is broad in scope yet has several specific recommendations of how lands should be developed. The emphasis is to remain a rural, predominantly agricultural town.

Preservation of the Town of Burnett's agricultural areas and open spaces was identified by the residents of the Town to be a priority issue. Several strategies for achieving this goal have been identified and outlined in this plan. These strategies primarily include strengthening agricultural zoning and focusing development to the sanitary district. Success in preserving agricultural areas and open spaces rests solely on the ability and willingness of the Town to pursue the proposed avenues that will result in the long term preservation of this type of land use.

The year 2000 Land Use Plan showed two categories of agricultural land, Transitional Agriculture Areas and Agricultural Areas to be Preserved. The Future Land Use Map for the Town of Burnett designates one agricultural category. Major subdivisions (those with five or more lots) and other similar large scale developments are prohibited in these areas unless they are adjacent to the unincorporated village and can be served by sanitary sewer.

Policies and Recommendations

- ◆ This management area envisions the continued prominence of agricultural land, commercial agriculture, and wooded tracts intermixed with low-density residential development and possible intermixed, low-density commercial uses depending on the situation.
- ◆ The proposed density of non-farm residential development would be one unit per 75 acres (1 unit/75 acres) in accordance with the provisions for residential development discussed in Chapter 9, Section 9.1.
- ◆ The agriculture category proposes to limit residential development with a recommended low development density. Subdivisions would not be allowed.
- ◆ The category proposes to have both minimum (1 acre) and maximum (3 acres) for new lot development in the planned agricultural areas.
- ◆ Site plan requirements are proposed to minimize the potential impact to prime soils and production farmland in the event of land conversions in the agricultural areas.
- ◆ A minimal amount of other land uses, such as but not limited to wind energy systems, wireless communication facilities, veterinary clinics, mineral extraction, farmers markets, wildlife ponds, and businesses that primarily serve the agricultural industry may also occur in areas planned for agriculture, assuming all codes and ordinance requirements are met.
- ◆ The Town has several existing agri-commercial and rural commercial uses in the planned agricultural area. The uses should be allowed to continue. If the uses change or expand, it is recommended the Town Planning Commission authorize such modification through the issuance of a conditional use permit for the commercial use(s)/operation in the agricultural area, as applied through the Town of Burnett Zoning Ordinance. The Plan Commission should review the application and authorize provided that such conditional

uses or structures are in accordance with the purpose and intent of the plan and are found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the area.

- ◆ Utilize existing state and county regulations for large commercial dairy or feedlot operations to address such issues as operations, manure storage and handling, transportation and road impacts, residential conflicts, etc.

Recreation (Dark Blue)

Intent and Description

Communities are often evaluated on the quality of life opportunities they provide for residents and visitors. The community opinion survey also indicated a significant level of interest in expanding the facilities at the Town Park and recreational area. Many Town residents feel that additional recreational facilities are needed in the Town. In addition to the recreational value a park and recreational area provides, such facilities serve to provide open space in the Town. The plan focused on existing park, recreation, and resort facilities and maximizing the opportunities to connect the local parks in Burnett with pedestrian access to the Wild Goose Trail. Improvements and maintenance to the existing park and recreation facilities will be important in that facility demands will expand and maximum utilization of the facilities will be warranted. This category generally includes existing and future park and recreation land, and includes the Spring Brook Resort property. Local, county, state, and federal recreation areas as well as privately owned recreation areas (golf courses, gun clubs, etc.) are included in this category. Wetlands that were located within a public or private recreation area will be placed in the Recreation category as displayed with the Horicon Marsh area.

Policies and Recommendations

- ◆ Management Area is designed to include existing and planned park and recreation areas, as well as some “green space areas” generally associated with designated wetlands and floodplains.
- ◆ The Wild Goose Trail and any other proposed local trails should be connected to existing parks and recreation areas. The Town should also consider the potential to connect the ‘downtown’ area with any new business or industrial park areas.
- ◆ Trail development, if any, could use a combination of surfaces, and could consist of both shared roadway and separate pathways where possible.
- ◆ Existing park and recreation areas should be maintained and enhanced as necessary to contribute to overall community identity and outdoor recreation opportunities.
- ◆ Coordinate existing and planned recreational facilities through Dodge County’s Comprehensive Outdoor Recreation Plan.

Single Family Residential (Yellow)

Intent and Description

This category represents areas mostly located in and surrounding the unincorporated village area of Burnett, and those areas already developed with single family residential development. The category represents those areas where single family residential is planned to be the predominant land use. The density of residential development may vary, but only single family housing should be included in areas designated single family. Mobile home parks and attached condominiums would not be categorized as single family residential but as General Residential (see description below).

The unincorporated village area is served by sanitary sewer, is located in a rural area, and has immediate adjacency to STH 26. The Town's focus for new residential development is intended to capitalize on those characteristics as a prime residential development area. Where agricultural uses occur in these areas that are mapped single family, it is anticipated that the area will transition to residential at some point in the future.

The composition and density of residential land uses in the Town of Burnett is an area of land use that has been clearly defined by the residents of the Town. According to the community opinion survey completed in the late 1990's, it was widely agreed that single-family homes are the desired form of residential land use in the Town. However, there was also a significant amount of support for the development of duplexes in the Town. Other higher density multifamily residential developments were opposed by Town residents. Furthermore, most Town residents feel that new non-farm residential development should be located in areas adjacent to and serviceable by the Town's sanitary district.

The Single-Family Residential area, however, cannot be mapped with precision. The Town cannot force property owners to develop their land. Merely placing a designation on private property will not necessarily cause the owner to decide to work with a developer.

For that reason, the Single Family Residential category may also be applied to any property which may economically be connected to the sewer service main which will be installed between the Town and the City of Beaver Dam. Because owner interest is highly variable, the Town needs to be flexible and able to respond to opportunities which arise.

Policies and Recommendations

- ◆ The Hamlet of Burnett will include existing and planned single family residential development served by municipal (public) sewer services.
- ◆ Densities will be regulated by the Town's respective zoning ordinance. The Town had discussed a minimum lot area of 40,000 sq. ft. and a minimum lot width of 125 feet at the building setback line for lots served by on-site systems. Lots served by public sanitary sewer could have a minimum lot area of 20,000 square feet and 100 feet of lot width at the building setback line. The parameters will need to be worked out in the *Burnett Zoning Ordinance*, and will likely range from one to three units per gross acre. It is possible that workforce housing and other affordable housing may require greater densities.

- ◆ To the extent possible, support new housing in areas which are already predominantly characterized by residential development, or located adjacent to such areas.
- ◆ Encourage higher density residential development in areas where public utilities are available or planned.
- ◆ Areas that are designated single family residential in the rural areas outside of the unincorporated village are to be treated with the same recommended density provisions as agriculture lands if unsewered. Existing residential lots in the agricultural areas should not be split for purposes of new residential development.
- ◆ Single family residential neighborhoods should contain some form of buffering between the residences and land uses such as commercial or industrial.
- ◆ New subdivisions should be designed with the future connectivity to additional developments in mind.
- ◆ The improvements in sewer service by the Burnett Sanitary District create new opportunities for housing to meet the town’s objective.
- ◆ Limited two-family or multi-family residential uses may be conditionally allowed in the single family future land use category assuming the town reviews the development application and conditions are applied to the satisfaction of the town and neighboring property owners.

General Residential (Orange)

Intent and Description

These areas include all types of residential use, other than single family residential. Multi-family structures including duplexes, attached condominiums, mobile home parks, and group living facilities (nine or more residents) are included in this category. The use of the Planned Unit Development (PUD) provisions or site plan review may prove beneficial in this land use area if the Town is concerned with potential development conflicts. The Town does not have to pursue such a level of review, but the opportunity exists to have the applicant submit a site plan which would include the location of existing buildings and drives; location of proposed new principal and accessory buildings; location of proposed driveways and access points to public streets; and location of proposed sewer lines or septic systems, landscaping, parking, recreation areas or trails, and a myriad of other requirements depending on the proposal. Multi-family developments are commonly created with condominium ownership and can be a valued development and housing opportunity. The main issue becomes how the development is approved and under what conditions it is allowed.

Policies and Recommendations

- ◆ The plans could provide for a combination of both single and multi-family residential development and should be evaluated as a neighborhood, not as an individual development. Modular and manufactured housing may play a part in meeting the area’s needs for affordable housing.
- ◆ Duplex and multi-family areas should be identified to assess location and impact to neighborhood.
- ◆ The improvements in sewer service by the Burnett Sanitary District create new opportunities for housing to meet the town’s objectives.
- ◆ Densities will be regulated by the Town’s respective zoning ordinance.

Commercial (Red)

Intent and Description

These mapped areas represent where commercial type land uses are anticipated in the future. Examples of uses found in this category include retail sales and services, eating and drinking establishments, financial institutions, professional offices, service and repair businesses, visitor accommodations, entertainment businesses, parking lots and day care facilities.

Additional sewer capacity created by the upcoming sewer project will make tourism and other business operations possible. Those ventures can generate tax base and employment in the Town.

Commercial land use in the Town of Burnett is also an area with strong resident opinions. Opinions expressed at public meetings indicated Burnett residents feel that additional commercial businesses are needed in the Town to increase the availability goods and services (such as a convenience store). The plan does designate several areas that are both developed and vacant as commercial, concentrated primarily along or immediately adjacent to planned light industrial areas along the STH 26 corridor. The STH 26 corridor also has existing Wisconsin Department of Transportation access restrictions along the highway frontage, so access may need to be coordinated through local street access. The bottom line is the STH 26 corridor is the Town’s ‘MainStreet’, and potential future uses and development processes should be coordinated to address both what is being proposed and how the development will impact the community. In any case, the town does not have extensive administrative processes or growth management tools to address these issues immediately and will need to build the land division requirements and administrative processes to coordinate the development.

Policies and Recommendations

- ◆ Designed to include existing and planned commercial development served by municipal (public) sewer and water systems and by private, non-sewered development, depending on the location of the development.
- ◆ Densities will be regulated by the Town’s respective zoning ordinance.

- ◆ The Town should assess the use of some minimum design standards which promote quality and aesthetics and do not detract from the community.
- ◆ Individual lot sizes may vary depending on the location and the services available. All commercial developments should be reviewed as part of a planned development area, including review of parking and access control.
- ◆ Intensive commercial activity in close proximity to residential development should be avoided. However, neighborhood convenience stores or services should be allowed in residential areas where precautions such as vegetative buffering are used to ensure that the quality and character of the neighborhood are upheld.
- ◆ Discourage the proliferation of large billboards in favor of smaller, less obtrusive signage.
- ◆ The potential for sewer service should be evaluated and coordinated with the Burnett Sanitary District during development review.

Industrial (Purple)

Intent and Description

These mapped areas represent where industrial type land uses are anticipated. Manufacturing and production facilities, resource extraction and processing, warehousing, transportation terminals, feed mills, and wholesale establishments are some of the examples of uses included in this category.

Industrial land uses in the Town of Burnett are currently quite limited. A significant issue relative to potential industrial development is that it should be located within an area serviceable by the Town Sanitary District.

Policies and Recommendations

- ◆ New industrial development should occur exclusively in the planned Industrial areas.
- ◆ New developments could be subject to minimum building and site design, landscaping, signage, and outdoor storage provisions to encourage community character and sustainable developments.
- ◆ Proper access by industries to and from major traffic routes should be provided. Industrial development should also maintain adequate off-road employee parking, loading and unloading facilities, and should be buffered from intensive residential areas to reduce potential land use related conflict.
- ◆ Reuse of existing vacant industrial property should be a priority when assessing new potential industrial uses.
- ◆ The potential for sewer service should be evaluated and coordinated with the Burnett

Sanitary District during development review.

- ◆ Commercial uses may be allowed in the Light Industrial category dependent on the location (lot configuration will not impeded future lot layout or development of adjacent lands) and type of proposed use.

Utilities and Community Services (Brown)

Intent and Description

This category includes all public and private utility facilities as well as those uses which provide a service to the community except parks. Land uses such as churches, cemeteries, post offices, libraries, nursing homes, assisted living facilities, prisons, airports, hospitals, town halls, police and fire stations, museums, and schools are some examples of community services.

Utilities would include uses such as electrical substations, water wells, water towers, natural gas regulator stations, and waste water treatment facilities. The Town did identify a new fire well is scheduled to be constructed in the spring of 2005. The well will be located in the unincorporated village and will bolster fire protection services through immediate high pressure water access for the tanker equipment. The well is being constructed for fire protection only, but may be able to function in some capacity for public water in the future is the Town decides to move in that direction. There are currently no apparent needs for expansion of quasi-public facilities in the Town, such as churches or cemeteries. The Town completed a Town Hall addition onto the existing fire station in 1999. The building will be sufficient to meet the needs of the Town for the foreseeable future. Town sanitary facilities are currently operating within authorized limits, but will be facing some facility upgrades in the near future (as discussed in chapter four, Utilities and Community Facilities). The Sanitary District is also somewhat limited in its ability to accommodate new development, depending on the type, based on current treatment limitations at the plant and on capacity.

The Town's Future Land Use Map shows additional residential and commercial uses within and adjacent to the existing Sanitary District. Anticipated growth will not be realized unless the long term sewer services are provided in accordance with updated treatment technology and collection system maintenance that will increase the efficiencies of the system. New growth can be accommodated on the south and west sides of the Sanitary District in terms of gravity flow collection; however, the new growth may require an additional lift station be constructed adjacent to the existing lift station to service the growth.

Policies and Recommendations

- ◆ Development with the unincorporated village area is somewhat limited by flow limitations due to the current service areas and use of gravity flow for sewerage. It is recommended the Town of Burnett and the Burnett Sanitary District cooperatively fund an engineering study (sanitary sewer feasibility study) to determine the most advantageous locations for new development based on current system design. The study could help the Town and Sanitary District evaluate potential development costs for both residential and commercial development, and allow educated estimates about long term

system viability in respect to the planned development and opportunity to capture and potentially service commercial or industrial development.

- ◆ The town should create an official map in conjunction with an engineering plan to coordinate growth and address the long-term street pattern and provision of public services.
 - ◆ Within the unincorporated village area, long term evaluation for developing a public water system should be assessed during the planning period.
-

8.3 Designation of Smart Growth Areas

A Smart Growth Area is defined as “An area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development at densities which have relatively low municipal, state governmental and utility costs.”

The arrangement of incorporated municipalities scattered throughout Dodge County’s rural landscape creates the perfect situation to practice “Smart Growth” (Directing growth into areas served with adequate utility and service infrastructures.) The Dodge County planning process and subsequently the *Town of Burnett Year 2030 Comprehensive Plan* is based on the following six principles as identified by the American Planning Association:

Principle 1: Efficient Use of Land Resources

Good planning and efficient development supports the preservation of both land and natural resources. Approximately 75% of future land use within the Town of Burnett is designated either Agriculture or Conservancy (environmentally significant lands such as wetlands and floodplains). Within these designations residential development is limited, environmentally sensitive areas are protected, and future development will utilize the existing street network to minimize additional local road development and maintenance costs. In addition, the plan supports in-fill within the unincorporated village. The Town is also proposing very low density in conjunction with a maximum lot size in the planned agricultural areas to discourage inefficient use of land. The plan also supports small lot sizes and maximum utilization of its public sewer system to accommodate new development.

Principle 2: Full Use of Urban Services

Smart development means creating neighborhoods where more people will use existing services like water lines and sewers, roads, emergency services and schools. The Dodge County planning process has identified areas within the county’s cities and villages to accommodate growth and development.

In terms of sewer, subdivisions are only allowed to locate in the sanitary district. For the Town

of Burnett, many urban services are available through the three nearby Cities of Waupun, Fox Lake, and Beaver Dam. The support function of Dodge County's cities and villages as service centers to the surrounding rural farming area supports this principle.

Principle 3: Mix of Uses

Compact neighborhoods that contain a mix of residential, commercial, and recreation spaces within walking distance of each other promote a reduction in auto use, community identity, a variety of housing types and a safe environment for all age groups.

The unincorporated area of Burnett is planned to have higher density and contain a mix of residential and commercial uses while also being served by parks, trails, and public utilities. A greater challenge for Dodge County communities, including Burnett, is the promotion of growth in an attempt to create jobs through new industry and businesses.

Principle 4: Transportation Options

A well-designed transportation network promotes safety, alternative modes of transport, and less traffic congestion and air pollution.

The rural development pattern in Burnett does not allow for a sufficient density to support a wide variety of specialized alternative modes of transportation. However, Burnett has five County highways and STH 26 that create an effective road transportation network. In addition, Burnett, as part of Dodge County's rural landscape supports miles of snowmobile and ATV trails, which although are used primarily for recreational, do provide alternative forms of travel for local rural residents.

Principle 5: Detailed, Human Scale Design

In human-scale neighborhoods, a wide mix of housing types are clustered around one or more well-defined neighborhood centers which support jobs, commercial activity, and a range of services.

This principle was of limited importance in the Town of Burnett planning process due to the smaller size and the rural, agricultural nature of the Town. However, this principle can be utilized when creating small areas of clustered residential development as planned in the unincorporated village area.

Principle 6: Implementation

A community's ability to adopt smart development principles will, of necessity, require intergovernmental cooperation to apply the principles. This plan has worked to avoid duplication of services and the creation of additional layers of government by coordinating the development of its comprehensive plan and administration of various ordinances, such as subdivision and zoning, with Dodge County. The town has thoroughly evaluated the implications and opportunities of coordinated growth management and understands the administrative and financial responsibilities of managed growth. The implementation strategy allows for local control and implementation of this comprehensive plan while coordinating

growth and development with the neighboring jurisdictions.

8.4 Existing and Potential Land Use Conflicts

The following list represents existing and potential land use conflicts in the Town of Burnett:

- ◆ Increasing pressure to convert farmland to residential use.
- ◆ An increase in the number of large animal confinement operations may have a negative impact on nearby non-farm residences.
- ◆ Farm consolidation will be experienced in the town, resulting in fewer, but larger farms, and the potential for large scale feedlot and dairy operations will increase due to the current economic conditions of farming.
- ◆ The prices of land for residential and recreational uses will outpace the price of land continuing in agriculture.
- ◆ Recreational property demands will continue to increase, placing higher values on woodland and wetland areas.
- ◆ The town will continue to experience increased traffic volumes on all local, county, and state roads which will in turn require additional local road maintenance and construction costs.

8.5 Land Use Goals and Objectives

Because land use is a people-oriented process, personal opinions, desires, attitudes, and legal and political considerations all have land use impacts and play significant roles in land use decisions. Initiated from issue identification, the following goals and objectives were developed by the Town of Burnett regarding land use.

Goal: *Encourage strong planned growth that enhances the local economy, while protecting natural resources, recreational opportunities, and the rural character of the town.*

Objectives

1. Encourage an efficient development pattern that utilizes the existing road network.
2. Promote additional residential growth to provide affordable and quality housing to support the Town's objectives of supporting local services, providing staffing for first response services and sustaining local schools.
3. Retain prime farmland.
4. Preserve natural environments and environmentally sensitive areas.
5. Maintain a low density in the development pattern, which is characteristic throughout the majority of the town, accept for the unincorporated village area.

8.6 Land Use Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. The town will encourage an efficient development pattern that utilizes the existing road network through the constructive use of land ordinances to guide growth and development in the town.
2. The town will support new residential development at densities which are appropriate for affordable housing and workforce needs, to be served by public sewers, which maintaining a low density of development in the rural areas outside of the Sanitary District. The Town will remain a rural character by adopting land use ordinances that are consistent with plan recommendations.
3. Additional policies are included within each Future Land Use Classification as detailed on the Future Land Use map.

Recommendations

The recommendations and specific actions or projects that the Town of Burnett should pursue relative to land use are in the section 8.2 of this document, as well as in sections 9.1 – 9.3 in the Implementation element. The completion of these actions and projects are consistent with the community’s policies, and therefore will help fulfill the comprehensive plan goals and objectives. The recommendations related to land use are discussed in section 8.2 of this document and on the other chapters as applicable.

8.7 Land Use Programs

The developed Future Land Use Categories and Future Land Use Map will be utilized as the primary land use program within the Town of Burnett. In addition, the following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Wisconsin Land Information Program (WLIP)

The Wisconsin Land Information Program (WLIP), administered by the Division of Intergovernmental Relations within the Department of Administration ([DOA](#)), provides over \$12 million annually in public funding to Wisconsin counties for the modernization of local land records. This funding takes the form of register of deeds real estate document recording fees retained at the county level and grants awarded by DOA.

All 72 counties participate in the WLIP. The program is governed by state statutes [16.967](#) and [59.72](#), as well as Administrative Rule Chapter [Adm. 47](#).

UW-Extension Center for Land Use Education

The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education visit its web-site at www.uwsp.edu/cnr/landcenter/.

Wisconsin Farmland Preservation Program

The purpose of the program is to help preserve farmland through local planning and zoning, promote soil and water conservation, and provides tax relief to participating farmers. Farmers qualify if their land is zoned or if they sign an agreement to use their land exclusively for agricultural purposes. Landowner must own 35 acres or more, and produce gross farm profits of \$6,000 in the previous year. Public access is not required. Contact: County Land Conservation Department, Wisconsin Department of Agriculture, or Dodge County Planning and Development Department.

Conservation Reserve Program (CRP)

Purpose is to reduce erosion, increase wildlife habitat, improve water quality, and increase forest land. Landowner sets aside cropland with annual rental payments based on amount bid. Practices include tree planting, grass cover, small wetland restoration, prairie and oak savannah restoration, and others. Eligibility varies by soil type and crop history. Land is accepted into program if bid qualifies. Continuous sign up open for buffers, waterways and environmental practices. Periodic sign ups announced throughout the year for other practices. Ten year or 15 year contract if planting hardwood trees is required and it is transferable with change in ownership. Public access not required. Contact: USDA Natural Resources Conservation Service or Farm Service Agency, or County Land Conservation Department.

Wisconsin Glacial Habitat Program

This program focuses on establishing a patchwork of restored wetlands and grasslands in combination with croplands to provide all of the elements necessary for the life cycle of waterfowl, wild pheasants and non-game songbirds. The goals of the program are to establish 38,600 acres of permanent grassland nesting cover and restore 11,000 acres of wetlands within Columbia, Dodge, Fond du Lac and Winnebago Counties. In order to achieve these goals, the DNR is purchasing, as well as securing perpetual easements, on properties ranging in size from 10 acres up to a few hundred acres. Only those properties purchased by the state become public property and are open to public hunting.