

Town of Wyocena Comprehensive Plan 2030



Created by the Land Use Plan Committee made up of
community citizens and supervised by the
Wyocena Town Board

ACKNOWLEDGEMENTS

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INTRODUCTION

Pursuant to sections 66.1001 and 62.23 of the Wisconsin Statutes, a special meeting of the Town of Wyocena was held on May 14, 2009 to gather information and move forward in creating a comprehensive plan. A survey was discussed as were meeting dates for a citizen group which would meet and move forward with creation of a plan.

In following meetings a survey was developed and sent to all property owners of record in the Town. Upon reaching the requested return date, surveys were tabulated and considered in formulation of the plan. A copy of the survey tabulation is attached.

The Town has attempted to minimize the size of the plan and reduce the restatement of materials readily available elsewhere. Therefore, the statistical information, data, demographics and maps relating to the Town of Wyocena that appear in the Columbia County Comprehensive Plan dated September 19, 2007 are incorporated herein by reference.

It is the Vision of the Town and the Land Use Committee to continue the Town's policy of local control and the maintenance of the quality characteristics that have made Wyocena Township a great place to live and work.

A historical reference of the area can be found in A History of the Pardeeville-Wyocena Area by Terry D. Pease published in 1997.

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TOWN OF WYOCENA COMPREHENSIVE LAND USE PLAN

ELEMENT #1 ISSUES AND OPPORTUNITIES (POPULATION)

Population Vision

Maintain population growth that preserves the Town of Wyocena's rural character and environment.

GOAL 1: Maintain population growth:

Objective 1: Discourage residential development on productive agricultural land.

Objective 2 Maintain quality of life that we currently enjoy.

Objective 3: Follow Columbia County zoning regulations EXCEPT where the Town of Wyocena's ordinances are more specific or where they are inconsistent with the Town of Wyocena's Comprehensive plan.

GOAL 2: Limit development that threatens the Town of Wyocena's character or environment

Objective 1: Protect environmentally sensitive area from development.

Objective 2: Discourage industry that is not compatible with the character of the Town of Wyocena.

ELEMENT #2 HOUSING

Housing Vision

Attractive, safe housing for all residents that protects the environment and enhances the Town of Wyocena's character.

GOAL 1: Healthy, safe housing choices feasible for different ages, income and those with special needs.

Objective 1: Encourage rehabilitation and maintenance of older homes.

Objective 2: All new housing meets applicable county or state standards for size, sanitary facilities and safety.

Objective 3: Encourage a plan for the future housing needs of an aging population.

Objective 4: Encourage housing as a separate structure not built as part of a barn or shed.

Objective 5: Encourage in-fill of vacant lots in subdivisions.

GOAL 2: Protect the natural environment and rural character.

Objective 1: Encourage home siting to minimize loss of farmable land and natural resources.

Objective 2: Encourage house and driveway siting that minimizes multiple accesses onto roadways and that provides safe access for emergency vehicles to the home.

GOAL 3: Cooperate with other government units as necessary to plan future housing.

Objective 1: Follow Columbia County zoning regulations for housing EXCEPT where the Town of Wyocena's ordinances are more specific or where they are inconsistent with the Town of Wyocena Comprehensive Plan.

Objective 2: Meet with officials from adjacent towns and villages as needed to coordinate housing plans.

Objective 3: Meet with other governmental officials if or when needed.

ELEMENT #3 TRANSPORTATION

Transportation Vision.

Well maintained rural roads that provide for safe movement of residents while protecting the environment and maintaining the rural character of the Town of Wyocena roads.

GOAL 1: A safe well maintained system of roads.

Objective 1: Work with the Columbia County Highway Department to maintain and improve roads as they currently exist in the Town of Wyocena.

Objective 2: Continue to annually assess all roads in the Town of Wyocena for maintenance and safety concerns.

Objective 3: Plan for new roads if or when the need arises and insure that all new roads meet DOT standards.

GOAL 2: Roads in the Town of Wyocena meet minimum standards of access while maintaining rural character.

Objective 1: Discourage inappropriate requests for rezoning and conditional use permits including those requiring additional access points to a road.

Objective 2: Implement a Town Driveway Ordinance that may include:

- A) Driveway length, width and design adequate for emergency vehicle access.
- B) Drainage issues.
- C) Logical placement along existing property lines, fencerows, land contours or other natural features.
- D) Minimize the number of driveway openings to existing roads through shared road access.

GOAL 3: Existing roads in the Town of Wyocena meet minimum standards as possible/ practical.

Objective 1: Review and modify, when necessary, current standards for existing roads.

Objective 2: Utilize the PASER program to schedule road maintenance and/or reconstruction.

GOAL 4: Promote a unified approach involving town, county and other entities for the development of roads/transportation in the township.

Objective 1: Coordinate transportation development/changes with Town of Wyocena Land Use Plan.

Objective 2: Work with the County Highway Department and other entities when changes to land use are being considered that may affect roadways.

Objective 3: Support programs to provide viable transportation alternatives to personal vehicles

Objective 4: Support practical plans for safe biking and walking paths or lanes on township roads.

Objective 5: Recognize private airstrips and give consideration when future land use may pose potential hazard to airport operations.

ELEMENT #4 UTILITIES AND COMMUNITY FACILITIES

Utilities and Community Facilities Vision

Adequate utilities and facilities for Town of Wyocena residents while maintaining growth and rural character of the township.

GOAL 1: Public facilities that meet the needs of Town of Wyocena residents.

Objective 1: Recognize and support sensible development of public facilities that serve the residents.

GOAL 2: Maintain and improve, as possible, public services available for the Town of Wyocena residents.

Objective 1: Work cooperatively with neighboring municipalities to provide adequate police, fire and EMS services for residents.

Objective 2: Review and update solid waste disposal and recycle services provided to Town of Wyocena residents as needed.

GOAL 3: Ensure, when possible, adequate public utility services for Town of Wyocena.

Objective 1: Encourage public utilities to provide electrical and communication services adequate for current and long-range needs.

Objective 2: Review all planned development as it relates to utilities needs of the Town of Wyocena now and in the future.

GOAL 4: Consider and encourage development of community recreational facilities as feasible.

Objective 1: Encourage preservation of Wyona Park and historical structures on sites in the Town of Wyocena.

Objective 2: Consider development of parks to preserve natural features in the Town of Wyocena.

Objective 3: Respect and cooperate with area property owners in all recreational development.

ELEMENT #5 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Agricultural, Natural and Cultural Resources Vision

The Township of Wyocena's agricultural, natural and cultural resources cannot be replaced and need protection so they remain viable for future generations.

GOAL 1: Preserve and protect productive agricultural areas of the Town of Wyocena.

Objective 1: Preserve and protect all productive agricultural lands by following land use regulations as developed by Columbia County and by the Town of Wyocena.

Objective 2: Discourage non-farm development on productive soils.

GOAL 2: Preserve, maintain and enhance the Town of Wyocena's natural resources and unique natural features.

Objective 1: Encourage utilization of State, County and DNR regulations as they apply.

GOAL 3: Preservation of the Town of Wyocena's historic/cultural resources.

Objective 1: Encourage compliance with State regulations.

Objective 2: Discourage development on known burial or archeological sites.

Objective 3: Identify and encourage preservation and restoration of historic sites and structures utilizing county and state resources.

Objective 4: Assist local organizations and individuals in promotion of historic and cultural resources in the Town of Wyocena.

ELEMENT #6 ECONOMIC DEVELOPMENT

Economic Development Element Vision

The Town of Wyocena is committed to economic prosperity for its residents that does not destroy the township's rural character or its natural resources. Agriculture and home businesses are encouraged that do not degrade the land, other resident's homes, or property. Adequate commercial development opportunities, sites, and infrastructure are found in the surrounding villages for any commercial business.

GOAL 1: Support the town's agricultural economy by ensuring current as well as productive agricultural farmland is retained for agricultural uses.

Objective 1: Restrict subdivision and non-farm development on productive farmland.

Objective 2: Retain property assessments for farmland consistent with their intended use.

Objective 3: Discourage the rezoning of land zoned agricultural.

Objective 4: Direct and site rural non-farm uses to areas least suitable for cultivation.

Objective 5: investigate means to purchase development rights on current farmland.

GOAL 2: Enhance and improve home business current and future.

Objective 1: Increase residents' awareness of zoning and ordinances regulating home business development.

Objective 2: Provide information to the owners so they know that current use may not be transferred when the business/property is sold.

Objective 3: Encourage intergovernmental cooperation in development of future home and agricultural businesses consistent with the Town of Wyocena's Comprehensive Plan.

GOAL 3: Protect and enhance the Town of Wyocena's scenic and environmental character as an economic asset to the Town of Wyocena.

Objective 1: Promote agricultural and home business development that has little or no adverse environmental impact.

Objective 2: Support compatible options to sustain or increase recreation and tourism opportunities that do not negatively affect rural character and the natural environment of the Town of Wyocena.

GOAL 4: Promote a unified approach involving the Town of Wyocena, neighboring villages, Columbia County and Wisconsin for economic development.

Objective 1: Communicate with adjoining municipalities in planning, siting and appearance of development along shared borders.

Objective 2: Direct commercial development to sites where municipal services and industrial parks are already present in adjoining villages.

ELEMENT #7 INTERGOVERNMENTAL COOPERATION

Intergovernmental Cooperation Element Vision

The Town Of Wyocena shall cooperate with and utilize services of other governmental units to the extent needed to maintain township services and to protect its residents.

GOAL 1: Establish mutually beneficial intergovernmental relations.

Objective 1: When appropriate, develop cooperative agreements for governmental services from the state, county, neighboring municipalities or other governmental units.

Objective 2: Encourage work with the villages of Rio, Pardeeville and Wyocena to address long-range annexation and zoning that will be beneficial to the Township as well as the villages.

Objective 3: Work with the villages to develop a cooperative agreement allowing commercial development to be sited within the village's industrial parks.

Objective 4: Work to develop and maintain communication, cooperation and support of the Town of Wyocena's Land Plan as issues are addressed to Columbia County Planning and Zoning Department.

GOAL 2: Work with adjacent townships, villages, Columbia County and other governmental units to cooperate and communicate with the Town of Wyocena on land planning and zoning issues.

Objective 1: Encourage development and participation on a process to resolve conflicts that may arise between the Town of Wyocena's plan and that of the other governmental units.

Objective 2: Work with neighboring (adjacent) townships and villages to encourage compatible land use plans/policies along borders.

Objective 3: Encourage Columbia County to develop a consistent efficient zoning code Administration process. This should allow all affected a voice in the process.

Objective 4: Continue the Town of Wyocena's participation in cooperative planning efforts and zoning administration with Columbia County.

Objective 5: Support cooperative efforts between Columbia County and surrounding counties to address regional issues such as transportation or water resource management.

GOAL 3: Seek opportunities to improve and maintain shared public services and facilities available to the Town of Wyocena (police, fire, emergency rescue, waste management and transportation).

Objective 1: Encourage increased/continued sharing of police, fire, and emergency rescue services to the Town of Wyocena in an efficient manner.

Objective 2 Continue to use Columbia County compost and recycling facilities.

Objective 3: Work with Columbia County Highway Department to coordinate highway maintenance and improvement that most benefits the residents of the Town of Wyocena now and for the future.

ELEMENT #8 LAND USE

Land Use Vision

The Town of Wyocena is committed to protection and conservation of agricultural land, natural resources and rural character of the township, while recognizing private property rights. Columbia County zoning ordinances and Land Use Plan of the Town of Wyocena will be the tool used to guide future decisions when changes are proposed for land use.

GOAL 1 Development in the Town of Wyocena will be planned to reduce conflict between agricultural and residential land use while protecting natural resources and the environment.

Objective 1: Designate areas of the Town of Wyocena that are and should remain agricultural. Limited residential development within this area may occur on marginal agricultural land.

Objective 2: Designate areas within the Town of Wyocena where more residential development may be planned following Columbia County ordinances and the Town of Wyocena Land Use Plan.

GOAL 2: Use the tools for managing and coordinating development that will be found in the updated Columbia County Ordinances and the Town of Wyocena Land Use Plan. There shall be recognition of private property rights balanced by the best interests of the Town of Wyocena as a whole.

Objective 1: Use a site plan review process for the Town of Wyocena before rezoning occurs. The process will include siting/placement of structures, roads and driveways to minimize impact on agricultural land and natural resources.

Objective 2: Except in a platted subdivision, new residential building sites in the Town of Wyocena shall be a minimum of one acre, maximum of five acres, with the remaining acreage restricted to agriculture.

Objective 3: Residential/building sites shall be located so that wetlands, flood plains, environmental corridors and farmlands are protected.

Objective 4: New development shall be consistent with Columbia County zoning and the Town of Wyocena's Comprehensive Land Use Plan.

GOAL 3: Appropriate land use within the Town of Wyocena will enhance and sustain economic stability of the Town of Wyocena.

Objective 1: Direct more intense, urban forms of development into areas that can provide adequate municipal services to support the development.

Objective 2: Allow home business ventures that do not disturb rural character and that do not put excessive demands on township infrastructure.

ELEMENT #9 IMPLEMENTATION

The Implementation Element of this plan outlines the programs, tools, and specific actions that may be used to guide the implementation of the comprehensive plan and achieve the desired outcomes.

The Town of Wyocena may use all tools available both regulatory and non-regulatory in combining all elements to produce desired results.

The Town of Wyocena sent out a survey to all property owners. Results of this survey were used as guides along with verbal input at meetings to develop such.

Statistical data and maps are available both in Appendix #1 and through out various elements of Columbia County Comprehensive Plan. Use of the County Plan's Maps and database allows us access to the most current data available. The statistical information, data, demographics and maps of the Columbia County Comprehensive Plan of September 19, 2007 are incorporated herein by reference.

COMMUNITY OPINION SURVEY
Wyocena Township
(approximately 975 sent, approximately 295 returned & counted)

1. Do you live in Wyocena Township? (Please Circle One)

a.	Yes	227	78%
b.	No	66	22%
	No Response		

2. Do you own land in Wyocena Township? (Please Circle One)

a.	Yes	289	98.3%
b.	No	4	1.4%
	No Response	1	.3%

3. What is your opinion of how well the Wyocena Town Board has handled land use issues to date? (Please Circle One)

a.	Favorable	101	34.8%
b.	Neutral	179	61.7%
c.	Unfavorable	10	3.4%
	No Response	6	2.1%

4. How important is it to you to preserve family farms? (a family farm being defined as a farm owned and operated by farmers living in Wyocena Township or the immediate area) (Please Circle One)

a.	Important	244	82.7%
b.	Unimportant	16	5.4%
c.	No opinion	33	11.2%
	No Response	2	.7%

5. If the following farm-related business opportunities were proposed in Wyocena Township which would you support?

A.	Ethanol Plant		
a.	Support	83	28.1%
b.	Oppose	146	49.5%
c.	No opinion	65	22%
	No Response	1	.3%
B.	Biomass Digester Plant		
a.	Support	96	32.7%
b.	Oppose	103	35%
c.	No opinion	91	30.9%
	No Response	4	1.4%
C.	Large Scale Animal Confinement Operations (300 animals or more)		
a.	Support	59	20%
b.	Oppose	170	57.6%
c.	No opinion	63	21.4%
	No Response	3	1%

- D. Wind Farms with Electric Producing Windmills
- | | | |
|-------------------|------------|--------------|
| a. Support | 184 | 62.2% |
| b. Oppose | 72 | 24.3% |
| c. No opinion | 38 | 12.8% |
| No Response | 2 | .7% |
6. A clustered residential development is one in which homes are allowed to be grouped together in one area of property, usually on smaller lots, in exchange for setting aside a portion of the property as permanent farmland or undeveloped open space. Do you think rural residential development in Wyocena Township should be clustered with a required percent of acreage set aside for permanent farmland or undeveloped open space? (Please Circle One)
- | | | |
|---------------|------------|--------------|
| a. Yes | 169 | 57.3% |
| b. No | 77 | 26.1% |
| c. No opinion | 40 | 13.6% |
| No Response | 9 | 3% |
7. Use the following scale to indicate how you feel Wyocena Township should react to the following types of development.
- A. Residential Development on 1/2 acre to 5-acre lots throughout the Township
- | | | |
|---|------------|--------------|
| a. Do not allow | 97 | 32.9% |
| b. Allow under strict regulation | 120 | 40.7% |
| c. Be neutral | 30 | 10.2% |
| d. Encourage | 38 | 12.9% |
| e. Don't know | 9 | 3% |
| No Response | 1 | .3% |
- B. Residential development on 1/2 acre to 5-acre lots adjacent or in close proximity to pre-existing residential development.
- | | | |
|---|------------|--------------|
| a. Do not allow | 63 | 20.3% |
| b. Allow under strict regulation | 135 | 43.5% |
| c. Be neutral | 36 | 11.6% |
| d. Encourage | 64 | 20.6% |
| e. Don't know | 10 | 3.2% |
| No Response | 2 | .6% |
- C. Clustered Residential Development in agricultural areas with dedicated open space
- | | | |
|----------------------------------|------------|--------------|
| a. Do not allow | 128 | 43.1% |
| b. Allow under strict regulation | 94 | 31.6% |
| c. Be neutral | 28 | 9.4% |
| d. Encourage | 36 | 12.1% |
| e. Don't know | 9 | 3% |
| No Response | 2 | .7% |

D.	Multi Family Dwellings		
	a. Do not allow	143	48.6%
	b. Allow under strict regulation	84	28.6%
	c. Be neutral	39	13.3%
	d. Encourage	18	6.1%
	e. Don't know	9	3.1%
	No Response	1	.3%
E.	Tourism/Recreational Uses (golf, motel/hotel, campground, etc.)		
	a. Do not allow	62	21%
	b. Allow under strict regulation	132	44.7%
	c. Be neutral	28	9.5%
	d. Encourage	64	21.7%
	e. Don't know	7	2.4%
	No Response	2	.8%
F.	Retail/Commercial		
	a. Do not allow	54	18.6%
	b. Allow under strict regulation	125	43%
	c. Be neutral	31	10.7%
	d. Encourage	74	25.4%
	e. Don't know	7	2.4%
G.	Light Manufacturing		
	a. Do not allow	41	15.5%
	b. Allow under strict regulation	128	48.5%
	c. Be neutral	26	9.8%
	d. Encourage	63	23.9%
	e. Don't know	6	2.3%
H.	Heavy Manufacturing		
	a. Do not allow	95	33.1%
	b. Allow under strict regulation	110	38.3%
	c. Be neutral	27	9.4%
	d. Encourage	45	15.7%
	e. Don't know	9	3.1%
	No Response	1	.3%
I.	Development on Prime Agricultural Land		
	a. Do not allow	209	70.8%
	b. Allow under strict regulation	40	13.6%
	c. Be neutral	21	7.1%
	d. Encourage	14	4.7%
	e. Don't know	10	3.4%
	No Response	1	.3%

J.	Development on Marginal Agricultural Land		
a.	Do not allow	91	30.8%
b.	Allow under strict regulation	123	41.7%
c.	Be neutral	30	10.2%
d.	Encourage	39	13.2%
e.	Don't know	12	4.1%
K.	Waterfront Development		
a.	Do not allow	73	24.8%
b.	Allow under strict regulation	158	53.7%
c.	Be neutral	25	8.5%
d.	Encourage	29	9.9%
e.	Don't know	9	3.1%
L.	Development along Highways		
a.	Do not allow	47	15.9%
b.	Allow under strict regulation	151	51%
c.	Be neutral	38	12.8%
d.	Encourage	53	17.9%
e.	Don't know	7	2.4%
M.	Gravel pits/Quarries		
a.	Do not allow	102	34.5%
b.	Allow under strict regulation	144	48.6%
c.	Be neutral	26	8.8%
d.	Encourage	16	5.4%
e.	Don't know	4	1.3%
	No Response	4	1.3%
8.	Are there any restrictions which you believe should be placed on existing land use. If you answer "yes", please list on separate sheet of paper.		
a.	Yes - see attached	39	13.2%
b.	No	84	28.5%
c.	No opinion	143	48.5%
	No Response	29	9.8%
9.	Do you believe Wyocena Township should develop a Smart Growth/Land Use policy? (Please Circle One)		
a.	Yes	241	81.7%
b.	No	40	13.6%
	No Response	13	4.4%
	Neutral	1	.3%

10. When making a recommendation to the County Zoning Board, the Town Board should give consideration to the adjoining landowners who are residents of that adjoining land?
- | | | | |
|-----------|-------------|------------|--------------|
| a. | Yes | 267 | 90.8% |
| b. | No | 16 | 5.4% |
| c. | No opinion | 7 | 2.4% |
| | No Response | 4 | 1.4% |
11. Homeowners next to active farms need to know the conditions that come with farming such as odors and noise from animals and machinery.
- | | | | |
|-----------|--------------|------------|--------------|
| a. | Agree | 263 | 89.8% |
| b. | No opinion | 12 | 4.1% |
| c. | Disagree | 14 | 4.8% |
| | No Response | 4 | 1.4% |
12. Some communities are using clustered residential development to allow some development while protecting a rural setting. They typically have compact lots and common open space, where the natural features of the land are maintained to the extent possible. What is your opinion?
- | | | | |
|-----------|---------------------------------------|------------|--------------|
| a. | Support clustered subdivisions | 139 | 47.1% |
| b. | Do not support clustered subdivisions | 108 | 36.6% |
| c. | No opinion | 43 | 14.6% |
| | No Response | 5 | 1.7% |
13. The Town of Wyocena should preserve production farmland for continued agricultural use and discourage incompatible land uses.
- | | | | |
|-----------|--------------|------------|--------------|
| a. | Agree | 233 | 80.1% |
| b. | No opinion | 34 | 11.7% |
| c. | Disagree | 19 | 6.5% |
| | No Response | 5 | 1.7% |