

8. Land Use

8.1 Introduction

Land use is central to the process of comprehensive planning and includes both an assessment of existing conditions and a plan for the future. Land use is integrated with all elements of the comprehensive planning process. Changes in land use are not isolated, but rather are often the end result of a change in another element. For example, development patterns evolve over time as a result of population growth, the development of new housing, the development of new commercial or industrial sites, the extension of utilities or services, or the construction of a new road.

This chapter of the comprehensive plan includes local information for both existing and planned land use in the Town of Sand Lake. For further detail on existing land use in Burnett County, please refer to Chapter 8 of the *Inventory and Trends Report*.

8.2 Existing Land Use

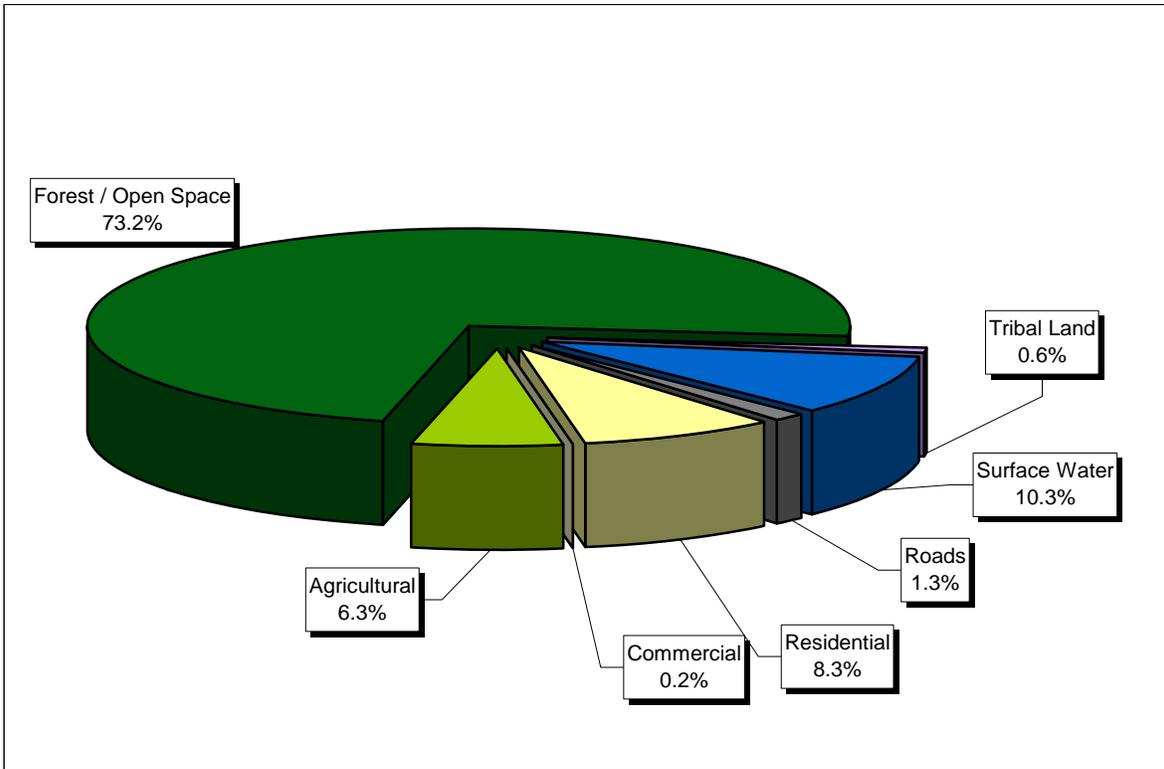
Evaluating land use entails broadly classifying how land is presently used. Each type of land use has its own characteristics that can determine compatibility, location, and preference relative to other land uses. Land use analysis then proceeds by assessing the community development impacts of land ownership patterns, land management programs, and the market forces that drive development. Mapping data are essential to the process of analyzing existing development patterns, and will serve as the framework for formulating how land will be used in the future. Map 8-1, Table 8-1, and Figure 8-1 together provide the picture of existing land use for the Town of Sand Lake.

Table 8-1
Existing Land Use, Town of Sand Lake, 2008

Land Use Classification	Acres	Percent of Total
Residential	1,914	8.3%
Commercial	39	0.2%
Industrial	-	0.0%
Agricultural	1,453	6.3%
Forest / Open Space	16,941	73.2%
Tribal Land	135	0.6%
Surface Water	2,374	10.3%
Roads	291	1.3%
Total	23,147	100.0%

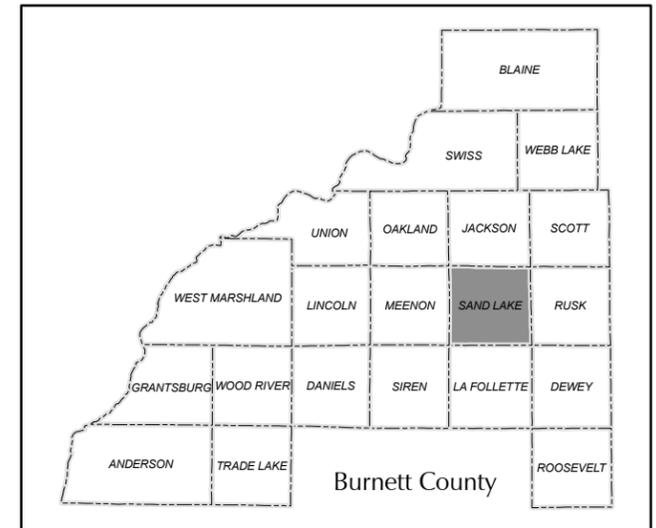
Source: Burnett County, Wisconsin Department of Revenue (2007 Statement of Assessments as Reported on or Before 3-04-08), and Foth.

Figure 8-1
Existing Land Use, Town of Sand Lake, 2008



Source: Burnett County, Wisconsin Department of Revenue (2007 Statement of Assessments as Reported on or Before 3-04-08), and Foth.

MAP 8 - 1 EXISTING LAND USE TOWN OF SAND LAKE Burnett County, Wisconsin

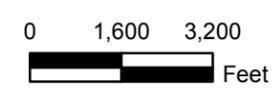


Legend

	State Highway		Single Family Residential
	County Highway		Multi Family Residential
	Town Road		Commercial
	Rivers		Industrial
	Lakes		Government/Institutional/Utilities
	Wetlands		Agriculture
	Village Boundary		Forests and Open Space
	Town Boundary		Parks and Recreation
	County Boundary		

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

Source: Wisconsin DOT and Burnett Co Land Information Office



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December 10, 2009 Drawn by: DAT Checked by: JDW

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The Town of Sand Lake, with about 23,147 acres, is roughly the size of a typical 36-section town. The town's development pattern is diverse as influenced primarily by soil conditions. The Town of Sand Lake is still primarily an undeveloped, rural town, and passive land uses include about 90% of the town's landscape. Forest/open space is the single largest existing land use at 16,941 acres (73.2%), while agricultural uses comprise about 1,453 acres (6.3%).

Developed uses make up just fewer than 10% of the town's landscape including residential, commercial and roads. Residential is the single largest developed land use at 1,914 acres, and is dispersed throughout the town with notable concentrations of housing surrounding the town's lakes and along/near roads.

Of note is a trend toward the conversion of seasonal homes along the town's lakeshores to larger, year-round homes. Recent development in the town has been primarily residential, as new commercial and manufacturing development has a tendency to generally locate within the three Burnett County Villages.

8.3 Land Ownership and Management

Land ownership and management is comprised of several components that significantly affect land use. The type of land ownership (public, private, land trust, etc.) has a direct impact on how property is managed and how lands may be used in the future. Public ownership of land in Burnett County consists of municipal, county, and state owned lands. As land management takes place under both private and public ownership, resource management programs may prescribe certain requirements and limitations that affect how lands may be used in the future. Voluntary land and resource management protection programs with significant utilization on private lands in Burnett County include Managed Forest Land (MFL) and Forest Crop Land (FCL). Table 8-2 below shows land ownership and management in the Town of Sand Lake.

Understanding land ownership and management patterns provides a link to a host of voluntary and non-regulatory plan implementation tools. Valued community features and resources can be protected for future generations not only through regulatory approaches like zoning and land division ordinances, but also through public ownership or programs like MFL and FCL. Burnett County will be best positioned to achieve its desired future when land use, land management, and land regulation are working in concert.

Table 8-2
Land Ownership and Management

	Acreage	Percent of Total
County Lands	5,531.1	23.9%
Federal Lands	176.5	0.8%
State Land	81.1	0.4%
Tribal Lands	134.9	0.6%
Private Managed Forest Crop Land and Forest Land	0.0	0.0%
Land Not Under State, Federal, County, Tribal or Private Agricultural Ownership and Management	17,223.0	74.4%
Total Town Acreage	23,146.6	100.0%

Source: Burnett County

8.4 Projected Supply and Demand of Land Uses

Table 8-3 includes estimates for the total acreage that will be utilized by residential, agriculture, commercial, manufacturing, and forest/open space land uses in five-year increments through 2030. These future land use demand estimates are largely dependent on population projections and should only be utilized for planning purposes in combination with other indicators of land use demand.

The housing unit projection approximates the number of new residential units for the residential land demand projection, and is based on averaging the population projections (using both the WDOA and linear projection methods). Refer to the *Population and Housing* element for more details on population projections. Using the population projections, seasonal and vacant housing percentages, and average persons per household in the town, the housing unit projections are calculated. Using this method, a total of 87 new homes between 2008 and 2030 are projected in the town. The residential land use demand projection then assumes that each new home will occupy an average area of 4.2 acres. This existing average acreage is calculated by dividing the total residential assessed land by the total number of housing units (This plan actually specifies a range of residential lot sizes and densities within the Future Land Use Management Areas outlined in Section 8.8, the existing average is only for estimating purposes). This equates to an additional 368 residential acres by the year 2030.

Projected demand for commercial and industrial land use assumes that the ratio of the town's population to land area in these categories will remain the same in the future. In other words, each person will require the same amount of land for each particular land use as he or she does today. These land use demand projections also rely on averaging the population projections. Refer to the *Population and Housing* element for more details on population projections. This equates an additional 8 acres for commercial use and no additional acres for industrial use by the year 2030.

Projected agriculture and forest/open space use acreages are calculated based on the assumption that these uses will decrease over time. Agriculture, woodlots, and other open land are the existing land uses that are converted to other uses to accommodate new development. The amount of agriculture and forest/open space land consumed in each five-year increment is based on the average amount of land use demand for each of the developed uses by the year 2030. In other words, a total of 376 acres per year is projected to be consumed by residential, commercial, and industrial development in the Town of Sand Lake between 2008 and 2030, so agriculture and forest/open space lands are reduced by the same number within the same time period. This number is subtracted proportionally from both of these land uses based on the 2008 ratio of each.

Table 8-3
Projected Land Use Demand (acres)
Town of Sand Lake 2008-2030

	2008 Estimate	2010 Projections	2015 Projections	2020 Projections	2025 Projections	2030 Projections	2008-2030 Change	%
Residential	1,914	1,968	2,617	2,143	2,219	2,282	368	19%
Commercial	39	40	42	44	45	47	8	21%
Industrial	0	0	0	0	0	0	0	0%
Agricultural	1,453	1,449	1,397	1,435	1,428	1,423	-30	-2%
Forest/ Open Space	16,941	16,890	16,291	16,725	16,655	16,595	-346	-2%
Tribal Land	135	135	135	135	135	135	0	0%
Other (Roads and Surface Water)	2,665	2,665	2,665	2,665	2,665	2,665	0	0%
Total Town Acreage	23,147	23,147	23,147	23,147	23,147	23,147		

Source: U.S. Bureau of the Census, WDOA, and Foth

Table 8-4 and Figure 8-2 provide a comparison of land supply and demand for the Town of Sand Lake. Land use demand is based on the previous calculations, and land supply is based on the future land use plan described in Section 8.7.

Table 8-4
Land Supply and Demand Comparison
Town of Sand Lake

	Residential	Commercial	Industrial
Existing Land Use	1,914	39	0
2030 Land Use Projection (Demand) ¹	2,282	47	0
Future Land Use (Supply) ²	5,524	287	49

¹ Amount of land projected to be needed in the year 2030 to meet demand based on population and housing projections.

² The supply of land for future residential, commercial, and industrial is based on general assumptions for the composition of the Land Use Management Areas (LUMAs) included in the following table. The composition of the type of use (i.e. 2% of commercial use within the Rural Residential LUMA) was determined by an evaluation of the existing development pattern and the presumption that commercial and industrial opportunities may become available on a case by case basis that the plan accommodates.

LUMA	Residential	Commercial	Industrial
Rural Residential	98%	2%	-
Shoreland Residential	98%	2%	-
Agriculture	10%	2%	0.5%
Forestry Residential and Recreation	10%	2%	0.5%

A sufficient supply of residential land has been planned through 2030 and beyond within the Future Land Use Management Areas based on the projected residential demand. Important to note is that while the Future Land Use Management Areas allow the potential for a significant amount of residential development across the town, the actual amount of development will be limited by demand (which also applies to other uses). In addition, residential development will be managed in accordance with the Future Land Use Management Areas outlined in Section 8.8.

There is also a sufficient supply of commercial land available within the town through several of the Land Use Management Areas. Commercial land demand may be met within the Shoreland Residential (SR) area that allows limited compatible commercial uses, through home based businesses if compatible within the town’s rural and residential areas, and limited within the Rural Residential (RR), Forestry Residential and Recreation (FRR), and Agriculture (A) LUMAs based on intensity of the proposed use and compatibility with surrounding development. Industrial uses can also be accommodated on a limited basis within the (A) and (FRR) areas and through home based businesses if compatible within the town’s rural and residential areas.

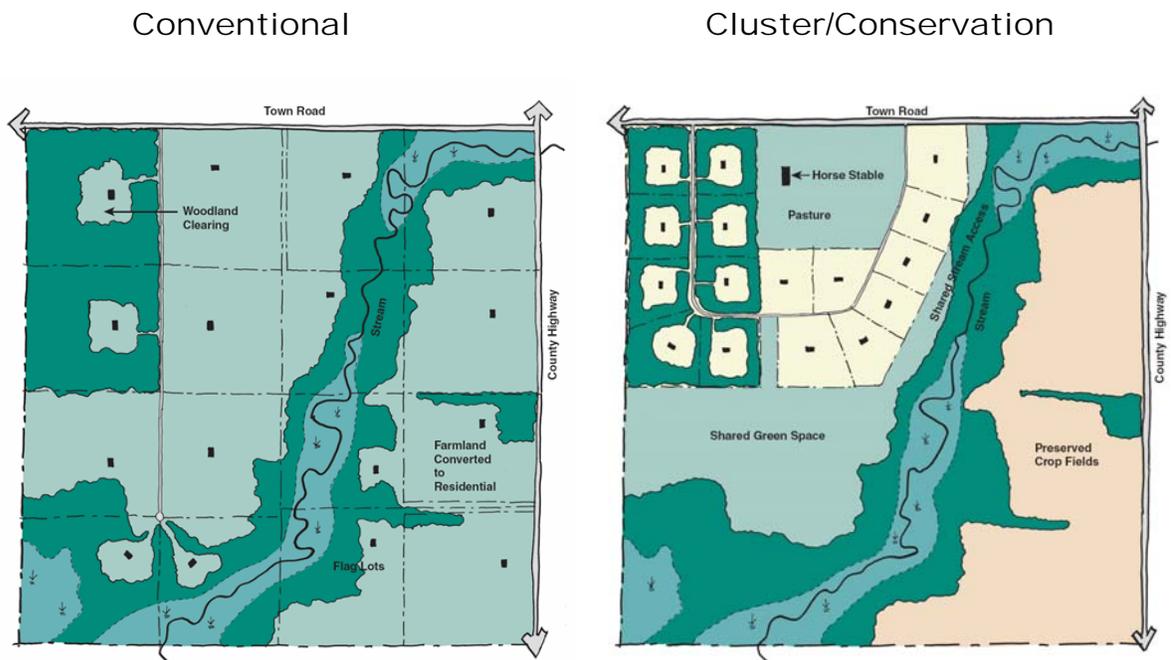
8.5 Density Management - A Different Approach to Managing Development

Burnett County manages growth through a zoning code that generally regulates the types of uses allowed and the associated minimum lot sizes that are required. This Plan and the County Plan advocates an approach to establish certain maximum densities for development within some of the planned rural and use designations as managed by Burnett County ordinances. Specific recommendations are included within the Future Land Use Management Areas outlined in Section 8.8.

It is critical to understand the difference between how density is used to manage development in comparison to minimum lot size. Minimum lot size requirements set how big individual lots need to be. Maximum density requirements set how many new homes or lots can be divided from a larger parcel, regardless of how big individual home sites or lots need to be. Establishing density standards typically works in conjunction with minimum lot sizes (and sometimes maximum lot sizes) to ensure the goals of the area (such as very low density in the agriculture classification) are met while ensuring standards are applied for health and safety (minimum lot size areas for adequate septage treatment and replacement). For more information refer to the *Burnett County Comprehensive Plan*.

8.6 Cluster/Conservation Development

In concert with adding density management provisions to achieve town and county goals of farmland preservation and maintaining rural character, the town and county should also consider adding residential clustering/conservation provisions as a primary development option for rural land development. Clustering typically allows relatively small residential lots, but still large enough to ensure adequate septage treatment and replacement systems. Clustering residential lots on a portion of a development tract (in conjunction with density management) allows a number of benefits including the conservation of farmland, forest, open space and natural resources, the ability to place home sites where the most suitable soils exist, and the potential for lower infrastructure costs. For more information refer to the *Burnett County Comprehensive Plan*. The following images show the difference between conventional residential lot development and cluster/conservation development:



8.7 Future Land Use Plan

The future land use plan is one of the central components of the comprehensive plan that can be used as a guide for local officials when considering community development and redevelopment proposals. When considering the role of the future land use plan in community decision making, it is important to keep the following characteristics in mind.

- ◆ A land use plan is an expression of a preferred or ideal future – a vision for the future of the community.
- ◆ A land use plan is not the same as zoning. Zoning is authorized and governed by a set of statutes that are separate from those that govern planning. And while it may make sense to match portions of the land use plan map with the zoning map immediately after plan

adoption, other portions of the zoning map may achieve consistency with the land use plan incrementally over time.

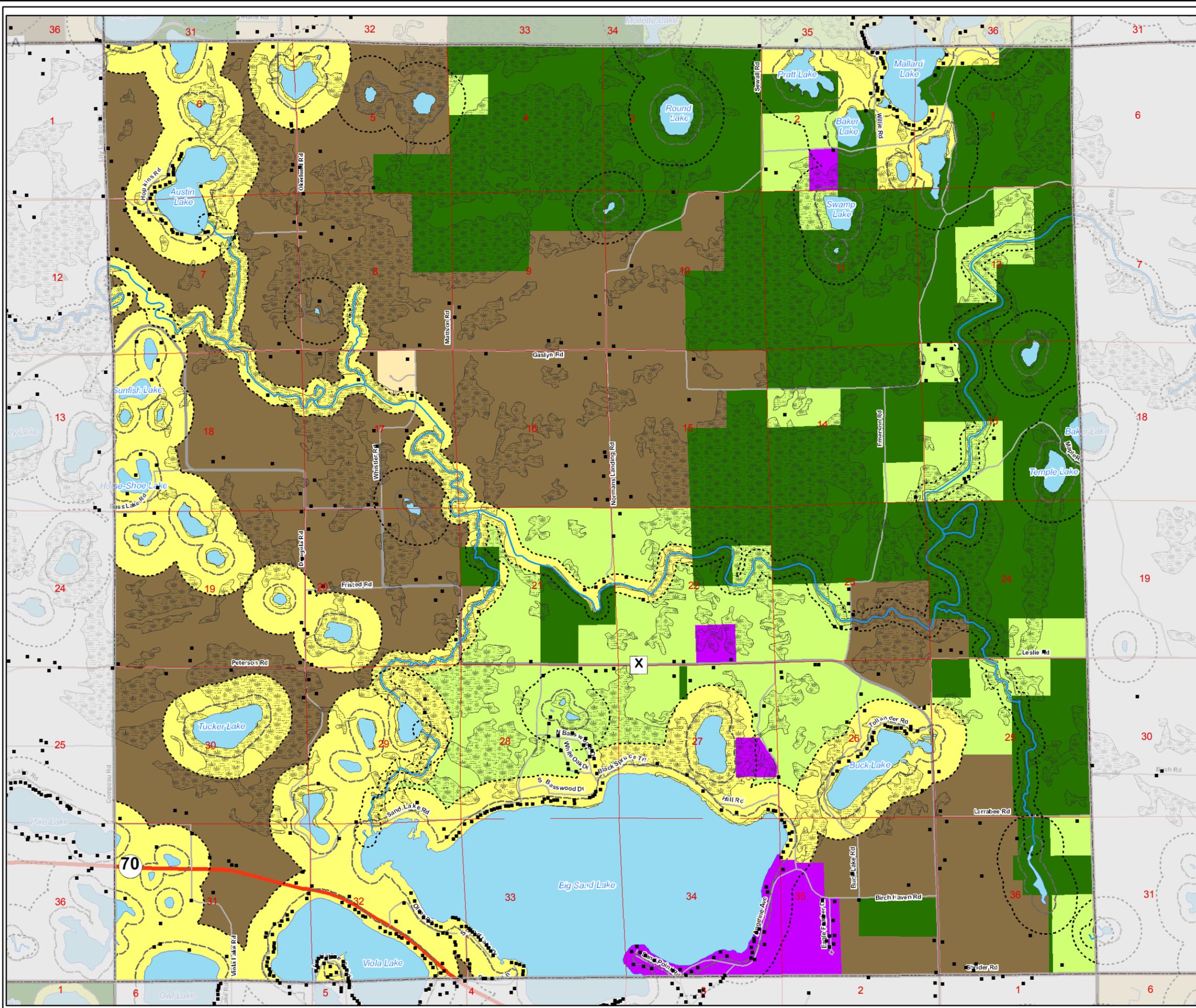
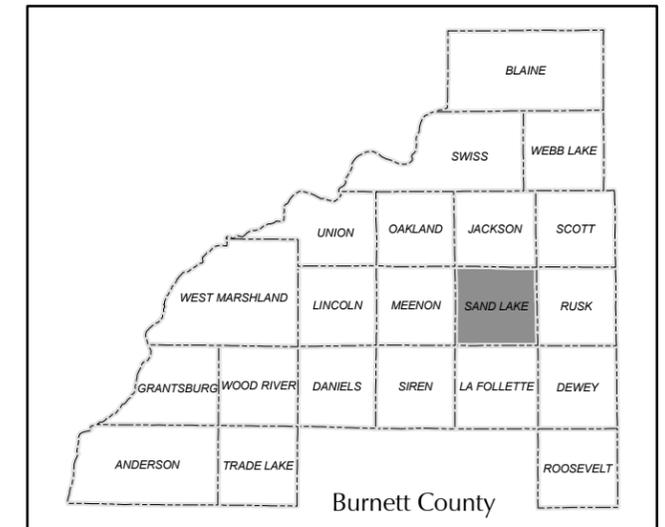
- ◆ A land use plan is not implemented exclusively through zoning. It can be implemented through a number of fiscal tools, regulatory tools, and non-regulatory tools including voluntary land management and community development programs.
- ◆ A land use plan is long range and will need to be reevaluated periodically to ensure that it remains applicable to changing trends and conditions. The plan is not static. It can be amended when a situation arises that was not anticipated during the initial plan development process.
- ◆ A land use plan is neither a prediction nor a guaranty. Some components of the future vision may take the full 20 to 25 years to materialize, while some components may never come to fruition within the planning period.

The primary components of the future land use plan include the Future Land Use Map (Map 8-2) and the Future Land Use Management Areas. These components work together with the Implementation element to provide policy guidance for decision makers in the town.

The Town of Sand Lake's plan for future land use is intended to protect agricultural, natural, and cultural resources for future generations while also allowing reasonable opportunities for land development and making efficient use of existing infrastructure. The town will accomplish this by managing the use of lands and the density of development. Most locations in the town will allow for development to take place, but the density of development will be planned in order to preserve valued features of the landscape and to encourage growth in areas that are most suitable for development.

The future land use plan was shaped by both objective data and local opinion. Public participation in the form of public meetings and a county-wide survey was utilized to significantly impact the outcome. The town considered the locations of natural resources, agriculture, roads, current land use patterns, land ownership patterns, and other objective factors to measure suitability of lands for various future land uses. A draft map was prepared that was reviewed by the public. Changes to the draft plan suggested by the town citizens were evaluated by the planning commission, and the Town Board, and any accepted changes were incorporated into the plan.

MAP 8 - 2 FUTURE LAND USE TOWN OF SAND LAKE Burnett County, Wisconsin

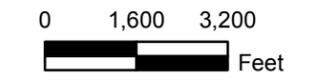


Legend

Base Layers	Land Use Management Areas
State Highway	Shoreland Residential
County Highway	Rural Residential
Town Road	Planned Urban Transition
Rivers	Rural Mixed Use/Hamlet
Lakes	Forestry Residential and Recreation
Wetlands	Public Resource
PLSS Sections	Agricultural
Village Boundary	General Commercial
Town Boundary	Industrial
County Boundary	Government/Institutional
911 Structures	Native American Land
Lakes - 300'	Agriculture/Forestry/Residential
Rivers - 300', Lakes - 1000'	

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

Source: Wisconsin DOT and Burnett Co Land Information Office



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November 13, 2009 Drawn by: DAT Checked by: JDW

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8.8 Future Land Use Management Areas

The following Future Land Use Management Areas (LUMAs) have been utilized on the town's Future Land Use Map. These descriptions give meaning to the map by describing (as applicable) the purpose, primary goal, preferred development density, preferred uses, and discouraged uses for each management area. They may also include policy statements that are specific to areas of the community mapped under a particular LUMA. Any such policies carry the same weight and serve the same function as policies found elsewhere in this plan.

Agriculture (A)

- ◆ Purpose: To prevent the conversion of agricultural land to other uses that are not consistent with agriculture while optimizing agricultural production areas. The purpose is also to implement comprehensive plan goals by encouraging livestock and other agricultural uses in areas where soil and other conditions are best suited to these agricultural pursuits. This area provides consistency with the County designated farmland preservation areas and establishes the farm and woodlands character of this part of the County.
 - ◆ Primary Goal: To preserve and promote a full range of agricultural uses. In addition, this management area is intended to maintain a viable agricultural base to support the agricultural processing and service industries, help control public service costs in rural areas thereby avoiding the need to extend urban services to scattered, isolated residential areas, help to preserve productive soils, and help to maintain the scenic beauty, rural character, and cultural heritage of the community.
 - ◆ Preferred Use: All agricultural uses, regardless of size. Specific preferred uses could include livestock production, dairy, agriculturally-related residences, greenhouses, horse facilities, agriculture sales and service, agricultural storage, agricultural research and development, fish and wildlife management activities, timber harvest and milling, and aqua culture. Sand and gravel extraction and home based businesses would be permitted in accordance with county regulations governing such activity. The Agriculture Management Area could include a limited amount of residential development at various levels of density, but the predominant land use would be agricultural in nature.
 - ◆ Recommended Policies:
 - ▶ The preferred housing density should be a maximum of 1 unit per 20 acres.
 - ▶ In areas identified by a town with the Agriculture future land use management area, new non-farm residential development should be placed on the landscape in a fashion that prevents conflicts between agricultural and residential land uses.
 - ▶ Promote clustering of homes and preservation of land for open space use within mapped Agriculture areas.
 - ▶ Utilize maximum and minimum lot size provisions to ensure the lots created are large enough to accommodate development (say one acre) and yet small enough not to consume prime agricultural lands (say 3 or 5 acres).
 - ▶ Consider soil characteristics when siting new buildings to maintain as much of the prime soils in production as possible.
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- ▶ Encourage new development that is allowed in Agriculture (A) to be designed located in a manner that does not detract from the area's rural character, and which may be easily served by county, town, and emergency services.

Rural Residential (RR)

- ◆ Purpose: To maintain the rural and open character of these areas while accommodating limited residential uses. Rural residential activity has been significant as the off lake property becomes more in demand for seasonal use. This area includes marginal or abandoned farmlands that have become attractive for rural residences.
- ◆ Primary Goal: Preserve agriculture, the rural landscape, open space, and natural features of the area, while accommodating limited residential development. Promote infill of areas which have already experienced development in order to increase overall density without sacrificing community character.
- ◆ Preferred Use: Agricultural uses, with some size limitations. Limited residential development generally located along existing roadways, in clusters, and on larger lots than found in an urban area. Commercial uses are discouraged except those of very low intensity such as golf courses or home-based businesses.
- ◆ Recommended Policies:
 - ▶ The preferred housing density should be a maximum of 1 unit per 5 acres.
 - ▶ Lots smaller than one acre should be allowed with conservation or cluster design. Density bonuses for conservation or cluster design should be considered.

Shoreland Residential (SR)

- ◆ Purpose: To recognize the shore lands adjacent to lakes, rivers, and streams in Burnett County as areas historically prone to development pressure. Many of the shorelands are significantly developed with both full-time and seasonal residents. Further residential development is regulated by the lakes and rivers classification development standards and accompanying shoreland ordinances.
- ◆ Primary Goal: Establishing appropriate strategies for the management of future development of these areas that address: ensuring environmental quality, maintaining views and open space, maintaining community character, and potential recreational activity conflicts.
- ◆ Preferred Use: Residential uses that are compatible with their immediate surroundings. Limited commercial uses including lodging, resorts and associated retail and services should be compatible with immediate surroundings and located in areas of established commercial uses.
- ◆ Recommended Policies: Stay consistent with Lakes Classification strategy for lot size and density.

Forestry Residential and Recreation (FRR)

- ◆ Purpose: To maintain the character and viability of privately owned lands that are intended for resource management or recreation, while accommodating limited residential uses.
- ◆ Primary Goal: Maintain a low development density that will support many of the features and activities residents and property owners enjoy in conjunction with reducing service costs to local taxpayers. Objectives of the FRR Management Area would include maintaining the rural character of the area, accommodating local conservation land and associated land management such as Quality Deer Management (QDM) programs, accommodating private forestry efforts, reducing forest fragmentation, accommodating quality outdoor recreational experiences and limiting sporadic development that is inefficient for the towns to service.
- ◆ Preferred Use: Forestry uses, agricultural uses (with some size limitations), outdoor recreation, and limited residential development generally located along existing roadways, in clusters, and integrated with the natural landscape. Commercial uses are discouraged.
- ◆ Recommended Policies:
 - ▶ The preferred housing density should be a maximum of 1 unit per 20 acres.
 - ▶ New residential development shall be placed on the landscape in a fashion that prevents conflicts between forest management and outdoor recreation land uses and residential land uses.
 - ▶ Promote clustering of homes and preservation of land for open space, natural resources, and recreational uses.
 - ▶ New development shall be placed on the landscape in a fashion that minimizes the fragmentation of large forest tracts.
 - ▶ New residential subdivisions with 5 lots or more shall not be allowed in areas planned for FRR unless site planning or conservation design can be effectively used to minimize negative impacts to forestry and outdoor recreation.

Public Resource (PR)

- ◆ Purpose: A Land Use Management Area to designate existing public lands and wetlands that are not planned for development.
- ◆ Primary Goal: To maintain natural features and areas as community assets and conserve these features for future generations. In addition, to prohibit development in areas which are not suited.
- ◆ Preferred Use: Allowable uses may include forestry, passive recreation, wildlife protection activities, and fisheries as possible uses.

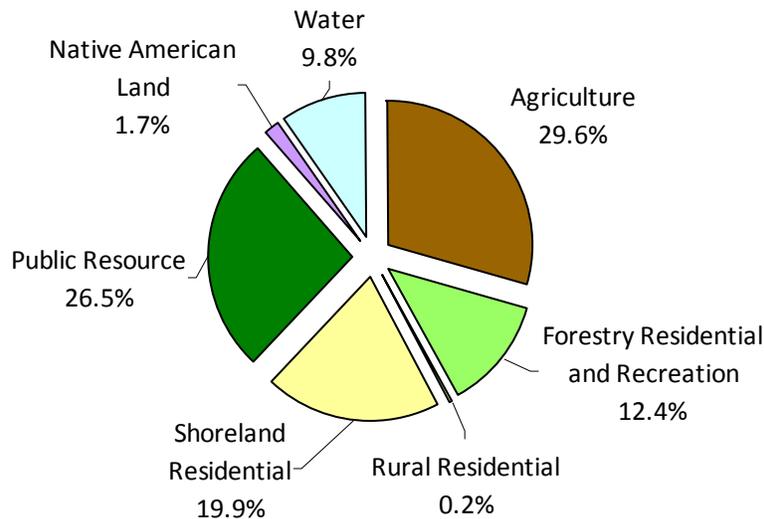
Table 8-5 and Figure 8-3 display the distribution of each Future Land Use Management Area as shown on the Future Land Use Map.

Table 8-5
Future Land Use, Town of Sand Lake 2030

Future Land Use Management Area	Acres	Percentage of Total
Agriculture	6,845.8	29.6%
Forestry Residential and Recreation	2,873.3	12.4%
Rural Residential	40.2	0.2%
Shoreland Residential	4,604.9	19.9%
Public Resource	6,123.4	26.5%
Native American Land	400.6	1.7%
Water	2,258.5	9.8%
Total	23,146.6	100.0%

Source: Town of Sand Lake.

Figure 8-3
Future Land Use, Town of Sand Lake 2030



Source: Town of Sand Lake

8.9 Existing and Potential Land Use Conflicts

The following existing and potential unresolved land use conflicts have been identified by the Town of Sand Lake. While the multi-jurisdictional planning process was designed to provide maximum opportunities for the resolution of both internal and external land use conflicts, some issues may remain. Due to their complexity, the long range nature of comprehensive planning, and the uncertainty of related assumptions, these conflicts remain unresolved and should be monitored during plan implementation.

Existing Land Use Conflicts

- ◆ Lack of property and building maintenance.
- ◆ Lack of land use ordinance enforcement.
- ◆ Telecommunication towers.
- ◆ Wind energy towers.
- ◆ Residential development next to high intensity agricultural land use and threats to the right-to-farm.
- ◆ Residential development next to extraction land uses.
- ◆ Poorly designed or unattractive commercial or industrial development.
- ◆ Lack of screening or buffering between incompatible uses.
- ◆ Home based businesses that take on the characteristics of primary commercial or industrial uses.
- ◆ The over-consumption of rural lands by large lot subdivisions.
- ◆ The loss of rural character in some locations.

Potential Land Use Conflicts

- ◆ Siting of undesirable or poorly designed land uses in the interim between plan adoption and development of implementation tools.
- ◆ Meeting the service needs of newly developed areas.
- ◆ Controlling and managing development along major highway corridors and interchanges.
- ◆ The over-consumption of rural lands by large lot subdivisions.
- ◆ The loss of rural character in some locations.

8.10 Opportunities for Redevelopment

In every instance where development is considered in the *Town of Sand Lake Year 2030 Comprehensive Plan*, redevelopment is also considered as an equally valid option. Infill development is the primary type of redevelopment that is likely in the town along.

8.11 Land Use Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1: Guide the efficient use of land through a unified vision of resource limitations and town goals and objectives.

Objectives:

- A. Maintain a current, long-range comprehensive plan, which will serve as a guide for future land use 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 town as a whole.
- C. Ensure all landowners have equitable options for proposing land use change.
- D. Help identify, evaluate, and preserve historic, archaeological, and cultural resources.
- E. Identify areas of potential conflict between the land use plans of the Town, surrounding communities, and the county and provide a process for the discussion and resolution of such conflicts.
- F. Consider 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.

8.12 Land Use Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

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 town should be prepared to complete. The completion of these actions and projects is consistent with the town’s policies, and therefore will help the town fulfill the comprehensive plan goals and objectives.

Policies and Recommendations

- LU 1. The Town 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.
- LU 2. The Town shall work with the County to improve land use management and development and overall implementation of the Town comprehensive plan.
- LU 3. The Town shall work with the County to update zoning, subdivision, and other land use management tools as necessary to implement the Preferred Land Use Plan.
- LU 4. All development proposals shall meet the intent of the Land Use Management Areas.

- LU 5. The Town shall provide the County input and recommendations prior to rezoning, conditional use, land division (including plats and certified survey maps), or site plan approval.
- LU 6. The Town shall establish a range of Preferred Land Use classifications and a range of preferred development densities and assign them to areas of the Town 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.
- LU 7. The Town should review development applications to address service demands on community services or facilities.
- LU 8. The Town shall encourage conservation or cluster development.
- LU 9. 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 Land Use Management Area.
 - ◆ The lot size is reduced from what is normally required.
 - ◆ A maximum lot size is employed to support open space requirements and manage density.
 - c. There are residual lands preserved as green space in perpetuity for the purpose of limiting density, protecting valued community features such as agriculture, natural resources, or cultural resources.
- LU 10. Proposed conditional uses shall meet the following criteria in order to gain Town approval:
- a. Complies with the requirements of the applicable zoning district.
 - ◆ Use and density are consistent with the intent, purpose, and policies of the applicable Preferred Land use classification.
 - ◆ 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.
 - ◆ Does not diminish property values in the surrounding neighborhood.
 - ◆ Provides assurance of continuing maintenance.
 - ◆ Addresses parking and site layout requirements.
- LU 11. Where a proposed development is found to be inconsistent with comprehensive plan policies, an applicant shall be advised they may petition for a revision to the comprehensive plan or the Preferred Land Use map.
- LU 12. Home-based business shall maintain the following characteristics:
- a. They are conducted in a Preferred Land Use Management Area where such use is allowed.
 - b. They maintain compliance with the specific requirements of any applicable 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.

LU 12. 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.

LU 13. The Town shall assess the need for a Town ordinance regulating the storage of non-functioning vehicles, junk, scrap and related “eye sores”.

LU 14. The Town shall ensure existing land use activities currently in the Town are “grandfathered” into any new regulatory practice.

8.13 Land Use Programs

For descriptions of land use programs potentially available to the community, refer to the *Land Use* element of the *Burnett County Inventory and Trends Report*.

Additional Programs

The following Burnett County programs are identified here, because implementation of the Town of Sand Lake’s land use plan will require continued cooperation with the county. Revisions to the county zoning and land division ordinances are a likely outgrowth of the comprehensive planning process, which has also been identified as an intergovernmental cooperation opportunity in Section 7.4. Tracking development density over time, as is suggested in the Future Land Use Management Areas, will require cooperation with county land information systems.

Burnett County Zoning Department

The Burnett County Zoning Department provides zoning administration, issues zoning and land use permits, and houses information and maps of zoning districts, floodplains, shorelands, and wetlands. The Zoning Department issues all Sanitary Permits for the county and inspects all systems for compliance with state codes. The department also administers the Wisconsin Fund Grant Program which provides funding assistance for failing private sanitary systems. It also enforces a Subdivision Ordinance which regulates division of land parcels.

Burnett County Land Information Office

The Land Information Office was established within the Property Listing Office and is under the direction of the Land Information Office Coordinator. The coordinator's responsibilities include assuring the efficient integration of the land information system and the cooperation between federal and state Agencies, local governmental units, county departments, public and private utilities and the private sector.