

CHAPTER 1: INTRODUCTION

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PURPOSE OF THE COMPREHENSIVE PLAN

The *Town of Brazeau 20-Year Comprehensive Plan* is a legal document that provides the policy framework for which town officials will base their development decisions. Over the next 20 years, the town will need to address a number of land use issues that will likely have an impact on various aspects of community. This comprehensive plan will serve as a guide to ensure decisions regarding future land uses are consistent and take into account housing development, provision of public services, economic development, transportation expansion, and environmental protection.

The General Plan Design (**Map 3.1**) designates areas of the town for preferred land use activities and is the desired goal to be achieved through the implementation of this comprehensive plan. The General Plan Design, along with the town's development strategies, shall be used in conjunction with Oconto County's zoning ordinances, local land use ordinances, supporting planning materials, and other implementation tools to make informed land use decisions in the town of Brazeau over the next 20 years.

State Planning Legislation

As outlined in the Comprehensive Planning legislation, s.66.1001, Wis. Stats., the *Town of Brazeau 20-Year Comprehensive Plan* addresses the required nine plan elements.

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

The comprehensive planning legislation (s.66.1001, Wis. Stats.) further states:

“Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's comprehensive plan:

- (a) Official mapping established or amended under s. 62.23 (6).
- (b) Local subdivision regulation under s. 236.45 or 236.46.
- (c) County zoning ordinances enacted or amended under s. 59.69.
- (d) City or village zoning ordinances enacted or amended under s. 62.23 (7).
- (e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- (f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.”

HOW TO USE THIS PLAN

The *Town of Brazeau 20-Year Comprehensive Plan* is made up of two volumes containing a total of 11 chapters. **Volume I – Town Plan** consists of Chapters 1 through 4 along with an appendices section for the community’s plan. **Volume II – County Resources** contains Chapters 5 through 11, along with an appendices section that details countywide and town specific background information and data.

Volume I: Town Plan: This volume describes how the town of Brazeau envisions itself developing over the next 20 years. It includes detailed background information and data, development strategies, land use projections, a 20-Year General Plan Design (future land use map), and a plan implementation guide.

Chapter 1: Introduction - contains an overview of the purpose of the plan; state planning legislation; plan development process; and the town’s planning vision statement.

Chapter 2: Inventory, Trends, and Forecasts - identifies town specific background information and data assembled at the county level; inventories existing town land uses; details land use issues and conflicts; acknowledges continued land use trends; and projects future land use allocations.

Chapter 3: Future Land Use Plan - illustrates the town’s recommendations for future land uses through a 20-Year General Plan Design; designates area for farmland preservation; and defines the characteristics of the future land uses through a series of land use recommendations.

Chapter 4: Implementation - contains a guide to implement the development strategies (goals, objectives, policies, and programs) of the comprehensive plan with identified stakeholders and priority projects.

Appendices: Town Plan - Contains town public participation materials; nominal group results; intergovernmental cooperation workshop results; existing town land use inventory; and other relevant input and materials generated or gathered during the plan development process.

Volume II: County Resources: This volume contains countywide background information and data that served as a basis in the creation of the town’s development strategies and 20-Year General Plan Design.

Chapter 5: Natural, Agricultural and Cultural Resources - provides a detailed description of the county’s unique features that comprise its physical landscape.

Chapter 6: Population and Housing - presents countywide historic demographic information along with future population and housing projections.

Chapter 7: Economic Development – highlights labor force statistics; economic composition; and provides an analysis of existing and future economic conditions for the local communities and Oconto County.

Chapter 8: Transportation - describes the county’s existing multi-modal transportation system.

Chapter 9: Utilities and Community Facilities - inventories all local and

countywide utilities and facilities including schools and emergency services.

Chapter 10: Intergovernmental Cooperation - lists the results of the intergovernmental cooperation workshops as well as programs to facilitate joint planning and decision making processes with other government units.

Chapter 11: Land Use Controls and Inventory – provides a detailed inventory of existing land uses for Oconto County.

Appendices: County Resources - Contains a countywide inventory of natural resources information, endangered and threatened species; a detailed list of available housing, economic development, and transportation financial and technical resources; existing countywide land use inventory; a glossary of definitions; and other relevant input and materials generated or gathered during the plan development process.

PLAN DEVELOPMENT PROCESS

The town of Brazeau was one of sixteen communities to enter into an agreement with Oconto County to develop comprehensive plans utilizing a *three phase* multi-jurisdictional planning process:

First Phase: Inventorying countywide background information to be used for completion of the local and county plans

- Collection and presentation of countywide background data.
- Oconto County Planning Advisory Committee (OCPAC) provided edits and other input on countywide background data.
- Conducted three (3) Open Houses. One in each of the county's three Planning Clusters (Southern, Central, and Northern). These Open Houses allowed the public to review countywide background materials, ask questions, and provide feedback.
- Created the preliminary *Volume II: County Resources* document to assist with the completion of the local and county comprehensive plans.

Second Phase: Completion and adoption of the local comprehensive plans

- Commenced work on the 16 local comprehensive plans, including town of Brazeau
- Analyzed town of Brazeau data to identify existing and potential conflicts.



- Developed the town’s vision statement along with the land use goals, objectives, policies and programs by using results from the various issue identification workshops and background data.
- Created a preliminary General Plan Design and recommended land use strategy to guide future growth, development and conservation within the town over the next 20 years.
- Oconto County Planning and OCPAC finalize *Volume II: County Resources* document.
- Public review and Final Open House conducted to present the *Town of Brazeau 20-Year Comprehensive Plan* to the citizens of the community as well as nearby municipalities and government organizations for their feedback. Comments were considered and included in the town’s comprehensive plan where appropriate.

Third Phase: Completion and adoption of the *Oconto County 20-Year Comprehensive Plan*

- Oconto County Planning and OCPAC utilize the background information and data gathered in the first phase, along with the adopted local comprehensive plans completed during the second phase, to create a generalized future land use plan for Oconto County.

Plan Amendment

The first amendment of the Town of Brazeau 20-Year Comprehensive Plan began in 2018 with assistance from Oconto County Planning. The updated Town of Brazeau 20-Year Comprehensive Plan was adopted in 2022. The focus of this amendment was to update the existing land use data, general plan design, land use recommendations, goals, policies, and implementation schedule.

Public Participation Process

Public Participation Plan

A major element of the town’s comprehensive planning process is gathering input from citizens and land owners. In accordance with s. 66.1001(4), Wis. Stats., the town of Brazeau approved “Procedures for Adoption or Amendment of the Town of Brazeau Comprehensive Plan”. A copy of these written procedures is included in Appendix A of *Volume I: Town Plan*.

The town held public meetings monthly to review background data, finalize each plan element, and create the 20-Year General Plan Design. In addition to these planning meetings, issue identification exercises (i.e., Nominal Group and Intergovernmental Cooperation Workshop) and open houses were used to gather extra input from the public.

Community Survey

A community survey was conducted in April 2004 to solicit the feelings residents and landowners had toward existing town services and to gain their insight on town planning and development. In addition respondents were asked to delineate where they felt development (residential, commercial, and industrial) should occur in the town. The surveying process provided valuable input necessary to create the goals, objectives, policies, and programs for the comprehensive plan. A summary of the survey’s general themes are highlighted below.

- The respondents’ overwhelming concern for protecting the environment, even if it meant increasing regulations.
- The desire to maintain a small town atmosphere

- The desire for the town to take action to clean-up unsightly areas
- Support for limited development that would be targeted to main highways and not near lakes and streams, and
- Support for community planning.

The complete results of the community survey can be found in the *Town of Brazeau Community Survey* developed by Oconto County University of Wisconsin Extension.

Nominal Group Exercise

In August 2006, the Town Plan Commission members participated with surrounding municipalities in Nominal Group Exercises to identify issues and concerns regarding future development in the town of Brazeau and the central and northern portion of Oconto County. The following are the priority planning issues generated during the discussion. Relevant issues were considered during the development of the goals, objectives, policies, and programs for the town's comprehensive plan. Top issues from the nominal group exercises include:

Central Cluster Nominal Group:

- Preservation of agriculture and forestry
- Development of business/industrial parks
- Regulate developers seeking to subdivide land
- Maintain the rights of the land owner within reason
- Maintain agricultural heritage in county
- Develop and assist small businesses (less than 20 employees)
- Preserve county forestlands
- Preserve agricultural land-protect from infringement
- Prevent fragmentation-keep agriculture and forest lands together – promote preservation as well
- Promote development of businesses in cities and villages so as not to tax surrounding communities – promote small business as well

Northern Cluster Nominal Group:

- Stronger county rules on older grandfathered septic
- Shoreland zoning
- Preserve rustic integrity of the area
- Protect/maintain recreational resources (i.e. trails)
- County services being more accessible
- Improve/more law enforcement in northern portion of county
- Provide senior care facilities and programs

A complete list of the Nominal Group Exercises can be found in Appendix B of *Volume I: Town Plan*.

As part of the plan amendment process that began in 2018, the town reviewed and discussed these prior nominal group results. These results and the additional discussion assisted the town in the plan update process.

Visioning Exercise

A visioning exercise was conducted with town residents to describe the future of various elements discussed in the town's comprehensive plan, including natural resources, economic development, housing, etc. The visioning process was used to provide a foundation for the development of the town of Brazeau 20-Year vision statement, and generate development strategies (i.e., goals, objectives, policies, and programs) to implement the *Town of Brazeau 20-Year Comprehensive Plan*. As part of the plan update process that began in 2018, the town reviewed and revised the original vision statement. The town's vision statement is displayed later in this chapter.

Intergovernmental Cooperation Workshop

Intergovernmental Cooperation Workshops were conducted in April 2008 for communities located in the central and northern region of Oconto County. Representatives from each of the communities within the planning clusters were invited to attend the workshop, along with neighboring municipalities, school districts, civic and recreational clubs, Oconto County staff, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, and other entities and departments that have an interest in, or direct impact on, the implementation of the area's comprehensive plans.

The workshop collected input on any existing or potential conflicts or positive relationships between the communities and their surrounding government jurisdictions. Participants were also asked to provide potential resolutions to the identified issues or concerns. The items applicable to the town of Brazeau were addressed during the comprehensive plan development process or incorporated into the implementation portion of the comprehensive plan. The list of issues and conflicts, and resolutions from the Intergovernmental Cooperation Workshops are displayed in Appendix C of *Volume I: Town Plan*.

As part of the plan amendment process that began in 2018, the town reviewed and discussed these prior intergovernmental cooperation workshop results. These results and the additional discussion assisted the town in the plan update process.

Open Houses

Two "Open Houses" were conducted during the planning process to present background information and plan recommendations to the public. The first open house was held for communities in the central and northern portion of Oconto County to display countywide background information and data to be used in the development of the local comprehensive plans.

The second open house, held exclusively for the town of Brazeau, was conducted at the conclusion of the planning process to allow residents and other interested individuals the opportunity to review and comment on the town's completed draft comprehensive plan.

As part of the plan update process in 2018, open houses were held to provide residents and any interested persons an opportunity to review the updated plan materials and give input as to its contents and scope.

VISION STATEMENT

The following is the Town of Brazeau 20-Year Vision Statement as prepared by members of the Plan Commission:

The town of Brazeau's diverse landscape includes forestland, quality agricultural lands and scenic lakes and rivers. The town of Brazeau's vision is to:

- *Further health, safety and welfare while wisely using resources for the benefit of current and future residents.*
- *Strive to improve the quality of life for its residents and encourage the orderly growth and development of the town based on recognized land use practices and principles.*
- *Support small business development including local "home grown" businesses that add to the economy and rural character of the town.*
- *Enhance quality residential living while continuing to focus on preservation of natural resources and natural beauty of the area.*
- *Strive to preserve its agricultural heritage to include general crop farming or the raising of livestock.*
- *Establish recreation identification and design standards for public facilities: parks, trails and open spaces.*
- *Exercise effort to provide opportunities for recreation for residents and visitors.*
- *Create a sense of community.*

CHAPTER 2: INVENTORY, TRENDS, AND FORECASTS

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INTRODUCTION

This section of the *Town of Brazeau 20-Year Comprehensive Plan* provides a summary of the town's resource elements, which are also inventoried in *Volume II: County Resources*. The town's past trends and potential forecasts for population, housing, economic development, etc. are also illustrated in this chapter.

Ultimately, the information described in this portion of the town's comprehensive plan provides the foundation for the development of the Town of Brazeau 20-Year General Plan Design (Chapter 3 of this document).

COMMUNITY INVENTORY

Description of Planning Area

The town of Brazeau is located in the north-central portion of Oconto County encompassing an area of approximately 72 square miles, or approximately 45,822 acres. Natural resources are plentiful in this large Oconto town, including Oconto County Forest land and an abundance of lakes and streams. State Highway 64, a major east/west corridor within Oconto County, dissects the town. **Map 2.1** illustrates the general location of the town of Brazeau in Wisconsin, while **Map 2.2** focuses on the town of Brazeau planning area.

Past Planning Efforts

The *Town of Brazeau* has adopted several ordinances that address local conditions or issues within the town. These ordinances either support or expand upon county ordinances and will be instrumental in the implementation of the town's updated comprehensive plan.

Town of Brazeau 20-Year Comprehensive Land Use Plan:

In August of 2008, the town of Brazeau adopted its first comprehensive plan entitled the Town of Brazeau 20-Year Comprehensive Plan. This plan was developed with planning assistance from Bay-Lake Regional Planning Commission and Oconto County Planning staff as part of a county wide planning project. In 2018, the town of Brazeau began working with Oconto County Planning staff to complete the first major update to the comprehensive plan. The plan update was completed and adopted in 2019.

Town of Brazeau Comprehensive Outdoor Recreation Plan:

In June 2014, the town of Brazeau adopted an outdoor recreation plan entitled the town of Brazeau Comprehensive Outdoor Recreation Plan 2014 – 2018. This plan has served as a guide to assist the town in assuring that adequate park, open space, and recreational resources are available for both present and future residents of the town.

Oconto County Farmland Preservation Plan: In 1985, Oconto County adopted the Oconto County Farmland Preservation Plan prepared by Bay-Lake Regional Planning Commission. This plan served as a guide for preserving farmland, woodlands and significant environmental areas within the county and to help maintain and expand the agricultural economy. In 2014, Oconto County amended the Oconto County 20-Year Comprehensive Plan to include all statutorily required components of the Farmland Preservation Plan. The Oconto County Comprehensive Plan includes all requirements of Chapter 91.

Community Resources

Natural Resources

The following text describes the types and locations of town’s many resources and briefly discusses the importance of them when planning for future growth of the town of Brazeau.

Bedrock type, overlying soil composition and depth to bedrock can impact excavation; foundations; location and effectiveness of site wastewater treatment systems; provision of clean and abundant supply of groundwater, and residential development locations.

- The bedrock found in the northern portion of Brazeau is part of the Northern Highlands region that is comprised of granite and a mixture of igneous rocks; whereas the southern portion of the town is part of the Central Plain region, which is comprised mostly of sandstones.
- Some of the highest elevations in the state can be observed in the Northern Highlands region. Butler Rock which is found in the north central portion of the town of Brazeau is a significant geologic feature of the Northern Highlands region. The Central Plain region of the town is covered by a hilly, undulating end moraine.
- Surface waters are abundant in the northern and central portion of Oconto County and play a significant biological and economic role in the everyday life of the town of Brazeau’s residents and visitors. Table 2.1 contains a list of named lakes and streams in the town of Brazeau, while **Map 2.3** illustrates the surface water features in the town.

Table 2.1: Surface Water Features

Bass Lake	Pickerel Lake
First Lake	Ranch Lake
Frog Lake	Reader Lake
Gaffney Lake	Rost Lake
Halfmoon Lake	Round Lake
Holt Lake	Second Lake
Jocko Lake	Shay Lake
Kelly Lake	Underwood Lake
Kobus Lake	White Potato Lake
Leigh Flowage (Lee Lake, Marl Lake, & Rice Lake)	Yankee Lake
Little Bass Lake	McDonald Creek
Little Pickerel Lake	Messenger Creek
Long Lake	North Branch Peshtigo Brook
Lost Lake	Peshtigo Brook
Marsh Lake	South Branch Beaver Creek
Montana Lake	Spring Creek
Perch Lake	West Branch Peshtigo Brook
	Whiskey Creek

Source: “Surface Water Resources of Oconto County” Wisconsin Conservation Department, 1977; Bay-Lake Regional Planning Commission, 2007; Oconto County Planning, 2020.

For more information regarding these water resources see Chapter 5 and Appendix A of *Volume II: County Resources*.

The town of Brazeau contains approximately 28,283 acres of woodlands. Over 12,000 acres of

these woodlands are part of Oconto County forestlands, meaning that approximately 40 percent of the town’s woodlands are owned and managed by Oconto County.

Other areas of environmental significance in the town are referred to as “plan determinants.” Plan determinants consist of the following features which are illustrated on **Map 2.4**:

- wetlands (2 acres or greater);
- steep slope (12% or greater); and
- 100-year floodplains;
- surface waters with a 75-foot building setback.

The individual plan determinants merged together forms a single feature known as “environmental corridors”, which is displayed on the town’s General Plan Design map (**Map 3.1**). These corridors serve a vital role in protecting local water quality; serving as buffers between different land uses; controlling, moderating, and storing floodwaters; providing nutrient and sediment filtration; and providing fish and wildlife habitat and recreational opportunities.

For more information regarding wetlands, floodplains, soils, surface waters, and environmental corridors please see Chapter 5 of *Volume II: County Resources*.

Agricultural Resources

There are areas in the town of Brazeau that are designated as having prime agricultural soils (i.e., lands that have the best combination of physical and chemical characteristics for producing agricultural crops, with minimum inputs of fuel, fertilizer, etc). **Map 2.5** illustrates the location of the prime agricultural soils in the town of Brazeau. Areas that have been designated as farmland preservation areas within the town are shown on **Map 3.5** and **Map 3.6** found in Chapter 3 of *Volume I: County Plan*.

More information regarding agricultural resources and farmland preservation in the town and the county can be viewed in Chapter 3 of *Volume I: County Plan* and Chapter 5 of *Volume II: County Resources*.

Cultural Resources

Cultural Resources are typically sites, features, and/or objects of some importance to a culture or a community for scientific, aesthetic, traditional, educational, religious, archaeological, architectural, and historic reasons.

The town of Brazeau contains a number of sites of historic and culture significance to the town.

- *White Potato Lake Garden Beds Site*, which dates back to 1200 - 1600 AD, is listed on the National Register of Historic Places; *Bedora Mound Group* is an archeological site dating back to 100 AD; *Butler Rock* is a significant geological feature; *Brazeau Cemetery* located on CTH B and the *Brazeau Pioneer Cemetery* located on N. White Potato Lake Rd; and the *Brazeau Town Hall* which was originally the West Klondike School built in 1902.

Economic Resources

Being a rural community, the town’s primary economic components consist of its vast amount of natural resources including, water features, forestlands, open space lands, and recreational resources that bring seasonal residents and tourism.

Transportation

The town of Brazeau should continue to ensure that its transportation amenities are maintained and improved to allow for safe and efficient movement.

- The town of Brazeau contains approximately 123 miles of roadway, with STH 64 being the main transportation corridor through the community.

Table 8.2 found in Chapter 8 of *Volume II: County Resources* lists the mileage of roads under the jurisdiction of the town of Brazeau by function. **Map 8.1** found in Chapter 8 of *Volume II: County Resources* provides the location of the roads by function within the town.

Utilities and Community Facilities

An assessment of the town's existing utilities and community facilities is made to determine any current or future issues that may cause potential problems in meeting future development needs. The availability, quality, and level of service of the town's existing utilities and community facilities are all contributing factors to the attractiveness of the community. The following are facilities and services provided to the town of Brazeau residents and businesses.

- The Brazeau Town Hall is located 10892 Parkway Road. The town hall serves as the town business office and is used as a place to hold Town Board meetings, elections, and other meetings related to town business. The facility also contains the town garage, town of Brazeau Fire Department, recycling center, and dump site. **Map 2.6** illustrates the locations of the town's public facilities.
- All of the water used by the town of Brazeau and its residents comes from groundwater. There is no municipal water supply in the town; therefore, all water is supplied via private wells.
- The town contains the Kelly Lake Sanitary District and the Brazeau Sanitary District (both illustrated on **Map 2.6 and Map 3.1**) for collection and treatment of waste from properties within each district. The remainder of the residential/commercial developments in the town maintain private onsite sewage systems.
- The Oconto County Sheriff's Department provides police services to the town's residents. The town of Brazeau is also part of the northern seven towns (Brazeau, Doty, Townsend, Breed, Riverview, Lakewood, and Mountain) which contract with the Oconto County Sheriff's Department for a Northern Oconto County Community Officer. This officer is then dedicated this area of northern Oconto County. The town of Brazeau has a municipal court agreement with the village of Coleman, village of Crivitz, town of Pound, and town of Beaver. The intergovernmental municipal court has been entitled NE Wisconsin Joint Municipal Court. This municipal court assists with the enforcement of town laws and ordinances.
- The town does provide its own fire protection and maintains a rescue squad. The fire houses are located at 10892 Parkway Rd (Station 1) and 12128 Parkway Rd. (Station 2). The Brazeau ambulance service is located at 12128 Parkway Rd. and the Dive Rescue Squad is located at 12071 Parkway Road. The town maintains mutual aids agreements with the Coleman, Suring, Oconto Falls, and Mountain fire departments. The town fire and ambulance have service agreements with the town of Bagley and the town of Beaver.
- Residents and visitors of the town of Brazeau can seek medical attention at HSHS St. Clare Memorial Hospital in the City of Oconto Falls or at the HSHS St. Clare Memorial Hospital Prevea Suring Health Center in the Village of Suring.

Parks and Recreation

- Brazeau Memorial Field Park and Parkway Golf Course are several of the recreational sites located in the town. The town of Brazeau also contains 15 public boat landings serving its many lakes. The Dusty Trails ATV trail meanders throughout the northern portion of the town. The Pickeral Lake Trail as well as the Butler Rock Summit and Trail provide walking and hiking opportunities. The town's recreational facilities are illustrated on **Map 2.6**.

Land Use Inventory

A detailed field inventory of existing land uses in the town of Brazeau was completed by the Bay-Lake Regional Planning Commission in 2007. In 2017, as part of the plan update a detailed existing land use inventory was completed by Oconto County Planning. A consistent standard land use classification methodology and process was used to determine existing land uses. Please refer to Chapter 11 of *Volume II: County Resources* for a description of these categories.

- A breakdown of the town's land uses and acreages is shown in Table 2.2 while **Map 2.7** displays the town of Brazeau existing land use.

Table 2.2: Existing Land Use

Land Use Type	Total Acres	Percentage Total Land	Percentage Developed Land
DEVELOPED			
<i>Single Family</i>	<i>1,604.6</i>	<i>3.5</i>	<i>67.4</i>
<i>Mobile Homes</i>	<i>89.6</i>	<i>0.2</i>	<i>3.8</i>
<i>Multi-Family</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>
<i>Vacant Residential</i>	<i>2.1</i>	<i>0.0</i>	<i>0.1</i>
Total Residential	1,696.2	3.7	71.2
Commercial	24.7	0.1	1.0
Industrial	20.6	0.0	0.9
Transportation	342.5	0.7	14.4
Communications/Utilities	35.0	0.1	1.5
Institutional/Governmental	5.1	0.0	0.2
Recreational	135.0	0.3	5.7
Agricultural Structures	122.2	0.3	5.1
Total Developed Acres	2,381.3	5.2	100.0
UNDEVELOPED			
			Percentage Undeveloped Land
Croplands/Pasture	12,161.9	26.5	28.0
Woodlands	28,282.6	61.7	65.1
Other Natural Areas	972.5	2.1	2.2
Water Features	2,023.2	4.4	4.7
Total Undeveloped Acres	43,440.2	94.8	100.0
Total Land Area	45,821.6	100.0	

Source: Oconto County Planning, 2020

DEMOGRAPHIC TRENDS AND FORECASTS

Population

Historic Population Trends

Analyzing changes in the trends and characteristics of a community's population and housing is important in understanding the needs of its current and future populations.

The town of Brazeau has experienced an increase in population by approximately 850 people between 1900 and 2010. The town's population increased in almost every decade between 1900 and 2010, however the town did experience declines between 1940 and 1950 and then again between 2000 and 2010.

For more information on population trends in Oconto County and the town of Brazeau refer to Chapter 6 of *Volume II: County Resources*. For town specific population data refer to Tables 6.14 – 6.18 found in Chapter 6 of *Volume II: County Resources*.

Population Projections

By inventorying past population trends it is possible to project future growth. Population projections allow the town of Brazeau to realize the area's future needs for housing, utilities, transportation, recreation, and a number of other population influenced services. For this comprehensive plan, the town has utilized Wisconsin Department of Administration (WDOA) population projections. Based on these WDOA projections, the town of Brazeau can anticipate continued but limited new resident growth.

More information on population projections for Oconto County and the town of Brazeau can be found in Chapter 6 of *Volume II: County Resources* with town specific projections shown in Table 6.18.

Seasonal Population Projections

Given the town of Brazeau's significant estimated year 2010 seasonal population, it is important for the town to review and be aware of the seasonal population. For this comprehensive plan, the town has utilized Wisconsin Department of Administration (WDOA) seasonal population projections. Based on these seasonal population projections, the town can anticipate continued growth in the seasonal population from an estimated 2,034 in 2010 to 2,224 in 2035. These projections also show a decrease from 2,224 in 2035 to 2,161 in 2040.

More information on seasonal population projections for Oconto County and the town of Brazeau can be found in Chapter 6 of *Volume II: County Resources* with town specific projections shown in Table 6.18.

Housing

Housing Trends and Characteristics

As reported by the U.S. Census, the town of Brazeau housing units have continued to increase over the years.

The U.S. Census housing counts from both 2000 and 2010 indicate that there were more seasonal housing units in the town of Brazeau than there were full-time occupied units.

- In 2000, the town had 745 seasonal housing units compared to 602 full-time occupied units. This is 1.2 seasonal units to a 1 occupied unit ratio.

- In 2010, the town had 904 seasonal housing units compared to 571 full-time occupied units. This is 1.58 seasonal units to a 1 occupied unit ratio.

Housing Projections

Utilizing the Wisconsin Department of Administration (WDOA) occupied housing unit projections, the town can expect to see a continued, but limited increase in occupied housing units.

- In 2010, the town had 571 occupied housing units. WDOA projections show 589 in 2020, 675 in 2030 and 668 in 2040.

More information on housing projections for Oconto County and the town of Brazeau can be found in Table 6.20 found in Chapter 6 of *Volume II: County Resources*.

Seasonal Housing Projections

Due to the number of seasonal housing units currently located in the town of Brazeau, it is important to consider the number of additional housing units that may potentially be built for seasonal, recreational, or occasional use in the future.

- In 2010, the town had 904 seasonal housing units. Seasonal housing projections for the town are 983 in 2020, 1,069 in 2030, and 1,058 in 2040.
- Short – term rentals are a rapidly growing offering at area lakes.

More information on seasonal housing projections for Oconto County and the town of Brazeau can be found in Table 6.21 found in Chapter 6 of *Volume II: County Resources*.

Economic Development

The town of Brazeau's economy is heavily influenced by its forest and water resources. The woodlands and lakes promote tourism and attract a number of seasonal residents which further enhances opportunities for local retailers and service providers.

Of those town residents that are part of the town's labor force, the majority, 26 percent, are employed in management, professional and related occupations. A large percent, 22.8, are employed in production, transportation, and material moving occupations and 22 percent are employed in sales or office occupations. More information on employed persons by occupation for Oconto County and the town of Brazeau can be found in Table 7.11 found in Chapter 7 of *Volume II: County Resources*.

For more information regarding economic characteristics of Oconto County and the town of Brazeau refer to Chapter 7 of *Volume II: County Resources*.

LAND USE TRENDS AND FORECASTS

Existing Land Use Issues and Conflicts

- Development pressures on natural features, primarily surface waters and woodlands, along with development infringing on environmental corridors, impacting surface and groundwater quality.
- Difficult to anticipate trends of seasonal population. Housing market could have major impact on future development of seasonal units. Also unknown how many seasonal units will be converted to year-round residences.
- Conversion of agricultural lands to other uses.

- Incompatibilities with farm and non-farm developments as development pressures increase.
- Work cooperatively with Oconto County and surrounding towns regarding development patterns at boundaries.

Anticipated Land Use Trends

- Push for more lake development, particularly secondary tier growth. There may be additional pressure to develop other natural areas, including woodlands, as the lakeshore property becomes scarce.
- Need for more commercial/light industrial development along STH 64 along with intersection of CTH's B and Z for commuter traffic and local residents.
- Need for additional and/or enhanced municipal services including stormwater, shoreland management, emergency services, sanitary districts and community facility. The community facility could be education satellite, law enforcement satellite, UW-Extension satellite or senior center.
- Increasing presence of subdivisions.
- The presence of two sanitary districts. This is important in terms of development that the community may attract as opposed to neighboring communities.
- Need for additional/enhanced municipal services including sanitary, emergency services, stormwater management, etc.
- Fragmentation of woodlands and other large areas of contiguous open space.
- Development pressure around public lands.

Development Considerations

- Need to maximize use of the sanitary districts. Guide as much future development within the boundaries where service can be provided. However, it is important to remain aware of the service's capacity to ensure it is not exceeded.
- Land prices will likely continue to increase, particularly around lakes and in wooded areas.
- Ability to alert residents of emergencies and supply location to provide shelter.
- Current condition of roads. Consider which roads are currently capable of handling increased traffic flows and those that may need to be upgraded to accommodate future growth.
- The town will need to continually monitor and expand when necessary existing telecommunications related infrastructure to ensure the needs of their residents and businesses are met. Broadband enhancement with additional towers locating in the town and neighboring communities will support existing and future home based businesses as well as the needs of area residents.

<h2>DESIGN YEAR LAND USE PROJECTIONS</h2>
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Five Year Incremental Land Use Projections

Wisconsin Statutes require Comprehensive Plans to include projections in five year increments for future residential, commercial, industrial and agricultural land uses in the community over the 20-year planning period. The Wisconsin Department of Administration (WDOA) projections

were used to determine anticipated future growth within the town. The town of Brazeau future land use projections can be viewed in Table 2.3.

It is **not** the intent of this comprehensive plan to see an entire area within a land use classification noted on the General Plan Design to be developed. The specified uses should be allowed if consistent with the type, location, and density of existing development. Some of the land within the designated land use classifications is not developable due to natural features, easements, setbacks, existing preferred land uses, or availability of supporting infrastructure. Within developing areas, these additional considerations and land uses generally account for approximately 25 percent of the gross land area. Given these considerations, the gross land use needs for residential, commercial, and industrial development for the town of Brazeau by 2040 is 424.37 acres. The net acreage total for each of the illustrated land uses is 318.3 acres.

Table 2.3: Five-Year Incremental Land Use Projections, 2020-2040

Year	Residential		Commercial		Industrial	
	Acres	Total	Acres	Total	Acres	Total
2020	125.0		1.8		1.5	
2025	96.0	221.0	1.4	3.2	1.2	2.7
2030	77.0	298.0	1.1	4.3	0.9	3.6
2035	12.0	310.0	0.2	4.5	0.1	3.8
2040	-	310.0	-	4.5	-	3.8

Source: Oconto County Planning, 2020.

Residential Projections

The town's future residential land use acreage was projected utilizing the following methodology:

- the town's projected housing needs were based on the WDOA projections,
- an average lot size of 2 acres per dwelling unit,
- a multiplication factor ranging from 1.25 to 2.25 to allow for market flexibility.

Table 2.4: Five-Year Incremental Housing Land Use Projections, 2020-2040

Year	New Housing Units	Acres/DU	Market Value	Acres Needed
2020	50	2	1.25	125.0
2025	32	2	1.5	96.0
2030	22	2	1.75	77.0
2035	3	2	2	12.0
2040	0	2	2.25	0.0

Total	107	310.00
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Source: Oconto County Planning, 2020.

Note: The new housing units shown for 2020 would be the increase from the number of housing units determined in the 2010 census and the projected number of housing units in 2020. From 2010 thru 2020 it is projected the town will see 50 new housing units. From 2020 thru 2025 it is projected the town will see 32 new housing units.

Commercial Projections

To calculate commercial land use projections, the current ratio of residential acreage to commercial land use acreage is compared by parcel in the town based on the existing land use inventory. That ratio was 68.7 acres of residential land to every one acre of commercial land for an 68.7:1 ratio. Based on this ratio, the town can anticipate allocating 4.5 net commercial acres and 6.02 gross commercial acres during this planning period.

Table 2.5: Five-Year Incremental Commercial Land Use Projections, 2020-2040

Year	Res. Acreage	Ratio	Acres Needed
2020	125.0	68.7	1.8
2025	96.0	68.7	1.4
2030	77.0	68.7	1.1
2035	12.0	68.7	0.2
2040	0.0	68.7	0.0
Total			4.5

Source: Oconto County Planning, 2020.

Industrial Projections

Industrial lands are projected in the same manner as the commercial lands by using the current ratio of residential acreage to industrial land use acreage by parcel in the town based on the existing land use inventory. That ratio was 82.3 acres of residential land to every one acre of industrial land for an 82.3:1 ratio. Based on this ratio, the town can anticipate allocating 3.8 net industrial acres and 5.02 gross industrial acres during this planning period.

Table 2.6: Five Year Incremental Land Use Projections, 2020-2040

Year	Res. Acreage	Ratio	Acres Needed
2020	125.0	82.33	1.5
2025	96.0	82.33	1.2
2030	77.0	82.33	0.9
2035	12.0	82.33	0.1
2040	0.0	82.33	0.0
Total			3.8

Source: Source: Oconto County Planning, 2020.

Agricultural Projections

With over 12,000 acres of agricultural land within the town, it is the intention to preserve as much of these agricultural lands as possible over the next 20 years. As development pressures continue to grow, any non-agricultural development should be directed to areas not designated for farmland preservation. This generally means areas not considered as prime productive agricultural land, where services are more readily available needed to support the non-agricultural use, and/or where the non-agricultural use will not promote conflict with existing agricultural uses. The conversion of agricultural lands to other land uses can be influenced by the strategies of local comprehensive plans and zoning ordinances.

Map 2.1: Location Map

Map 2.2: Planning Area

Map 2.3: Surface Water Features

1. It helps assure that when the city/village/town acquires lands for streets, or other uses, it will be at a lower vacant land price;
2. It establishes future streets that subdividers must adhere to unless the map is amended; and,
3. It makes potential buyers of land aware that land has been designated for public use.

The town may consider establishing an official map in areas of existing concentrated development in order to help ensure new streets provide connectivity for future development.

Floodplain Ordinance

The Oconto County Floodplain Ordinance regulates development in flood hazard areas to protect life, health and property and to provide a uniform basis for the preparation, implementation and administration of sound floodplain regulations for all county floodplains.

Areas regulated by the Oconto County Zoning Ordinance include all areas in the County that would be covered by the “Regional Flood.” These areas are divided up into three districts:

1. The *Floodway District (FW)* consists of the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood waters.
2. The *Floodfringe District (FF)* consists of that portion of the floodplain between the regional flood limits and the floodway.
3. The *General Floodplain District (GFP)* consists of all areas which have been or may be hereafter covered by flood water during the regional flood. It includes both the floodway and floodfringe districts.

For more information about floodplain zoning in Oconto County refer to the Oconto County Floodplain Ordinance.

- Further development in the town of Brazeau should remain consistent with the Oconto County Floodplain Ordinance. Cooperate with Oconto County, WDNR, FEMA, and other appropriate agencies when updates to the Oconto County Flood Insurance Rate Maps and the Oconto County Floodplain Ordinance are proposed.

Shoreland Ordinance

The Oconto County Shoreland Ordinance establishes zoning standards for use of shorelands along navigable waters. The shoreland standards apply to lands:

1. In unincorporated communities of Oconto County that lie within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; and
2. Within 300 feet of the ordinary high water mark of all navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

The Oconto County Shoreland Ordinance also establishes minimum lot sizes for parcels within the shoreland zone, setbacks of buildings and structures from the water, standards for the alteration of surface vegetation and land surfaces, and a permit process for work taking place in waterways.

- Further shoreland development in the town of Brazeau should remain consistent with the Oconto County Shoreland Ordinance.
- The town may wish to adopt a more restrictive shoreland ordinance than the county maintains.

Land Division / Subdivision Ordinance

A land division/subdivision ordinance, as authorized by s. 236, Wis. Stats., regulates the division of land for the purpose of sale or building development. The town may regulate, by ordinance, the division of land within its boundary. The land division/subdivision ordinance is related to the general zoning ordinance as it regulates the type of development that takes place on a parcel and the land division/subdivision ordinance regulates how the parcel is created and made ready for development.

Oconto County maintains a Land Division Ordinance. The ordinance applies to “any act of division of a lot, parcel, or tract which existed on the effective date of this ordinance by the owner thereof or his agent for the purpose of transfer of ownership or building development where the act of the division creates one or more new lots, parcels, tracts or units, if the lot, parcel, tract or unit being created is equal to or smaller in area than ten (10) acres in size, determined by the right of way.” Please see the Oconto County Land Division Ordinance for further information.

- Work cooperatively with Oconto County in efforts to update the county’s Land Division Ordinance.
- Consider developing a land division or subdivision ordinance for the town of Brazeau to regulate parcel arrangement within specific areas of the town and promote orderly growth.

Other Ordinances and Regulations

Other tools to implement the comprehensive plan may include the development/support of additional town controls or Oconto County regulations such as:

- Building/Housing Codes
- Design Review Ordinances
- Blighted Building Ordinance
- Erosion and Stormwater Control Ordinances
- Landscape Ordinances
- Historic Preservation Ordinances

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The town of Brazeau Plan Commission, with cooperation from Oconto County, will be directly responsible for, or oversee the implementation of most of the development strategies (goals, objectives, policies, and programs) with the Town Board ensuring the plan is being implemented in a timely manner. In total, there are eleven general goals for the town, each followed by a detailed list of objectives, policies, and programs. Since many planning issues are interrelated, the objectives, policies, and programs related to one goal may be similar to those stated in other areas.

The following statements describe the town’s intent regarding growth, development, and preservation over the next 20 years.

Goals, Objectives, Policies, and Programs

- **Goals** - describe desired situations toward which planning efforts should be directed. They are broad and long range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** - are a rule or course of action used to ensure plan implementation.
- **Programs** – an action or a coordinated series of actions to accomplish a specific policy.

LAND USE

GOAL: To preserve and retain the rural atmosphere and character of the town by promoting compatible land uses.

Objective: Ensure the town of Brazeau land use is developed/preserved according to the strategies described in the Future Land Use Plan (Chapter 3 of this document).

COMMUNITY PLANNING

GOAL: For the *Town of Brazeau 20-Year Comprehensive Plan* to provide guidance to local officials when making land use decisions that reflect the town's vision.

Objective 1: Utilize this 20-year comprehensive plan to best reflect the interests of all the town's residents, follow an orderly and cost efficient method when developing and preserve significant features of the community.

Policies:

- A. This 20-year comprehensive plan will be consulted by the Town Plan Commission and the Town of Brazeau Board before making any decision regarding land use and land use policies.
- B. Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the town.
- C. Maintain and enforce the town of Brazeau ordinances that address issues specific to the town.
- D. Encourage cooperation and communication between the town, neighboring municipalities and county government in implementing this 20-year plan.

Programs:

- Consider holding community planning related efforts/meetings with adjacent communities, media and/or private organizations to publicize ongoing planning projects and plan implementation projects found within this comprehensive plan.

Objective 2: The Town Board and Town Plan Commission have the responsibility to review and update the town's comprehensive plan as needed.

Policies:

- A. Every three years review and update, or as needed, the adopted 20-year comprehensive plan in order to provide for the greatest possible benefits regarding future development and preservation of significant features such as agricultural, natural and cultural resources.
- B. Review existing Oconto County ordinances as they relate to the implementation of this plan.
- C. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the town's comprehensive plan.

NATURAL RESOURCES

GOAL: To manage a clean and orderly natural environment for the residents and visitors of the town of Brazeau by preserving and protecting key natural resources.

Objective 1: Encourage a visually appealing and sustainable natural environment.

Policies:

- A. Work with Oconto County and town residents to encourage sound management practices of the town’s forestlands.
- B. Identify any distinctive natural areas for protection and/or enhancement.

Programs:

- Protect the unique geological feature known as Butler Rock for education and tourism.
- Encourage the inclusion of environmental corridors, buffer zones, and other natural areas in new and existing developments.
- Advocate very limited or no development in the Environmental Corridors designation on the General Plan Design (**Map 3.1**) to protect the town’s key natural resources.
- C. Identify and protect key open spaces and wildlife habitats from development to preserve the town’s scenic value.
- D. Work with federal, state and county agencies to seek funding for habitat protection.
- E. Developments adjacent to steep slopes, rivers/creeks and wetlands should be planned in a manner that protects the integrity of these areas.

Program:

- Work with Oconto County to educate residents about flood risks, shoreland and wetland preservation and steep slope risks.

Objective 2: Preserve and restore surface water quality (wetlands, lakes, and rivers/creeks).

Policies:

- A. Support efforts related to surface water quality issues through the use of protection, restoration and improvement tools.
- B. Investigate and consider tools for erosion control (e.g., buffer strips, easements, land use controls, flood controls, etc.).
- C. Participate in efforts to maintain the natural beauty and integrity of the towns many water surface water features.

Program:

- Support the use of indigenous flora and sound conservation methods to protect shorelands from erosion.

Objective 3: Promote the protection of groundwater resources (quality and quantity).

Policies:

- A. Identify and preserve groundwater recharge sites (wetlands, lakes and ponds) and areas of shallow soils.

Programs:

- Consider establishing long-term plans to address potential recharge areas and their threats.
- B. Avoid human-influenced actions, agriculture and residential development that may deplete the town's lakes, rivers/creeks, wetlands and groundwater reserves.

Programs:

- Consider a buffer area (a zone of no buildings) around delineated wetlands.
 - Encourage residents to follow stormwater management plans and erosion control ordinances, etc.
 - Landowners should follow agriculture "Best Management Practices" to preserve water quality.
 - Promote wetland restoration projects.
- C. Work cooperatively with surrounding jurisdictions and Oconto County to protect groundwater resources.

Objective 4: Existing and future mining sites should not negatively impact the environmental features or existing developments within the town.

Policies:

- A. Encourage the location of mining operations where scenic views and the health of the natural environment will not be compromised.
- B. Consider preserving potential mineral resources within the town for future mining consideration.
- C. Work with the surrounding communities and Oconto County to ensure that incompatible uses do not develop adjacent to potential or existing mining sites.
- D. Discourage nonmetallic mining in environmentally sensitive areas.
- E. Work with surrounding communities and Oconto County to ensure all abandoned, present and future mining operations will someday be reclaimed to a natural setting subject to the requirements of NR 135.

Program:

- Utilize the Oconto County Nonmetallic Mining Reclamation Ordinance when deciding land use issues.

AGRICULTURAL RESOURCES

GOAL: To preserve the agricultural resources of the town.

Objective 1: Maintain existing agricultural lands to preserve the town's rural atmosphere.

Policies:

- A. Retain large contiguous areas of prime agricultural lands for future farming operations.
- B. Discourage development on soils that have been identified as being prime agricultural areas thus encouraging the use of these lands for farming purposes only.
- C. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.

Program:

- Encourage Nutrient Management Planning, Land Buffer Programs, etc.
- Work with Oconto County officials as needed to update the county’s farmland preservation plan.
- D. Minimize impact of future development by encouraging conservation-based land use practices.

Programs:

- Work with the county and state agencies to promote innovative programs which ensure the protection of farmlands.
- Consider clustering and conservation designs for future housing developments in order to preserve contiguous lands for future farming.
- E. Recognize the economic importance of agriculture in the community.

Objective 2: Protect the existing farm operations from conflicts with incompatible uses.

Policies:

- A. Have an orderly changeover of less productive agricultural lands to other uses.
- B. Encourage buffers separating non-farming uses from agricultural lands in order to lower the number of possible nuisance complaints.

CULTURAL RESOURCES

GOAL: To preserve and enhance the historic, archeological and cultural locations and structures, where appropriate.

Objective: Support the enhancement of the historic and cultural resources and facilities in the town.

Policies:

- A. Advocate the preservation of buildings, structures, and other landscape features that are the town’s cultural history.
- B. Consider combining significant locations with low impact recreational/tourist activities while further enhancing the site and the access, where appropriate.

HOUSING

GOAL: To provide for a variety of quality housing opportunities for all segments of the town’s current and future population.

Objective 1: Identify and support policies and programs that help citizens obtain affordable, quality housing.

Policies:

- A. To encourage the development of housing to meet needs of all citizens of the town of Brazeau.
- B. Encourage the maintenance, preservation and rehabilitation of the existing housing stock within the town.

Programs:

- The town may direct residents to Oconto County to obtain educational materials and information on financial programs, home repairs, weatherization and how to obtain affordable housing.
- The Town Board may work with the state, county and Bay-Lake RPC to monitor the town’s population characteristics to stay informed of changing demographics/characteristics within the town.

Objective 2: Promote housing development that is done in an environmentally conscious and cost effective manner.

Policies:

- A. Encourage new housing in areas that can be adequately served by infrastructure (e.g., Brazeau Sanitary and Kelly Lake sanitary districts) and community services.
- B. Encourage the infilling of existing vacant residential property where appropriate.
- C. Situate higher density residential development in areas that minimize impacts upon low density residential development.
- D. Explore development ideas that encourage responsible use of land and minimize potential negative impacts on natural or unique areas.

Program:

- Review existing regulations on lands adjacent to water features in the town in an effort to protect/improve these valuable resources.
- E. Work with Oconto County and neighboring communities to establish innovative development guidelines for future consideration within the town.

Program:

- Consider conservation by design developments as well as cluster type developments as an alternative to conventional zoning methods to provide for a variety in housing choices.

ECONOMIC DEVELOPMENT

GOAL: To provide opportunities for small scale economic development while protecting and enhancing the town’s agricultural and environmental assets.

Objective: Locate future businesses in areas which will enhance the rural character of the town.

Policies:

- A. Commercial and industrial growth should be consolidated in areas where needed services exist or can be readily extended.

Program:

- Direct large commercial and industrial development to areas specified in the town’s general plan, or a nearby community that is better served by existing infrastructure.
- B. Evaluate the capacity of existing infrastructure, roads, electricity, public safety services, etc. to accommodate any new economic development.
- C. Locate highway dependent businesses along STH 64 that would provide commercial service to local and through traffic.
- D. Consider controlling signage, lighting, landscaping and access of business sites located in the town.
- E. Home-based businesses are allowed until they outgrow the existing property and need a zoning change as detailed in the Oconto County Zoning Ordinance.
- F. Preserve the town’s many productive agricultural lands and natural features.
- G. To address commercial use in residential area(s).

Programs:

- Before rezoning farmlands to non-agricultural uses consider the value of the agricultural lands and rural atmosphere of the town.
- Work with Oconto County to maintain the County Forestlands
- H. Work with Oconto County to promote the many recreational opportunities in the Brazeau area (e.g., Parkway Golf Course, Dusty Trails ATV, etc.).

Program:

- Support efforts to market the area and maintain services and programs to grow the county’s economy.

TRANSPORTATION

GOAL: To advocate safe and efficient transportation systems for all modes of transportation in the town.

Objective 1: Promote an efficient road system that ensures the highest degree of mobility and accessibility while protecting the safety of its users.

Policies:

- A. Promote a transportation system that is consistent with surrounding land uses and can readily adapt to changes in transportation demand and technology.
- B. Transportation systems should reduce accident exposure and provide travel safety.
- C. Support safe and convenient pedestrian traffic movement for people of all ages and physical abilities.

Program:

- Consider transportation needs of the elderly and special needs populations.
- Bicyclists and pedestrians should be afforded a comfortable margin of safety on streets and roads by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards.
- D. Protect existing investments in the road network with proper maintenance.

Program:

- Continue conducting an annual assessment of road pavement conditions; road drainage and ditch maintenance needs; adequacy of existing driveways and culverts relative to safe access; and adequacy of sight triangles at road intersections; to include road conditions and all town of Brazeau citizens input.
- E. Advocate for transportation corridors that are well maintained to allow for safe travel, while providing scenic views of the town.
- F. Avoid adverse impacts on environmental corridors and other significant natural areas during the planning and development of transportation facilities.

UTILITIES/COMMUNITY FACILITIES

GOAL: *To balance the town’s growth with the cost of providing public utilities and community facilities.*

Objective: *Promote community facilities and public services that are well maintained and sufficient for the needs of the town residents.*

Policies:

- A. Encourage concentrated development in areas where appropriate utilities (e.g., Brazeau and Kelly Lake sanitary districts), community facilities, and public services are readily available.
- B. Continue to coordinate, consolidate and share governmental facilities and services where possible.

Programs:

- Continue to encourage the concept of “mutual aid agreements” for all public services being provided (e.g., emergency medical, fire, etc.).

- Work with adjacent communities, Oconto County, Oconto Falls and Coleman school districts and other jurisdictions to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
- C. Monitor resident satisfaction regarding services and remain informed upon any of the service providers’ needs to re-locate/upgrade their services.
- D. Provide safe and convenient ADA (Americans with Disabilities Act) accessibility to all public buildings.
- E. Promote the use of renewable energy sources such as wind power, biomass, solar, etc. where feasible.
- F. Work cooperatively with municipalities and select service providers to upgrade telecommunication and electrical services when needed.
- G. Explore the use of shared on-site wastewater treatment systems to allow for the consolidation of development and preservation of land resources.

PARKS AND RECREATION

GOAL: To continue to promote the variety of park and recreational activities within the town.

Objective: Advocate that residents have safe recreational sites within the town that provide a variety of activities to serve various age and interest groups.

Policies:

- A. Cooperate with the county on maintenance and enhancement of existing parks and consider the development of future recreational lands within the town and county.

Programs:

- The town should continue to work with Oconto County to promote the various recreational facilities in the Town of Brazeau.
- Explore available resources and contact appropriate agencies (e.g. WDNR, BLRPC, etc.) to further enhance the quality of the town’s recreational systems.
- Utilize the town's official mapping powers to preserve areas designated for future park and recreational uses.
- B. Consider access for the disabled, elderly and very young when planning, designing, and constructing all new recreation projects, including parking, trails, etc.
- C. Provide input into the updates to the Oconto County Comprehensive Outdoor Recreation Plan.
- D. Future recreational areas should be interconnected with the existing trail system.
- E. Consider utilizing identified environmental corridors for public parks and recreational use.

INTERGOVERNMENTAL COOPERATION

GOAL: To coordinate with adjacent communities, Oconto County and other interested groups/agencies on planning projects.

Objective: Promote cooperation between the town of Brazeau and any other municipality or government entity that makes decisions impacting the town and surrounding area.

Policies:

- A. Work cooperatively with surrounding municipalities to address possible boundary issues to minimize conflicts.

Programs:

- Encourage improved participation with neighboring communities regarding meetings, workshops, mutual planning activities, etc.
 - The town of Brazeau Board or its representative (as the responsible party) is encouraged to meet annually and work with Oconto County, the Bay-Lake Regional Planning Commission or other planning agencies on town planning activities, and county and/or regional planning activities.
 - Work with Oconto County, neighboring communities, and agencies regarding any natural resource related issues and other land uses which lie across town lines such as Oconto County Forestland, Kelly Lake, etc.
- B. Develop coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible.

Program:

- Continue the concept of “mutual aid agreements” for public services.
- C. Promote cooperation and communication with the Oconto Falls and Coleman school districts to collectively support quality educational opportunities.
 - D. Utilize the Wisconsin Towns Association (WTA) for publications and participation in cooperative training programs to assist the town and its officials.

Implementation Steps

Town officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing the *Town of Brazeau 20-Year Comprehensive Plan*. Steps to address the development strategies could include the following:

1. To ensure the comprehensive plan remains current, the Plan Commission and the town of Brazeau Town Board should review and document any concerns or items that need to be addressed every three years. The review of the comprehensive plan should also include assessment of the town’s land use control tools (e.g., ordinances and regulations).
2. The Plan Commission and the town of Brazeau Town Board should identify policies and programs that are considered a priority. These priority strategies will lead to the implementation of additional policies and programs in subsequent years.

3. The town of Brazeau town officials should identify key stakeholders and collaborators to assist in the implementation of the development strategies as needed. A list of some of those entities is provided at the end of this chapter.
4. The Town of Brazeau has many tools available for the implementation of the community development strategies over the 20-year planning period. Within the appendices of *Volume II: County Resources*, there are comprehensive lists of financial and technical resources to implement many of the strategies listed for the housing, economic development, and transportation elements of the plan.
5. The implementation of this plan should be evaluated and revised every three years. Town officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changing conditions of the town of Brazeau.

Stakeholders

Bay-Lake Regional Planning Commission
Brazeau Sanitary District
Kelly Lake Sanitary District
Marinette County
Oconto County
Oconto County Highway Department
Oconto County Land Conservation Department
Oconto County Planning/Zoning/Solid Waste Department
Oconto County UW-Extension
Oconto Falls School District
Coleman School District
Town of Bagley
Town of Lena
Town of Maple Valley
Town of Riverview
Town of Spruce
Town of Mountain
Town of Stephenson
Town of Beaver
Town of Pound
United States Department of Agriculture, Natural Resources Conservation Service
Wisconsin Department of Commerce
Wisconsin Department of Natural Resources
Wisconsin Department of Transportation
Wisconsin Housing and Economic Development Authority (WHEDA)
Wisconsin Department of Administration

Priorities

The town of Brazeau has identified the following priorities that will be addressed in the near term.

1. Streamline the planning and zoning process in cooperation with the Oconto County Planning/Zoning Staff to reduce duplication of effort and make the process faster and easier for residents.

2. Determine needed regulations for mobile homes and campgrounds consistent with state and county regulations and an enforcement process.
3. Develop reporting and enforcement processes and ordinances for maintenance of residential properties including outdoor storage and junked vehicles including automobiles, trucks, recreational vehicles, boats and various apparatus.
4. Ensure processes and regulations for allowing operation of short-term rental units protecting the safety of renters and surrounding residential neighborhoods.
5. Evaluate the need for walking/biking paths around the recreational lake areas in the township. Develop plans and seek supporting grants to implement paths that will improve the safety of this growing recreational activity.

The town of Brazeau has also identified the following priorities that will be addressed during the planning period.

1. Continue to work cooperatively with Oconto County, streamlining the county zoning office and the Oconto County General Zoning Ordinance and other land use related ordinances in order to ensure the vision of the *Town of Brazeau 20-Year Comprehensive Plan* can be achieved.
2. Consider adopting town of Brazeau ordinances that are more restrictive than those currently being enforced by Oconto County to address specific issues impacting the town, and to provide additional protection to natural features.
3. To work with Oconto County Zoning to transition certain zoning action to the town of Brazeau.

Furthermore, work with the county to explore developing plans and processes aimed at protecting the quality and quantity of the town's water resources. This could include, but is not limited to, projects such as stormwater management planning; identifying and developing a plan to protect vital groundwater recharge areas; developing and enforcing erosion control measures; and restoration of wetlands.

4. To continue to utilize a pavement management system to ensure the town's road network can continue to effectively serve current and future populations.
5. To continue to work with surrounding communities, school districts, Kelly Lake Sanitary District, Brazeau Sanitary District, Oconto County, and Marinette County to efficiently provide quality, cost effective public services. As part of this, the town should continue to evaluate all mutual-aid agreements that are in place and consider other potential opportunities.
6. To work with Oconto County and other local, state, and federal agencies to promote best management practices for agricultural activities, such as nutrient management planning and establishment of land buffer programs.

7. To cooperate with surrounding towns, school districts, Kelly Lake Sanitary District, Brazeau Sanitary District, Oconto County, and Marinette County to discuss future planning projects and development concerns to lessen potential conflicts.

VOLUME I - APPENDIX A
PROCEDURES FOR PUBLIC PARTICIPATION

Procedures for Public Participation for Adoption or Amendment of the Town of Brazeau Comprehensive Plan

Introduction

The Brazeau Planning Process is designed to engage stakeholders and facilitate community involvement. Means of participation outlined in this plan and the Oconto County Public Participation Plan will provide guidance while promoting stakeholders to express ideas, opinions, and expertise throughout the planning process; resulting in a locally supported Comprehensive Plan for the Town of Brazeau.

The Wisconsin “Smart Growth” or “Comprehensive Planning” planning law requires public participation throughout the planning process. Section 66.1001(4)(a) of the Wisconsin State Statutes states:

“The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.”

The Town of Brazeau acknowledging the need for continuous public involvement throughout the planning process and the requirements of 66.1001(4)(a), will adopt these written public participation procedures. These adopted procedures will provide the framework needed to maximize public involvement throughout the planning process and any subsequent amendments to the comprehensive plan.

Posting/Notification of all Plan Commission Meetings

Public notification for Plan Commission meetings will be posted at the following locations:

- Town Hall
- Other locations specific to the Town

Town Board and Plan Commission members will regularly check these sites to see that posted notifications are replaced if removed. These notifications will be posted during the entire Comprehensive Planning process until the adoption of a comprehensive plan.

Meetings

The Brazeau Plan Commission will participate in periodic public informational hearings/input sessions held at the cluster and local level during the planning process.

All meetings conducted by Oconto County, UW-Extension, or Bay-Lake Regional Planning Commission staff will be open to the public and posted similar to plan commission meetings.

In addition, the Plan Commission will participate in one public hearing as required by Chapter 66.1001(4)(d). This meeting will be held upon the completion of the Comprehensive Plan and prior to the Town Board voting to accept or deny the Comprehensive Plan. A notice of the hearing must be published at least 30 days prior to the hearing in a newspaper likely to give notice in the area. The notice will meet the requirements for proper notification regarding date, time, location, etc.

Open Houses

A minimum of two (2) “Open Houses” shall be held during the development of the comprehensive plan in order to present information regarding the comprehensive plan and to obtain public comment. One shall be held at the “midway” point to present background information, and the second open house will be held near the end of the planning process to present the plan prior to the required public hearing. The open houses will provide the public with an opportunity to review and comment on work that has been accomplished by the plan commission and the planning team.

Notices

The Plan Commission will prepare and post notices of meetings in the local newspaper and notice the meeting in three locations within the Town.

Public Comments

In all cases Wisconsin’s open records law will be complied with. During the preparation of the comprehensive plan, a copy of the draft plan will be kept on file at the Town Hall and will be available for public inspection during normal office hours. The public is encouraged to submit written comments on the plan or any amendments of the plan. Written comments should be addressed to the Town Clerk who will record the transmittal and forward copies of the comments to the Town Board and Oconto County Planning staff for consideration.

The Town Board and the Plan Commission always welcome written comments regarding issues presented. Direct written responses will be made where response is appropriate.

Distribution of the Adopted Plan

In accordance with State Statute (66.1001(4)), Procedures for Adopting Comprehensive Plans, one copy of the adopted plan or amendment shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
- Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
- The Wisconsin Land Council
- The Wisconsin Department of Administration
- The Bay-Lake Regional Planning Commission
- The public library that serves the Town.

Adoption of Comprehensive Plan by Town Board

After adoption of a resolution by the Comprehensive Plan Commission, the Town Board will adopt the Comprehensive Plan by ordinance only after holding at least one public hearing at which the ordinance relating to the Comprehensive Plan is discussed. A majority vote of the members-elect is necessary for adoption. That hearing will be preceded by a Class 1 notice

under Ch. 985 that is published at least 30 days before the hearing is held. The Class 1 notice shall contain at least the following information:

- The date, time, and place of the hearing
- A summary, which may include a map, of the proposed Comprehensive Plan
- The name of an individual employed by the Town who may provide additional information regarding the proposed ordinance.
- Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Upon the day of publication of the public hearing notice, copies of the plan will be made available for public review at the nearest local library of the community, at the Oconto County Planning and Zoning Office and at the Town Hall. Written comments on the plan from members of the public will be accepted by the Town Board at any time prior to the hearing and at the public hearing.

Additional Steps for Public Participation

In addition to public participation measures described in this plan, the Town will utilize further means of obtaining public participation as adopted by Oconto County in the Oconto County Public Participation Plan. The Town reserves the right to execute additional steps, means, or methods in order to gain additional public participation or promote understanding of the Comprehensive Planning process. These optional steps may include ideas or means not identified in this or the county's public participation plans.

State Statutes

Where there is a conflict with these written procedures and provisions of s. 66.1001(4) Procedures for Adopting a Comprehensive Plan, the state statutes shall apply.

Amendments

The Town Board may amend these procedures from time to time.

VOLUME I - APPENDIX B
NOMINAL GROUP RESULTS

Oconto County Central Planning Cluster

Nominal Group Results

August 29, 2006

Group 1

5	Preservation of ag. and forestry
3	Development of business/industrial parks
3	Regulate developers seeking to subdivide land
2	Continued hunting on public property
2	Maintain the rights of the land owner within reason
2	Preserve lakes, rivers, streams
1	Clustering of residential areas
1	Continue to maintain rural roads (town and county)
1	Maintain trails throughout county
1	Promote area to bring in more industry
1	Promoting the history and background of parks and rec. areas
1	Rural residential lot sizes
1	Wind energy/power lines
	Idle land not producing taxes and is fragmented
	Recognition of town ordinances by the county
	Upgrade forestry roads (logging)

Group 2

4	Maintain agricultural heritage in county
3	Develop and assist small businesses (<20 employees)
3	Preserve county forestlands
2	Good roads
2	Maintain the county's agriculture – economic impact
2	Promote shared services between municipalities
2	Promote use of alternative fuels
1	Control development on lakeshores and riverbanks
1	County requirement – 10 acres of land needed to develop
1	Improve access to lakes, parks, trails, etc.
1	Maintain industrial base
1	Promote tourism in county
	Additional recreation trails/parks
	Buffer between residential and commercial development
	Good paying jobs
	Increase promotion of trails and corridors
	Keep historic areas undeveloped
	Limit extreme shifts in cost of living
	Maintain environment ambiance – light/noise pollution
	Planned housing – concentrated
	Promote local and county interaction/communication
	Quality housing

Group 3

5	Preserve agricultural land-protect from infringement
3	Prevent fragmentation-keep ag. and forest lands together – promote preservation as well
3	Promote development of businesses in cities and villages so as not to tax surrounding communities – promote small business as well
2	Keep residential development in appropriate areas – prevent sprawl
2	Preserve and enhance recreational opportunities (trails, open space, hunting lands, etc.) including camping facilities
1	Address old/abandoned buildings
1	Improve water quality of surface waters and ensure protection
1	Provide more job opportunities particularly for young people
	Continual monitoring of water quality – identify potential problem areas
	Improve maintenance of forest roads
	Increase education for young people on natural resources in order to promote preservation
	Promote intergovernmental cooperation –share services
	Prudent development along state highways

INTERGOVERNMENTAL COOPERATION

Central Cluster

The intergovernmental workshop for the Oconto County Central Planning Cluster was held on April 9, 2008 at the Breed Town Hall. The following illustrates the results from this workshop:

Land Use Issues and Conflicts/Positive Working Relationships

- Agriculture operations
- Transportation infrastructure
- Cooperation with ATV/Snowmobile Clubs
- Senior meal delivery available throughout the county
- Increasing communication through future planning meetings
- Inability to recruit volunteers to provide emergency services
- Population growth in the southern part of the county
- Growing elderly population in the northern areas of the county and the need to plan for appropriate services
- Continue to plan and address issues
- Regulations to apply weight limits on agriculture equipment like what is done on commercial vehicles
- Sex offender registrations not being done
- Municipalities participating in joint spring clean-up efforts
- Not enough designated sites for public hunting
- The need for regulations to limit garbage being dumped in the county forest
- Future developments should have proper sanitary systems
- Maintain compatible comprehensive plans with neighboring communities
- Notices not being forwarded to other parties within the individual communities
- Compatible and enforceable ordinances
- Zoning notification (i.e. use of residential district)
- Renewable energy opportunities
- More agreements with other communities and supported with county assistance
- Random discarding of tires
- Oconto County and Local websites
- Burning barrels
- Empty mobile homes
- Junk yards
- Community development should be shared to save resources
- Agriculture land should be saved-preserved
- Need more parks and recreation
- Bordering issues need to be resolved among communities and the county
- Deputizing of board members, etc. to be able to hold people who litter on town and forestry roads until police arrive
- The county planning committee that hold meetings for zoning permits don't listen to the people

- Quarrels between existing and establishments (homes) and new dwellers
- Large farms depleting aquifers
- Lack of knowledge of school district boundaries when people buy property and build homes, especially a problem with sub-divisions located in two districts.
- The need to allocate more land for recreation, such as base ball diamonds. No communication between schools and towns.
- People do not care what is going on unless it directly impacts their property
- One hand does not know what the other hand is doing
- Clarification of road maintenance between townships
- County police works well
- Ambulance sharing well
- County ordinances for wind turbines and signage
- Monitoring the need for upgrading and expanding sewer system
- Joint planning within the incorporated communities' extraterritorial boundary
- Rural sprawl will increase the need for law enforcement services within those areas
- Demand for law enforcement services will necessary cause the withdrawal of some law enforcement resources from performing ancillary functions.

Potential Resolutions:

- Expand and further promote county and local websites, posting of more agendas, materials, etc.
- No tipping fees for volunteers who pick-up garbage
- The availability of land for economic development
- More communication between all entities
- Better distribution of information both internally and externally
- Continued mutual aid of fire/rescue, etc.
- Compatible lot sizes with neighboring communities
- Enforce regulations equally and fairly
- More planning meetings of this type to bring different peoples and ideas together
- Greater communication between residents and town officials
- Consolidation of fire departments
- Communication with school district
- County consolidation of landfill and recycling rules
- Consolidation of townships and courts
- Boundary agreements-developments, road maintenance
- Downtown Main Street beautification in conjunction with the State Highway 22 upgrades planned for 2012.

Planning and Zoning Definitions

- Alley:** a permanently reserved public or private secondary means of access to an abutting property.
- Accessory Structure:** a detached subordinate structure located on the same lot as and incidental to the principal structure.
- Accessory Use:** a use incidental to and on the same lot as a principal use. *See also* “accessory structure” and “principal building”.
- Acre:** a unit of area used in land measurement and equal to 43,560 square feet. This is approximately equivalent to 4,840 square yards, 160 square rods, 0.405 hectares, and 4,047 square meters.
- Adaptive Reuse:** the conversion of obsolescent or historic buildings from their original or most recent use to a new use.
- Adequate Public Facilities Ordinance (APFO):** an ordinance that ties development approvals to the availability and adequacy of public facilities. Adequate public facilities are those facilities relating to roads, sewer systems, schools, and water supply and distribution systems.
- Administrative Appeal (Appeal):** a quasi-judicial* process before the local zoning board to review a contested ordinance interpretation or an order of an administrative zoning official.
- Adverse Impact:** a negative consequence to the physical, social, or economic environment.
- Aesthetic Zoning:** the regulation of building or site design to achieve a desirable appearance.
- Affordable Housing:** housing that has its mortgage, amortization, taxes, insurance, and condominium and association fees constituting no more than 30% of the gross household income per housing unit. If the unit is rental, then the rent and utilities constitute no more than 30% of the gross household income per rental unit. *See s. COMM 202.01, Wis. Admin. Code.*
- Agriculture:** the use of land for farming, dairying, pasturage, apiculture (bees), aquaculture (fish, mussels), horticulture, floriculture, viticulture (grapes), or animal and poultry husbandry; this includes the necessary accessory uses for packing, treating, or storing the produce from these activities. *See also ss. 30.40(1) and 91.01(1), Wis. Stats.*
- Agricultural Conservation Easement:** conservation easements that restrict specifically farmland from development or specified farming practices and give farmers income, property, and estate tax reductions.
- Agricultural Protection Zoning:** a method for protecting agricultural land use by stipulating minimum lot sizes or limitations on non-farm use.
- Air Rights:** the ownership or control of all land, property, and that area of space at and above it at a height that is reasonably necessary or legally required for the full use over the ground surface of land used for railroad or expressway purposes.
- Amendment:** a local legislative act changing a zoning ordinance to make alterations, to correct errors, or to clarify the zoning ordinance. A class 2 notice must be published and a public hearing must be held before a county board may adopt a proposed amendment. *See s. 59.69, Wis. Stats.*
- Amenities:** features that add to the attractive appearance of a development, such as underground utilities, buffer zones, or landscaping.
- Americans with Disabilities Act (ADA):** a congressional law passed in 1990, which provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities as well as clear, strong, consistent, enforceable standards addressing discrimination against individuals with disabilities.
- Amortization:** a method of eliminating nonconforming uses (usually minor structures) by requiring the termination of the nonconforming use after a specified period of time, which is generally based on the rate of economic depreciation of the use or structure.
- Annexation:** the process of incorporating an area of land in a township into a municipality. *See ch. 66, subch. II, Wis. Stats.*
- Appellate Body:** a body authorized to review the judgments made by administrative officers. For example, a board of adjustment hears appeals of the decisions of a county zoning administrator.
- Aquatic and Terrestrial Resources Inventory (ATRI):** a public and private partnership to gather, link, and make available data used for decisions affecting Wisconsin’s landscape; a systematic and comprehensive information management system developed by the Wisconsin DNR to improve environmental and resource management decisions.
- Aquifer:** a geologic formation, usually comprised of saturated sands, gravel, and cavernous and vesicular rock, that carries water in sufficient quantity for drinking and other uses.
- Aquifer Recharge Area:** the surface area through which precipitation passes to replenish subsurface water bearing strata of permeable rock, gravel, or sand.
- Architectural Control/ Review:** regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the historic character or general style of surrounding areas.
- Area Variance (Variance):** the relaxation of a dimensional standard in a zoning ordinance decided by a local zoning board. *See ss. 59.69, 60.61, 60.62 and 62.23, Wis. Stats.*
- Arterial:** a major street, which is normally controlled by traffic signs and signals, carrying a large volume of through traffic.
- Bargain Sale:** the sale of land (to a conservation organization, for example) at less than market value.

- Base Flood:** a flood that has a one percent chance of being equaled or exceeded in any give year, commonly called a 100- year flood. *See also “floodplain”.*
- Benchmark:** a performance- monitoring standard that allows a local government to periodically measure the progress of a local comprehensive plan’s goals and policies; also, a fixed and recorded elevation point from which another, relative elevation can be surveyed.
- Berm:** A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.
- Best Management Practices (BMPs):** the conservation measures and management practices intended to lessen or avoid a development’s impact on surrounding land and water.
- Billboard:** a sign that identifies or communicates a message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.
- Block:** a unit of land or contiguous lots or parcels bounded by a roadway or other barrier.
- Board of Appeals/ Board of Adjustment (BOA):** a board of appointed individuals that hears appeals on variances and exceptions. Board of Appeals applies to cities, villages, and towns, whereas Board of Adjustment applies to counties.
- Brownfields:** lands contaminated by spills or leaks and that are perceived to be unsuitable for future development due to its hazardous nature or owner liability concerns.
- Buffer Area:** an area separating two incompatible types of development or a development and sensitive natural resources.
- Build Out:** the maximum, theoretical development of land as permitted under zoning regulations.
- Build Out Analysis:** a projection, based on the maximum, theoretical development of all lands, of the impact of a community’s cumulative growth.
- Building Coverage:** *See “lot coverage”.*
- Building Line:** the line parallel to the street line that passes through the point of the principal building nearest the front lot line.
- Building Scale:** the relationship between the volume of a building and its surroundings, including the width of street, amount of open space, and volume of surrounding buildings. Volume is determined by the three- dimensional bulk (height, width, and depth) of a structure.
- Bulk Regulations:** standards that establish the maximum size of structures on a lot and the location where a building can be, including coverage, setbacks, height, impervious surface ratio, floor area ratio, and yard requirements.
- Bundle of Rights Concept of Property:** *See “rights”.*
- Business Improvement Districts (BID):** an area within a municipality consisting of contiguous parcels subject to general real- estate taxes other than railroad rights- of-way and that may include railroad rights- of- way, rivers, or highways continuously bounded by the parcels on at least one side. *See s. 66.1109(1)(b), Wis. Stats.*
- Business Incubator:** retail or industrial space, which may offer shared or subsidized management support such as information and advice on regulations, advertising, promotion, marketing, inventory, labor relations, and finances and facility support such as clerical staff, security, electronic equipment, and building maintenance that is affordable to new, low profit- margin businesses.
- By Right:** a use that complies with all zoning regulations and other applicable ordinances and that is permitted without the consent of a review board.
- Campground:** Any parcel or tract of land owned by a person, state or local government, which is designed, maintained, intended or used for the purpose of providing sites for non-permanent overnight use by 4 or more camping units, or by one to 3 camping units if the parcel or tract of land is represented as a campground.
- Capital Improvement:** a physical asset that is large in scale or high in cost.
- Capital Improvements Plan/ Capital Improvements Program (CIP):** a city’s or county’s proposal of all future development projects and their respective cost estimates listed according to priority.
- Capital Improvement Programming/ Capital Improvement Planning:** the scheduling of budgetary expenditures for infrastructure to guide and pace development.
- Carrying Capacity Analysis:** an assessment of a natural resource’s or system’s ability to accommodate development or use without significant degradation.
- Census:** The census of population and housing, taken by the U.S. Census Bureau in years ending in 0 (zero). Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives.
- Census Tract:** a relatively permanent county subdivision delineated to present census data.
- Central Business District (CBD):** the primary, downtown commercial center of a city.
- Certificate of Appropriateness:** a permit issued by a historic preservation review board* approving the demolition, relocation, or new construction in a historic district.

Certificate of Compliance: an official document declaring that a structure or use complies with permit specifications, building codes, or zoning ordinances.

Cesspool: a buried chamber such as a metal tank, perforated concrete vault, or covered excavation that receives wastewater or sanitary sewage to be collected or discharged to the surrounding soil.

City: an incorporated municipality. Cities are divided into the four following classes for administration and the exercise of corporate powers:

- a) Cities of 150,000 population and over- 1st class cities
- b) Cities of 39,000 and less than 150,000 population- 2nd class cities.
- c) Cities of 10,000 and less than 39,000 population- 3rd class cities.
- d) Cities of less than 10,000 population- 4th class cities.

See ch. 62, Wis. Stats.

Clear Zone: an area within a roadway right- of- way that is free of any obstructions, thus providing emergency vehicle access.

Closed (Executive) Session: a governmental meeting or portion closed to everyone but its members and members of its parent body for purposes specified in state law. Governmental meetings are subject to Wisconsin’s ‘Open Meetings Law.’ *See s.19.81- 19.98, Wis. Stats .*

Cluster Development Zoning (Clustering): concentrating the total allowable dwelling units on a tract of land into higher densities on a smaller portion of the tract, leaving the remaining land as open space. For example, in a five- acre minimum lot zoned area, 10 units would be constructed on 50 acres; however, 10 units could also be ‘clustered’ on 20 acres (allowing minimum two- acre lots), leaving the remaining 30 acres as common open space.

Collector: a street designed to carry a moderate volume of traffic from local streets to arterial* streets or from arterial streets to arterial streets.

Combination Zones: a zone that is placed over another, now underlying zone and that adds or replaces existing requirements of the underlying zone.

Commercial District: a zoning area designated for community services, general business, interchange of services, and commercial recreation.

Common Open Space: squares, greens, parks, or green belts intended for the common use of residents.

Community Development Block Grant (CDBG): a grant program administered by the U.S. Department of Housing and Urban Development (HUD), the state departments of Administration and Commerce, and the Wisconsin Housing and Economic Development Authority (WHEDA) that provides money for community rehabilitation and development. *See s.16.358 and 560.045, Wis. Stats.*

Community Development Zone: Zones meeting certain requirements and designated by the state Department of Commerce for the purpose of administering tax benefits designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The Community Development Zone Program has more than \$38 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of Wisconsin’s 21 community development zones. *See s.560.70, Wis. Stats. See also “enterprise development zone”.*

Community of Place: *See “sense of place”.*

Comprehensive Plan: a county development plan or city, village, town, or regional planning commission master plan prepared under and meeting the content requirements outlined in s.66.1001, *Wis. Stats.* Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.

Concurrency Management System: the process used to determine that needed public services are concurrent with a development’s impacts.

Concurrency Test: an analysis of public facilities’ ability to accommodate a development; in other words, adequate capacity of facilities must precede or be concurrent with a development’s demand.

Conditional Use: a land use, construction activity, or structural development, which must be tailored to the site conditions and adjacent property uses through a public and technical review process, that is listed as a conditional use in a zoning district.

Conditional Use Permit: a permit issued by a zoning administrator, if the applicant meets certain additional requirements, allowing a use other than a principally permitted use.

Conditional Zoning: special conditions an owner must meet in order to qualify for a change in a zoning district designation.

Condominium: real estate and improvements where portions are designated for separate ownership and the remainder for common ownership. *See s.703.02, Wis. Stat .*

Congestion Mitigation and Air Quality Program (CMAQ): a program under the U.S. Department of Transportation intended to fund transportation projects and programs in non- attainment and maintenance areas that reduce transportation- related emissions.

Conservation Areas: environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest.

Conservation Development Zoning: a type of cluster development zoning that emphasizes a planned unit development for preserving open space, wetlands, natural landscaping, floodplains, or other prioritized resources as well as for preventing stormwater runoff.

Conservation Easement: a recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features. *See s. 700.40, Wis. Stats.*

Conservation Reserve Program: a federal Department of Agriculture program that pays farmers to convert ‘erodible’ cropland into vegetative cover.

Consolidated Metropolitan Statistical Area (CMSA): a statistical area defined by the U.S. Census; a large metropolitan statistical area with a population of one million or more that includes one or more primary metropolitan statistical areas (PMSA). *See also “metropolitan statistical area” and “primary metropolitan statistical area” in this category.*

Contested Case: a hearing similar to a court proceeding where parties have a right to review and object to evidence and cross-examine witnesses who testify.

Contiguous Properties: properties sharing a property line.

Cooperative Agreement: an agreement between two or more organizations to share in the financing or managing of a property, providing of services, or some other joint venture. *Also see ss. 66.0307, 150.84, and 299.80, Wis. Stats. for specific examples of authorized agreements .*

County: a political subdivision of the state. Counties are delineated in ch. 2, *Wis. Stats.* Wisconsin has 72 counties. *See ch. 59, Wis. Stats.*

cul de sac : a circular end to a local street [*French* , “bottom of the bag”]

Dedication: the transfer of property from private to public ownership.

Deed Restriction: a limitation, which is recorded with the county register of deeds and to which subsequent owners are bound, on development, maintenance, or use of a property.

Design Guideline: an activity standard that preserves the historic or architectural character of a site or building.

Design Review/ Control: an aesthetic evaluation, considering landscape design, architecture, materials, colors, lighting, and signs, of a development’s impact on a community

Design Standards: criteria requiring specific dimensional standards or construction techniques. *See also “performance standards”.*

Detachment: the transposition of land from a municipality back into a township. *See s. 66.0227, Wis. Stats.*

Developer: a person or company that coordinates the ownership, financing, designing, and other activities necessary for the construction of infrastructure or improvements.

Development: an artificial change to real estate, including construction, placement of structures, excavation, grading, and paving.

Development Values: the economic worth of land based upon the fair market price after residential, commercial, or industrial structures have been added.

District: a part, zone, or geographic area within the municipality where certain zoning or development regulations apply.

Down Zoning: a change in zoning classification that permits development that is less dense, intense, or restrictive. *See also “up zoning”.*

Dwelling Unit: the space in a building that comprises the living facilities for one family. *See also “multifamily,” “single- family attached,” and “single- family detached dwelling”.*

Easement: written and recorded authorization by a property owner for the use of a designated part of the property by others for a specified purpose. *See also “conservation easement”.*

Ecological Impact: a change in the natural environment that could disrupt wildlife habitat or vegetation, or that could cause air, water, noise, or soil pollution.

Economic Unit: units of land that, although they may be separated from one another physically, are considered one economically.

Eminent Domain: the right of a government unit to take private property for public use with appropriate compensation to the owner. *See ch. 32, Wis. Stats .*

Enabling Act: legislation authorizing a government agency to do something that was previously forbidden. *See also “takings”.*

Enterprise Development Zone: zones meeting certain statutorily defined criteria and designated by the state Department of Commerce for providing tax incentives to new or expanding businesses whose projects will affect distressed areas. An enterprise development zone is “site specific,” applying to only one business, and is eligible for a maximum of \$3.0 million in tax credits. The department can designate up to 79 zones, which can each exist for up to seven years. The department is allowed to vary zone benefits to encourage projects in areas of high distress. *See s.560.70, Wis. Stats. See also “community development zone”.*

Environmental Corridors: linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that maintain biological diversity. Environmental corridors are often associated with rivers and streams.

Environmental Impact Ordinance: a local legislative act requiring an assessment of the potential harmful environmental effects of a pending development so that steps to prevent damage can be taken.

Environmental Impact Report (EIR): a report that assesses an area’s environmental characteristics and then determines the impact that a proposed development will have.

Environmental Impact Statement (EIS): a statement prepared under the National Environmental Policy Act (NEPA) or Wisconsin Environmental Policy Act (WEPA) predicting the impacts a proposed government action is likely to have on the environment and describing the affected environment and the alternative actions considered. *See* s.1.11, *Wis. Stats.*, P.L.91-190, 42 USC 4331, NR 150, *Wis. Admin. Code*.

Environmental Nodes: discrete, inherently non- linear areas of natural resources that are sometimes isolated from areas with similar resource features. Planning objectives often include linking environmental nodes.

Environmentally Sensitive Areas: areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development.

Esplanade: waterfront area intended for public use.

Estate Management Strategies: strategies enacted during a landowner’s lifetime or upon her death to help preserve family lands and farms.

Ex parte Contact: communication, which is normally prohibited, with a decision maker in a quasi- judicial proceeding, which is not part of a public hearing or the official record in a matter.

Exactions: compensation, which may take the form of facilities, land, or an actual dollar amount, that a community requires from a developer as condition of the approval of a proposed development project. Exactions may be incorporated into the community’s zoning code or negotiated on a project- by- project basis; but, they must reflect the type and extent of the expected adverse impacts of the development.

Executive Session: *See “closed session”.*

Extraterritorial Zoning: a local government’s authority to zone areas outside its boundaries. Under Wisconsin law, the extraterritorial zone for 1st, 2nd, and 3rd class cities extends 3 miles beyond the corporate limits. The limit extends 1½ miles beyond the municipal boundary for 4th class cities and villages. *See* s.62.23(7a), *Wis. Stats.* .

Exurban Area: the area beyond a city’s suburbs.

Fee Simple Acquisition: the purchase of property via cash payment.

Fee Simple Interest in Property: absolute ownership of and with unrestricted rights of disposition to land. This describes the possession of all rights to property except those reserved to the state. *See “rights”.*

Fiscal Impact Analysis: the projection of the costs and benefits of additional or new facilities, rentals, or remodeling of existing facilities, including data relative to increased instructional, administrative, maintenance, and energy costs and costs for new or replacement equipment.

Fiscal Impact Report: a report projecting the costs and revenues that will result from a proposed development.

Floating Zone: an unmapped zoning district that is described in ordinance and on the zoning map only when an application for development is approved.

Floodplains: land that has been or may be covered by flood water during a ‘regional flood’ as is defined in NR 116, *Wis. Adm. Code*. The floodplain includes the floodway and floodfringe, and is commonly referred to as the 100- year floodplain.

- *Floodfringe:* that portion outside of the floodway covered by water during a regional flood.

This term is generally associated with standing water, but may under local floodplain zoning ordinances, be developed for specified purposes if development is protected from flooding.

- *Floodway:* the channel of a river or stream and those portions of the floodplain adjoining the channel required to discharge a regional flood.

This term is generally associated with flowing water and is required by local floodplain zoning ordinances to remain undeveloped and free of obstructions. *See also “base flood”.*

Forest Crop Law: a program enacted in 1927 that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to make an acreage share payment or a state contribution. Under the program, land is taxed at a constant annual rate while its timber is taxed after harvest. Entries into the FCL closed as of 1 January 1986 with enactment of the Managed Forest Law. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law, and Managed Forest Law. *See* ch. 70, *Wis. Stats.* .

Front Lot Line: the lot line separating an interior lot from the street, or the shortest lot line of a corner lot to a street.

Gentrification: the resettlement of low and moderate- income urban neighborhoods by middle and high- income professionals.

- Geographic Information System (GIS):** computer technology, tools, databases, and applications that provide spatial (geographic) data management, analysis, and mapping capabilities to support policy evaluation, decision- making, and program operations.
- Geologic Review:** an analysis of geologic features on a site, including hazards such as seismic hazards, surface ruptures, liquefaction, landslides, mud slides, erosion, and sedimentation.
- Gift Credit:** a dollar or in- kind matching amount (labor, supplies, land donation, etc.) required to secure funds for a development.
- Global Positioning System (GPS):** a computerized tool for determining longitudinal and latitudinal coordinates through the use of multiple orbiting satellites.
- Green Spaces:** See “open spaces”.
- Group Quarters:** The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population and (2) the noninstitutionalized population.
- Growth Management:** the pacing of the rate or controlling of the location of development via law enactment to manage a community’s growth.
- Growth Trend Series:** In a growth series, the starting value is multiplied by the step value to get the next value in the series. The resulting product and each subsequent product is then multiplied by the step value.
- Hamlet:** a predominantly rural, residential settlement that compactly accommodates development.
- Hamlet Lot:** a small residential lot in a contiguous group with adjacent and fronting lots oriented toward each other in some ordered geometric way and forming a boundary with the surrounding countryside.
- Hazardous Substance:** any substance or combination of substances, including solid, semisolid, liquid or gaseous wastes, which may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or which may pose a substantial present or potential hazard to human health or the environment because of its quantity, concentration, or physical, chemical, or infectious characteristics. This term includes irritants, strong sensitizers, explosives, and substances that are toxic, corrosive, or flammable. See s.292.01(5), *Wis. Stats.*
- Heavy Industry:** the basic processing and manufacturing of products from raw materials; or, a use engaged in the storage or manufacturing processes using flammable or explosive materials or those that potentially involve offensive conditions. See also “light industry”.
- Highly Erodible Soils:** soils highly susceptible to erosion as determined by an equation that considers soil type, slope, and amount of rainfall but does not consider current land management or vegetative cover. These soils are often identified in county soil survey books.
- Historic Area:** an area designated by an authority, having buildings or places that are important because of their historical architecture or relationship to a related park or square or because those areas were developed according to a fixed plan based on cultural, historical, or architectural purposes.
- Historic Preservation:** the research, protection, restoration, and rehabilitation of historic properties.
- Historic Property:** a building, structure, object, district, area, or site, whether on or beneath the surface of land or water, that is significant in the history, prehistory, architecture, archaeology, or culture of Wisconsin, its rural and urban communities, or the nation. See s.44.31(3), *Wis. Stats.* See s.13.48(1m)(a), *Wis. Stats.*
- Homeowner’s Association:** a nonprofit organization made up of property owners or residents who are then responsible for costs and upkeep of semiprivate community facilities.
- Home Rule:** constitutional provisions in some states that give local units of government substantial autonomy. Wisconsin is a “strong” home rule state.
- Incorporation:** orderly and uniform development of territory from town to incorporated status. See ch. 66, subch. II, *Wis. Stats.*
- Impact Fees:** cash contributions, contributions of land or interests in land, or any other items of value that are imposed on a developer by a political subdivision to offset the community’s costs resulting from a development. See s. 66.0617, *Wis. Stats.*
- Impervious Surface:** a ground cover such as cement, asphalt, or packed clay or rock through which water cannot penetrate; this leads to increases in the amount and velocity of runoff and corresponds to increases in soil erosion and nutrient transport.
- Improvements:** the actions taken to prepare land, including clearing, building infrastructure such as roads and waterlines, constructing homes or buildings, and adding amenities.
- Incentive Zoning:** the granting of additional development possibilities to a developer because of the developer’s provision of a public benefit.
- Industrial District:** a district designated as manufacturing, research and development, or industrial park.
- Infill:** the development of the last remaining lots in an existing developed area, the new development within an area already served by existing infrastructure and services, or the reuse of already developed, but vacant properties. See also “redevelopment”.

- Infrastructure:** public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, and other public services.
- Installment Sale:** a real estate transaction in which the landowner and the recipient negotiate terms for the property to be transferred over an extended period of time rather than all at once.
- Institutionalized Population:** The institutionalized population includes people under formally authorized, supervised care or custody in institutions at the time of enumeration; such as correctional institutions, nursing homes, and juvenile institutions.
- Intermodal Surface Transportation Efficiency Act, 1991 (ISTEA):** a federal transportation act that authorized the first 23 “high priority corridors” of the total 42 authorized by the ISTEA, the National Highway System Designation Act (1995), and the Transportation Equity Act for the 21st Century.
- Intelligent Transportation System (ITS):** a system of technologies, including traveler information systems to inform motorists of weather and road conditions, incident management systems to help emergency crews respond more efficiently to road incidents, and commercial vehicle operations to increase freight transportation efficiency, intended to relieve state highway congestion.
- Interim Zone of Influence:** a procedure for the exchange of information or resolution of conflicts on certain proposed land- uses between a city or town and the county.
- Interim Zone/ Development Controls:** See “moratorium”.
- Judicial Appeal:** the review of a local zoning decision by the state judicial system.
- Land:** soil, the ground surface itself, a subdivision, a tract or parcel, a lot, an open space, or the physical elements below ground.
- Land Banking:** the obtaining, holding, and subsequent release of lands by a local government for controlled development or conservation.
- Land Exchange:** a transaction where a public agency or nonprofit organization exchanges a land parcel for another land parcel with high conservation value.
- Land use Intensity System (LUI):** a comprehensive system created in the mid- 1960s by the U.S. Federal Housing Administration for determining or controlling the intensity of land development.
- Land use Inventory:** a study, cataloging the types, extent, distribution, and intensity of current and future uses of land in a given area.
- Land use Plan:** the element of a comprehensive plan that designates and justifies the future use or reuse of land. See s.66.1001, Wis. Stats.
- Landfill:** a disposal facility for solid wastes. See ch.289, Wis. Stats.
- Land Trust:** a private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.
- Large- Lot Zoning:** a requirement that each new house be constructed on a minimum number of acres (generally, five or more acres). Developments that feature large- lot zoning may include the dispersal of some impacts, less efficient infrastructure, and greater areas of land use.
- Leapfrog Development:** new development separated from existing development by substantial vacant land.
- Leaseback:** See “purchase/ leaseback”.
- Level of Service (LOS):** a measurement of the quantity and quality of public facilities.
- Light Industry:** the manufacture and distribution of finished products, including processing, fabrication, assembly, treatment, packaging, incidental storage, and sales. See also “heavy industry”.
- Limited Development:** the development of one portion of a property to finance the protection of another portion.
- Linear Trend Series:** In a linear series, the step value, or the difference between the first and next value in the series, is added to the starting value and then added to each subsequent value.
- Lot:** a parcel of land that is occupied or intended for occupancy, including one main building and any accessory buildings, open spaces, or parking spaces. See also “through lot”.
- Lot Area:** the area of a horizontal plane bounded by the vertical planes through front, side, and rear lot lines.
- Lot Averaging:** the design of individual adjoining lots within a residential subdivision where the average lot is the minimum prescribed area for the zoning district.
- Lot- by- Lot Development:** a conventional development approach where each lot is treated as a separate development unit conforming to all land- use, density, and bulk requirements.
- Lot Coverage:** the total when an area of a lot covered by the total projected surface of all buildings, impervious surfaces, or vegetative coverage is divided by the gross area of that lot.
- Lot Depth:** the average horizontal distance between the front and rear lot lines.
- Lot Line:** the property lines at the perimeter of a lot.

Lot Width: the distance between side lot lines. This is generally measured at the front setback, but the specific protocol varies between jurisdictions.

LULU: a locally unwanted land use. *See also* “NIMBY,” “NIABY,” and “NIMTOO”.

Main Street Program: a comprehensive revitalization program established in 1987 to promote and support the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program is administered by the state Department of Commerce.

Managed Forest Law: a law enacted in 1985, replacing the Forest Crop Law and Woodland Tax Law, that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to pay an annual acreage payment, a state contribution, a yield tax, or a withdrawal penalty. Landowners have the option to choose a 25 or 50 year contract period. Enrollment is open to all private landowners owning ten or more acres of woodlands. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law (FCL), Woodland Tax Law (WTL), and Managed Forest Law (MFL). *See* ch. 70, *Wis. Stats.*

Manufactured Housing: a structure, containing within it plumbing, heating, air- conditioning, and electrical systems, that is transportable in one or more sections of certain sizes and is built on a permanent chassis, and when connected to the required utilities, is designed to be used as a dwelling with or without a permanent foundation. Such housing must comply with the standards established under the National Manufactured Housing Construction and Safety Standards Act. *See* 42 USC 5401 to 5425 and ch.409, *Wis. Stats.*

Map: a drawing or other representation that portrays the spatial distribution of the geographic, topographic, or other physical features of an area.

Median age: The midpoint age that separates the younger half of a population from the older half.

Metropolitan Statistical Area (MSA): a statistical area defined by the U.S. Census; a freestanding metropolitan area (i.e. an area with a minimum population of 50,000 and adjacent communities with a high degree of economic and social integration) or a Census Bureau defined urbanized area with a population of 100,000 or greater (75,000 in New England), not closely associated with other metropolitan areas. Nonmetropolitan counties surround these areas typically. *See also* “consolidated metropolitan statistical area” and “primary metropolitan statistical area”.

Mini- Lot Development: a development containing lots that do not meet the minimum size or other requirements.

Mitigation: the process of compensating for the damages or adverse impacts of a development.

Mitigation Plan: imposed development conditions intended to compensate for the adverse impacts of the development.

Mixed- Use Development: a development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.

Modernization: the upgrading of existing facilities to increase the input or output, update technology, or lower the unit cost of the operation.

Moratorium: a temporary development freeze or restriction pending the adoption or revision of related public policies or provisions of public infrastructures or services.

Multifamily Dwelling: a building or portion occupied by three or more families living independently of each other.

Multimodal Transportation: an integrated network of various transportation modes, including pedestrian, bicycle, automobile, mass transit, railroads, harbors, and airports.

Municipality: a city, village, town, or other unit of local government. The application of this term varies and it often has specific legal meanings.

National Environmental Policy Act (NEPA): a congressional act passed in 1969, establishing a national environmental policy. NEPA requires federal agencies to consider the environmental effects of decisions early in their decision- making processes and to inform the public of likely impacts. Environmental impact statements (EISs) are prepared consistent with this law. The act also established the Council on Environmental Quality. *See* P.L. 91- 190, 42 U.S.C. 4321- 4347. *See also* “environmental impact statement” and “Wisconsin Environmental Policy Act (WEPA)”.

National Register of Historic Places in Wisconsin: places in Wisconsin that are listed on the national register of historic places maintained by the U.S. Department of the Interior, National Park Service.

Neighborhood Plan: a plan that provides specific design or property- use regulations in a particular neighborhood or district.

Neighborhood Unit: the model for American suburban development after World War II based around the elementary school with other community facilities located at its center and arterial streets at its perimeter.

Neotraditional Development: a land- use approach that promotes neighborhoods with a variety of housing and architectural types, a central gathering point, and interconnecting streets, alleys, and boulevards edged with greenbelts.* *See also* “New Urbanism” and “smart growth”.

Net Acre: an acre of land excluding street rights- of- way* and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities.

- New Urbanism:** an approach to development that includes the reintegration of components such as housing, employment, retail, and public facilities into compact, pedestrian- friendly neighborhoods linked by mass transit. *See also “Neotraditional development” and “smart growth”.*
- NIABY:** Not in anyone’s backyard. *See also “LULU,” “NIMBY,” and “NIMTOO”.*
- NIMBY:** Not in my backyard. *See also “LULU,” “NIABY,” and “NIMTOO”.*
- NIMTOO:** Not in my term of office. *See also “LULU,” “NIMBY,” and “NIABY”.*
- Nonconforming Activity:** an activity that is not permitted under the zoning regulations or does not conform to off- street parking, loading requirements, or performance standards.
- Nonconforming Building:** any building that does not meet the limitations on building size or location on a lot for its use and district.
- Nonconforming by Dimension:** a building, structure, or parcel of land that is not compliant with the dimensional regulations of the zoning code.
- Nonconforming Lot:** a use or activity which lawfully existed prior to the adoption, revision, or amendment of an ordinance but that fails to conform to the current ordinance.
- Nonconforming Use:** a use (or structure) that lawfully existed prior to the adoption or amendment of an ordinance but that fails to conform to the standards of the current zoning ordinance.
- Noncontributing Building:** a building or structure that does not add to the historic architecture or association or cultural values of the area.
- Noninstitutionalized Population:** The noninstitutionalized population includes all people who live in group quarters other than institutions, such as college dormitories, military quarters, and group homes. Also, included are staff residing at institutional group quarters.
- Nonmetallic Mining** or mining means all of following: (1) Operations or activities at a nonmetallic mining site for the extraction from the earth of mineral aggregates or nonmetallic minerals for sale or use by the operator. Nonmetallic mining includes use of mining equipment or techniques to remove materials from the inplace nonmetallic mineral deposit, including drilling and blasting, as well as associated activities such as excavation, grading and dredging. Nonmetallic mining does not include removal from the earth of products or commodities that contain only minor or incidental amounts of nonmetallic minerals, such as commercial sod, agricultural crops, ornamental or garden plants, forest products, christmas trees or plant nursery stock. (2) Processes carried out at a nonmetallic mining site that is related to the preparation or processing of the mineral aggregates or nonmetallic minerals obtained from the nonmetallic mining site. These processes include, but are not limited to stockpiling of materials, blending mineral aggregates or nonmetallic minerals with other mineral aggregates or nonmetallic minerals, blasting, grading, crushing, screening, scalping and dewatering.
- North American Industry Classification System (NAICS):** a classification system developed by the United States, Canada, and Mexico to provide comparable industrial production statistics collected and published in the three countries. The NAICS replaces the Standard Industrial Classification (SIC) system and provides for increased comparability with the International Standard Industrial Classification (ISIC) system developed and maintained by the United Nations. *See also “Standard Industrial Classification (SIC)”.*
- Office Park:** a large tract that has been planned and developed as an integrated facility for a number of separate office buildings and that considers circulation, parking, utilities, and compatibility.
- One-Unit, Attached:** This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
- One-Unit, Detached:** This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built also are included.
- Open Session:** a meeting that is in accordance with Wisconsin’s ‘Open Meetings Law.’ *See s.19.85- 19.98, Wis. Stats .*
- Open (Green) Spaces:** a substantially undeveloped area, usually including environmental features such as water areas or recreational facilities. *See also “common open spaces”.*
- Ordinance:** a local law; a legislative enactment of a local governing body.
- Orthophoto Quad:** an aerial photograph that has been adjusted, via the correcting of distortions and inaccuracies due to plane tilt, elevation differences, or the curvature of the earth’s surface, to reflect as accurately as possible the actual topography of the earth’s surface.
- Outright Donation:** the donation of land to a unit of government or a qualified charitable land conservation management organization.
- Outright purchase:** the acquisition of land for the benefit of the public.
- Overlay Zone:** an additional land use or zoning requirement that modifies the basic requirements of the underlying designation.

Parcel: See “lot”.

Pedestrian Friendly: a development that is primarily accessible to pedestrians rather than automobiles and with an emphasis on street sidewalks rather than parking.

Performance Standards: general criteria established to limit the impact of land uses or development. See also “design standards”.

Pervious Surface: a ground cover through which water can penetrate at a rate comparable to that of water through undisturbed soils.

Planned Unit Development: land under unified control to be developed in a single development or a programmed series of phases. A planned development includes the provisions, operations, maintenance, facilities, and improvements that will be for the common use of the development districts, but which will not be maintained at general public expense.

Plan Commission: an appointed local government commission authorized to make and adopt a master plan, consistent with s.66.1001, *Wis. Stats.*, for the physical development of the city. See s.62.23, *Wis. Stats.*

Plat: a map of a lot, parcel, subdivision, or development area where the lines of each land division are shown by accurate distances and bearings.

Point System: numerical values assigned to a development’s impacts on a community’s resources.

Political Subdivision: a city, village, town, county, sanitary district, school district, inland lake protection and rehabilitation district, or other special purpose unit of government.

Pre-acquisition: a technique where one organization (usually a private land trust) purchases a property and holds it until another organization (usually a government agency) can allocate the funds to purchase it.

Preservation: leaving a resource undisturbed and free from harm or damage. While ‘preservation’ is often used interchangeably with ‘conservation,’ the latter entails a connotation of prudent resource use.

Primary Metropolitan Statistical Area (PMSA): a statistical area defined by the U.S. Census; an area within a consolidated metropolitan statistical area consisting of a large urbanized county or cluster of counties that demonstrates very strong internal economic and social links, in addition to close ties to other portions of the larger area. See also “metropolitan statistical area” and “consolidated metropolitan statistical area”.

Prime Agricultural Land: land determined by local governments to be important for sustaining agricultural operations and that are often protected from conversion to other uses. See ch.91, *Wis. Stats.*

Prime Farmland: farmland classified by the Natural Resources Conservation Service as best for the crop production of row, forage, or fiber because of level topography, drainage, moisture supply, soil texture and depth, and susceptibility to erosion and runoff. Ideally, prime farmland allows least cost to both the farmer and the natural resources. See ch.91, *Wis. Stats.*

Principal Building: the building, including all parts connected, where the primary use of the lot is conducted.

Private Road: a way open to traffic, excluding driveways, established as a separate tract for the benefit of adjacent properties.

Privately Owned Waste- Treatment Systems (POWTS): sewage treatment and disposal systems, which are also called on- site sanitary systems, that are not connected to sewer lines or wastewater treatment plants.

Public Dedication: reserving land in a subdivision for public use such as a school or park.

Public Road: public property dedicated and reserved for street traffic.

Purchase of Development Rights (PDR): a public or private government initiative that acquires the development rights of property to limit development and protect natural features or open space. See also “rights” and “transfer of development rights”.

Purchase/ Leaseback: an arrangement where a community purchases a natural area and then either leases it back with special lease restrictions or sells it back with deed restrictions designed to protect the natural features of the property.

Quarter, Quarter Zoning: a development standard that limits non-farm development to one house per 40 acres (¼ of ¼ of the original 640- acre section).

Quasi- Judicial Decisions: “resembling a court;” quasi- judicial decision making must follow rules of due process and is midway between legislative and administrative functions. Examples of quasi- judicial decisions include variances, appeals, and conditional- use permits.

Quasi- Public Use/ Facility: a use conducted or a facility owned or operated by a nonprofit or religious institution that provides public services.

Rear- lot Line: a lot line, opposite the front lot line, that generally does not abut a public roadway.

Redevelopment: any proposed replacement of existing development. See also “infill”.

Redevelopment Authority: an authority, known as the “redevelopment authority of the city of [city name],” created in every city with a blighted area. This authority, together with all the necessary or incidental powers, is created to carry out blight elimination, slum clearance, and urban renewal programs and projects as set forth in Wisconsin Statutes. See s.66.1333 (3)(a) 1, *Wis. Stats.*

Reforestation: the planting or replanting of forest plants.

Regional Plan: a plan that covers multiple jurisdictions, often within the administrative area of a regional planning commission, and that can be prepared jointly by cooperating municipalities, regional planning commissions, state agencies, or other entities.

Requests for Proposals (RFP): a document describing a project or services and soliciting bids for a consultant's or contractor's performance.

Requests for Qualifications (RFQ): a document describing the general projects, services, and related qualifications of bidding consultants or contractors.

Reservation of Site: See "*public dedication*".

Reserved Life Estate: an arrangement where a landowner sells or donates property to another party (for example, a conservation organization) while retaining the right to lifetime use.

Revolving Fund: a conservation fund, replenished through donations or selling of the land to another conservation organization or a government agency, used to purchase land or easements.

Rezoning: an amendment to a zoning map or zoning ordinance that changes the zoning- district designation and use or development standards.

Right of First Refusal: an agreement between a landowner and another party (for example, a land trust) that gives the other party a chance to match any third- party offer to purchase lands.

Right of Way (ROW): a strip of land occupied by or intended to be occupied by a street, crosswalk, walkway, utility line, or other access.

Rights (The Bundle of Rights Concept of Property): government and private owners each hold portions of the bundle of rights in real property.

Owner property rights include:

- *Right to Use:* the right to improve, harvest, cultivate, cross over, or not to use.
- *Right to Lease:* the right to lease for cash or the right to hold a cash, including a share lease or third or fourth lease, a crop share lease, a one year lease, or a perpetual lease.
- *Right of Disposition:* the right to sell, to bequeath, to mortgage, or to establish trusts on all or part of a property.

Government property rights include:

- *Eminent domain:* the right to purchase land for public use
- *Escheat:* the right for the succession in title where there is no known heir
- *Regulation*
- *Taxation*

Riparian Areas: the shore area adjacent to a body of water.

Roadway Setback: the required or existing minimum distance between a public roadway (measured from the centerline or edge of right- of- way) and the nearest point on a structure.

Scenic Corridor: a linear landscape feature that is visually attractive (for example, stream corridors or blufflines).

Scenic Easement: an easement* intended to limit development in order to preserve a view or scenic* area.

Seasonal Dwelling: a dwelling not used for permanent residence or not occupied for more than a certain number of days per year. The standard varies between jurisdictions.

Secondary Dwelling Unit: an additional dwelling unit in a freestanding building or above a residential garage and located within or on the same lot as the principal dwelling unit.

Sense of Place: the constructed and natural landmarks and social and economic surroundings that cause someone to identify with a particular place or community.

Set Back: the minimum distance a building, structure, or activity can be separated from a designated feature such as a waterway or bluffline.

Shoreland: a state mandated water resource protection district that Wisconsin counties must adopt.

Shorelands include lands adjacent to navigable waters within 1,000 feet of the ordinary high- water mark of a lake, pond, or flowage and within 300 feet of the ordinary high- water mark or floodplain of a river or stream.

Shoreland- Wetland: shorelands that are designated as wetlands on Wisconsin Wetlands Inventory maps. See *Wis. Stats.*

Shoreline Stabilization: the placement of structural revetments or landscaping practices to prevent or control shoreline erosion.

Short-term Rental: (STR) means a rental of any dwelling, in whole or in part, within the Town of Brazeau, to any person(s) for transient use, other than, (1) ongoing month-to-month tenancy granted to the same renter for the same dwelling, (2) one less-than-30-day rental per year, or (3) a house exchange for which there is no payment.

Side Lot Line: a lot line that is neither a front lot line nor a rear lot line.

Single- family Attached Dwelling: one of two or more residential buildings having a common wall separating dwelling units.

Single- family Detached Dwelling: a residential building containing not more than one dwelling unit surrounded by open space.

Sign: any device that is sufficiently visible to persons not located on the lot that communicates information to them.

Site Plan: a scaled plan, which accurately and completely shows the site boundaries, dimensions and locations of all buildings and structures, uses, and principal site development features, proposed for a specific lot.

Sliding Scale Zoning: a ratio of dwelling units to land acreage that concentrates development on smaller lots by increasing the minimum lot size for houses built on larger parcels.

Smart Growth: an approach to land- use planning and growth management that recognizes connections between development and quality of life. The features that distinguish smart growth approaches vary. In general, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. In developing areas, the approach is more town- centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial, and retail uses. Smart- growth approaches preserve open space and other environmental amenities. The term is also used to refer to Wisconsin’s comprehensive planning law. *See s.66.1001, Wis. Stats. See also “New Urbanism” and “Neotraditional development”.*

Special Designation: the protection of scenic river corridors and other valuable resources through state or federal means such as recognition, acquisition, or technical assistance.

Special District/ Special Purpose Unit of Government: a government entity that is responsible for performing specific tasks and oversight essential to a community’s or region’s well being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities.

Special Exception: *See “conditional use”.*

Spot Zoning: a change in the zoning code or area maps that is applicable to no more than a few parcels and generally regarded as undesirable or illegal because it violates equal treatment and sound planning principles.

Stand: a number of plants growing in a continuous area. Examples include ‘a stand of hardwood’ or ‘a stand of timber.’

Standard Industrial Classification/ Standard Industrial Code (SIC): an industry classification system to facilitate the collection, tabulation, presentation, and analysis of data relating to establishments and to ensure that data about the U.S. economy published by U.S. statistical agencies are uniform and comparable. *See also “North American Industry Classification System (NAICS)”.*

Statewide Comprehensive Outdoor Recreation Plan (SCORP): a plan that aims to offer a research base and overall guidance for all providers of Wisconsin’s outdoor recreation, including federal, state, county, city, village, and town governments, resorts and other businesses, and a variety of other public and private organizations. Ideally, SCORP is used in conjunction with other planning documents such as property master plans, community park and open space plans, the State Trails Strategic Plan, six- year development plans, and county and regional planning commission plans.

Stewardship Program: a state bonding program established by the Wisconsin Legislature in 1989 and re- authorized in 1999 that provides funds to protect environmentally sensitive areas and to maintain and to increase recreational opportunities across the state.

Stormwater Detention/ Stormwater Retention: the storage of stormwater runoff.

Stormwater Management: the reduction of the quantity of runoff, which affects flooding, or of pollutants generated at a development site and carried in stormwater.

Story: a space in a building between the surface of any floor and the surface of the next above floor or roof.

Subdivision: the description (usually by survey) and recording of separate land parcels or lots.

Summary Abatement: a legal action taken to suppress the continuation of an offensive land use. *See also “tax abatement”.*

Sustainability: long- term management of ecosystems intended to meet the needs of present human populations without compromising resource availability for future generations.

Sustainable Development: development that meets the needs of the present generation without compromising the needs of future generations.

Takings: government actions that violate the Fifth Amendment to the U.S. Constitution, which reads in part, “nor shall private property be taken for public use, without just compensation.” Such actions include regulations that have the effect of “taking” property. The Supreme Court has established four clear rules that identify situations that amount to a taking and one clear rule that defines situations that do not.

The court has found “takings” in the following circumstances:

- where a landowner has been denied “all economically viable use” of the land;
- where a regulation forced a landowner to allow someone else to enter onto the property;

- where the regulation imposes burdens or costs on a landowner that do not bear a “reasonable relationship” to the impacts of the project on the community; and
- where government can equally accomplish a valid public purpose through regulation or through a requirement of dedicating property, government should use the less intrusive regulation, for example, prohibiting development in a floodplain property.

The Supreme Court has also said that where a regulation is intended merely to prevent a nuisance, it should *not* be considered a taking.

Tax Abatement: a release of a certain tax liability for a specific period of time and under certain circumstances. *See also* “summary abatement”.

Tax Increment: additional tax revenue resulting from a property- value increase; the amount obtained by multiplying the total of all property taxes levied on all taxable property within a tax- incremental district in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year’s equalized value of all taxable property in the district. In any year, a tax increment is “positive” if the value increment is positive and “negative” if the value increment is negative. *See* s.66.1105, *Wis. Stats.*

Tax Increment Financing (TIF): a local governmental financing of private- sector redevelopment, anticipating the additional revenues of the tax increment.* *See* s.66.1105, *Wis. Stats.*

Town: the political unit of government; a body corporate and politic, with those powers granted by law. *See* ch. 60, *Wis. Stats.*

Township: all land areas in a county not incorporated into municipalities (cities and villages).

Tract: an indefinite stretch or bounded piece of land; in subdivisions, a tract is often divided into individual lots.

Traditional Neighborhood: a compact, mixed- use neighborhood where residential, commercial, and civic buildings are within a close proximity. *See also* “Neotraditional development” and “New Urbanism”.

Traffic Calming: the process of increasing pedestrian safety via decreasing automobile speed and volume.

Traffic Impact Analysis: an analysis of the impacts of traffic generated by a development.

Traffic Impact Mitigation Measure: an improvement by a developer intended to reduce the traffic impact created by a development.

Transfer of Development Rights: a technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement. *See also* “rights” and “purchase of development rights”.

Transit- Oriented Development (TOD): moderate or high- density housing concentrated in mixed- use developments* that encourages the use of public transportation.

Transitional Use: a permitted use or structure that inherently acts as a transition or buffer between two or more incompatible uses.

TRANSLINKS 21: a statewide transportation system plan prepared by the Wisconsin Department of Transportation in response to federal and state laws.

Transportation Demand Management (TDM): a strategy that alleviates roadway stress by reducing vehicle density via the increasing of passengers per vehicle.

Transportation enhancements (ISTEA & TEA- 21): funds contributed by the federal highway transportation program to enhance cultural, aesthetic, and environmental aspects of local transportation and transit systems.

Underlying Zoning District: a term referring to a zoning district when it is affected by an overly district.

Undevelopable: an area that cannot be developed due to topographic or geologic soil conditions.

Unified Development Code: the combining of development regulations into a single zoning code.

Universal Transverse Mercator Grid (UTM): a civilian grid system, which uses only numbers and can be handled by digital mapping software and Geographic Information Systems.

Unnecessary Hardship: a unique and extreme inability to conform to zoning ordinance provisions due to physical factors; and, one of three tests a property must meet in order to qualify for a zoning variance.

Up Zoning: changing the zoning designation of an area to allow higher densities or less restrictive use. *See also* “down zoning”.

Urban Area: the area within a municipal boundary that is serviced by infrastructure; an intensively developed area with a relatively large or dense population.

Urban Forest: all trees and associated vegetation in and around a city, village, or concentrated development.

Urban Growth Area: an area designated for urban development and usually designed to protect open space or resources beyond its boundaries.

Urban Growth Boundary: the perimeter of an urban growth area.

- Urban Sprawl:** low- density, automobile- dependent, and land- consumptive outward growth of a city; the spread of urban congestion and development into suburban and rural areas adjoining urban areas.
- Utility Facilities:** any above ground structures or facilities used for production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals.
- Variance:** a relaxation of dimensional standards by a local zoning board in compliance with statutory criteria. *See s.59.99(7), Wis. Stats.*
- Vehicle Miles Traveled (VMT):** a measure of automobile and roadway use.
- Village:** an incorporated area with a population under 5,000. *See ch. 61, Wis. Stats.*
- Watershed:** the area where precipitation drains to a single body of water such as a river, wetland, or lake.
- Wellhead Protection:** a plan to determine the water collecting area for a public well, identify the pollution sources within that area, and detect, prevent, and remedy potential contamination to the collecting area.
- Wetlands Inventory Map:** a map of wetlands classified according to their vegetation, hydrology, and types of human influence, developed by the Wisconsin Department of Natural Resources, used to identify wetlands for protection.
- Wetlands Reserve Program:** a federal program with state partnering to restore the functions and values of wetlands and to preserve riparian areas through conservation easements and wetland reconstruction.
- Wildlife Habitat Incentives Program:** a program that awards landowners federal cost- sharing funds after the installation of improvements to wildlife or fishery habitat.
- Wisconsin Administrative Code (Wis. Admin. Code):** a component of state law that is a compilation of the rules made by state agencies having rule- making authority. These rules provide the detailed provisions necessary to implement the general policies of specific state statutes
- Wisconsin Environmental Policy Act (WEPA):** a state law establishing a state environmental policy. WEPA requires state agencies to consider the environmental effects of decisions early in their decision-making processes and to inform the public of likely impacts and alternatives that were considered. Environmental impact statements (EISs) are prepared consistent with this law. *See also “environmental impact statement” and “National Environmental Policy Act (NEPA) ”. See NR 150, Wis. Admin. Code, and s.1.11, Wis. Stats.*
- Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND):** a partnership between government agencies, private companies, and nonprofit groups to collect, analyze, and distribute landscape information.
- Wisconsin Register of Historic Places:** a listing of districts, sites, buildings, structures, and objects that are significant in national, state, or local history, architecture, archaeology, engineering and culture. The Wisconsin register of Historic Places is maintained by the Wisconsin State Historical Society. *See s. 44.36, Wis. Stats.*
- Woodland Tax Law:** a law enacted in 1954 that extended land eligibility of the Forest Crop Law to owners of small forest parcels. Entries into the WTL closed as of 1 January 1986 with enactment of the Managed Forest Law. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law, and Managed Forest Law. *See ch. 70, Wis. Stats.*
- Zero Lot Line:** the location of a building in such a manner that one or more of its sides rests directly on its lot line.
- Zone:** an area designated by an ordinance where specified uses are permitted and development standards are required.
- Zoning Inspector:** an appointed position to administer and enforce zoning regulations and related ordinances.
- Zoning Permit:** a permit issued by the land- use or zoning administrator authorizing the recipient to use property in accordance with zoning- code requirements.

Source: *Land-Use Lingo: A Glossary of Land-Use Terms*, WDNR, 2001.

Note: All references are to 1999-2000 Wisconsin Statutes.