

Policies and Recommendations

Wisconsin's Comprehensive Planning Legislation, Wis. Stats. 66.1001, requires that policies and recommendations be addressed for each element of the Comprehensive Plan.

Policies and recommendations build on comprehensive plan goals and objectives by providing more focused responses to the issues that the county is concerned about. Policies and recommendations become primary tools the county can use in making decisions.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word "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 words "will" or "should" are advisory and intended to serve as a guide. "Will" statements are considered to be strong guidelines, while "should" statements are considered loose guidelines.

Recommendations are specific actions or projects that the county should be prepared to complete. The completion of these actions and projects is consistent with the county's policies, and therefore will help the county fulfill the comprehensive plan goals and objectives. The recommendations will be included in the implementation element of the plan, but are included here as the most efficient way for you to review them.

The draft policies and recommendations were built from several sources, including:

- ♦ The 1998 Burnett County Land Use Plan
- ♦ Existing county codes and ordinances,
- ♦ References from local adopted comprehensive plans
- ♦ Comprehensive Plan focus groups
- ♦ Foth and UW-Extension Staff recommendations
- ♦ Burnett County staff

In order to make the best possible use of the upcoming CPC meeting, please review this document in detail in advance of the meeting, and come prepared with your questions and comments. There will not be sufficient time to get through this document during the meeting unless everyone has read it and is familiar with it.

It is very important that you review this with a critical eye in conjunction with the draft goals and objectives (listed in gray). Policies and recommendations should reflect the county's highest priorities and areas where the county is going to take direct responsibility for implementation. With this in mind, CPC review of the draft policies and recommendations should follow this process:

1. Is this an appropriate policy or recommendation for the county? If not, it should be deleted.
2. If it is an appropriate policy, how strong of a statement should it be? Is it a should, will, or shall policy?
3. If it is an appropriate policy or recommendation, are any other revisions necessary to make it better fit the county?

4. Are there any additional policies and/or recommendations needed to meet the county's goals and objectives?

1. Issues and Opportunities

Goal 1: Balance appropriate land use regulations and individual property rights with county government interests and goals.

Objectives

- A. Create opportunities for citizen participation throughout all stages of planning, ordinance development, and policy implementation.
- B. Establish a development review process whereby all interested parties are afforded an opportunity to influence the outcome.
- C. Improve coordination with neighboring counties, bordering municipalities, and local municipalities to ensure coordinated decision making and the reduction of incompatible land uses.
- D. Ensure Burnett County has a well-informed citizenry concerning planning and development issues.

Policies and Recommendations

- 1. The county shall conduct business related to land use decision making by utilizing an open public process and by considering its comprehensive plan.
- 2. Public participation shall continue to be encouraged for all aspects of county governance.
- 3. Sustainable business practices should be considered and implemented where possible (being 'sustainable' defined as continuing as a viable unit of government focused on the demographic, natural resource, economic, and fiscal sustainability).

Goal 2: Maintain, preserve, and enhance the county's rural atmosphere, natural resources, open spaces, and small urban centers, and protect Burnett County's overall sense of community.

Objectives

- A. Encourage new development to occur in a well-planned, sustainable, aesthetically and architecturally pleasing manner.
- B. Promote appropriate land use patterns which protect and restore natural resources and open spaces and protect the overall sense of community.

Policies and Recommendations

- 1. Innovative planning or related land use initiatives or ideas will be given full consideration while in county development review.

2. Housing

Goal 1: Facilitate opportunities for an adequate housing supply that will meet the needs of current and future residents to have access to a full range of housing choices for all income levels, age groups, and special needs.

Objectives:

- A. Assist in planning for increasing housing opportunities for households with special needs including group homes and institutional housing.
- B. Support public and private actions which provide housing choices for County residents.
- C. Ensure that County residents have equal access (antidiscrimination) to housing.
- D. Encourage innovative housing design for efficient, low cost, high density housing.
- E. Establish and enforce minimum housing quality standards for rental housing.
- F. Encourage a balance of residential development units that provides a balance of low-income, moderate-income, and high-income housing.
- G. Coordinate with the county's communities to plan for the aging population's housing needs.

Policies and Recommendations

- 1. Decisions regarding lot size regulations and local land use controls and fees should be made in consideration of impacts to affordable housing.
- 2. In a fashion that considers local plans and ordinances, the county zoning ordinance and map shall identify and set standards for an appropriate mobile home district.
- 3. The county will plan for a sufficient supply of developable land that allows for a variety of housing types and densities.
- 4. As the aging segment of the population grows, the county should evaluate its preparedness for meeting the related changes in housing needs.
- 5. Review and update county zoning and land division ordinances to assist with the implementation of the county plan and local plan policies where applicable.
- 6. Housing development which accommodates senior citizens or the elderly should consider access to public transportation and accommodations for pedestrian movement.
- 7. Zoning and land division ordinances and other land use controls should be reviewed for their impact on opportunities to allow mixed use residential development that incorporates compatible commercial, institutional, public, or recreational land uses.

Goal 2: To guide new housing development into areas that can be efficiently served in a fashion that does not impact scarce natural resources.

Objectives:

- A. Support opportunities for multi-family, group housing, and other high-density residential development within existing neighborhoods with established sewer and water services.
- B. Direct residential development to planned growth areas.

Policies and Recommendations

- 1. Siting and construction of new housing shall be consistent with the purpose, intent, and preferred density established in the applicable Land Use Management Areas and meet the applicable review criteria established by other planning element policies.
- 2. Multi-family residential projects should consider the following minimum standards:
 - a) The project will not have an undue adverse impact on the character of the surrounding neighborhood nor result in large pockets of high-density housing.
 - b) The school district should have sufficient capacity to accommodate new students who will live in the School District.
 - c) The street and sidewalk system in the neighborhood can handle the increased amount of traffic that the project will generate.
 - d) The area is adequately served by parks, open spaces, and civic facilities.
 - e) The existing utility system has sufficient capacity to serve the project.
 - f) All multi-family projects should provide on-site open space areas that serve the needs of the project's residents, in addition to public park land and equipment development requirements applicable to residential development.
- 3. The county should consider requiring new development to provide parkland dedications and/or pay parkland impact fees roughly proportional to the recreational needs directly created by that development.

Goal 3: Support housing development that maintains the attractiveness and rural character of the county.

Objectives:

- A. Direct the development of large residential subdivisions to planned growth areas in order to prevent conflicts between residential development and productive land uses like agriculture and forestry.
- B. Require the development of low to moderate-income housing to be consistent in quality, character, and location with the goals, objectives, and policies of applicable comprehensive plans.
- C. Encourage the use of creative development designs that preserve rural character, agricultural lands, productive forests, and natural resources.

Policies and Recommendations

1. The county should consider allowing for flexible site design (e.g., lot size) and allow clustering of building sites to help lower land costs, preserve farmland, and reduce woodland fragmentation provided proposals are consistent with other provisions of the comprehensive plan.
2. Manufactured dwellings should feature designs similar to “stick-built” homes.
3. Establish development standards for housing other than single family housing.
4. Cluster residential development will be promoted to minimize land use impacts while accommodating development and greenspace.
 - a. Houses should be clustered as to minimize the visual and environmental impacts to the rural landscape.
5. Any multi-family residential development that abuts established low-density residential areas should be very carefully designed to minimize potential negative impacts on existing homes.
6. Housing within rural areas should be placed on the landscape in a fashion that reduces the impacts to natural vegetation, preserves quality farmland, reduces farmland fragmentation and does not block potential road extensions.
7. Housing ordinances, policies, standards and ideals shall be made available to new homeowners to ensure their knowledge of local housing regulations.

Goal 4: Support the maintenance and rehabilitation of the county’s existing housing stock.

Objectives:

- A. Provide assistance in maintenance and rehabilitation of housing for County residents.
- B. Enforce zoning and nuisance abatement code requirements on blighted residential properties.
- C. Continue to provide education on unsafe and unsanitary housing conditions including lead paint, radon, improperly installed heating systems, faulty wiring, private well contamination and testing, failing septic systems, and broken or missing smoke detectors.
- D. Encourage the preservation, maintenance, and rehabilitation of historically significant homes.

Policies and Recommendations

1. An inventory of historically significant homes should be maintained throughout the planning period to ensure that these homes are accurately identified and to promote and target preservation and/or rehabilitation efforts if warranted.
2. Increase investment in existing residential areas to maintain property values, encourage in-fill development and rehabilitation of existing homes. Investments could include

sidewalks, trails, street repair, tree and flower planting, neighborhood park development, etc.

3. Transportation

Goal 1: Provide for a Safe, Efficient, and Environmentally Sound Transportation System which, through its location, capacity, and design, will effectively serve the existing land use development pattern and meet anticipated transportation demand generated by existing and planned land uses.

Objectives:

- A. Protect historic, scenic, scientific, and cultural sites when constructing new or improving existing transportation facilities.
- B. Minimize the disruption of environmentally sensitive areas when constructing new or improving existing transportation facilities.
- C. Design transportation facilities to be aesthetically pleasing and sensitive to the landscape, including such amenities as buffers in urban areas and minimizing unsightly views such as junkyards, billboards, and strip commercial development in rural areas.
- D. Manage right-of-way vegetation to protect wildlife, appropriate use of herbicides, reduce maintenance costs, and improve safety.
- E. Locate transportation facilities to minimize exposure of people to harmful or annoying air, water, or noise pollution levels.
- F. Reduce accident exposure by improving deficient roadways.
- G. Manage driveway access location and design to ensure traffic safety, provide adequate emergency vehicle access, and prevent damage to roadways and ditches.
- H. Require developers to bear the costs for the improvement or construction of roads needed to serve new development.
- I. Guide new growth to existing road systems so that new development does not financially burden the county or make inefficient use of tax dollars.
- J. Monitor the effectiveness of existing, and opportunities for new, shared service agreements for providing county and local road maintenance.

Policies and Recommendations

- 1. A five-year road improvement plan shall be maintained and annually updated to identify and prioritize road improvement projects as well as identify potential funding sources.
- 2. The county shall consider bicycle and pedestrian safety needs when new roads are proposed or when roadway improvements are made.*(Consider bike trails independent of the road system- if not addressed elsewhere)
- 3. Substantial and major (need definitions- chapter 236)development proposals shall provide the county with an analysis of the potential transportation impacts including, but not necessarily limited to, potential road damage and potential traffic impacts. The depth of analysis required by the county will be appropriate for the intensity of the proposed development.

4. Actively pursue available funding, especially federal and state sources, for needed transportation facilities. Funding for multimodal facilities should be emphasized where appropriate.
5. Modify the county land division ordinance to support local requirements for the execution of a development agreement when ever public roads or other infrastructure is included in a development. Create a model development agreement for adaptation by interested towns.
6. Update county highway construction specifications to include options for pedestrian and bicycle features.
7. Update and maintain the county highway access control (driveway) ordinance to implement access control and emergency vehicle access standards.
8. Continue to bi-annually update a detailed capital improvement plan that includes transportation, public facility, and other capital needs. The plan should prioritize short-term and long-term needs, include equipment needs, identify potential funding sources, and discuss contingency plans in the event that funds are not available.
9. The PASER (Pavement Service and Evaluation Rating System) shall be utilized to annually update the 5-year Road improvement Program, including funding sources and priorities for identified improvement projects.
10. Developers shall bear an equitable share of the costs for improvements and extensions to the transportation network.
11. Street design standards (intersection design, signal phasing, and roadway width) shall give priority to and enhance the safety of pedestrians and minimize conflict with motorists. Priority for installation or construction should be given to those routes that are used by school children, senior citizens, physically challenged persons and/or commuters.
12. The existing road network and public facilities and services will be utilized to accommodate new development to the maximum extent possible.
13. Whenever feasible, promote the separation of truck and through-traffic from local traffic and reroute truck traffic around the community as much as possible.
14. Proper ditch location, grading practices and shape will be pursued to ensure runoff is adequately given an outlet.
15. Evaluate the need for a public transportation system and evaluate the need for a separate the need for a separate bike system.

Goal 2: To support the efforts of villages and towns within the County to provide safe and efficient multi-modal transportation systems where appropriate.

Objectives:

- A. Encourage local units of government to maintain and implement their respective roadway improvement plans.
- B. Support alternative transportation such as bicycling and walking as viable, convenient, and safe transportation choices in the county through a greater number of routes and connections to other transportation systems and destinations.
- C. Improve accommodations on pedestrian facilities for people with disabilities (i.e., curb cuts, minimizing inclines and slopes of sidewalks, ensuring sidewalk connectivity, and increasing signal times at crossings, etc.).
- D. Encourage the monitoring of transit needs, particularly for senior residents.

Policies and Recommendations

- 1. County Highway design standards that coincide with pedestrian routes (especially those used by school children, senior citizens, or physically challenged persons) shall include intersection design features, signal phasing, and roadway width that enhance the safety of pedestrians and minimize conflict with motorists.
- 2. Residential subdivisions and non-residential development proposals shall be designed to include:
 - a. A safe and efficient system of internal circulation for vehicles and pedestrians;
 - b. Trails or sidewalks where applicable;
 - c. Bicycle routes where appropriate;
 - d. Safe and efficient external collector roads where appropriate;
 - e. Safe and efficient connections to arterial roads and highways where applicable;
 - f. Connectivity of the road network with adjacent developments (where practical and desirable);
 - g. Cul-de-sacs or dead-ends, only where connections to other roads are not possible, or temporarily where the right-of-way has been developed to the edge of the property for a future connection to adjacent development.
- 3. As part of the review of major subdivisions or conditional uses for commercial or industrial uses, The County should consider requiring developers to provide an Area Development Plan that assess the potential for connecting planned subdivision roads with future development on surrounding properties.
- 4. Create a set of model town road construction specifications to include modern requirements for road base, surfacing, and drainage construction as well as options for pedestrian and bicycle features. Construction specifications should be adjustable based on the planned functional classification or expected traffic flow of a roadway. (check with Morehouse)
- 5. Create a model town road access control (driveway) ordinance to assist towns with implementing access control and emergency vehicle access standards. (check with Morehouse)
- 6. Train local communities in the use of current and efficient road assessment systems to maintain local road improvement plans.

7. Residential development proposals will be designed to include an efficient system of internal circulation for all vehicles and pedestrians including the provision for external collector streets, and trails where applicable, to feed all traffic onto external arterial roads and highways.
8. Roads that provide access to multiple improved properties shall be built to community standards as a condition of approval for new development.
9. Ensure that the transportation needs of the physically challenged are met.
10. Encourage communities to consider opportunities to create or improve bicycle and pedestrian transportation options in concert with the review of proposed developments and planning for road improvements or public facilities.
11. Encourage villages to consider the creation of a street and sidewalk improvement tax as provided by Wis. Stats. 61.47.

Goal 3: Promote cooperation and coordination between state, county, towns, and villages in developing the County transportation system.

Objectives:

- A. Encourage communication between communities regarding transportation projects that cross municipal boundaries.
- B. Promote an inter-county transportation system consisting of trails, roads, and highways.
- C. Encourage local communities to actively participate in transportation planning at the regional level with Northwest Wisconsin Regional Planning Commission, the Wisconsin Department of Transportation, and Burnett County Highway Department.
- D. Communicate with community groups on transportation systems to assist communities in prioritization and funding of projects.
- E. Support and encourage the utilization of rail systems.
- F. Support and encourage the utilization of air transportation.
- G. Maintain and implement the County's roadway improvement plan.
- H. Maintain and upgrade air transportation facilities in accordance with the airport facility plan.
- I. Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.
- J. Direct truck traffic to appropriate routes and plan cooperatively with affected communities.

Policies and Recommendations

1. Work with Burnett County towns to develop a consistent approach for the posting of seasonal and permanent weight limits, especially with respect to the conduct of agricultural and forestry operations.
 - a. Where road weight limits are posted, access to agricultural and forest lands should be allowed for the conduct of all normal and necessary farming and forestry operations. This can be achieved through the use of Class B weight limits or through the issuance of exemption permits. Note: No vehicle is automatically

exempt from posted weight limits. Exemptions only occur through the issuance of exemption permits or through the use of Class B weight limits.

2. Transportation related issues which have effects in neighboring areas should be jointly discussed and evaluated with that neighbor and the Wisconsin Department of Transportation if necessary.
3. The county, villages and towns shall cooperatively prepare a transportation system plan for the area designating corridors for major facilities (arterials, collectors, transit corridors, etc.)
4. The county should lead an initiative to establish design guidelines for the visual quality of major community thoroughfares by requiring all development and redevelopment along these entry corridors to include site plan and design review.

4. Utilities and Community Facilities

Goal 1: Support the efficiency, quality, and coordinated planning of county government, community facilities and services, and utilities.

Objectives:

- A. Improve the efficiency of both county service delivery, and county facilities operation, while striving to meet public expectations with respect to both service levels and costs.
- B. Consider the impacts of development proposals on the cost and quality of county and community facilities and services.
- C. Guide intensive development to areas where appropriate utilities, community facilities, and public services are available.
- D. Determine the need for new, expanded, or rehabilitated services and county government facilities.
- E. Maintain an adequate level of properly trained county staff and volunteers.
- F. Explore opportunities to provide or improve county facilities, equipment, and services cooperatively with other units of government.
- G. Encourage increased coordination between community facilities and utilities planning and planning for other elements such as land use, transportation, natural resources, and cultural resources.

Policies and Recommendations

1. Capital expenditures for the major expansion or rehabilitation of existing facilities or services shall be supported by an approved Capital Improvement Plan. Capital expenditures for the establishment of new facilities or services shall be handled on a case-by-case basis.
2. Continue to bi-annually update a detailed capital improvement plan that includes transportation, public facility, and other capital needs. The plan should prioritize short-term and long-term needs, include equipment needs, identify potential funding sources, and discuss contingency plans in the event that funds are not available.

3. The county shall maintain adequate staffing and professional service levels relative to planning, ordinance development and enforcement, and other governmental services to successfully implement the comprehensive plan.
4. The county shall maintain adequate administrative facility and public building space.
5. Substantial development proposals shall provide an assessment of potential impacts to the cost of providing county facilities and services. The depth of analysis required by the county will be appropriate for the intensity of the proposed development.
6. The creation of an Adequate Public Facilities Requirement will be considered within the county. In order to ensure that property is developed only with appropriate urban or rural services, no development shall be approved unless the approving authority first determines that adequate facilities and services will be available to the development before it is occupied.
7. A proportional share of the cost of improvement, extension and construction of public facilities should be borne by those whose land development and redevelopment actions made such improvement, extension and construction necessary. In determining the proportional share, the public benefit of the project/improvement shall be considered. Impact fees should be utilized as a source of funding for capital projects directly attributable to new development. Impact fee programs shall be considered for transportation facilities, schools, parks, and fire protection.
8. Whenever possible, use public/private agreements to pay for utility extensions into new subdivisions.
9. The county shall encourage the shared development of all public capital facilities including community facilities such as parks, libraries, schools and community meeting facilities.
10. The county shall consider intergovernmental and other cooperative options before establishing, expanding, or rehabilitating community facilities, utilities, or services.
11. All county buildings shall meet ADA requirements and have adequate capacity to facilitate community meetings or gatherings.

Goal 2: Provide quality and accessible parks and recreational facilities.

Objectives:

- A. Monitor the adequacy of park and recreational facilities, and identify areas where improvements are needed.
- B. Seek improved accessibility for all age groups and abilities at appropriate county park and recreational facilities.
- C. Pursue state, federal, and private funding programs that can aid in the acquisition and development of parks, trails, and scenic or environmentally sensitive areas.

- D. Maximize the quality of life by providing regional open space, trails, parks and recreational opportunities and facilities managed in such a fashion as to afford the maximum benefit to the community.
- E. Consider the continued viability of outdoor recreational pursuits when reviewing development proposals and making land use decisions.
- F. Maintain existing, and seek additional public access to waterways.
- G. Support efforts to acquire additional public recreational lands and create additional public recreational trails when they are consistent with county and local comprehensive plans.

Policies and Recommendations

1. Maintain an up to date county Comprehensive Outdoor Recreation Plan and integrate it with the comprehensive plan to ensure consistency.
2. The county shall support efforts that are consistent with the comprehensive plan to expand public recreational resources such as parks, trails, waterway access, public hunting and fishing areas, wildlife viewing areas, and the like.
3. Determine which lands in the county would enhance the county park and open space system based on county and local comprehensive plans.
4. Recreational resources should be expanded to meet demands where possible. When expansion due to natural physical limitations is not possible, recommendations should focus on maximizing use of the resource, improving management and decreasing conflicts.
5. Acquire lands to expand the existing park system to meet the demands of a changing and increasing population where feasible.
6. Funding for park land maintenance and improvement shall be budgeted annually.
7. Develop and pursue funding sources in addition to the tax levy for park and recreation facilities.
8. Trail development projects supported by the county shall have a long term development plan that addresses ongoing maintenance and funding, presents solutions for possible trail use conflicts, and enhances opportunities for interconnected trail networks.
9. New development and planned utilities, service facilities, and roads should be designed to limit the potential negative impacts to recreational resources such as public lands, wildlife habitat, surface water, interconnected green space corridors, wetlands, woodlands and other existing vegetation, public access, hunting opportunities, existing and proposed trails, and motorized recreational vehicle (ATV, snowmobile, etc.) use opportunities.
10. Concentrated residential developments shall be within a service area of a neighborhood community or regional park facility.
11. Ensure that neighborhood parks are incorporated into the design of future subdivisions.

12. Ensure a sufficient quantity of suitable land is set aside for parks and recreational purposes during the site planning process for new residential development projects.

13. All park facilities shall be in compliance with the Americans with Disabilities Act.

Goal 3: Ensure proper disposal of wastewater to protect groundwater and surface water resources.

Objectives:

- A. Determine the capacity of the soil to treat wastewater and the potential impacts to groundwater when reviewing a proposed development that will rely on private onsite wastewater treatment systems.
- B. Work cooperatively with providers of public wastewater treatment when reviewing a proposed development that will rely on public sewer service.
- C. Encourage the use of alternative wastewater treatment options (i.e., new technologies, group sanitary systems, public sewer, etc.) where appropriate.

Policies and Recommendations

- 1. All unsewered subdivisions shall be designed to protect the immediate groundwater supply through the proper placement and operation of private wells and on-site wastewater treatment systems.
- 2. Concentrated residential development shall consider the feasibility and water quality impacts of a wastewater collection and treatment system.
- 3. Wisconsin Department of Natural Resources CMAR reporting of sanitary facilities shall be used to evaluate the adequacy of facilities and aid in determining facility needs.
- 4. New on-site sewage treatment facilities are restricted within urban areas.
- 5. Existing on-site sewage treatment systems should be converted to sewer service when it becomes available.
- 6. Regular inspections of existing on-site sewage treatment systems should be conducted within urban areas.
- 7. The county, villages and special districts should cooperate to prepare sewer master plans.
- 8. Sewer system and other utility assessment policies should encourage compact growth and discourage scattered development.
- 9. Villages should consider extending public utilities only to areas inside the village limits or to areas outside the village limits that are subject to the terms of an intergovernmental agreement.

10. Whenever possible, utilize the most current technological disposal systems as a replacement for failing conventional privately owned treatment systems.

Goal 4: Ensure that the county's water supply has sufficient capacity, remains drinkable, and is available to meet the needs of residents, businesses, industry, and agriculture.

Objectives:

- A. Continue to provide county-wide leadership and coordination of efforts to monitor groundwater quality and potential contamination issues.
- B. Encourage the increased use of wellhead protection planning as cooperative efforts between municipalities.
- C. Consider the potential impacts of development proposals on public and private wells.

Policies and Recommendations

1. Well-head protection shall be a priority when reviewing development proposals.
2. New private wells should be restricted within urban areas.
3. Existing private wells will be properly abandoned in accordance with state regulations and converted to public water service when it becomes available. Programs to ease the transition to public water service should be developed.
4. The county shall review new residential projects for the availability of an adequate water supply.

Goal 5: Ensure that roads, structures, and other improvements are reasonably protected from flooding.

Objectives:

- A. Support the preservation of environmental features that minimize flooding such as wetlands and floodplains.
- B. Consider the potential impacts of development proposals on the adequacy of existing and proposed stormwater management features including stormwater storage areas, culverts, ditches, and bridges.
- C. Prevent increased runoff from new developments to reduce potential flooding and flood damage.
- D. Establish the use of stormwater management practices to abate non-point source pollution and address water quality.

Policies and Recommendations

1. Development proposals shall address stormwater management, construction site erosion control, and potential increased risk of flooding.

2. Proposed developments shall not increase flooding potential to adjacent lands or adversely affect the water supply to adjacent land.
3. All community development shall attain pre-development levels of stormwater run-off during and after development through best management practices.
4. New development shall use best management practices *(who's BMPS practices-industries?)for construction site erosion control.
5. Erosion and sediment control practices shall be used when removing the vegetative cover of the land or exposing the soil.
6. Stormwater runoff as the result of development shall not be discharged into wetlands and closed depressions, except for those associated with approved stormwater management.
7. The county and communities should cooperatively prepare a drainage system plan for the area and identify major drainage facilities.
8. The county shall require surface water conveyance systems in all new development, including transportation facilities.
9. The county shall implement procedures to ensure that public and private stormwater collection, retention/detention, and treatment systems are properly maintained.
10. The county will require new development projects to include approved stormwater management facilities.

Goal 6: Promote effective solid waste disposal and recycling services that protect the public health, natural environment, and general appearance of land use in the county.

Objectives:

- A. Support public involvement in decisions involving the type, location, and extent of disposal facilities and services provided in the county.
- B. Continually evaluate municipal and county provisions for solid waste, hazardous waste, and recycling services and opportunities for greater cooperation or cost-effectiveness.
- C. Require substantial development proposals to adequately address solid waste disposal and recycling needs.

Policies and Recommendations

1. Promote curbside solid waste and recycling.
2. Solid and hazardous waste handling and disposal sites shall be located and designed to cause no harm to surface water and groundwater and to minimize or mitigate potential land use conflicts. They shall be located outside of municipal wellhead protection areas and in areas of low to moderate groundwater contamination risk.

3. The county shall periodically monitor the effectiveness of the waste management and recycling services provided by private contractors.
4. Solid waste disposal sites and landfills should be located and designed to protect surface and groundwater. They shall be located outside of municipal well protection zones and in areas of low to moderate groundwater contamination risk.
5. Solid waste disposal, transfer station and recycling sites shall be located in areas which limit the potential for adjacent impacts.

Goal 7: Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and planned development.

Objectives:

- A. Cooperate in the planning and coordination of utilities with other agencies and units of government.
- B. Recommend new utility transmission and distribution lines to planned and existing public rights-of-way whenever feasible.
- C. Minimize conflicts between land uses and balance desired service levels with potential negative impacts to the environment, community character, and planned growth areas when reviewing the proposed design and location of telecommunication, wind energy, or other utility towers.
- D. Support development of alternative and renewable energy sources.

Policies and Recommendations

1. New utility systems should be required to locate in existing rights-of-way whenever possible.
2. New telecommunication antennas and other devices shall be placed on existing towers and other existing structures to the maximum extent possible.
3. Telecommunication, wind energy, and other utility towers shall be designed to be as visually unobtrusive as possible, support multi-use and reuse, and be safe to adjacent properties.
4. Proposed telecommunication, wind energy, and other utility towers shall address potential impacts on surrounding residential properties and public lands, alternative tower locations, setbacks from highways and other structures, provisions for abandonment, property access, lighting, site security, and wildlife.
5. Update the utility tower provisions of the zoning ordinance to improve implementation of related county and local comprehensive plan policies.
6. Work with neighborhood and community representatives in siting utility facilities where applicable.

7. Planned utilities, service facilities and roads shall be designed to limit the impact to environmental corridors, natural features and working farmland.
8. Planned utilities, service facilities, and roads should be designed to limit the potential negative impacts to rural character as defined by locally significant landmarks, scenic views and vistas, rolling terrain, undeveloped lands, farmlands and woodlands, aesthetically pleasing landscapes and buildings, limited light pollution, and quiet enjoyment of these surroundings.
9. Planned utilities, public facilities, and roads shall be designed to limit the potential negative impacts to natural resources such as shoreline areas, wetlands, floodplains, wildlife habitat, woodlands, existing vegetation, and existing topography.

Goal 8: Support access to quality health and child care facilities.

Objectives:

- A. Maintain county public health and family services facilities.
- B. Support requests for the development of properly located and operated health care and child care facilities.
- C. Support school districts and community organizations in their sponsorship of child care programs and early development programs.
- D. Support improved transportation options to and from regional health care facilities.

Policies and Recommendations

1. Health care and commercial daycare facilities shall be steered toward the commercial areas as much as possible.
2. Licensed in-home day care facilities shall be allowed within the county in order to accommodate child care needs.

Goal 9: Ensure a level of police protection, fire protection, and emergency services that meets the needs of existing and planned future development patterns.

Objectives:

- A. Provide an adequate level of police protection, law enforcement, and emergency response through County Sheriff and Emergency Management programs.
- B. Support the provision of fire protection and emergency services through local fire departments, ambulance services, and first responders.
- C. Encourage the continued use of police, fire, and emergency medical service mutual aid and cooperative agreements.
- D. Support the formation of community watch programs in the County.

Policies and Recommendations

1. The county shall maintain adequate emergency service staffing, training, space, and equipment in order to maintain response times and the quality of service.

2. The county shall continue to work with police, fire and rescue service providers to anticipate and plan for capital improvements and service requirements.
3. Data and information regarding police response time and satisfaction with service shall be maintained in order to determine department needs and measure efficiency.
4. An assessment of department staffing, equipment and training levels shall be conducted annually.
5. Determine the training and equipment needs of the County Sheriff Department and incorporate it into the capital improvement plan.
6. Inventory fire protection staff, services, and equipment shall be completed on an annual basis.
7. Determine the training and equipment needs of the fire department and incorporate it into the capital improvement plan.
8. Support the consolidation of fire protection services.
9. Evaluate the accessibility problems for nonconforming driveways for ingress/egress and emergency services.

Goal 10: Promote quality schools and access to educational opportunities.

Objectives:

- A. Coordinate planning efforts with the school districts that serve the county in order to allow them to anticipate future growth and demographic changes and respond with appropriate facilities.
- B. Support school districts, technical colleges, University of Wisconsin Extension, and community libraries in their efforts to increase community education.

Policies and Recommendations

1. Work with local school districts in order to anticipate future service and facility needs.
2. Every school district should have at least one acre of land for each 2,000 children.
3. Land uses compatible to school facilities that produce little noise and minimal traffic shall be pursued and planned for near any future school facilities.
4. Establish a relationship with local businesses and industry to determine the types of training programs needed in the high school and technical school to provide a skilled work force.

5. Support and participate in the organization of apprenticeship, on-the-job training, student touring and visitation, and student work-study programs with local industry, schools, and government.
6. Maintaining and improving library facilities and services shall be pursued within the planning period.
7. Efforts to improve library facilities shall include fund raising and building of a relationship with private or individual contributors in order to reduce the burden on local government.

5. Agricultural, Natural, and Cultural Resources

Agricultural Resources

Goal 1: Maintain the viability, operational efficiency, and productivity of the county's agricultural resources for current and future generations.

Objectives:

- A. Protect through local and state measures the County's productive lands from accelerated erosion and unwise development.
- B. Protect productive farmland from fragmentation and conflicts with non-agricultural uses.
- C. Allow for farming expansion in areas where conflict with existing residential land uses can be prevented or mitigated.
- D. Protect the investments made, in both public infrastructure (roads) and private lands and improvements, that support the agricultural industry.
- E. Encourage creative, unique and niche forms of agriculture.
- F. Promote opportunities to allow farmers and farmland owners to secure financial benefits for the preservation of agricultural lands.
- G. Encourage the use of agricultural science-based Best Management Practices to minimize erosion and groundwater and surface water contamination.
- H. Support programs that provide mentoring of younger farmers.
- I. Increase awareness relative to the importance of protecting the viability of the county's agricultural industry.
- J. Increase awareness and understanding of farming operations, noises, odors and use of roadways by farm vehicles and equipment.

Policies and Recommendations

1. New development should be directed to the least productive soils to conserve remaining land for continued agricultural uses, whenever possible.
2. Improve the menu of agricultural zoning districts and update the zoning map where applicable in cooperation with towns in order to recognize preferred areas for agricultural expansion and to preserve the best agricultural lands for agricultural use.

3. Work with towns to develop a county-wide right to farm policy and ordinance. Create options for towns that wish to require right to farm language to be shown on recorded land divisions.
4. Work with local units of the government and the agriculture industry to implement the zoning provisions and performance standards of Wisconsin Act 235 and ACTP 51 (the Livestock Facility Siting Law).
5. Create and maintain an up to date inventory of active farms (including number of animal units per farm), feedlots, and manure storage facilities. This will be necessary for implementation of Wisconsin Act 235.
6. Maintain and/or create an inventory of livestock, feedlots and manure storage facilities. Monitor their location, abandonment, design and construction to evaluate their impacts.
7. New non-farm residential development in areas not served by central water/sewer systems shall be directed away from existing agricultural operations on large tracts of undeveloped land and directed toward those areas that have existing non-farm development.
8. New non-farm residential development shall only be allowed in areas not served by central water/sewer if such development is subject to a “nuisance disclaimer”, stringent deed restrictions or other mutual agreement intended to protect the “right-to-farm” of existing and future agricultural operations.
9. The existing farmland preservation plan will be evaluated for its effectiveness every 5 years and updates or amendments will be made as necessary.

Goal 2: Balance the protection of farmland with the exercise of development rights.

Objectives:

- A. Identify lands where the primary intent is to preserve productive farmland and to allow for farming expansion.
- B. Identify lands where the primary intent is to allow for rural residential development.
- C. Encourage adequate buffers between agricultural uses and residential neighborhoods to minimize potential conflicts.
- D. Consider establishing site design requirements and standards that direct low density rural residential development to areas that minimize conflicts between residential and agricultural land uses and maintain the rural character of the county.

Policies and Recommendations

1. Conservation and cluster land division design shall be supported as options for proposed major land divisions to minimize the negative impacts to agriculture, active farms, natural resources, cultural resources, and rural character while accommodating residential development.
2. Create a county easement donation program or purchase of development rights program.

3. New development should be directed to the least productive farmland areas to the fullest extent practicable and where consistent with other goals, objectives and policies of the comprehensive plan.
4. The expansion or establishment of agricultural operations resulting in 500 or more animal units shall be preferred no closer than 2,640 feet (1/2 mile) of sewer service areas or incorporated areas.
5. Consistent with Wisconsin Act 235, the establishment of new or expansion of existing animal agriculture operations that result in farms with more than 500 animal units shall comply with performance standards for setbacks, odor management, waste and nutrient management, waste storage facilities, runoff management, and mortality management.

Natural Resources

Goal 1: Encourage the efficient management of the County's natural resources.

Objectives:

- A. Maintain and implement a 15-year forest plan consistent with accepted standards.
- B. Maintain and implement a county wide recreation plan.
- C. Maintain the County's farmland preservation plan.
- D. Promote sound forest management practices on private forest lands.
- E. Protect the public's access to public hunting and fishing areas.
- F. Assess the County's wild rice resources in conjunction with the St. Croix Tribe of Chippewa Indians and establish a link to protection through shoreline development regulation.
- G. Develop management strategies to create a sustainable relationship between recreational vehicles, watercraft, and natural resources.
- H. Encourage communication between communities regarding the protection of natural resources that cross municipal boundaries.
- I. Provide educational programs that support resource protection and management goals.
- J. Educate resource users of the County's environmental quality goals and objectives.

Policies and Recommendations

1. Wisconsin Department of Natural Resources Best Management Practices and USDA Natural Resource Conservation Service standards and specifications shall be utilized to the maximum extent possible for activities approved in forests, shorelands, and wetlands.
2. Substantial (define) development proposals should provide the county with an analysis of the potential natural resources impacts including, but not necessarily limited to, potential impacts to groundwater quality and quantity, surface water, wetlands, floodplains, and woodlands. The depth of analysis required by the county will be appropriate for the intensity of the proposed development.
3. Federal, state and county regulation changes or additions regarding agricultural, natural and cultural resources will be consistently monitored for their impact on local resources.

4. Environmental corridors shall be defined by location of WDNR designated wetlands and FEMA designated floodplains.
5. Environmental corridors shall be used for natural habitat, conservancy, trails and pathways, and outdoor recreation activities (e.g., hunting, hiking) which do not adversely impact natural features and open spaces found within the corridor.

Goal 2: Protect and improve the quality and quantity of the County's ground and surface water.

Objectives:

- A. Provide leadership and technical support to property owners to improve water quality.
- B. Encourage the development of support programs to maintain and improve ground and surface water quality and quantity.
- C. Regulate land use practices that have a detrimental impact on the County's waters and wetlands.
- D. Provide maximum protection to wetlands in the County.
- E. Prevent the introduction of new contaminants into the County's ground and surface water systems while reducing and possibly eliminating existing sources of contamination.
- F. Increase awareness relative to the potential shoreline development impacts on water quality.
- G. Consider providing incentives for storm water management of shoreline single-family residential development.
- H. Restrict land use practices which are in conflict with the environment's limited capacity to buffer contamination.
- I. Support data collection and monitoring efforts that further the understanding of factors influencing the quantity, quality, and flow patterns of groundwater.
- J. Require the preservation of natural buffers and building setbacks between intensive land uses and surface water features.
- K. Continue to develop partnerships with local communities, conservation organizations, and state agencies to address water quality issues.

Policies and Recommendations

1. Municipal wellhead protection shall be a priority when reviewing development proposals.
2. Development proposals in shoreland areas shall demonstrate compliance with the Burnett County Shoreland Zoning Ordinance.
3. The county Shoreland Protection Standards shall be utilized to address development proposals.
4. Site management practices (e.g. limit/phasing clearing and grubbing), erosion control, and other measures designed to prevent rather than treat sediment and other pollutants from land disturbing activities shall be maintained in all shoreland zones.

5. All wetlands within the shoreland area of a stream, river, lake or pond; other wetlands at least one acre in size; or any wetland associated with a closed depression shall not be developed, drained, or filled.
6. Evaluate the community's ability to respond to a spill of contaminated or hazardous material and make changes as necessary to ensure that spills will be remediated as soon as possible to decrease the effects on groundwater.
7. Household hazardous waste collection will be performed at least once every five years.
8. A POWTS (privately owned wastewater treatment system) inspection, compliance and enforcement program for all septic systems shall be encouraged within the towns to ensure the protection of the area's potable water supply.
9. The use of forestry best management practices will be required within shoreland and wetland areas in which water quality is threatened.

Goal 3: Preserve the natural and scenic qualities of lakes and shorelines in the County.

Objectives:

- A. Provide the highest level of protection to lakes and rivers.
- B. Continually evaluate the lakes and rivers classification system which recognizes that different lakes within the County have varying natural conditions affecting their environmental sensitivity or vulnerability to shoreland development. The lake classification system should take into account lake surface area, lake depth, lake type, length of shoreline, size of watershed, and existing degree of development.
- C. Balance the needs for environmental protection and responsible stewardship with reasonable use of private property and economic development.
- D. Carefully manage future development and land divisions on lakes that are developed or partially developed to prevent overcrowding that would diminish the value of the resource and existing shoreland property; minimize nutrient loading; protect water quality; preserve spawning grounds, fish and wildlife habitats, and natural shore cover.

Policies and Recommendations

1. Lakeshore development shall be in concert with lakes classification and the county zoning ordinance.
2. The development of lake associations and districts will be supported and encouraged within the community.
3. Development of comprehensive river, stream and lake management plans which include surveys, assessment and monitoring, and recommendations for restoration and improvement will be pursued within the planning period.

Goal 4: Balance future development with the protection of natural resources.

Objectives:

- A. Consider the potential impacts of development proposals on groundwater quality and quantity, surface water quality, open space, wildlife habitat, woodlands, and impact of light intrusion on the night sky.
- B. Direct future growth away from regulatory wetlands and floodplains.
- C. Promote public and private efforts to protect critical habitats for plant and animal life.
- D. Promote the utilization of public and non-profit resource conservation and protection programs such as Managed Forest Law (MFL), Conservation Reserve Program (CRP), and conservation easements.
- E. Promote renewable energy conservation within new and existing developments.

Policies and Recommendations

- 1. Conservation and cluster land division design shall be supported as options for proposed major land divisions to minimize the negative impacts to agriculture, active farms, natural resources, cultural resources, and rural character while accommodating residential development.
- 2. New development should be placed on the landscape in a fashion that minimizes potential negative impacts to natural resources such as shoreline areas, wetlands, and floodplains.
- 3. Establish an erosion control ordinance. *Check with Dave Ferris
- 4. The clean-up and reuse of brown field sites should be pursued prior to utilized undeveloped land.
- 5. Streets shall be designed and located in such manner as to maintain and preserve natural topography, cover, significant landmarks, and trees, and to preserve views and vistas.
- 6. All forms of structural development or concentrated animal numbers will be restricted on the 100-year floodplains based on FEMA maps.
- 7. During the building permitting process all permit holders will be informed if the site location is near or within a floodplain.

Goal 5: Protect air quality.

Objectives:

- A. Regulate outdoor burning and ban the burning of garbage in barrels or other methods.
- B. Manage growth to minimize conflict between residences and agricultural odors and dust.

Goal 6: Preserve and protect woodlands and forest resources for their economic, aesthetic, and environmental values.

Objectives:

- A. Conserve large contiguous wooded tracts in order to reduce forest fragmentation, maximize woodland interiors, and reduce the edge/area ratio.
- B. Consider the use of conservation land division design, which reduces further forest fragmentation.
- C. Support efforts that preserve the integrity of managed forest lands.
Encourage forestry practices that encourage woodland buffers during woodland harvest.
Provide educational resources on forestry practices and the benefits to a healthy forest.

Policies and Recommendations

- 1. Improve the menu of forestry zoning districts and update the zoning map in cooperation with towns in order to recognize preferred areas for forestry enterprise and to preserve the best forest lands for productive use.
- 2. Incentives for private landowners to enroll woodlands in the various land and resource protection programs such as Managed Forest Law, Conservation Reserve Program, etc will be explored.
- 3. Landowners in designated forestry areas will be encouraged to have a forestry management plan in place prior to development.
- 4. Trail development in forested areas will be required to have a long-term development plan in order to decrease misplacement of trails or inadequate location that do not consider future conditions.

Goal 7: Balance future needs for the extraction of mineral resources with potential adverse impacts on Burnett County.

Objectives:

- A. Encourage the registration of known economically viable non-metallic mineral deposits.
- B. Require the consistent regulation of non-metallic mineral extraction operations to minimize adverse impacts on adjacent land uses and to ensure proper site reclamation.
- C. Consider the potential adverse impacts of proposed metallic mineral extraction operations, and ensure that the siting of such facilities will not negatively impact Burnett County's natural resources.

Cultural Resources

Goal 8: Preserve the Northwoods character as defined by scenic beauty, a variety of landscapes, undeveloped lands, forests, water resources, wildlife, farms, rural and small town atmosphere, buildings integrated with the landscape, and enjoyment of these surroundings.

Objectives:

- A. Consider the potential impacts of development proposals on those features that communities value

- B. Eliminate the accumulation of junk vehicles, poorly maintained properties, unsightly advertising, and roadside litter.
- C. Support the efforts of Burnett County's villages to preserve a small town atmosphere including attractive community entrances, small businesses, a vital downtown, and community culture and events.
- D. Enforce the zoning code.
- E. Encourage the growth and development of visual, performance, and cultural arts.

Policies and Recommendations

1. Conservation and cluster land division design shall be supported as options for proposed major land divisions to minimize the negative impacts to agriculture, active farms, natural resources, cultural resources, and rural character while accommodating residential development.
2. Substantial development proposals should provide the county with an analysis of the potential cultural resources impacts including, but not necessarily limited to, potential impacts to historic sites, archeological sites, and other cultural resources. The depth of analysis required by the county will be appropriate for the intensity of the proposed development.
3. New development should be placed on the landscape in a fashion that minimizes potential negative impacts to Northwoods character as defined by locally significant landmarks, scenic views and vistas, rolling terrain, undeveloped lands, farmlands and woodlands, aesthetically pleasing landscapes and buildings, limited light pollution, and quiet enjoyment of these surroundings.

Goal 9: Preserve significant historical and cultural lands, sites, neighborhoods, and structures that contribute to community identity and character.

Objectives:

- A. Identify, record, and protect community features with historical or archaeological significance.
- B. Consider the potential impacts of development proposals on historical and archeological resources.
- C. Promote the history, culture, and heritage of Burnett County and its diverse communities.

Policies and Recommendations

1. Work with communities and groups/organizations such as the Wisconsin Historical Society and the Burnett County Historical Society to maintain the map and database of historic and archeological sites.
2. Identify, record and promote preservation of historical, cultural and archaeological sites within the community.
3. A map and database of historic structures will be developed within the planning period.

4. A community survey of historical and archeological resources will be conducted at least once every twenty years.
5. Review proposals for the development of properties abutting historic resources to ensure that land use or new construction does not detract from the architectural characteristics and environmental setting of the historic resource.
6. A historic preservation ordinance should be adopted to protect historic sites.

Goal 10: Strengthen opportunities for youth in Burnett County including youth-oriented activities and facilities and additional job opportunities.

Objectives:

- A. Involve youth in the comprehensive planning process.
- B. Establish the involvement of youth in county decision making.
- C. Support youth development programs.

6. Economic Development

Goal 1: Maintain and enhance opportunities for resource based industries dependent on rural lands and provide opportunity for compatible economic growth and development

Objectives:

- A. Encourage resource based industries including agriculture, forestry, and tourism which are consistent with the goals of this plan.
- B. Protect agricultural lands by enforcement of agricultural zoning districts.
- C. Establish the value of existing and potential agricultural land and help preserve them through the development of an agricultural "Transfer of Development Rights" (TDR) and/or "Purchase of Development Rights" (PDR) program managed by the County. These shall be supported by a priority system, a revenue mechanism, and an information/education program.
- D. Discourage any type of development, not agriculturally related, on prime agricultural soils identified in the TDR/PDR program.
- E. Encourage continuation of the family farm.
- F. Encourage creative, unique and niche forms of agriculture.
- G. Support programs that coordinate the selling of local products within local establishments.
- H. Support programs that provide opportunities for farmers to network to increase the potential to share knowledge, resources, and equipment.

Policies and Recommendations

1. Agriculture should be supported as a vital component of the county's economic base.
2. Forestry should be supported as a vital component of the county's economic base.

3. Tourism should be supported as a vital component of the county's economic base.

Goal 2: Attract, retain, and expand quality businesses and industries that will improve the employment and personal income base of the County.

Objectives:

- A. Encourage long term business investments that generate net fiscal benefits to the County, protect environmental quality, and provide increase to net personal income.
- B. Support incentives to those businesses of all sizes which demonstrate a commitment to protecting the environment and enhancing the County's quality of life.
- C. Promote economic opportunity for all residents, including unemployed, underemployed, and special needs populations.
- D. Encourage diversified economic development to achieve and maintain a balanced tax base.
- E. Support agriculture, forestry, manufacturing, tourism, and related support services as strong components of the local economy.
- F. Support the further development of an ecological tourism (ecotourism) industry in the county and region to build environmental and cultural awareness, and benefit the local economy.
- G. Support the further development of an agricultural tourism (agri-tourism) industry in the county and region to build awareness of the importance of agriculture to the County, an understanding of operations, and benefit the local economy.
- H. Support the increase of businesses that serve the aging and retirement population.
- I. Encourage the growth of business clusters based on similar or complementary industries.
- J. Promote business retention, expansion, and recruitment efforts that are consistent with the county's comprehensive plan.
- K. Support existing businesses by establishing public-private partnerships.
- L. Support the pursuit of local, state and federal funding and assistance that will help local businesses become more competitive.
- M. Distinguish and promote features unique to the county in order to compete and complement the region.

Policies and Recommendations

1. Manufacturing should be supported as a vital component of the county's economic base.
2. Future economic development should include businesses that produce goods and services within the county but are sold primarily to outside markets.
3. The county should support existing business expansion and retention efforts and new business development efforts that are consistent with the comprehensive plan.
4. When evaluating substantial development proposals, Burnett County should consider market interactions with the existing local and regional economy and potential facilities impacts to providing community services. The depth of analysis required by the county will be appropriate for the intensity of the proposed development.

5. Coordinate regularly with the Northwest Wisconsin Regional Planning Commission to evaluate economic development related grants, programs, and tax incentives for their applicability to the county and its communities.
6. Economic development programs and incentives should focus on development and businesses that include higher quality buildings and facilities, as well as, provide greater job opportunities with relatively high wages.
7. The retention and expansion of existing businesses should be supported through facility improvements and the implementation of increased technology.

Goal 3: Help provide sufficient commercial and industrial lands adjacent to public facilities and transportation services that are cost effective and environmentally compatible.

Objectives:

- A. Encourage appropriate re-use and development of older buildings.
- B. Designate sites for industrial and commercial use that will be accessible from roadways of arterial class or higher, potentially served with utilities, and free of major environmental constraints.
- C. In cooperation with local jurisdictions, maintain an adequate supply of industrial and commercial lands with a suitable mix of light and heavy industry, retail service and institutional use within designated growth areas in proximity to transportation services.
- D. Encourage infrastructure development and services necessary to serve new development.

Policies and Recommendations

1. Commercial development should be steered to areas consistent with the local Preferred Land Use Plan Maps and associated recommendations.
2. Highway corridor development shall be directed to designated planned commercial areas and address building signage, lighting, service and land use standards.
3. Ensure that there is an adequate supply of serviceable commercial and industrial land located close to adequate transportation services.
4. Future economic development should be located in and/or directed toward areas within which adequate public facilities and services already exist, are programmed for expansion, or will be provided concurrent with development.
5. Industrial development should be steered to villages capable of providing sewer and water services.
6. The development of industrial areas will be preceded by a site development and long term industrial plan for the community. Public involvement will be required during the formation of any such plans.

Goal 4: Support the organizational growth of economic development programs in the county and region.

Objectives:

- A. Increase cooperation between counties regarding comprehensive planning and economic development issues.
- B. Support the regional efforts of the International Trade, Business and Economic Development Council (ITBEC) for Northwest Wisconsin and the Northwest Wisconsin Regional Planning Commission.
- C. Support the efforts of the Burnett County Development Association, community development organizations, and local chambers of commerce.
- D. Promote dialogue and continue to strengthen relationships between the county and local businesses.
- E. Support programs that provide business networking opportunities to increase business collaboration, shared resources, and to identify needs and opportunities.

Policies and Recommendations

- 1. Continue to work with the Burnett County Development Association as a resource to achieve county and local economic development goals and objectives.
- 2. Determine a clear purpose and scope for the Burnett County Development Association. Require annual evaluation of goals and re-assessment of its purpose if necessary.
- 3. Continue working with the Northwest Wisconsin Regional Planning Commission on the regional revolving loan fund program which can be used to provide financial incentives to businesses. Capitalize the program with Tax Increment Financing allocations where applicable, money generated from federal or state programs, and/or public private partnerships.

Goal 5: Maintain the utility, communication, and transportation infrastructure systems that promote economic development.

Objectives:

- A. Work to maintain an effective and efficient government to reduce the tax burden.
- B. Improve economic development opportunities along highway corridors.
- C. Support the development of regional facilities, cultural amenities, and services that will strengthen the long-term attractiveness of the local communities, Burnett County, and the region.
- D. Monitor the infrastructure needs of established businesses in order to meet their expansion and facility needs when they are consistent with the county's comprehensive plan.
- E. Attract and support the development of world class communication systems.

Goal 6: Maintain a quality workforce to strengthen existing businesses and maintain a high standard of living.

Objectives:

- A. Support local employment of area citizens, especially efforts that create opportunities for local young adults.
- B. Support home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the area.
- C. Support area school districts, technical colleges, universities, and other non-profit agencies that promote workforce development.
- D. Provide a continuum of educational opportunities responsive to the needs of the County work place.
- E. Encourage greater interaction between the county schools and businesses in order to better coordinate the required education and skills.
- F. Promote and encourage community development that creates and enhances vibrant neighborhoods, and shopping, entertainment and recreational opportunities that will attract and retain younger families and employers.
- G. Support intergovernmental efforts to development a local technical school.

Policies and Recommendations

- 1. Encourage industries that provide educational and training programs and those that provide family- and high-wage employment. Maintain and expand public, private, and partnership programs that will provide skilled workers for higher paying jobs.
- 2. The county will encourage economic development through public-private partnerships that are beneficial to the sustainability of the county and its communities and consistent with the comprehensive plan.
- 3. The development of economic area plans will be encouraged within the planning period, for example; downtown redevelopment plans, highway commercial corridor plans, etc.
- 4. Encourage the development of village downtown steering committees made up of merchants, bankers, public officials, chamber of commerce, and civic groups, whose purpose is to develop a shared vision for the downtown, and provide leadership in the downtown revitalization effort.

7. Intergovernmental Cooperation

Goal 1: Foster the growth of mutually beneficial intergovernmental relations between Burnett County and other units of government.

Objectives:

- A. Reduce the cost and enhance the provision of coordinated or consolidated public services and facilities with other units of government including the St. Croix Tribe.
- B. Continue the use of joint purchasing and shared service arrangements with other units of governments to lower the unit cost of materials and supplies for such things including,

but not limited to, office supplies, roadwork supplies, vehicles, equipment, professional services, and insurance.

Policies and Recommendations

1. The county shall provide leadership to the process of local and county plan implementation through necessary staff, staff expertise, financing and technology.
2. The county shall work to maintain ongoing communication and positive relationships with its communities, school districts, sanitary districts, neighboring counties and communities, and state and federal agencies.
3. Transportation issues under the jurisdiction of the Burnett County Highway Department shall be jointly discussed and evaluated with the affected communities and if necessary, with the Wisconsin Department of Transportation.
4. Educational efforts regarding planning, land use regulation, implementation, or natural resource management should be discussed as multi-jurisdictional efforts between the county and local communities.
5. County facilities that have available capacity shall be considered for joint use with other units of government or community organizations.
6. The county shall consider intergovernmental and other cooperative options before establishing, reinstating, expanding, constructing or rehabilitating community facilities, utilities or services.
7. The county shall support the consolidation or shared provision of public services where the desired level of service can be maintained, where the public supports such action, and where sustainable cost savings can be realized.
8. Annually review intergovernmental agreements for their effectiveness and efficiency.
9. Maintain the County Planning Committee (CPC) as an active body for exploring intergovernmental plan implementation solutions and resolving intergovernmental conflicts. Convene a meeting of the CPC at least annually.
10. Continue cooperative planning efforts with surrounding towns, villages, districts, associations, service providers and the county.
11. A multi-jurisdictional planning effort will be considered when the comprehensive plan is updated.
12. The county will bi-annually evaluate the cost effectiveness of existing departments/offices or agencies which are independent of other government entities or where no intergovernmental agreements exist.

13. Before the purchase of new county facilities or equipment or the re-instatement of service agreements, the county will pursue options for trading, renting, sharing, or contracting such items from neighboring jurisdictions.
14. Opportunities for sharing county staff or contracting out existing staff availability will be pursued should the opportunity arise.
15. Any and all intergovernmental agreements or arrangements shall be in writing, and the statutory authority for such agreements will be identified.

Goal 2: Foster the growth of mutually beneficial intergovernmental relations between local units of government within and outside of Burnett County.

Objectives:

- A. Provide leadership for community cooperation efforts in the comprehensive plan development, adoption, and implementation processes.
- B. Encourage and facilitate the use of cooperative agreements between municipalities for such things including but not limited to annexation, expansion of public facilities, sharing of services and property, and land use regulation.

Policies and Recommendations

1. The county shall provide leadership to the process of matching local land use plans and policies along municipal boundaries to promote consistency and minimize potential conflicts.
2. The county shall encourage cooperative boundary plans between villages and neighboring towns in compliance with Wis. Stats. 66.0307 within the planning period.
3. The county will encourage cooperative implementation of comprehensive plan policies and recommendations with all levels of government in Burnett County.

8. Land Use Element

Goal 1: Guide the efficient use of land through a unified vision of planned growth in recognition of resource limitations and County goals and objectives.

Objectives:

- A. Maintain a current, long-range comprehensive plan, which will serve as a guide for future land use and zoning decisions.
- B. Develop procedures and policies that ensure a balance between appropriate land use and the rights of property owners, focusing on the best interests of the county as a whole.
- C. Ensure all landowners have equitable options for proposing land use change.
- D. Coordinate land use planning and growth management throughout the county to facilitate efficient resource investments while allowing for local autonomy where warranted.
- E. Help identify, evaluate, and preserve historic, archaeological, and cultural resources.

- F. Coordinate archaeological inventories and management plans with Native American groups and other interested parties.
- G. Encourage village and town planning goals that are consistent with or do not conflict with County goals and policies.
- H. Identify areas of potential conflict between the land use plans of Burnett County and its communities and provide a process for the discussion and resolution of such conflicts.
- I. Establish agreements regarding land use regulation and provision of services in the growth areas outside existing villages addressing land uses, levels of service, resolution of boundary disputes, service extension policies, and transfer of jurisdictional burdens.

Policies and Recommendations

1. The comprehensive plan shall identify anticipated areas for future growth, the preferred land uses within growth areas, and policies that guide the review of proposed developments.
2. The county preferred land use map shall be the equivalent of the most current locally adopted preferred land use map of each municipality in Burnett County. In other words, the local preferred land use map is the county preferred land use map for that area.
3. Work with towns to improve county zoning and land division ordinance provisions toward improved management of land use and development and toward overall comprehensive plan implementation.
4. Expand and/or refine the menu of zoning districts for increased flexibility in the implementation of town plans. Work with towns to update the zoning map to provide improved consistency with the preferred land use map.
5. Improve the administration of land division review in order to track all land divisions (plats, CSMs, and quit claim deeds) necessary to enforce density and other land management policies.
6. County zoning, subdivision, and other land use ordinances shall be maintained and updated as needed to implement the Preferred Land Use Plan.
7. All development proposals shall meet the intent of the Preferred Land Use Management Areas as described within the Land Use element.
8. All development proposals shall meet the goals and objectives of the established Preferred Land Use Management Areas, as identified within the Land Use Element of the comprehensive plan.
9. In order to coordinate consistency in the county-town plans, Burnett County shall request and consider town input and recommendations prior to making a decision on a rezone, conditional use, land division (including plats and certified survey maps), or site plan approval.

10. Where a proposed development is found to be inconsistent with comprehensive plan policies, an applicant shall be advised to petition the local unit of government for a revision to the comprehensive plan preferred land use map (note: the applicant may also revise the design of the proposed development to attempt to achieve consistency with the plan).
11. Where a proposed development is initially found to be inconsistent with comprehensive plan policies, but the town amends its map to accommodate the development, the county will not deny the application on the basis of inconsistency with the preferred land use plan.

Goal 2: Plan for a desirable pattern of land use that contributes to the realization of the county's, towns', and villages' goals and objectives for the future.

Objectives:

- A. Restrict new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
- B. Establish a range of Preferred Land Use Management Areas and a range of preferred development densities and assign them to areas of the county in order to identify planning guidelines within which a variety of local land use planning and implementation options will achieve long term land use compatibility.
- C. Seek a pattern of land use that will preserve large tracts of productive agricultural areas and resources.
- D. Seek a pattern of land use that will preserve productive forestry areas and resources.
- E. Seek a pattern of land use that will preserve green spaces in developed areas, and natural resources, with a focus on groundwater and surface water resources.
- F. Seek a pattern of land use that will maintain and enhance the county economy.
- G. Focus areas of substantial new growth within or near existing areas of development where adequate public facilities and services can be cost-effectively provided or expanded.
- H. Encourage the centralization of commerce, entertainment, and employment to create vigorous community centers.
- I. Promote growth patterns that result in compact, distinct and separate communities rather than continuous linear strips of development.
- J. Encourage cluster development to assure conservation of land, efficient provision of public services, and accessibility.
- K. Encourage new development to be integrated with the surrounding landscape through visual prominence of natural features, use of natural materials and colors, and minimizing the development's impact on the natural environment.
- L. Help identify the full range of public facilities considered optimum for urban development such as water and sewer utilities, police and fire protection, health services, schools, parks, libraries, and solid waste collection and disposal services.
- M. Help promote the provision of public facilities and services when sufficient need and revenue base to support them exists.
- N. Consider a variety of planning tools such as area development plans, density management regulations, purchase or transfer of development rights programs, site and architectural design review guidelines, and voluntary land management programs to achieve the county's, towns', and villages' desired pattern of future land use.

- O. Encourage land division layouts that incorporate the preservation of valued community features, that fit within the character of the local community, and that are suited to the specific location in which the development is proposed.
- P. Require landscape and land use buffers to lessen the impacts of conflicting land uses in close proximity.
- Q. Require intensive uses such as salvage yards be screened from public view.
- R. Coordinate with the Department of Natural Resources and the National Park Service to ensure that land management decisions provide maximum benefits.

Policies and Recommendations

1. The siting and construction of new developments shall be consistent with the purpose, intent, preferred use, and preferred density established in the applicable Preferred Land Use Management Area and meet the applicable review criteria established by comprehensive plan policies.
2. At a minimum, the following characteristics shall be used to define a cluster or conservation design development:
 - a. Residential lots or building sites are concentrated and grouped.
 - b. The number of lots (density) takes into account the standards of the overlying zoning district.
 - c. The lot size is reduced from what is normally required.
 - d. A maximum lot size is employed to support open space requirements and manage density.
 - e. There are residual lands that are preserved as green space in perpetuity for the purpose of limiting density, protecting valued community features such as agriculture, natural resources, or cultural resources.
3. At such time that a home-based business takes on the characteristics of a primary commercial or industrial use, it shall be relocated, discontinued, or rezoned (as necessary) to be consistent with the applicable adopted comprehensive plan and overlying land use regulation (zoning) to appropriately reflect the a commercial or industrial use.
4. The county should review growth and development applications to address service demands on community services or facilities. (validate)
5. Proposed conditional uses shall meet the following criteria in order to gain county approval:
 - a. Complies with the requirements of the applicable zoning district
 - b. Use and density are consistent with the intent, purpose, and policies of the applicable preferred land use management area.
 - c. Use and site design are compatible with adjacent uses in terms of aesthetics, scale, hours of operation, traffic generation, lighting, noise, odor, dust, vibration, and other external impacts
 - d. Does not diminish property values in the surrounding neighborhood
 - e. Provides assurance of continuing maintenance
 - f. Addresses parking and site layout requirements

6. Home-based business shall maintain the following characteristics:
 - a. They are conducted in a zoning district where such use is allowed
 - b. They maintain compliance with the specific requirements of the zoning ordinance
 - c. They are a secondary use of a primarily residential property
 - d. They have little to no outward appearance or negative impact on the surrounding neighborhood
7. The design of new commercial and industrial development should employ shared driveway access, shared parking areas, shared internal traffic circulation, and coordinated site planning with adjacent businesses.
8. Commercial and industrial development should be directed to areas where existing public facilities and services are adequate to support growth, are planned for expansion, or will be provided concurrent with development.
9. New lots and building sites should be located and designed to protect environmental corridors, working woodlands and working farmland.
10. The county should consider distance restrictions of non-farm related residential structures to active agricultural operations (such as locating a minimum of 1,000 feet away from designated active farms and manure storage sites in order to avoid or lessen the potential for land use conflicts).
11. New commercial and industrial development should employ site and building designs that include:
 - a. Signage and building architecture;
 - b. Shared highway access points;
 - c. Parking and loading areas;
 - d. Landscaping;
 - e. Lighting;
 - f. Efficient traffic and pedestrian flow.
 - g. Location of large, bulky, box-like commercial structures shall be avoided.
 - h. Where possible, parking lots shall be placed behind buildings to lessen their visual impact on the community.
 - i. All mechanical equipment (i.e. air conditioners, ventilation equipment, etc.) should be screened from public view. This includes roof-top equipment and equipment on the ground.
 - j. Future business and industrial development in the county should be reviewed for potential financial, service and visual impacts to surrounding landowners.

9. Implementation

Goal 1: Promote consistent integration of the comprehensive plan policies and recommendations with the ordinances and implementation tools that affect Burnett County.

Objectives:

- A. Update and/or revise the comprehensive plan on a regular schedule (at least every ten years) to ensure that the plan remains a useful guide for land use decision making.
- B. Require that administration, enforcement, and implementation of land use regulations are consistent with the Burnett County comprehensive plan or municipal plans, where applicable.
- C. Develop and update as needed an “Action Plan” as a mechanism to assist the County Land Use and Information Committee and County Board to bring implementation tools into compliance with the comprehensive plan.

Policies and Recommendations

- 1. The county shall maintain the comprehensive plan as an effective tool for the guidance of county governance, and will update the plan as needed to maintain consistency with state comprehensive planning requirements.
- 2. County policies, ordinances, and decisions relative to zoning, land divisions and subdivisions, shoreland and shoreland-wetland zoning, and official mapping shall be made in conformance with the comprehensive plan.
- 3. Maintain funding for continued provision of professional planning services toward the implementation of county and local comprehensive plans. The county should consider creating a county planning department and appropriate staff, work directly with the NWWRPC, or retain a consultant for these services. Consider local cost-sharing, user-fees, grants, and other methods as potential funding sources.
- 4. Develop and maintain an action plan that identifies specific projects that are to be completed toward the implementation of the comprehensive plan. An action plan identifies an estimated time frame and responsible parties for each project or action.
- 5. The action plan located within the comprehensive plan will be updated when tasks are accomplished and new items will be added when appropriate.
- 6. Review the comprehensive plan annually (in conjunction with the county budgeting process) for performance on goals, objectives, policies, and recommendations, for availability of updated data, and to provide an opportunity for public feedback. This review does not need to be as formal as the comprehensive review required at least every 10 years by Ch. 66.1001, Wisconsin Statutes.
- 7. The county shall revise or amend its comprehensive plan no more than four (4) times per year.
- 8. When the comprehensive plan is updated with new census data, data that indicate significant change within the ten year period will be re-examined and evaluated and necessary strategies to address the issue will be amended to the plan.
- 9. The county Zoning Committee has the responsibility to review and make a recommendation on any proposed amendments to the zoning ordinance, official map, shoreland zoning ordinance and subdivision ordinance, etc. affecting the county.

10. State of Wisconsin Comprehensive Planning statutes will be monitored by an assigned official to ensure that statute changes, additions or deletions are appropriately accounted for with respect to the community comprehensive plan.
11. If the county should experience substantial land use or land use regulation changes within the planning period, maps which represent these features will be updated to ensure the most accurate information is utilized in community decision making.
12. Maps will be used in coordination with established county goals and objectives to ensure the consistency between the comprehensive plan's text as well as maps and/or other graphics.
13. Every five years the county will evaluate the availability of funds for updating the comprehensive plan. If adequate funds are not available then a strategy will be developed to ensure that sufficient funds are available for a comprehensive plan update.

Goal 2: Balance appropriate land use regulations and individual property rights with community interests and goals.

Objectives:

- A. Provide continuing education to the public that will lead to a more complete understanding of planning and land use issues facing the County.
- B. Create opportunities for citizen participation throughout all stages of planning, ordinance development, and policy implementation.
- C. Maintain an implementation tool development review process whereby all interested parties are afforded an opportunity to influence the outcome.
- D. Maintain a land use (agricultural, industrial, commercial, and residential) development review process whereby all interested parties are afforded an opportunity to influence the outcome.

Policies and Recommendations

1. Areas of the plan which are likely to be disputed or litigated in the future should be reviewed by Corporation Counsel to ensure his or her knowledge of the plan and to offer suggestions to reduce conflict.
2. The annual review of the comprehensive plan will be done in a committee format with public involvement including citizens, landowners, community officials and staff to evaluate the plan in an un-biased manner.