

**NOTICE OF PUBLIC HEARING
TEXT & MAP AMENDMENTS TO THE TOWN OF KAUKAUNA
COMPREHENSIVE LAND USE PLAN**

In accordance with the provisions of Section 19.84 and 66.1001 Wisconsin Statutes, public notice is hereby given to all residents in the Town of Kaukauna that the Town of Kaukauna Plan Commission will hold a public hearing on Wednesday, March 22, 2023, at 6:00 pm. at the Town of Kaukauna Town Hall. The purpose of the hearing is to consider proposed text and map amendments to the Introduction, Chapter 7 Land Use including the Future Land Use Map and Chapter 9 Implementation of the Town of Kaukauna Comprehensive Land Use Plan regarding issues related to Farmland Preservation.

Interested parties may give oral testimony. Written testimony will be accepted by the Town prior to the public hearing. Anonymous testimony will not be accepted.

A copy of the proposed amendments can be made available or may be viewed by appointment at the Town of Kaukauna Town Hall, W780 Greiner Rd. Kaukauna, WI 54130 or online at www.townofkaukauna.com

Debbie VanderHeiden
Town of Kaukauna Clerk

Publication Date: February 17, 2023

2019 Addendum to Comprehensive Plan

Introduction

The Town of Kaukauna is located in the southeast Outagamie County. Adjoining municipalities include the City of Kaukauna, Village of Wrightstown, and Towns of Buchanan, Freedom, Lawrence, Oneida, Vandenbroek, and Wrightstown. The township lies approximately five miles northeast of the City of Appleton and 12 miles southwest of Green Bay. The Fox River provides the community's southeast boundary.

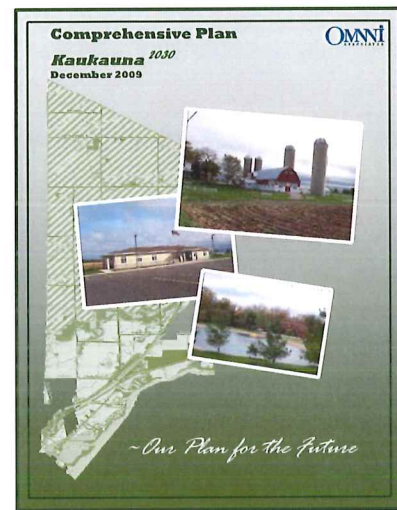


Courtesy Town of Kaukauna

2009 Comprehensive Plan

The Town of Kaukauna Comprehensive Plan was adopted in December 2009. Wisconsin's Comprehensive Planning Law [Chapter 66.1001(2)(i), Wis. Stats.] requires plans to be updated at least once every ten years. The 2019 Addendum to the Comprehensive Plan represents the official update of the current plan. It includes additions and revisions to each of the following plan elements specified in the planning law:

- Issues & Opportunities
- Housing
- Transportation
- Utilities & Community Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development
- Land Use
- Intergovernmental Cooperation
- Land Use
- Implementation



The 2019 amendment was the official update of the current plan. In 2022 the Town requested services from Cedar Corporation, the Town's planning consultant, to assist with amending those portions of the plan related to Farmland Preservation. The 2023 Addendum includes updated land use planning area descriptions, an updated Future Land Use Map, Rural Development Principles and an updated Implementation Schedule. The 2023 amendment is now the official amendment to the Town's Comprehensive Plan and includes additions and revisions to each of the following plan elements:

- Land Use
- Implementation

Why an Addendum to the Comprehensive Plan?

An addendum is an addition to an existing document intended to supplement the original text. The Town of Kaukauna chose to add to, not revise, the current plan since much of the information contained within it remains relevant today. The **2019** Addendum includes updated demographic data, a reexamination of each plan element contained in the original document, and a completely revised Implementation section. Community Planning & Consulting LLC, the Town's planning consultant, assisted with the process of developing the 2019 Addendum.

Intergovernmental Announcements

On January 24, 2018, letters were mailed to Kaukauna's municipal neighbors as required under Chapter 66.1001(2)(g), Wis. Stats. The purpose of the notice was to inform local governments and other parties of interest of the comp plan update process and provide information regarding how to review and provide comment on the draft document. Recipients included:

- Outagamie and Brown Counties
- The City of Kaukauna
- The Village of Wrightstown
- The Towns of Buchanan, Freedom, Lawrence, Oneida, Vandenbroek, and Wrightstown
- Freedom, Kaukauna, and Wrightstown School Districts
- East Central Wisconsin Regional Planning Commission
- Wisconsin Departments of Administration, Natural Resources, and Transportation

Community Engagement Session

The formal process of updating the plan began with a Community Engagement session held on February 22, 2018 at the Town Hall. The purpose of the session was to inform the public of the planning process, present updated demographic data to the community, and engage in a visioning exercise. The information presented and generated during the engagement session informed the planning process and served as a foundation for the 2019 Addendum.

Visioning Exercise

During the engagement session, participants completed an exercise intended to visualize Kaukauna's ideal future. The assignment asked those in attendance to imagine it is the year 2040 and indicate, through a series of directed questions, what the Town looks like with regards to key land use elements. The visioning exercise focused on five general land use categories: housing, transportation, economic development, parks and recreation, and preservation. The results are presented below and on the following pages. The numbers in parentheses indicate multiple responses.

By 2040, housing in the Town of Kaukauna includes...

- | | |
|---|-------------------------------------|
| • Single-family, 1,200 sq. ft. or larger [27] | - For young families |
| - On large lots [5] | • Secondary suites [3] |
| • Duplexes [14] | • Alternative energy [2] |
| - Owner occupying one unit | - Solar [2] |
| • Condos [5] | - Self-sufficient housing |
| • No mobile homes, trailer homes [5] | - Self-sufficient housing |
| • Quadplexes [5] | - Wind |
| - Owner occupying one unit | • Country living |
| • Senior housing [5] | • Farm houses |
| - Senior care facility, assisted living, group home [5] | • Housing diversity |
| • Limited multi-family [4] | • More freedom on location of homes |
| • No large apartment complexes [4] | • No duplexes |
| • No quadplexes [4] | • No large, high-rise housing |
| • Single-family, smaller than 1,200 sq. ft. [4] | • No multi-family |
| | • No subdivisions |
| | • No tiny houses |
| | • Retirement facility |

- Pre-fabricated housing

By 2040, the transportation system in the Town of Kaukauna includes...

- Systems for Seniors [11]
 - Shuttle service, busing [2]
 - Local, to stores
 - Uber
- Trails [9]
 - Bicycle route through Town [5]
 - Linked with other communities
 - Nature trails
 - Ski path
- Electric vehicles/infrastructure [7]
- Autonomous vehicles [6]
- Agricultural [5]
 - Larger farm machinery [2]
 - Transport equipment, commodities [2]
 - CAFOs responsible for road repair
- Better roads [5]
 - Better foundation
 - Different surfacing on small access roads
 - Repair
 - Smoother surfaces
 - Updated to handle more types of traffic
- Access on roads for nontraditional vehicles [4]
 - ATVs and UTVs [4]
 - Golf carts [2]
- Public transportation [4]
 - Local bus stop [3]
 - Highway Metro line
- As it is [3]
 - Paved roads
 - Cars and trucks
- Drones [3]
 - For deliveries
- Railroad [3]
 - Passenger, light rail [2]
 - Updated railroad
- Maintain current system [2]
- Transportation to larger communities [2]
 - To Appleton [2]
 - To Green Bay
- Ban drones
- Flying cars
- I-41 six lanes
- No airports

By 2040, the Town of Kaukauna's economy includes...

- Agriculture/Farming [18]
 - Organic [5]
 - Conventional, primary [2]
 - Green space for agriculture [2]
 - Large farms [2]
 - Diversity
 - Family farms
 - Goat farms vs. cow farms
 - Limit farm size
 - Mix of small and large
- Broadband internet [13]
 - Cable access
- Small businesses [10]
 - Small business zoning
 - Incentives
- Industry [8]
 - Along I-41 corridor [4]
 - Light industrial [4]
 - Limited area
 - Scattered
 - Trucking
 - Warehousing
- Home-based [7]
- High tech, communications [4]
- Commercial [3]
 - Along I-41 corridor [2]
- Hospitality, lodging [2]
- Housing [2]
 - Subdivisions
- Infrastructure [2]
 - Gas, utilities
- No large farms, CAFOs [2]
- Throughout Town [2]
 - Any kind
- Cell reception
- Continued growth
- Development in southern part of Town
- Development without annexation
- Entrepreneur opportunities
- Job growth
- Not much change
- Walmart
- Water park

By 2040, parks and recreational opportunities in the Town of Kaukauna include...

- Trails (9)
 - Walking, biking (5)
 - Hiking
 - In green space
 - On roads
- Indoor facility (5)
 - Workout center (2)
 - For youth
 - Water park (3)
 - Senior center
 - YMCA
 - Trampoline park
- Available in other communities (4)
- More things at Town Hall site (3)
 - Splash pad (2)
 - Disk golf
- Pavilion
- Rental
- Volleyball court
- Park (3)
 - With pavilion for gatherings (2)
- Play yards on individual properties
- Small parks (2)
 - With playgrounds
- Outside recreation center (2)
 - Baseball
 - Soccer
- Community gathering places (2)
- None (2)
- Six Flags America
- Wellness centers

By 2040, the Town of Kaukauna has successfully preserved...

- Agriculture, farmland (15)
 - Open fields (3)
 - Family farms
 - Green fields and crop land
 - Small farmers
- Our lifestyle (13)
 - Rural, country life (5)
 - Heritage, culture (4)
 - Quiet (4)
 - Small town, not congested (4)
 - Friendly, welcoming (3)
 - Safe
 - Slow traffic
- Water quality (7)
 - Groundwater (2)
- Old town hall (4)
- Nature, green space, clean environment (4)
- Small business (4)
 - Family business
 - Locally owned
- Single-family homes (3)
- Wildlife (3)
- Wooded areas (3)
 - Trees along Apple Creek
- Creek and streams (2)
- Apple Creek
- Green space (2)
- No apartments (2)
 - Keeping young people here
 - No large industry
- Town boundaries (2)
- Affordable housing
- Affordable tax base
- Change is good
- Controlled growth
- Coyotes and wolves in backyard
- Fox River Locks
- Good jobs
- Good roads
- Historical background
- Home ownership
- Hunting lands
- Market for manure
- Natural lay of the land
- On large lots
- Reduced runoff from agricultural fields
- Rustic Roads
- Status quo

Presentation of First Draft

Community Planning & Consulting presented the first draft of the 2019 Addendum to the general public on April 26, 2018. The draft document was also posted to the Town of Kaukauna website

for review. Following the presentation, revisions were made at the request of the Plan Commission and the document was prepared for the Public Hearing.

Throughout most of 2022 and into 2023 Cedar Corporation presented drafts of the Comprehensive Plan (Plan) amendment to the Plan Commission. On February XX, 2023, the Plan Commission recommended approval of the final draft and the Plan was prepared for the Public Hearing.

Public Hearing & Adoption

A Public Hearing on the 2019 Addendum was held on November 14, 2018 at the Town Hall. Following the hearing and final revisions to the document, the Plan Commission recommended adoption by the Town of Kaukauna Boards of Supervisors. The 2019 Addendum to Comprehensive Plan was adopted on January 14, 2019.

A Public Hearing on the 2023 Addendum was held on March 22, 2023, at the Town Hall. Following the hearing and final revisions to the document, the Plan Commission recommended adoption by the Town of Kaukauna Board of Supervisors. The 2023 Addendum to Comprehensive Plan was adopted on Month XX, 2023.

Intergovernmental Distribution

The 2019 Addendum to Comprehensive Plan was distributed to intergovernmental partners as required under the planning law. Copies of the document will be maintained for public viewing at the Town Office and Kaukauna Public Library.

The 2023 Addendum to Comprehensive Plan was distributed to intergovernmental partners as required by Wis Stat 66.1001. Copies of the document will be maintained for public viewing at the Town Office and Kaukauna Public Library.

Chapter 7: Land Use

Introduction

Land Use is the central element of a comprehensive plan. Its main purpose is to provide a framework for decision makers to guide growth and development. Wisconsin's Comprehensive Planning Law requires that land use decisions reached via a zoning ordinance, subdivision ordinance, or official map be consistent with the comprehensive plan [Chapter 66.1001 (3), Wis. Stats.]. This chapter will guide the Town Board, Plan Commission, property owners, and developers in decisions regarding the type, location, and density of future development.



Courtesy Outagamie County

Implementation of the comprehensive plan will result from the incremental decisions made by elected and appointed officials during the review and approval of zoning changes, certified survey maps, subdivision plats, site plans, and the like. Through these decisions, the Town will realize its goals and aspirations as they relate to the physical growth and development of the community. Successful implementation will require a sustained effort by the public and private sectors to utilize this chapter, and the Future Land Use map contained within it, as the essential decision-making guide for land use in the Town of Kaukauna.

Current Land Use

Land Use Inventory

The inventory of current land uses in the Town of Kaukauna is based upon the Current Land Use map appearing on the following page. The map was developed by BAW Cartography utilizing data provided by Outagamie County, ECWRPC, and WisDOT. The purpose of the map is to provide a reasonably accurate 'snapshot' of the community as it exists today. Table 7 presents current land uses in Kaukauna.

Table 7: Current Land Uses, 2018

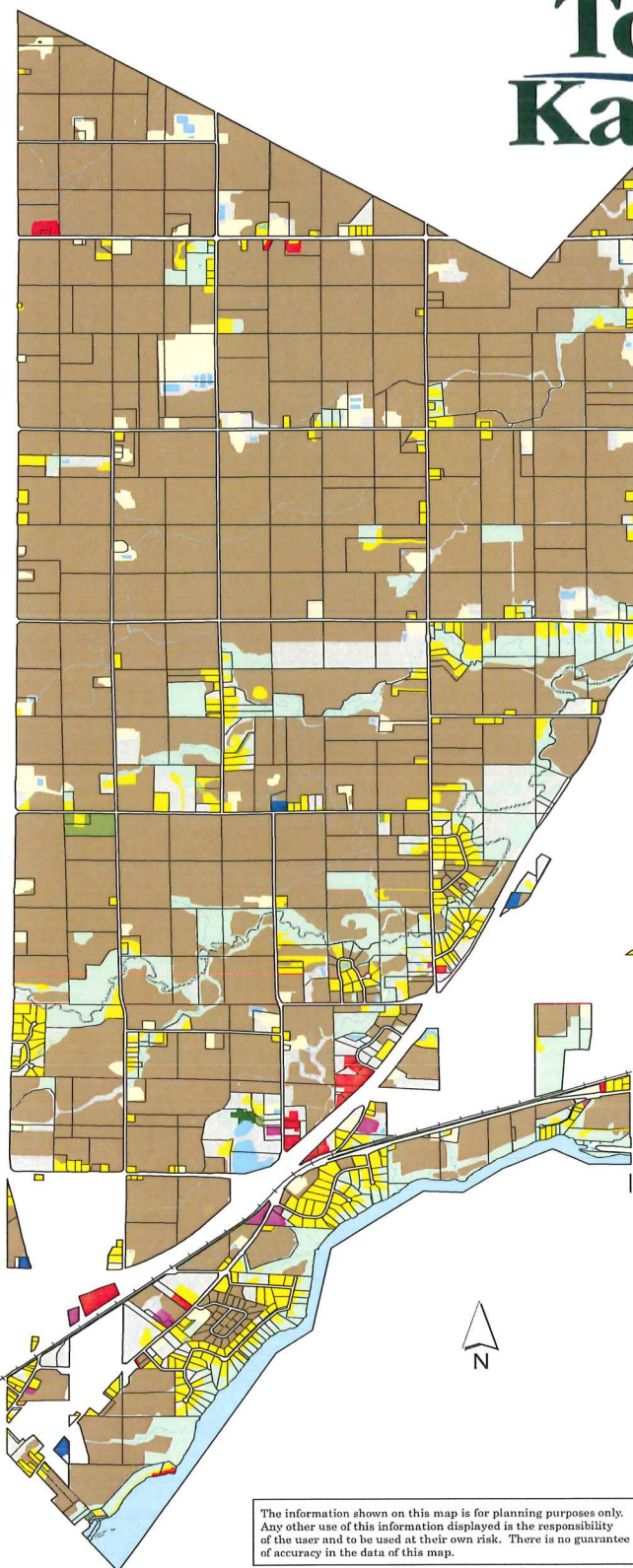
Land Use	Total Acreage	Percent of Total
Agricultural (including farmsteads)	7,352	75%
Commercial	52	<1%
Industrial	23	<1%
Institutional	11	<1%
Recreational Facilities	4	<1%
Residential (including multi-family)	561	6%
Transportation & Utilities	31	<1%
Water	310	3%
Woodlands & Open Space	1,459	15%
Total	9,803	100%

Source: Town of Kaukauna Current Land Use map, 2018.

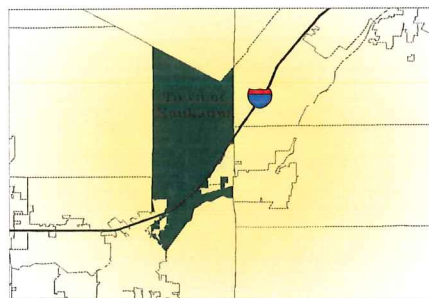
Town of Kaukauna

Existing Land Use

Comprehensive Plan - 2018



- Parcels
- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Open Other Land
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Water
- RailRoads



The information shown on this map is for planning purposes only. Any other use of this information displayed is the responsibility of the user and to be used at their own risk. There is no guarantee of accuracy in the data of this map.

BAW
CARTOGRAPHY

Land Use Equalized Value¹

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

The annual Equalized Value of each municipality represents DOR's estimate of the total value of all taxable property. Changes in the Equalized Value from year to year are caused by many things; increases or decreases in market prices, annexation gains or losses, new construction, demolition of buildings, relocation of businesses, taxable status of property, and statutory changes in the basis for valuation in various classes of property. Table 8 compares the equalized value in the Town of Kaukauna for the years 2016 and 2017.

Table 8: Comparison of 2016 and 2017 Equalized Value

Category	2016	2017	Change - Number	Change - Percent
Residential	\$99,550,800	\$103,906,300	\$4,355,500	4.4%
Commercial	\$7,131,800	\$7,370,600	\$238,800	3.4%
Manufacturing	\$1,959,000	\$1,959,000	\$0.00	--
Agricultural and Forest	\$2,220,800	\$2,223,000	\$2,200	0.9%
Other	\$14,730,800	\$15,015,500	\$284,700	1.9%
Total	\$125,593,200	\$130,474,400	\$4,881,200	3.9%

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

Community Design Tools

After the comprehensive plan, the three most important tools available to towns to shape land use at the local level are the Zoning Ordinance, Land Division / Subdivision Ordinance, and Official Map. Extraterritorial Zoning and Extraterritorial Plat Review are tools available to incorporated municipalities that have the potential to significantly affect land use within adjoining towns. See Chapter 8: Intergovernmental Cooperation, for information related to extraterritorial jurisdiction.

Zoning Ordinance

The purpose of a zoning ordinance is to identify the permitted and conditional uses allowed on parcel of land within designated zoning districts. Zoning ordinances may also regulate lot size, road frontage, density, and the location, height, and size of structures, among others. The Town of Kaukauna administers and enforces zoning regulations within the community.

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

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

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

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

Land Division / Subdivision Ordinance

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

Official Map

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

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

Community Design Considerations

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

Property Rights

The issue of private property rights versus community need underlies every comprehensive planning effort. Property rights are ingrained in American jurisprudence. Those rights have been respected, to the greatest extent feasible, throughout the planning effort. This chapter describes and illustrates proposed development patterns for the Town of Kaukauna. It will be used by local officials, landowners, developers, and others to make informed land use and development decisions. Should a landowner disagree with the Future Land Use map, or any other aspect of this plan, he/she has the right to petition the Town Board for an amendment to the document. All amendments will occur through a public process, defined by state law, and will include a public hearing. The process of amending the comprehensive plan is described in the Implementation chapter beginning on page 64.

Community Character

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

- A rural lifestyle, exemplified by neighborliness, shared history, and peace & quiet,
- An agriculture-based economy.
- Quality housing.
- Abundant open space.

Community Design Approaches

Traditional Neighborhood Development

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



Neighborhood incorporating TND principles, courtesy Patrick Square

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

Conservation Design

The landscape of the Town offers an array of natural features that provide character. Preserving rural character is a primary goal of the comprehensive plan. To accommodate future growth while maintaining the integrity of the natural environment, the Town will encourage



Courtesy PMA Landscape Architects, Inc.

conservation design principles to proposed developments where land development characteristics warrant them. Conservation design will allow Linn to:

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

Gateway Features

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

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

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



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

at
the
and

Future Land Use Map

For the purpose of this chapter, Future Land Use Map [Map] and Comprehensive Land Use Plan [Plan] are interchangeable. The Map is a visual representation of the visions, goals, objectives, and policies presented in this Plan. The Map is the principal tool the Town should use when making land use decisions. As per Wisconsin's Comprehensive Planning Law (Wis Stat 66.1001), land use decisions governed by zoning ordinances must be made in a manner "consistent with" the Plan. Wis Stat 66.1001 (1) (am) defines consistent "Consistent with" means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.

The future land use map will guide the Town Board and Plan Commission when making decisions regarding land use. Landowners and developers will consult the plan when making development decisions and should be confident that an application for development that is consistent with the comprehensive plan will be approved. However, the comprehensive plan is not a static document. It must evolve to reflect current conditions. If not regularly reviewed and amended, it will become less effective over time. Applications for rezoning and development that are inconsistent with the plan must be given due consideration, not rejected out of hand. In some situations, it may be desirable to amend the plan (and maps) to accommodate a compatible, but previously unplanned

use.

Changes to the plan (including plan maps) must be considered in the context of all nine required plan elements, and reflect the visions, goals, objectives, and policies expressed within the document. If an amendment is to be approved, the process must include a formal public hearing and distribution per the requirements of the Wisconsin Comprehensive Planning Law. Please see Chapter 9: Implementation on for additional information regarding amending the plan.

Future Development Areas

This section provides a general overview of historic development patterns in the Town. To better understand how demands for new housing, business and industry could shape the Town's landscape, it is important to identify key rural development characteristics, such as Rural Character and Community Identity.

Rural Character

If you ask Town residents which Town characteristics are most important to them, "rural character" is often a top response. Maintaining and protecting rural character is a challenge because the perception of what constitutes "rural character", differs from person to person. In general, rural character includes elements such as farmland, large lot single-family homes, wildlife/ wildlife habitat, access to nature, clean air, clean water, long vistas, and a serene quality of rural life. The importance of protecting rural character was a theme in previous planning efforts and in general residents felt the Town's rural character is being threatened.

Community Identity

Community identity is a feeling that people have about where they live, and it provides a sense of place and belonging. It can be related to the geography of the area, types of businesses, recreational opportunities, and natural resources. Community identity tends to generate pride and encourages residents to maintain and enhance their properties. Community identity is closely related to rural character both of which can be influenced to a large degree by the design of land, land uses, and structures.

Descriptions of Proposed Land Use Planning Areas

The following provides descriptions of the Future Land Use Planning Areas along with recommendations for amending the Map. Each planning area described below, may not be shown on the Future Land Use Map [see page 58] but is defined, in the event they become necessary in the future. The total acres associated with each land use are presented in Table 10 on page 57.

Preferred Agriculture Planning Area

The Preferred Agriculture Planning Area (Preferred Agriculture) is the Town's best agricultural lands. It is where agriculture is the primary use, and where the Town wants the farming community to locate and grow their operations. The goal of this area is "Conserve Farmland". To meet this goal, standards and guidelines should be in place to minimize farming conflicts by significantly limiting non-farm uses and land uses should be served by privately owned sanitation and water systems. Any underlying zoning should be consistent with these values.

The Town should also collaborate with Outagamie County and the Department of Agriculture, Trade, and Consumer Protection (DATCP) to certify this planning area "Farmland Preservation" thereby providing these farmers an opportunity to participate in DATCP's Farmland Preservation Tax Credit Program.

Landowners whose land is DATCP certified and zoned Exclusive Agriculture could qualify for a \$7.50 per acre tax credit or these same farmers could qualify for a \$ 10.00 per acre tax credit by also participating in DATCP's Agriculture Enterprise Area (AEA) program. Those farmers whose land is DATCP certified but not zoned Exclusive Agriculture could qualify for a \$5.00 per acre tax

credit by participating in DATCP's AEA program.

Amendment Recommendations

When facing proposals to change from Preferred Agriculture the Town should encourage applicants to change only to Residential-Ag planning areas and to limit the change to the edges of Preferred Agriculture or Rural Ag- Residential areas rather than in areas surrounded by agricultural areas because it would create a Donut Hole, except where unique circumstances suggest otherwise. The Town could also consider development principles such as those described in this chapter, as part of its decision-making process.

Rural Ag-Residential Planning Area

The goal the Rural Ag-Residential Planning Area (Ag-Residential) is to provide areas for non-farm development in a rural and agricultural setting and where land uses should be served by privately owned sanitation and water systems. "Ag-Residential" functions as a buffer/transition planning area by providing areas where more residential development could be allowed than in "Preferred Agriculture" and where less residential development could be allowed than in the Rural Residential Planning Area. Any underlying zoning should be consistent with these values.

Amendment Recommendations

Proposals seeking to change from "Ag-Residential" to become any other planning area fall under one of the following scenarios: the proposal shares a boundary with Preferred Agriculture and/or a Rural Ag-Residential Planning Area (Ag Planning Area), or it does not.

When a proposed map amendment shares a boundary with an "Ag Planning Area", the Town could consider a map amendment along the edges of these areas rather than create a "Donut Hole", except where unique circumstances suggest otherwise. The County could also consider development principles such as those described in this chapter, as part of its decision-making process.

When a proposed map amendment does not share a boundary with an "Ag Planning Area" the Town could consider development principles such as those described in this chapter, as part of its decision-making process.

Rural Residential Planning Area

The goal of the Rural Residential Planning Area (Residential) is to provides areas for residential development in a non-agricultural and rural setting and where land uses should be served by privately owned sanitation and water systems. "Residential" could allow more residential development than "Ag-Residential". Any underlying zoning should be consistent with the values of this area.

Amendment Recommendations

When a proposal seeks to change "Residential" to become any other planning area the Town could consider development principles such as those described in this chapter, as part of its decision-making process.

Rural Commercial Planning Area

The goal of the Rural Commercial Planning Area (Commercial) is to provide areas in a rural setting for, limited manufacturing, and the sale of goods, services, and products and where land uses should be served by privately owned sanitation and water systems. "Commercial" should also provide appropriately scaled commercial services and employment opportunities. Large scale commercial uses and those with high sewer and water demands should be encouraged to locate in urban areas. Any underlying zoning should be consistent with these values.

Amendment Recommendations

When a proposal seeks to change "Commercial" to become any other planning area the Town could consider development principles such as those described in this chapter, as part of its decision-making process.

Rural Industrial Planning Area

The goal of the Rural Industrial Planning Area (Industrial) is to provide areas in a rural setting where goods and products can be manufactured, and a limited amount goods and products could be sold and where land uses should be served by privately owned sanitation and water systems. "Rural Industrial" should provide appropriately scaled industrial services and employment opportunities. Large scale industrial uses and those with high sewer and water demands should be encouraged to locate in urban areas. Any underlying zoning should be consistent with these values.

Amendment Recommendations

When a proposal seeks to change "Commercial" to become any other planning area the Town could consider development principles such as those described in this chapter, as part of its decision-making process.

Rural Institutional Planning Area.

The goal of the Rural Institutional Planning Area (Rural Institutional) is to provide areas for public and private institutional uses which should be served by privately owned sanitation and water systems including but not limited to Town owned land and facilities, cemeteries, tax-exempt uses and associated facilities.

Amendment Recommendations

When a proposal seeks to change from Rural Institutional to become any other planning area the Town should consider development principles such as those described in this chapter, as part of its decision-making process.

Conservancy Planning Area

The goal of the Conservancy Planning Area (Conservancy) is to provide areas where lands with aesthetic value and/or unique physical features can be retained for the benefit of this and future generations. Conservancy includes areas such as but not limited to, lowland swamps, marshes, wetlands, floodplains, stream beds, slopes, bluffs, and wooded areas.

Amendment Recommendations

When a proposal seeks to change from Conservancy to become any other planning area the Town should consider development principles such as those described in this chapter, as part of its decision-making process.

Relationship to Zoning Map & Official Map

The Future Land Use Map is not a zoning map or an official map, instead it reflects the desired 20-year future for the Town. Landowners and developers should consult the Plan and Map prior to making development decisions and should be confident that proposals which are consistent with the Plan will be approved. Table 9 presents information differentiating the future land use, official, and zoning maps.

Table 9: Comparison of Future Land Use Zoning, and Official Maps

	Future Land Use Map	Zoning Map	Zoning Map
Comp Plan Requirement	Yes	No	No
Wisconsin Statutes	66.1001(2)(h)	59.69(5); 60.61(4); 62.23(7)	59.69(5); 60.61(4); 62.23(7)
Local Government Adopts	By ordinance as part of comprehensive plan	By ordinance as part of zoning ordinance	By ordinance as part of zoning ordinance
Parcel-based	No	Yes	No
Displays	General land use categories	Zoning districts	Zoning districts
Use	Visual guide for the community	Designate height, bulk, and use of land	Designate height, bulk, and use of land
Source: University of Wisconsin – Stevens Point Center for Land Use Education, 2004.			

Table 10: Land Use Projections, 2020-2035

Category	Acreage					
	2018	2020	2025	2030	2035	2040
Agricultural (including Preferred Agriculture and Rural Ag-Residential)	7,352	6,945	6,538	6,132	5,725	5,318
Rural Commercial	52	79	105	132	158	185
Rural Industrial	23	23	23	23	23	23
Rural Institutional	11	11	11	21	21	21
Rural Residential	565	1,004	1,444	1,883	2,323	2,762
Conservation (Includes Woodlands, Open Space, Recreation, and water)	1,800	1,741	1,682	1,612	1,553	1,494
Total	9,803	9,803	9,803	9,803	9,803	9,803

2019 Addendum to Comprehensive Plan

Insert FLU



Rural Development Principles

The Future Land Use map represents areas where the Town is supportive of certain land uses over approximately the next 20 years. However, it is challenging to predict the exact type, scale, and location of future land uses as far out as 20 years. As such, the Plan should be viewed as a "living Document" which means that land uses, activities and trends are likely to change, and the Town should be prepared to amend the Future land Use Map to avoid or mitigate land use conflict.

Land use conflict can have a negative impact on an area that can be expensive or difficult to mitigate. Many times, conflicts arise when a new land use is proposed next to incompatible existing land use, or when a new use may have a negative impact on aesthetic values, unique physical features or to valuable natural resources. The growth and expansion of these land uses must look at important issues (Rural Development Principles) to minimize impacts to existing uses, rural character, and community identity.

To help review Future Land Use Map amendment proposals, the Town could create a Plan amendment process that defines and describes Rural Development Principles. The applicant could use the Rural Development Principles to convince the Town that the proposal is in the best interest of both the applicant and the Town. The Town could use those same Rural Development Principles to support its decision to approve or deny such amendment proposals.

Proposed amendments to the Future Land Use Map could be reviewed against Rural Development Principles such as but not limited to the following.

1. Evaluate if the proposal is consistent with the Town's Land Use Plan.
2. Evaluate if the proposal is consistent with the values of the existing and proposed Land Use Planning Areas.
3. Evaluate if the proposal is compatible with existing land uses of adjacent properties.
4. Evaluate if the proposal can be supported by a private sanitation system.
5. Evaluate if the proposal will adversely impact the Town's transportation system such as but not limited to wear and tear of roads, capacity to handle additional traffic, length of cul-de-sacs, and intersections.
6. Evaluate if the proposal will adversely impact the delivery of emergency services (Police, Fire, & Ambulance).
7. Evaluate if the proposal will create any nuisances to adjacent and neighboring properties such as but not limited to noise, vibrations, smoke, dust, additional storm water runoff, light etc.
8. Evaluate if the proposal's hours of operation are consistent and/or compatible with adjacent landowners and existing land uses.
9. Evaluate if the proposal is consistent and/or compatible with existing development patterns.

Chapter 9: Implementation

Introduction

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

Responsible Parties

The responsibility for implementing this plan will primarily lay with the Plan Commission, with the Town Board retaining the authority to approve recommended implementation actions. All Town Board and Plan Commission decisions pertaining to land use and development will be made in accordance with this document. The individuals and groups responsible for each action item are listed within the tables that follow.

Review and Update Process

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

- Five-year Review – Within five years of plan adoption, the Plan Commission will undertake a review of the document to determine whether revisions are warranted. Any changes to the document trigger the same public participation requirements as adoption of the initial plan including, but not limited to: intergovernmental announcements, public participation plan, and a Class 1 public hearing. The Town Board shall approve the amended plan.
- Ten-year Update – Within ten years of plan adoption, the Planning & Zoning Commission will update the plan as required under Chapter 66.1001(2)(i), Wis. Stats., and consistent with all other requirements of Wisconsin's Comprehensive Planning Law.

Petitions for Plan Revision

Any interested party may petition the Plan Commission for a revision to the comprehensive plan. The process for revising the plan would entail:

- Submittal of a request to have a petition for revision placed on the agenda of the next regularly scheduled meeting of the Plan Commission.
- Plan Commission review of request and recommendation to the Town Board.
- Town Board approval of opening the comprehensive plan to potential revision.

Once the Town Board approves opening the plan for potential revision, the process must adhere to all plan development and adoption requirements as per Chapter 66.1001, Wis. Stats.

Table 11: Implementation Plan

Related Chapters	Objective	Responsible Party
2019		
Implementation	Ensure that the comprehensive plan is incorporated into all development review and decision processes. Provide copy of plan to each member of the Town Board and Plan Commission.	Town Clerk
Housing; Agricultural, Natural, and Cultural Resources; Economic Development; Land Use.	Update the zoning ordinance to meet the consistency requirement of Wisconsin's Comprehensive Planning Law.	Town Board, Plan Commission, Consultant
Housing; Utilities and Community Facilities; Economic Development.	Develop a presence on social media.	Town Clerk, Town Board, Consultant
Transportation	Adopt ATV/UTV/Golf Cart Ordinance providing access to Town roads.	Town Board, Plan Commission, Consultant
2020		
Housing; Transportation; Agricultural, Natural, and Cultural Resources.	Adopt land division and subdivision regulations to guide desired residential development.	Town Board, Plan Commission, Consultant
Utilities and Community Facilities; Economic Development.	Pursue opportunities to expand access to high-speed, broadband Internet throughout the Town.	Town Board, Consultant
Transportation; Agricultural, Natural, and Cultural Resources	Adopt Implements of Husbandry Ordinance, consistent with Wisconsin Act 377.	Town Board, Plan Commission, Consultant.
2021		
Housing; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources.	Adopt a personal energy systems ordinance to guide the location, installation, and operation of photovoltaic solar, personal wind, geothermal, manure digesters, and other small energy systems.	Town Board, Plan Commission, Consultant
Transportation; Utilities & Community Facilities	Develop a Capital Improvements Plan to budget for future capital expenditures.	Town Board, Consultant
2022		
Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources.	Adopt a comprehensive outdoor recreation plan to provide eligibility for state and federal grants.	Town Board, Plan Commission, Consultant
2023		
Transportation; Utilities and Community Facilities.	Adopt a pedestrian & bicycle plan to provide eligibility for state and federal grants.	Town Board, Plan Commission, Consultant

2023		
<u>Land Use</u>	Adopt a process for amending the Comprehensive Land Use Plan and Future Land Use Map	Town Board, Plan Commission, Consultant
2023		
<u>Land Use</u>	Adopt an application for amending the Comprehensive Land Use Plan and Future Land Use Map	Town Board, Plan Commission, Consultant

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