

COMMUNITY ASSISTANCE  
PLANNING REPORT NO. 290  
2ND EDITION

BARTON

# A COMPREHENSIVE PLAN UPDATE FOR THE TOWN OF BARTON: 2050

## WASHINGTON COUNTY, WISCONSIN



**SOUTHEASTERN WISCONSIN  
REGIONAL PLANNING COMMISSION**

**KENOSHA COUNTY**

Steve Bostrom  
Aloysius "Ali" Nelson  
Robert W. Pitts

**RACINE COUNTY**

Mike Dawson  
James A. Ladwig  
Peggy L. Shumway

**MILWAUKEE COUNTY**

Donna Brown-Martin  
Theodore Lipscomb, Sr.  
Vacant

**WALWORTH COUNTY**

Charles L. Colman,  
*Chairman*  
Nancy Russell,  
*Treasurer*  
Mary Knipper

**OZAUKEE COUNTY**

Thomas H. Buestrin  
Jennifer K. Rothstein  
Gustav W. Wirth, Jr.,  
*Secretary*

**WASHINGTON COUNTY**

Jeffrey D. Schleif  
Daniel S. Schmidt  
David L. Stroik

**WAUKESHA COUNTY**

Michael A. Crowley,  
*Vice-Chairman*  
José M. Delgado  
James T. Dwyer

**TOWN OF TRENTON OFFICIALS**

**TOWN BOARD MEMBERS**

Richard Bertram, *Chairman*  
Mike Dricken, *Supervisor*  
Jerry Meulemans, *Supervisor*  
Dan Mueller, *Supervisor*  
Kris Turner, *Supervisor*

**TOWN PLAN COMMISSION MEMBERS**

Richard Bertram, *Chairman*  
Lea Blake  
Mike Dricken  
Vicky Hopp  
Andy Janik  
Bill Russell  
Ryan Treleven

**TOWN CLERK**

Aggie Pruner

**ZONING ADMINISTRATOR**

Steve Wendelborn

**TOWN REPRESENTATIVE ON THE WASHINGTON  
COUNTY MULTI-JURISDICTIONAL  
COMPREHENSIVE PLAN ADVISORY COMMITTEE**

Steve Wendelborn

**SOUTHEASTERN WISCONSIN REGIONAL  
PLANNING COMMISSION STAFF**

Kevin J. Muhs, PE, AICP .....Executive Director  
Benjamin R. McKay, AICP .....Deputy Director  
Laura L. Herrick, PE, CFM..... Chief Environmental Engineer  
Christopher T. Hiebert, PE..... Chief Transportation Engineer  
Elizabeth A. Larsen, SPHR, SHRM-SCP.....Assistant Director-Administration  
Eric D. Lynde..... Chief Special Projects Planner  
Rob W. Merry, PLS .....Chief Surveyor  
Nakeisha N. Payne .....Public Involvement and Outreach Manager  
David A. Schilling ..... Chief Land Use Planner  
Dr. Thomas M. Slawski .....Chief Biologist

COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 290 (2ND EDITION)

**A COMPREHENSIVE PLAN UPDATE FOR THE TOWN OF BARTON: 2050  
WASHINGTON COUNTY, WISCONSIN**

Prepared by the  
Southeastern Wisconsin Regional Planning Commission  
W239 N1812 Rockwood Drive  
P.O. Box 1607  
Waukesha, Wisconsin 53187-1607  
[www.sewrpc.org](http://www.sewrpc.org)

This plan update was prepared in conjunction with the Washington County Multi-Jurisdictional Comprehensive Plan Update.

June 2019



## BACKGROUND

The Wisconsin legislature enacted a comprehensive planning law in 1999, set forth in Section 66.1001 of the *Wisconsin Statutes*. The 1999 requirements supplement earlier provisions in the *Statutes* for preparing county development plans (Section 59.69(3)) and local master plans (Section 62.23), and provide a framework for developing, adopting, implementing, amending, and updating comprehensive plans in Wisconsin. The law includes a “consistency” requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by counties, cities, villages, and towns must be consistent with the comprehensive plan adopted by the county or local unit of government.

A multi-jurisdictional planning process was undertaken by Washington County, the Town of Barton and 10 other local government partners, UW-Extension, and SEWRPC from 2005 through 2009 to address the comprehensive planning requirements. This process resulted in the adoption of comprehensive plans by the County and each local government partner that satisfy these requirements. Barton’s original comprehensive plan is documented in the first edition of this report, *A Comprehensive Plan for the Town of Barton: 2035*, which was adopted by the Town Board on April 15, 2008.

The first edition of the Town’s comprehensive plan is an extensive report that includes a wide-range of data and mapping. The first edition also includes the nine comprehensive planning elements and corresponding goals, objectives, policies, and programs required by the comprehensive planning law.<sup>1</sup> Section 66.1001(2)(i) of the *Statutes* requires that the plan be updated no less than once every ten years, but it does not specify what the update must include or how extensive it must be. Based on discussion between Town officials and SEWRPC staff, this update to the plan focuses on updating the Phase 1, Phase 2, and Phase 3 planned land use maps, which are visual representations of the comprehensive plan that serve to support the goals and objectives set forth in the first edition of the plan. The resolutions and ordinance adopted during the plan update process are included in Appendix A.

## POPULATION AND HOUSEHOLD PROJECTIONS

To ensure that adequate and suitable land is available to accommodate anticipated future population growth in the Town, the Town Board selected a probable 2050 design year plan population level for this plan update. Two alternative population projections were developed for the Town Board to consider in an effort to lessen the uncertainty associated with forecasting a future population level. One projection was prepared by SEWRPC under VISION 2050, which documents the regional land use and transportation plan adopted by the Commission in 2016. The other projection was also prepared by SEWRPC, and is based on the population trends experienced in the Town from 1990 to 2015. The “recent trends” analysis used a technique similar to that used by the Wisconsin Department of Administration to prepare its population forecasts, wherein population changes between 2000 and 2015 were weighted more heavily than changes between 1990 and 2000.

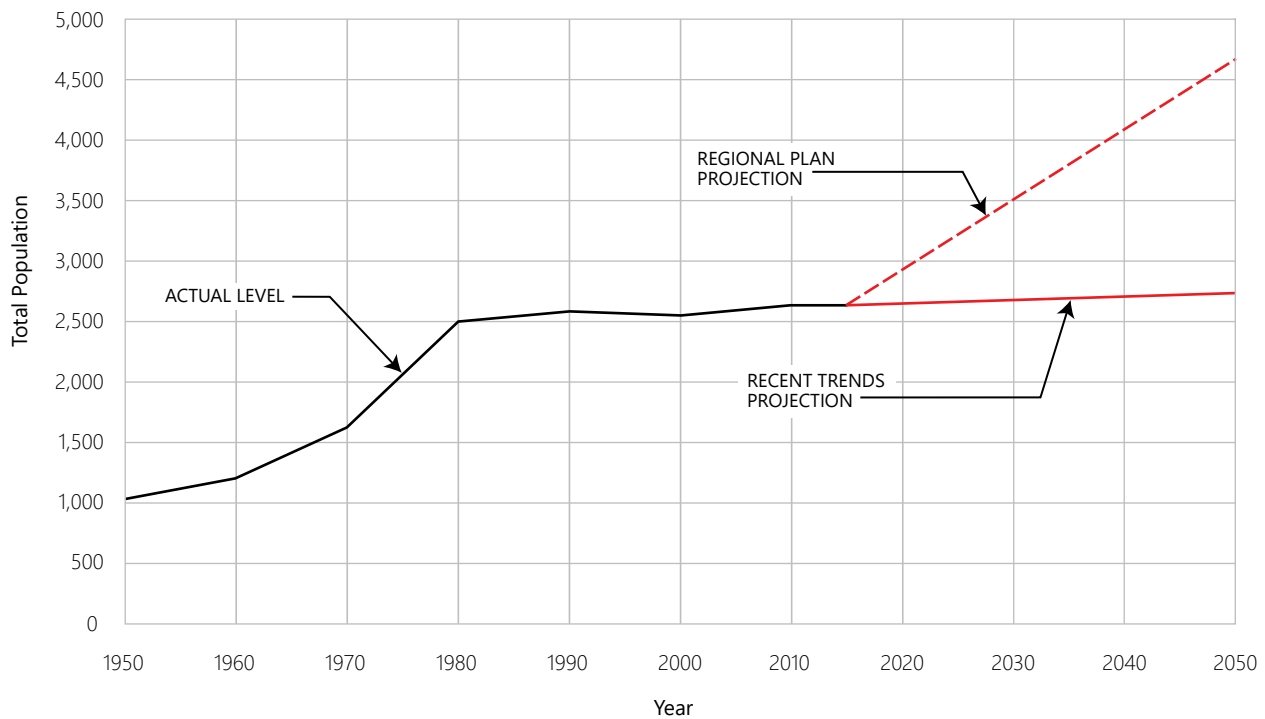
VISION 2050 envisions a future population of 4,667 Town residents in 2050, while a continuation of recent trends would result in 2,736 Town residents in 2050. The Town’s population would increase by 2,029 residents over the estimated 2015 population (2,638) under the VISION 2050 projection, which is an increase of about 77 percent. The Town’s population would increase by about 98 residents under the recent trends projection, which is an increase of about 4 percent. A comparison of the two projections, in relation to changes in the Town’s population between 1950 and 2015, is presented in Figure 1. It is important to note that the population projection of 4,667 residents prepared as part of VISION 2050 and the Town of Barton’s comprehensive plan address the current geographic area of the Town.

The two alternative projections provide a reasonable range for the Town’s year 2050 population. The Plan Commission and Town Board considered the projection range, past trends, and local knowledge and expectations regarding anticipated future growth and development in choosing the Town’s population projection for 2050. The Plan Commission and Town Board chose to adopt the 2035 population projection

---

<sup>1</sup> The nine elements include: *Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation.*

**Figure 1**  
**Historical and Alternative Future Population Levels in the Town of Barton: 1950-2050**



Source: SEWRPC

of 3,730 for the year 2050, which was the basis of the planned land use maps prepared for the first edition of this plan.

The selected population projection would result in approximately 1,453 households in 2050, based on an anticipated household size of 2.56 people per household and an anticipated group-quartered population of 10 people (average household size and anticipated group-quartered population are based on the first edition of this plan).

## TOWN OF BARTON LAND USE PLAN UPDATE

### Land Use Plan Map Overview

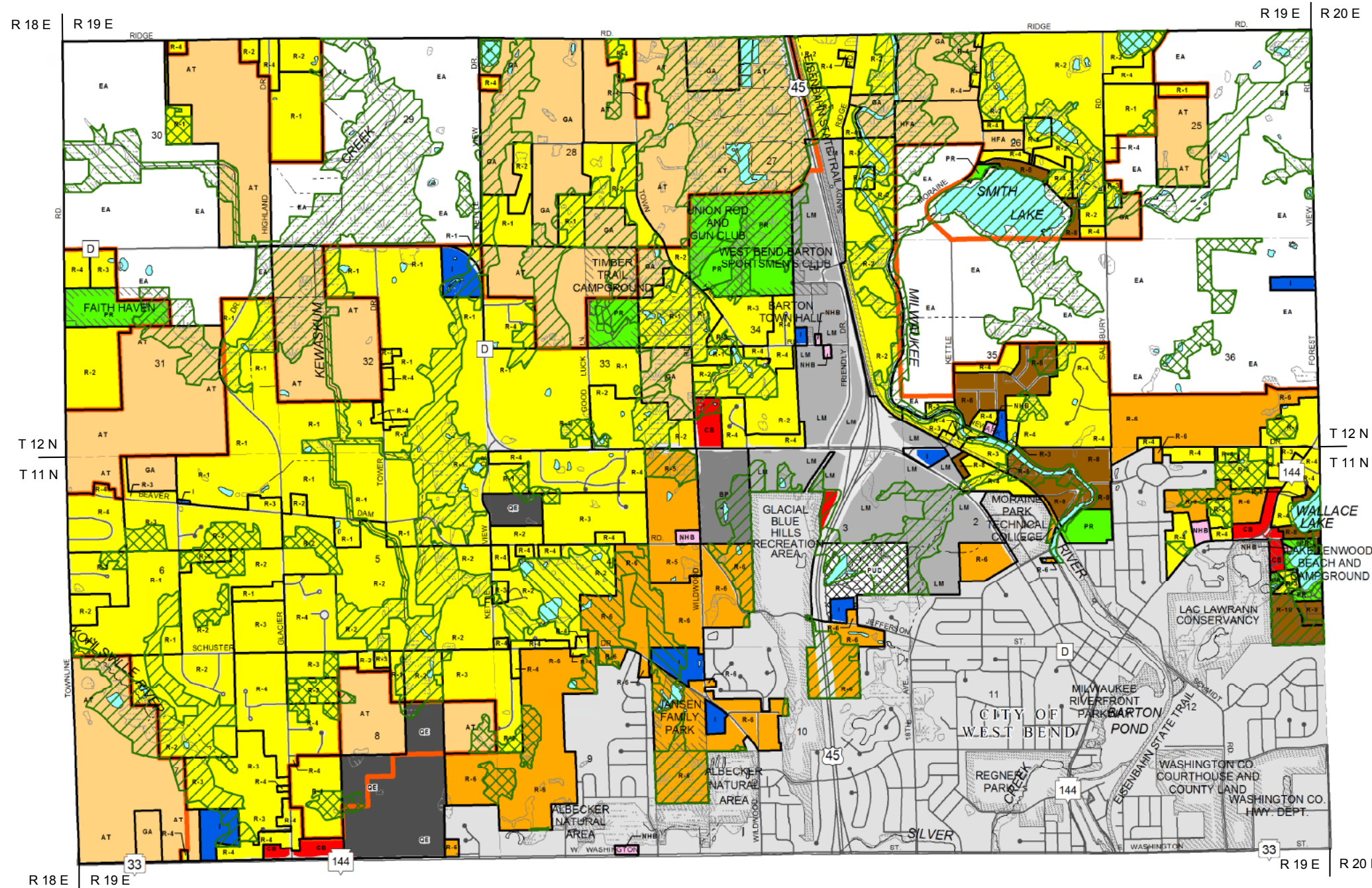
The Town of Barton land use plan is intended to serve the Town of Barton to the year 2050, over 30 total years, and is also intended to be phased during that period. The Barton land use plan consists of three plan phases: Phase 1 (2019-2025), Phase 2 (2025-2035), and Phase 3 (2035-2050). The three plan phases are shown on Map 23 (2019 update), Map 24 (2019 update), and Map 25 (2019 update), respectively. Table 1 indicates and quantifies the Phase 1, Phase 2, and Phase 3 planned land use maps. Use of the phased planning approach when implementing the Town plan is described in the Implementation Element (Chapter XV) of the first edition of this plan.

### Land Use Plan Map Updates

The following is a list of the primary updates made to the three planned land use maps as part of this update to the Town's comprehensive plan, based on discussion between Town officials and SEWRPC staff:

- Changes to the Park and Recreational lands provided by Town officials
- Changes to the Limited Manufacturing lands provided by Town officials
- Changes to the Hobby Farm Agricultural lands to incorporate comprehensive plan amendments adopted by the Town Board in January 2019

**Map 23**  
**Town of Barton Phase 1 Land Use (2019 Update)**



**RESIDENTIAL LAND USE DISTRICTS**

- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
  - R-2 COUNTRYSIDE SINGLE - FAMILY
  - R-3 ESTATE SINGLE - FAMILY
  - R-4 SUBURBAN ESTATE SINGLE - FAMILY
  - R-5 SUBURBAN SINGLE - FAMILY
  - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL HAMLET AND WATERFRONT RESIDENTIAL
  - R-8 NEIGHBORHOOD CONSERVATION
  - R-9 MEDIUM DENSITY URBAN
  - R-10 HIGH DENSITY URBAN

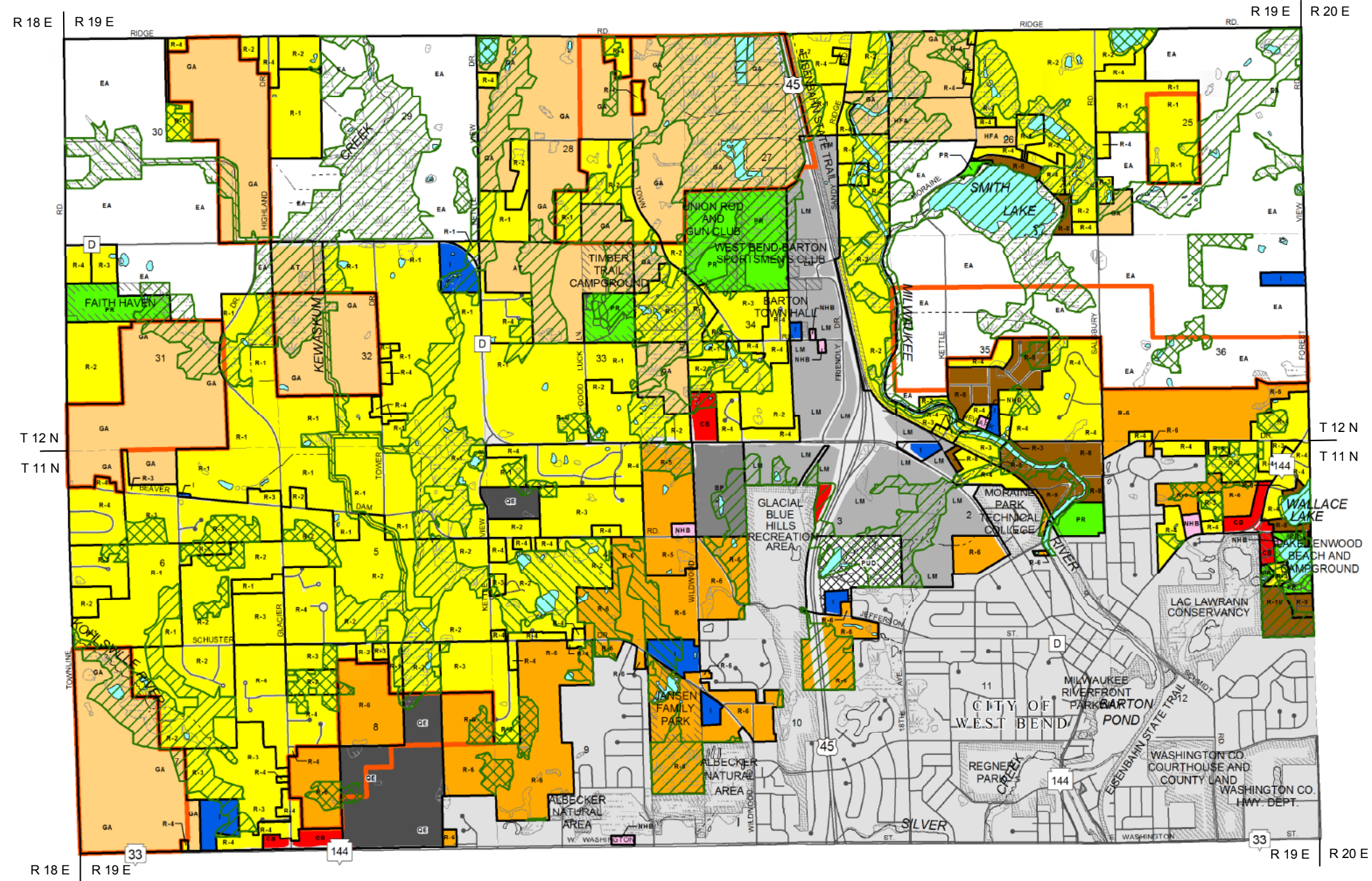
**NONRESIDENTIAL LAND USE DISTRICTS**

- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
  - CB COMMUNITY BUSINESS
  - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
  - BP BUSINESS PARK
  - CE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
  - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
  - AT AGRICULTURAL TRANSITION
  - GA GENERAL AGRICULTURAL
  - HFA HOBBY FARM AGRICULTURAL
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
  - PE PRIMARY ENVIRONMENTAL CORRIDORS (2015)
  - SE SECONDARY ENVIRONMENTAL CORRIDORS (2015)
  - IN ISOLATED NATURAL RESOURCE AREAS (2015)
- PHASE 1 LINE (2019-2025)

Note: Natural resource features are protected as addressed in the Town of Barton Zoning Ordinance and all other applicable regulations and laws.



Map 24  
Town of Barton Phase 2 Land Use (2019 Update)



**RESIDENTIAL LAND USE DISTRICTS**

- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
  - R-2 COUNTRYSIDE SINGLE - FAMILY
  - R-3 ESTATE SINGLE - FAMILY
  - R-4 SUBURBAN ESTATE SINGLE - FAMILY
  - R-5 SUBURBAN SINGLE - FAMILY
  - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL HAMLET AND WATERFRONT RESIDENTIAL
  - R-8 NEIGHBORHOOD CONSERVATION
  - R-9 MEDIUM DENSITY URBAN
  - R-10 HIGH DENSITY URBAN

**NONRESIDENTIAL LAND USE DISTRICTS**

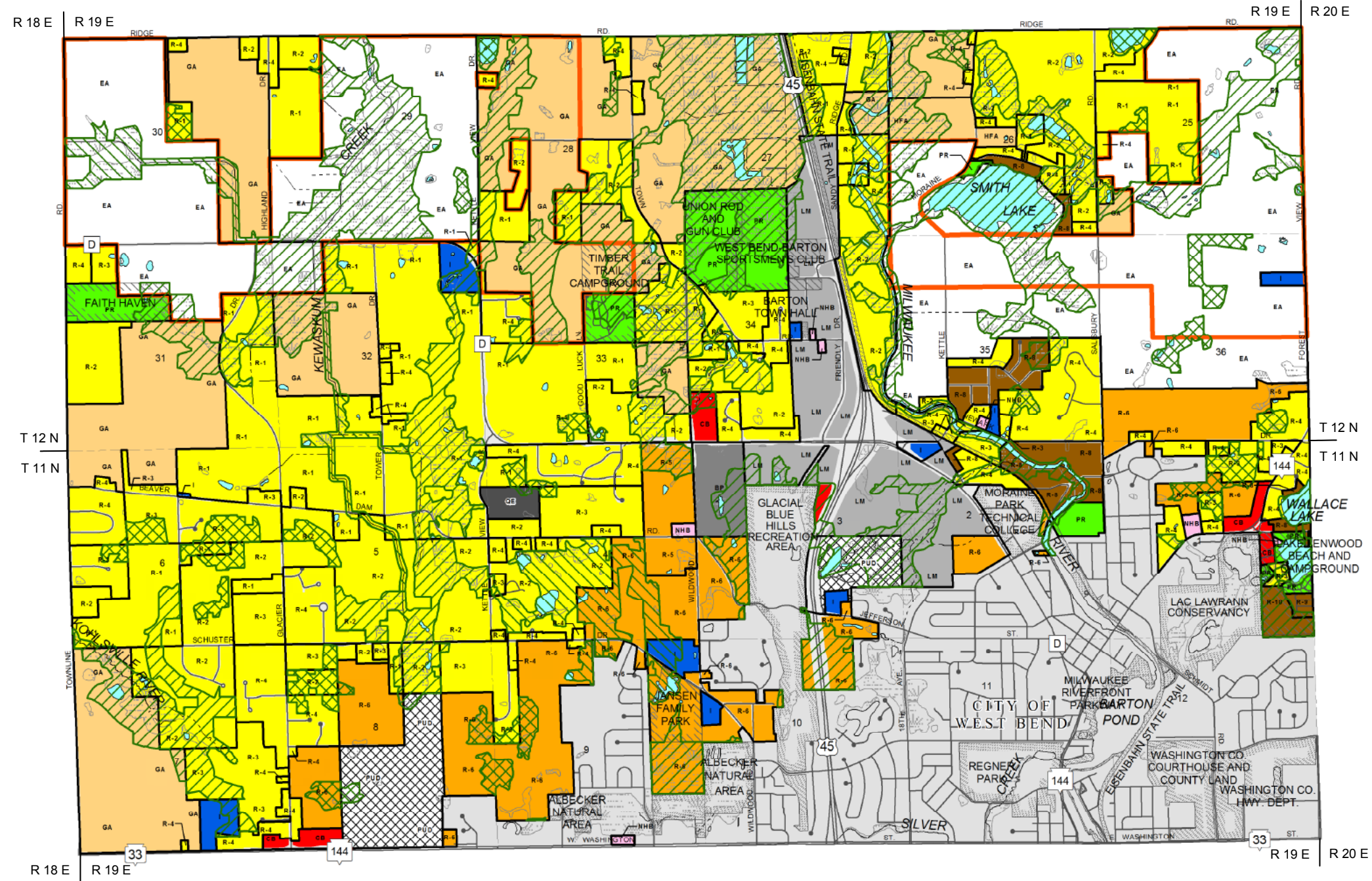
- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
  - CB COMMUNITY BUSINESS
  - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
  - BP BUSINESS PARK
  - CE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
  - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
  - AT AGRICULTURAL TRANSITION
  - GA GENERAL AGRICULTURAL
  - HFA HOBBY FARM AGRICULTURAL
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
  - Primary Environmental Corridors (2015)
  - Secondary Environmental Corridors (2015)
  - Isolated Natural Resource Areas (2015)
- PHASE 2 LINE (2025-2035)**

Note: Natural resource features are protected as addressed in the Town of Barton Zoning Ordinance and all other applicable regulations and laws.





Map 25  
Town of Barton Phase 3 Land Use (2019 Update)



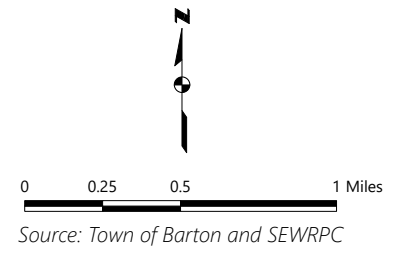
**RESIDENTIAL LAND USE DISTRICTS**

- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
  - R-2 COUNTRYSIDE SINGLE - FAMILY
  - R-3 ESTATE SINGLE - FAMILY
  - R-4 SUBURBAN ESTATE SINGLE - FAMILY
  - R-5 SUBURBAN SINGLE - FAMILY
  - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL HAMLET AND WATERFRONT RESIDENTIAL
  - R-8 NEIGHBORHOOD CONSERVATION
  - R-9 MEDIUM DENSITY URBAN
  - R-10 HIGH DENSITY URBAN

**NONRESIDENTIAL LAND USE DISTRICTS**

- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
  - CB COMMUNITY BUSINESS
  - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
  - BP BUSINESS PARK
  - CE QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
  - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
  - AT AGRICULTURAL TRANSITION
  - GA GENERAL AGRICULTURAL
  - HFA HOBBY FARM AGRICULTURAL
- SPECIAL DISTRICTS*
- PUD PLANNED UNIT DEVELOPMENT
  - Primary Environmental Corridors (2015)
  - Secondary Environmental Corridors (2015)
  - Isolated Natural Resource Areas (2015)
- PHASE 3 LINE (2035-2050)**

Note: Natural resource features are protected as addressed in the Town of Barton Zoning Ordinance and all other applicable regulations and laws.





**Table 1  
Planned Land Uses in the Town of Barton 2019-2050**

Land Use Category	Phase 1 (2019-2025)		Phase 2 (2025-2035)		Phase 3 (2035-2050)	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Urban						
Rural Countryside Single Family	1,515	12.2	1,530	12.4	1,530	12.4
Countyside Single Family	1,504	12.1	1,504	12.1	1,504	12.1
Estate Single Family	605	4.9	605	4.9	604	4.9
Suburban Estate Single Family	809	6.5	809	6.5	809	6.5
Suburban Single Family	92	0.7	92	0.7	92	0.7
Transitional Urban-Suburban	792	6.4	964	7.8	964	7.8
Hamlet and Waterfront Residential	150	1.2	150	1.2	150	1.2
Medium Density Urban	9	0.1	9	0.1	9	0.1
High Density Urban	27	0.2	27	0.2	27	0.2
Subtotal	5,503	44.5	5,690	46.0	5,690	46.0
Neighborhood and Hamlet Business	18	0.1	18	0.1	18	0.1
Community Business	56	0.5	56	0.5	56	0.5
Freeway Interchange Business	5	0.0	5	0.0	5	0.0
Limited Manufacturing	447	3.6	447	3.6	447	3.6
Business Park	68	0.5	68	0.5	68	0.5
Institutional	104	0.8	104	0.8	104	0.8
Parks and Recreational	285	2.3	285	2.3	285	2.3
Planned Unit Development	63	0.5	63	0.5	249	2.0
Streets and Highways	612	4.9	612	4.9	612	4.9
Urban Subtotal	7,162	57.9	7,349	59.4	7,535	60.9
Non-Urban						
Exclusive Agriculture	2,460	19.9	2,460	19.9	2,497	20.2
Agricultural Transition	1,667	13.5	193	1.6	0	0.0
General Agricultural	533	4.3	1,820	14.7	1,976	16.0
Hobby Farm Agricultural	67	0.5	67	0.5	67	0.5
Quarry and Extractive	212	1.7	212	1.7	26	0.2
Surface Water	274	2.2	274	2.2	274	2.2
Non-Urban Subtotal	5,213	42.1	5,026	40.6	4,840	39.1
Total	12,375	100.0	12,375	100.0	12,375	100.0

Source: Town of Barton and SEWRPC

- Changes to the Primary Environmental Corridors, Secondary Environmental Corridors, and Isolated Natural Resource Areas Overlays based on the Commission’s 2015 environmental corridor inventory
- Current parcel lines and street and highway rights-of-way

**Detailed Land Use District Approach for the Town of Barton Land Use Plan**

This section presents a description of the types and characteristics of the residential and nonresidential planned land use districts shown on Maps 23 through 25. Through the use of these land use districts, the plan is taken to a level of detail that should enable the Plan Commission and Town Board to effectively deal with development proposals on both a site specific and a land use specific level.

**The planned land use districts proposed are not zoning districts. However, they form the basis upon which the necessary plan implementing zoning districts can be used.** Similarities between the planned land use districts and the plan’s implementing zoning districts are intended to assure **consistency** between the plan and its implementing zoning regulations. Without a significant level of consistency between Barton’s plan and Barton’s zoning districts (which are to implement the plan), it would be very difficult for the Town Plan Commission to adequately use the plan to its full power.

Districts that specifically deal with natural resource features (*i.e., specific floodplain, wetland, conservancy, etc.*) are not specified under this land use district approach. The protection of natural resources is intended

to be accomplished through the use of the existing floodplain zoning regulations and existing shoreland and wetland zoning regulations set forth in Chapter 23 of the Washington County Code of Ordinances, titled "Shoreland, Wetland and Floodplain Zoning," and through the use of the Town of Barton's natural resource protection standards, zoning, and land division ordinances.

**Land Use Transitional Areas**

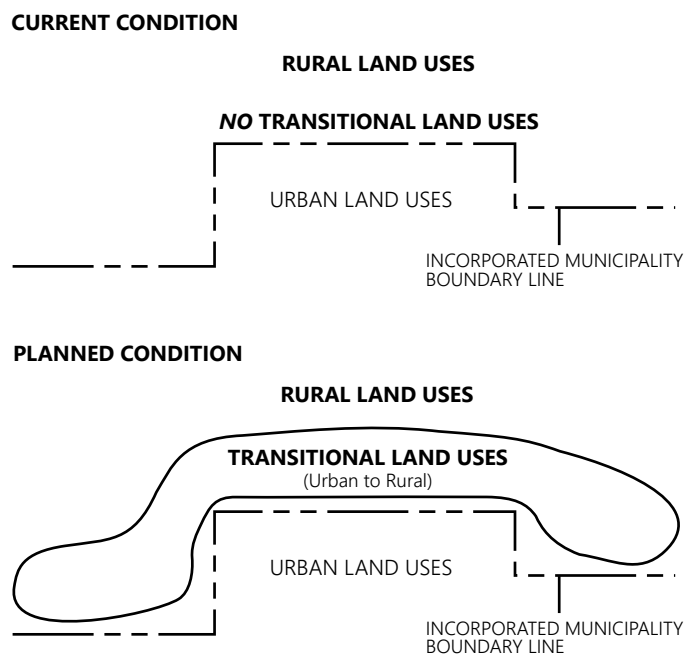
Through the use of several residential and nonresidential planned rural, suburban, and urban land use and zoning districts, with varying levels of land use density and intensity as described in this chapter, the plan fosters the use of planned "transitions" between planned rural, suburban, and urban areas of the Town and the abutting incorporated City of West Bend.

In the case of residential development, these "transitions" between planned rural, suburban, and urban land use and zoning districts are primarily accomplished by variations in the level of gross and net residential density (i.e., differences in the maximum number of dwelling units that would be permitted per gross and net residential acre of land). "Transitions" between planned land use and zoning districts are further accomplished by variations in the minimum dwelling unit size that is prescribed under the requirements of the plan's implementing zoning ordinance. The terms "gross density" and "net density" are defined later in this section.

In the case of nonresidential development, these "transitions" between planned land use and zoning districts are primarily accomplished by variations in the types of land uses permitted, the level of allowable floor area ratios, and the required landscape surface ratios. The terms "floor area ratio" and "landscape surface ratio" are defined later in this section.

Prior to preparing the Town's 2010 land use plan, adopted in July 1995, no "transitional" areas were provided to separate the low intensity rural land uses of the Town of Barton from the high intensity urban land uses of the City of West Bend. The top illustration in Figure 2 indicates the lack of such planned transitional land use areas between the Town of Barton and the City of West Bend prior to preparing the 2010 Town plan. The 2010 Town plan, the first edition of this comprehensive plan, and this comprehensive plan update strive to provide for planned "transitional" urban to rural land uses between the Town of Barton and the City of West Bend, as shown in the bottom illustration in Figure 2.

**Figure 2**  
**The Incorporated Edge**



Source: Meehan and Company

Land use density and intensity "transitions" can be easily seen by the general lessening of residential density and nonresidential intensity that occurs as distance from the edge of the City of West Bend increases on Maps 23 through 25.

**Residential Planned Land Use Districts**

There are ten residential planned land use districts for Barton. The residential planned land use districts are, in some instances, derived from existing conditions in the Town relative to minimum lot size, minimum lot width, and both gross and net density.

The following definitions for terms used will assist in the understanding of the various land use district design criteria. The terms are defined as follows:

- **Cluster/Open Space Subdivision.** A subdivision with a required minimum open space ratio as well as other design features that foster compact development.
- **Conventional Subdivision.** A subdivision with no required minimum open space ratio.
- **Minimum Lot Size.** The smallest lot size allowed.
- **Minimum Lot Width.** The smallest lot width permitted for a buildable lot within a development.
- **Maximum Gross Density (GD).** The value used to determine the maximum number of dwelling units that may be placed on the overall acreage of a site including land required for public street rights-of-way and other open space. Gross density is also based upon the natural resource protection lands (and associated limitations) that are a part of the overall site.
- **Maximum Net Density (ND).** The value used to determine the maximum number of permitted dwelling units physically located within the buildable portion of the site. This excludes any required open space areas or areas to be preserved for natural resource protection land (conservancy lands including lakes, ponds and streams; one-percent-annual-probability (100-year recurrence interval) floodplains and floodways; wetlands, including State of Wisconsin-defined shoreland wetlands; mature and young forest or woodland areas; and steep slopes over 10 percent).
- **Open Space.** Any site, parcel, area, or outlot of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Land that is to be used primarily for resource protection, agriculture, recreational purposes or otherwise left undisturbed and specifically excluding road rights-of-way and buildable lots. Open space land would not be occupied by nonrecreational buildings, roads, drives, public right-of-way, or off-street parking areas for nonrecreational uses. Land located within the yards (i.e., front, side, rear yards) of residential and/or nonresidential properties is not considered open space unless it is deed restricted in perpetuity for open space protection or natural resource features protection. Where lots are above the minimum lot size required and the excess lot area is deed restricted in perpetuity to open space uses, those areas that are deed restricted may be counted towards the minimum required open space.
- **Open Space, Deed Restricted.** Deed restricted open space on platted "Lots" is not occupied by any principal or accessory buildings or structures, roads, road rights-of-way, or parking areas. Deed restricted open space on platted "Outlots" is not occupied by nonrecreational principal or accessory buildings or structures, roads, road rights-of-way, or parking areas. The maintenance of deed restricted open space located on platted "Outlots" is by a homeowners association. The maintenance of deed restricted open space located on platted "Lots" is by the individual lot owner. The deed restriction is intended to be in perpetuity with no further division of land allowed in such deed restricted open space areas.
- **Open Space Ratio (OSR).** The number derived by dividing the open space of the site by the base site area. When applied to natural resource protection, the open space ratio shall include the natural resource feature(s) to be protected. Minimum requirements for open space ratios are set forth for the various land use districts.

The ten residential planned land use districts are:

- R-1 Rural Countryside Single-Family Residential District
- R-2 Countryside Single-Family Residential District
- R-3 Estate Single-Family Residential District
- R-4 Suburban Estate Single-Family Residential District
- R-5 Suburban Single-Family Residential District
- R-6 Transitional Urban to Suburban/Rural Residential District
- R-7 Urban Single-Family Residential District

- R-8 Hamlet and Waterfront Residential Neighborhood Conservation District
- R-9 Medium Density Urban Residential District
- R-10 High Density Urban Residential District

The planned land use district names coincide with the various residential types and densities presented in the implementing zoning districts. Using the district names, densities, and lot design characteristics will help assure the necessary consistency between this plan and its implementing Town zoning ordinance.

***In the case of "cluster/open space subdivision" and "cluster/open space development" options, deed restricted open space would be permanently restricted to open space uses (in perpetuity) with no further land divisions allowed in areas so designated.***

**Rural Countryside Single-Family Residential (R-1) District.** This district is designed to permit residential development at intensities that are consistent with maintaining a rural countryside character and life-style. It serves as a transitional district between the farmland areas and the countryside, estate, and suburban intensity areas of the Town. It is the most rural of the residential planned land use districts. It is intended to be served by private on-site wastewater treatment systems (individual systems for conventional subdivisions and group systems for cluster/open space subdivisions) and private wells.

The development standards for the R-1 District are:

*Conventional Subdivision Standards—*

- Minimum Lot Size: 435,600 square feet (10 acres)
- Minimum Lot Width: 300 feet
- Maximum Gross Density: 0.09 dwelling units/gross acre
- Maximum Net Density: 0.09 dwelling units/net acre
- Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards (Option 1)—*

- Minimum Lot Size: 40,000 square feet
- Minimum Lot Width: 100 feet
- Maximum Gross Density: 0.09 dwelling units/gross acre
- Maximum Net Density: 0.93 dwelling units/net acre
- Minimum Open Space Ratio: 89% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (Option 2)—*

- Minimum Lot Size: 20,000 square feet
- Minimum Lot Width: 100 feet
- Maximum Gross Density: 0.09 dwelling units/gross acre
- Maximum Net Density: 1.69 dwelling units/net acre
- Minimum Open Space Ratio: 94% (deed restricted in perpetuity)

**Countryside Single-Family Residential (R-2) District.** This district is designed to permit residential development at intensities that are consistent with the maintenance of a countryside character and life-style. It serves as a transitional district between the more rural areas, or rural countryside and farmland areas, and the more estate and suburban intensity areas of the Town. It is intended to be served by private on-site wastewater treatment systems (individual systems for conventional subdivisions and group systems for cluster/open space subdivisions) and private wells.

The development standards for the R-2 District are:

*Conventional Subdivision Standards—*

Minimum Lot Size: 217,800 square feet (5 acres)  
Minimum Lot Width: 300 feet  
Maximum Gross Density: 0.18 dwelling units/gross acre  
Maximum Net Density: 0.18 dwelling units/net acre  
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards (Option 1)—*

Minimum Lot Size: 40,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.18 dwelling units/gross acre  
Maximum Net Density: 0.93 dwelling units/net acre  
Minimum Open Space Ratio: 79% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (Option 2)—*

Minimum Lot Size: 20,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.18 dwelling units/gross acre  
Maximum Net Density: 1.69 dwelling units/net acre  
Minimum Open Space Ratio: 88% (deed restricted in perpetuity)

**Estate Single-Family Residential (R-3) District.** This district provides for estate type housing on very large lots. It preserves and enhances the estate character of the district and surrounding areas and the attractiveness associated with such areas. The R-3 District may also be used as a transitional district located between residential districts of higher and lower intensity levels such as the R-2 and R-4 Districts. It is intended to be served by private on-site wastewater treatment systems (*individual systems for conventional subdivisions and group systems for cluster/open space subdivisions*) and private wells.

The development standards for the R-3 District are:

*Conventional Subdivision Standards—*

Minimum District Area: 20 contiguous acres  
Minimum Lot Size: 130,680 square feet (3 acres)  
Minimum Lot Width 250 feet  
Maximum Gross Density: 0.29 dwelling units/gross acre  
Maximum Net Density: 0.29 dwelling units/net acre

*Cluster/Open Space Subdivision Standards (Option 1)—*

Minimum District Area: 20 contiguous acres  
Minimum Lot Size: 40,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.29 dwelling units/gross acre  
Maximum Net Density: 0.93 dwelling units/net acre  
Minimum Open Space Ratio: 67% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (Option 2)—*

Minimum District Area: 20 contiguous acres  
Minimum Lot Size: 20,000 square feet  
Minimum Lot Width: 100 feet

Maximum Gross Density: 0.29 dwelling units/gross acre  
Maximum Net Density: 1.69 dwelling units/net acre  
Minimum Open Space Ratio: 80% (deed restricted in perpetuity)

**Suburban Estate Single-Family Residential (R-4) District.** This district provides for suburban estate type housing on large lots. It preserves and enhances the suburban estate character of the district and surrounding areas and the attractiveness associated with such areas. The R-4 District may also be used as a transitional district located between residential districts of higher and lower intensity levels such as the R-3 and R-5 Districts. It is intended to be served by private on-site wastewater treatment systems (*individual systems for conventional subdivisions and group systems for cluster/open space subdivisions*) and private wells.

The development standards for the R-4 District are:

*Conventional Subdivision Standards—*

Minimum District Area: 20 contiguous acres  
Minimum Lot Size: 40,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 0.93 dwelling units/net acre

*Cluster/Open Space Subdivision Standards (Option 1)—*

Minimum District Area: 20 contiguous acres  
Minimum Lot Size: 30,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 1.20 dwelling units/net acre  
Minimum Open Space Ratio: 22% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (Option 2)—*

Minimum District Area: 20 contiguous acres  
Minimum Lot Size: 25,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 1.40 dwelling units/net acre  
Minimum Open Space Ratio: 33% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (Option 3)—*

Minimum District Area: 20 contiguous acres  
Minimum Lot Size: 20,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 1.69 dwelling units/net acre  
Minimum Open Space Ratio: 44% (deed restricted in perpetuity)

**Suburban Single-Family Residential (R-5) District.** This district provides for a suburban residential development character *in cluster/open space subdivisions only*. The R-5 District may also be used as a transitional district located between residential districts of higher and lower intensity levels such as the R-4 and R-6 Districts. It is intended to be served by private on-site wastewater treatment systems (*group systems*) and private wells.



The development standards for the R-5 District are:

*Cluster/Open Space Subdivision Standards (Option 1)—*

Minimum Lot Size: 30,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 1.20 dwelling units/net acre  
Minimum Open Space Ratio: 22% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (Option 2)—*

Minimum Lot Size: 20,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 1.69 dwelling units/net acre  
Minimum Open Space Ratio: 44% (deed restricted in perpetuity)

**Transitional Urban to Suburban /Rural Residential (R-6) District.** This district is to serve as a transitional residential district *in cluster/open space subdivisions only* between areas of a lesser land use intensity and those of a higher land use intensity—such as between the urban areas of adjacent municipalities and the suburban and rural areas of the Town of Barton. It provides for the continuation of rural and suburban open space while, at the same time, allowing for the clustering and compact development of residential lots. The R-6 District may also be used as a transitional district between the less dense R-5 District and other higher density residential districts. It is intended to be served by private on-site wastewater treatment systems (*group systems*) and private wells.

The development standards for the R-6 District are:

*Cluster/Open Space Subdivision Standards (RS-1 Option)—*

Minimum Lot Size: 15,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 2.12 dwelling units/net acre  
Minimum Open Space Ratio: 55% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (RS-2 Option)—*

Minimum Lot Size: 12,600 square feet  
Minimum Lot Width: 90 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 2.48 dwelling units/net acre  
Minimum Open Space Ratio: 61% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (RS-3 Option)—*

Minimum Lot Size: 9,600 square feet  
Minimum Lot Width: 80 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 3.13 dwelling units/net acre  
Minimum Open Space Ratio: 69% (deed restricted in perpetuity)

*Cluster/Open Space Subdivision Standards (RS-4 Option)—*

Minimum Lot Size: 7,200 square feet  
Minimum Lot Width: 60 feet

Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 4.17 dwelling units/net acre  
Minimum Open Space Ratio: 76% (deed restricted in perpetuity)

**Urban Single-Family Residential (R-7) District.** This district is the most dense of the single-family residential district types. It provides for the continuation of higher density, urban-type, single-family dwelling lots in areas of the Town of Barton. This district may also serve as a transitional district between areas of a lesser land use intensity and those of a higher land use intensity—such as between the urban areas of adjacent municipalities and the suburban and rural areas of the Town of Barton. It permits urban-type, single-family residential development in a manner consistent with the provision of a high-quality urban community character. Areas of open space may also be provided in this district in the amounts prescribed to maintain this character through the various cluster/open space subdivision options. The R-7 District may be used as a transitional district between the less dense residential districts and other higher density residential districts. This district may be served by either public sanitary sewer facilities (*in either conventional or cluster/open space subdivisions*) or by private on-site wastewater treatment systems (*group systems for cluster/open space subdivisions not served by public sanitary sewer*) and private wells. Although there were no R-7 areas included on the land use plan maps at the time this plan update was adopted, the Town zoning ordinance includes an R-7 district, and the plan may be amended at a future date to include the R-7 land use district on the land use plan map.

The development standards for the R-7 District are:

*Conventional Subdivision Standards  
(RS-1 Conventional Option)—*

Minimum Lot Size: 15,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 2.12 dwelling units/gross acre  
Maximum Net Density: 2.12 dwelling units/net acre  
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards  
(RS-1 Cluster Option)—*

Minimum Lot Size: 15,000 square feet  
Minimum Lot Width: 100 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 2.12 dwelling units/net acre  
Minimum Open Space Ratio: 55% (deed restricted in perpetuity)

*Conventional Subdivision Standards  
(RS-2 Conventional Option)—*

Minimum Lot Size: 12,600 square feet  
Minimum Lot Width: 90 feet  
Maximum Gross Density: 2.48 dwelling units/gross acre  
Maximum Net Density: 2.48 dwelling units/net acre  
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards  
(RS-2 Cluster Option)—*

Minimum Lot Size: 12,600 square feet  
Minimum Lot Width: 90 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 2.48 dwelling units/net acre  
Minimum Open Space Ratio: 61% (deed restricted in perpetuity)

*Conventional Subdivision Standards  
(RS-3 Conventional Option)—*

Minimum Lot Size: 9,600 square feet  
Minimum Lot Width: 80 feet  
Maximum Gross Density: 3.13 dwelling units/gross acre  
Maximum Net Density: 3.13 dwelling units/net acre  
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision Standards  
(RS-3 Cluster Option)—*

Minimum Lot Size: 9,600 square feet  
Minimum Lot Width: 80 feet  
Maximum Gross Density: 0.92 dwelling units/gross acre  
Maximum Net Density: 3.13 dwelling units/net acre  
Minimum Open Space Ratio: 69% (deed restricted in perpetuity)

**Hamlet and Waterfront Residential Neighborhood Conservation (R-8) District.** This district is to be used exclusively in existing residential subdivisions (minor and major including certified survey maps) located in the existing “hamlets” of the Town of Barton—such as Young America—as well as in the various waterfront areas of the Town. The R-8 District is *not intended to be expanded into areas not already subdivided*. The R-8 District is designed to minimize nonconforming and substandard lot sizes as such lots would become if placed under more rural- or suburban-oriented land use (and ultimately zoning) classifications. The number of existing substandard lots is to be limited through the combination of abutting substandard lots into a single lot under the same ownership. This district also provides for the minor infilling of vacant or redevelopment areas consistent with this district and the established character of the neighborhood as defined by earlier approved subdivisions and certified survey maps. The district may be served by either public sanitary sewer facilities or by private on-site wastewater treatment systems and private wells.

The development standards for the R-8 District are:

*Conventional Subdivision Standards—*

Minimum Lot Size: 6,000 square feet  
Minimum Lot Width: 60 feet  
Maximum Gross Density: 4.75 dwelling units/gross acre  
Maximum Net Density: 4.75 dwelling units/net acre  
Minimum Open Space Ratio: 0%

**Medium Density Urban Residential (R-9) District.** This district permits medium density, urban-type, multiple-family residential development at planned locations in a manner consistent with the provision of a high-quality, urban, community character. Areas of open space may also be provided to maintain this character. This district may be served by either public sanitary sewer facilities (*in either conventional or cluster/open space options*) or by private on-site wastewater treatment systems (*group systems for cluster/open space options not served by public sanitary sewer*) and private wells.

The R-9 District is the least dense of the two multi-family residential district types. This district may serve as a transitional district between areas of a lesser land use intensity and those of a higher land use intensity—such as between the urban areas of adjacent municipalities and the suburban and rural areas of the Town of Barton. It may also be used as a transitional district between the R-8 and the R-10 Districts, the R-7 and R-10 Districts, and the R-6 and R-10 Districts.

The development standards for the R-9 District are:

*Conventional Subdivision/Development Standards—*

Minimum Lot Size: 3,630 square feet  
Minimum Lot Area per Dwelling Unit: 3,630 square feet  
Minimum Lot Width: 40 feet  
Maximum Gross Density: 7.60 dwelling units/gross acre  
Maximum Net Density: 7.60 dwelling units/net acre  
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision/Development Standards—*

Minimum Lot Size: 3,630 square feet  
Minimum Lot Area per Dwelling Unit: 3,630 square feet  
Minimum Lot Width: 40 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 7.60 dwelling units/net acre  
Minimum Open Space Ratio: 86% (deed restricted in perpetuity)

**High Density Urban Residential (R-10) District.** The R-10 District permits high density, urban-type, multi-family residential development in a manner consistent with the provision of a high-quality, urban character within a suburban setting. Areas of open space may also be provided to maintain this character. This district may be served by either public sanitary sewer facilities (*in either conventional or cluster/open space subdivisions*) or by private on-site wastewater treatment systems (*group systems for cluster/open space subdivisions not served by public sanitary sewer*) and private wells.

The R-10 District is the most dense of the residential district types. This district may serve as a transitional district between areas of a lesser land use intensity and those of a higher land use intensity—such as between the urban areas of adjacent municipalities and the urban, suburban, and rural areas of the Town of Barton. It may be used as a transitional district between the less dense R-9 District and other higher intensity commercial or institutional use districts with the provision of adequate landscape bufferyards.

The development standards for the R-10 District are:

*Conventional Subdivision/Development Standards—*

Minimum Lot Size: 2,900 square feet  
Minimum Lot Area per Dwelling Unit: 2,900 square feet  
Minimum Lot Width: 40 feet  
Maximum Gross Density: 15.02 dwelling units/gross acre  
Maximum Net Density: 15.02 dwelling units/net acre  
Minimum Open Space Ratio: 0%

*Cluster/Open Space Subdivision/Development Standards—*

Minimum Lot Size: 2,900 square feet  
Minimum Lot Area per Dwelling Unit: 2,900 square feet  
Minimum Lot Width: 40 feet  
Maximum Gross Density: 0.93 dwelling units/gross acre  
Maximum Net Density: 15.02 dwelling units/net acre  
Minimum Open Space Ratio: 88% (deed restricted in perpetuity)

***“Open Space Subdivision” and “Cluster” Options in the Residential Land Use Districts***

The various “Open Space Subdivision,” or “cluster,” options provided in the residential land use districts and their implementing zoning districts regulate residential development by maximum gross and net density, minimum open space provision, and minimum lot size. In the various “Open Space Subdivision” options

offered, the residential lots can be clustered (grouped tightly together) to avoid building on open space areas, natural resource preservation areas, and unsuitable areas of the site. Thus, making it possible to locate residential development where it will do the least damage to the natural characteristics of the site. The various "Open Space Subdivision" options offered in the Plan provide the needed flexibility to work with environmentally sensitive sites without severely reducing the development value of the property. Thus, clustering residential lots in "Open Space Subdivisions" has the advantage of recognizing both the resource and commodity value of the land.

The "Open Space Subdivision" concepts, as advanced by the various residential districts of the Town of Barton Plan and its implementing zoning ordinance, allow more flexible and efficient site design than would otherwise occur under conventional land planning and zoning techniques. The use of the various "Open Space Subdivision" options provided by the Plan and its implementing zoning ordinance should result in residential development that is significantly less detrimental to the natural resources of the Town and the Town's rural character than conventional subdivision design and zoning at the same densities. The use of "Open Space Subdivision" and "cluster" site design techniques provides greater flexibility to work with the land. This added flexibility should be viewed as a means of providing an incentive to landowners for sensitive design.

In general, the various "Open Space Subdivision" options set forth in the Plan may offer a greater or equal return to the subdivider than conventional subdivision design. For instance, in comparison to conventional subdivision design of equal gross density, the "Open Space Subdivision" options may lower infrastructure costs including the lengths and costs of roads.

When implemented under the Town of Barton zoning ordinance, the following specific requirements and standards are intended to apply to "Open Space Subdivision" options in the residential zoning districts:

- **Must Meet Zoning District Standards.** All "Open Space Subdivisions" shall meet the applicable open space ratio, sewage disposal, density, lot dimension, living area per dwelling unit, and height requirements for both the zoning district and "Open Space Subdivision" option selected.
- **Conservation and/or Open Space Preservation Easements.** All "Open Space Subdivisions" shall have submitted conservation and/or open space preservation easements regulating the protection of natural resource features and/or open space in the proposed development. Such documents shall assure that all such conservation and/or open space preservation easements are held privately and in perpetuity under a Wisconsin nonprofit membership corporation (homeowners' association). Said conservation and/or open space preservation easements shall cover the total required Open Space Ratio (OSR) area of the "Open Space Subdivision."
- **Wisconsin Nonprofit Membership Corporation (Homeowners' Association).** All "Open Space Subdivisions" shall have submitted the legal instruments and rules for the creation of a Wisconsin nonprofit membership corporation (homeowners' association). Said nonprofit membership corporation shall be responsible for maintaining all open space areas and conservation and/or open space easements in the development.
- **Town Attorney Review.** The Town Attorney shall review all conservation and/or open space easements and homeowners' association legal instruments and shall approve said instruments as to form.
- **Minimum Required Width of Open Space When Abutting an Adjacent "Conventional Subdivision."** A minimum fifty (50) foot wide open space buffer shall be provided between an "Open Space Subdivision" and an abutting "Conventional Subdivision." Said open space buffer shall be protected by a conservation and/or open space preservation easement and shall count towards the total required amount of open space for the "Open Space Subdivision."

### ***Nonresidential Planned Land Use Districts***

There are 13 nonresidential planned land use districts for the Town of Barton (*including the Planned Unit Development (PUD) District that may include both residential and/or nonresidential uses*). The nonresidential

planned land use districts are, in some instances, derived from existing conditions in the Town relative to the types of development that already exist or are planned to exist during the planning period.

The following presents the definitions of selected terms used for nonresidential planned land use districts:

- **Landscape Surface Ratio (LSR).** The minimum proportion of a site that must be devoted to natural, undisturbed and/or vegetated/revegetated areas.
- **Net Floor Area Ratio (NFAR).** The maximum proportion of floor area to buildable portion of the site. This number excludes those portions of a site where there are natural resource features that would have to be preserved and excludes those portions set aside to meet landscape surface ratio (LSR) requirements.
- **Minimum Lot Size.** The smallest permissible lot size allowed in the planned land use district.
- **Minimum Lot Width.** The smallest lot width permitted within the lot boundaries between the side lot lines.
- **Maximum Building Height.** The height of the building as measured by the number of stories. This number is used, in some instances, rather than actual building height in feet, to set the maximum net floor area ratio (NFAR) described earlier.

The 13 nonresidential planned land use districts are:

*Business Districts:*

NHB Neighborhood and Hamlet Business District  
CB Community Business District  
FB Freeway Interchange Business District

*Industrial Districts:*

LM Limited Manufacturing District  
BP Business Park District  
QE Quarrying and Extractive District

*Public and Semi-Public Districts:*

I Institutional District  
PR Park and Recreational District

*Agricultural Districts:*

EA Exclusive Agricultural Preservation District  
AT Agricultural Transition District  
GA General Agricultural District  
HFA Hobby Farm Agricultural District

*Special Districts:*

PUD Planned Unit Development District

*Business Districts*

Business district development standards govern the development and use of the full range of business and commercial establishments needed by Town of Barton citizens and its trade area. The development standards provide for the grouping of compatible business and commercial establishments in accordance with their functions, extent of services, intensity of use, intensity of bulk, character, and community form-giving attributes.

**Neighborhood and Hamlet Business (NHB) District.** The NHB District is established for the convenience of people residing in nearby residential areas. It is limited to accommodating the basic day-to-day shopping and service needs of the residents living in the adjacent areas. It provides for an arrangement of retail trade establishments that are compatible in function and operation. Buildings constructed in the NHB District could be clustered on parcels of land under individual or multiple ownership. Building height would not exceed two stories to assist in assuring compatibility with surrounding land uses of lesser intensities that may include residential uses.

The NHB District may also be used in the “hamlet” of Young America. The requirements of the NHB District are further established to maintain the historic “hamlet” characteristics of Young America. The NHB District is designed to prevent land and structures in the aforementioned Young America “hamlet” from becoming nonconforming as they would if placed under different, more suburban-oriented, land use or zoning classifications. It also provides for the minor infilling of vacant or redevelopment areas within the Young America “hamlet” consistent with this planned land use district and the established character of Young America. The NHB District is further intended to permit future nonresidential development and redevelopment of the Young America “hamlet” consistent with earlier approved subdivisions and certified survey maps.

The development standards for the NHB District are:

- Minimum Landscape Surface Ratio (LSR): 0.45
- Maximum Net Floor Area Ratio (NFAR): 0.53
- Minimum Lot Size: 10,000 square feet (with public sewer)  
40,000 square feet (with on-site system)
- Minimum Lot Width: 85 feet (with public sewer)  
125 feet (with on-site system)
- Maximum Building Height: 2 stories

**Community Business (CB) District.** This district is designed to accommodate the needs of a much larger consumer population than served by the NHB District. It provides for relatively large groupings of two (2) or more compatible retail sales and customer service establishments in a community-serving shopping area. Business establishments in the CB District have on-site parking for customer automobiles combined with a pedestrian-oriented shopping environment. Buildings could be clustered on parcels of land under individual or multiple ownership. In addition, all property in the CB District shall abut a U.S., State Trunk, or County Trunk designated highway.

The development standards for the CB District are:

- Minimum Number of Parcels: 2 contiguous parcels for new development
- Minimum Landscape Surface Ratio (LSR): 0.40
- Maximum Net Floor Area Ratio (NFAR): 0.53
- Minimum Lot Size: 40,000 square feet
- Minimum Lot Width: 150 feet
- Maximum Building Height: 2 stories (retail)  
3 stories (office)

**Freeway Interchange Business (FB) District.** This district is to accommodate business establishments and property located at the USH 45 and CTH D freeway interchange in the Town of Barton. The FB District is further established to accommodate a wide range of retail business and complementary uses to serve a trade area reaching out several miles or more and embracing a large segment of an urban, suburban, and rural region. This includes areas located outside of the Town of Barton and the West Bend area as well as areas located outside of Washington County. Business establishments would have on-site parking for customer automobiles. Buildings may be clustered on parcels of land under individual or multiple ownership.

The following development standards shall be applicable:

Minimum District Area: 10 contiguous acres  
Minimum Landscape Surface Ratio (LSR): 0.35  
Maximum Net Floor Area Ratio (NFAR): 0.42  
Minimum Lot Size: 40,000 square feet  
Minimum Lot Width: 150 feet  
Maximum Building Height: 2 stories

#### *Industrial Districts*

**Limited Manufacturing (LM) District.** This district provides for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation. It may be used to accommodate existing scattered uses of an industrial nature so as not to make them nonconforming uses. The LM District is not intended to accommodate business parks under unified design and ownership that would be best accommodated under the Business Park (BP) District. The character of the LM District is suburban.

The development standards for the LM District are:

Minimum Landscape Surface Ratio (LSR): 0.40  
Maximum Net Floor Area Ratio (NFAR): 0.85  
Minimum Lot Size: 40,000 square feet  
Minimum Lot Width: 150 feet  
Maximum Building Height: 3 stories

**Business Park (BP) District.** The BP District provides for the development of the attractive grouping of office, manufacturing, industrial development, and limited ancillary service uses that serve the needs of the occupants of this district. Uses would be of a limited intensity and would provide an aesthetically pleasing environment. This district would provide for ample off-street parking and loading areas and landscape planting and screening of adjacent uses of a lower intensity. The BP District is further intended to be applied to areas of the Town of Barton identified for business park development by the Town of Barton Land Use Plan. It is to accommodate industrial or business parks that are under unified design and ownership and that exceed 20 acres in area.

The development standards for the BP District are:

Minimum District Area: 20 contiguous acres  
Minimum Landscape Surface Ratio (LSR): 0.45  
Maximum Net Floor Area Ratio (NFAR): 0.85  
Minimum Lot Size: 40,000 square feet  
Minimum Lot Width: 150 feet  
Maximum Building Height: 3 stories

**Quarrying and Extractive (QE) District.** The QE District provides for the conduct of existing quarries or other mineral extractive and related operations. It also provides for the restoration of quarries and extractive areas in a manner that will not deteriorate the natural environment. Although the operations that take place within the QE District can have a relatively high intensity with respect to trucking and blasting, due to the open space nature of its uses it has an overall rural character. While quarrying and extractive structures may be taller, buildings shall be limited in height to two stories.

The development standards for the QE District are:

Minimum District Area: 10 contiguous acres  
Minimum Landscape Surface Ratio (LSR): 0.50  
Maximum Net Floor Area Ratio (NFAR): 0.74  
Minimum Lot Size: 10 acres  
Minimum Lot Width: 330 feet  
Maximum Building Height: 2 stories



### *Public and Semi-Public Districts*

**Institutional (I) District.** The I District eliminates the ambiguity of maintaining, in unrelated planned land use districts, areas that are under public or public-related ownership and where the use for public, or quasi-public, purposes is anticipated to be permanent. The I District is intended to accommodate governmental uses, schools, churches, etc. The character of this district is suburban.

The development standards for the I District are:

Minimum Landscape Surface Ratio (LSR): 0.40  
Maximum Net Floor Area Ratio (NFAR): 0.63  
Minimum Lot Size: 40,000 square feet  
Minimum Lot Width: 150 feet  
Maximum Building Height: 3 stories

**Park and Recreational (PR) District.** The PR District provides for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses. A site along the Milwaukee River adjacent to the City of West Bend has been identified as land for a possible public park that could be acquired by the Town in the future. This is reflected on Maps 23 through 25. It is anticipated that a Town park and open space plan will be prepared that will identify desired amenities for this site and potentially for other park sites within the Town.

The development standards for the PR District are:

Minimum Landscape Surface Ratio (LSR): 0.50  
Maximum Net Floor Area Ratio (NFAR): 0.57  
Minimum Lot Size: 2 acres (outdoor uses)  
40,000 square feet (indoor uses)  
Minimum Lot Width: 150 feet  
Maximum Building Height: 2 stories

### *Agricultural Districts*

**Exclusive Agricultural Preservation (EA) District.** The EA District provides for, maintains, preserves, and enhances agricultural lands historically utilized for food production and/or the raising of livestock. The EA District is further intent upon preventing the premature conversion of agricultural land to scattered urban and suburban uses such as residential, commercial, and industrial uses. The lands placed in the EA District are limited to those lands identified as "Farmland Preservation Areas" in Amendment No. 2 of the Multi-Jurisdictional Comprehensive Plan for Washington County titled "A Farmland Preservation Plan for Washington County." The EA District is intended to retain the rural character of Town areas in which it is used.

The development standards for the EA District are:

Minimum Landscape Surface Ratio (LSR): Not Applicable  
Gross Floor Area Ratio (GFAR): 0.05 (single-family dwellings)  
0.10 (other farm-related structures)  
Minimum Lot Size: 35 acres  
Minimum Lot Width: 600 feet  
Maximum Residential Building Height: 3 stories  
Maximum Agricultural Building Height: 70 feet

**Agricultural Transition (AT) District.** The AT Agricultural Transition District is intended to preserve existing agricultural uses for the intermediate term until an orderly transition to another planned land use district and use is approved by the Town. Land included in the AT District should be those lands which are planned under the Plan for non-agricultural land uses and where non-agricultural use is expected to occur during the planning period.

The development standards for the AT District are:

Minimum Landscape Surface Ratio (LSR): Not Applicable  
Gross Floor Area Ratio (GFAR): 0.05 (for single-family dwellings)  
0.10 (for other farm-related structures)  
Minimum Lot Size: 35 acres  
Minimum Lot Width: 600 feet  
Maximum Residential Building Height: 3 stories  
Maximum Agricultural Building Height: 70 feet

**General Agricultural (GA) District.** The GA District provides for, maintains, preserves, and enhances agricultural lands historically utilized for crop production but that are not included within the EA Exclusive Agricultural Preservation District and that are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activity. The overall intent of the GA District is to retain the rural character of areas of the Town of Barton in which the GA District is used. The GA District may also be used as a transitional district between the EA Exclusive Agricultural Preservation District and the R-1 and R-2 Residential Districts.

The development standards for the GA District are:

Minimum Landscape Surface Ratio (LSR): Not Applicable  
Maximum Gross Floor Area Ratio (GFAR): 0.05  
Minimum Lot Size: 20 acres  
Minimum Lot Width: 300 feet  
Maximum Residential Building Height: 3 stories  
Maximum Agricultural Building Height: 70 feet

**Hobby Farm Agricultural (HFA) District.** This district is designed to provide for, maintain, preserve, and enhance small area agricultural lands historically utilized for crop production but that are not included within the EA Exclusive Agricultural Preservation District or GA General Agricultural District and that are generally best suited for smaller farm units including horse farming, hobby farming, orchards, and other similar small-scale agricultural-related activity. The overall intent of the HFA District is to retain the rural character of areas of the Town of Barton in which the HFA District is used. The HFA District residential development intensities are consistent with the maintenance of a rural countryside character and life-style. The HFA District serves as a transitional district between the more intensive farmland areas (such as the EA Exclusive Agricultural Preservation District or GA General Agricultural District areas) and the countryside, estate, and suburban intensity residential areas of the Town. The HFA District is further intended to be used for parcels of land that directly abut either the EA Exclusive Agricultural Preservation District or GA General Agricultural District areas. The HFA District is intended to be served by private on-site wastewater treatment systems. The HFA District areas shall not be located contiguous to the incorporated City of West Bend and are typically located somewhat distant from the boundaries of the incorporated City of West Bend.

The HFA District may be used in the General Agricultural (GA) and Rural Countryside Single-Family Residential (R-1) land use districts on Maps 23 through 25 provided that all standards of the HFA District are met.

The development standards for the HFA District are:

*Conventional Subdivision Standards–*

Minimum Landscape Surface Ratio (LSR): Not Applicable  
Minimum Lot Size: 522,720 square feet (12 acres)  
Minimum Contiguity with EA District or GA District: 300 continuous feet  
Contiguity with Incorporated City of West Bend: Not allowed  
Minimum Lot Width: 300 feet  
Maximum Gross Density: 0.077 dwelling unit/gross acre  
Maximum Net Density: 0.077 dwelling unit/net acre  
Minimum Open Space Ratio: 0%

Maximum Residential Building Height: 3 stories  
Maximum Agricultural Building Height: 70 feet

*Cluster/Open Space Subdivision Standards*  
(Not Available in the HFA Hobby Farm Agricultural Land Use District)

### *Special Districts*

Special districts are used to accommodate unique land use needs and considerations. The only special district used in the Plan is the Planned Unit Development (PUD) District. The details relating to the use of the PUD District in the Plan are described below.

**Planned Unit Development (PUD) District.** The PUD District permits developments that will, over a period of time, derive maximum benefit from coordinated area site planning, diversified location of structures, and mixed compatible uses. The PUD District provides for a safe and efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design, location of public and private utilities, and location of community facilities. The unified and planned development of a site, in single or corporate ownership or control at the time of application, may be permitted in a PUD District with one or more principal uses or structures and related accessory uses and structures. The regulations within a PUD District need not be uniform throughout the individual PUD District except for those types of intensity standards set forth in the district.

The PUD Districts shall specify land use maximum or minimum intensity standards, where applicable, including: maximum gross residential density, maximum net residential density, maximum floor area ratio (FAR), minimum landscape surface ratio (LSR), and maximum building height. These shall be established to ensure the appropriate intensity of development on the site.

While the PUD District is intended to be flexible in its application, it is not to be used to alter or amend any of the prescribed natural resource base protection standards advanced by the Plan. The minimum area for any PUD District shall be as follows:

Residential PUD:	3 contiguous acres
Commercial, Retail Sales, and Services PUD:	5 contiguous acres
Industrial PUD:	15 contiguous acres
Institutional PUD:	5 contiguous acres
Mixed Use PUD:	10 contiguous acres

Maximum site intensity and density standards for all PUD Districts shall be as indicated Table 2.

### ***Environmental Corridors and Isolated Natural Resource Areas***

Maps 23 through 25 include primary and secondary environmental corridors and isolated natural resource areas as overlays. These overlays are described as follows:

- **Primary Environmental Corridors:** Primary environmental corridors, more fully described in Chapter III of the first edition of this plan, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors are at least 400 acres in size, two miles long, and 200 feet wide. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. Natural resource features within primary environmental corridors should be protected as described in the following section.
- **Secondary Environmental Corridor:** Secondary environmental corridors also contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary corridors serve to link primary corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Natural resource features within secondary environmental corridors should be protected as described in the following section.

**Table 2  
Planned Unit Development District Maximum Intensity and Density Measures**

General Use Type	Residential Standards			
	Minimum Open Space Ratio (OSR)	Maximum Gross Density (GD)	Maximum Net Density (ND)	Single-Family Detached Dwelling Minimum Lot Size (square feet)
Residential	0.40	20.00 <sup>b</sup> 0.93 <sup>c</sup>	25.00 <sup>b</sup> 20.00 <sup>c</sup>	7,200
Office	N/A	N/A	N/A	N/A
Commercial Retail Sales and Service	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Institutional	N/A	N/A	N/A	N/A
Mixed Compatible Uses	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>

General Use Type	Nonresidential Standards			
	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Size (square feet)
Residential	N/A	N/A	N/A	N/A
Office	0.45	0.23	0.42	20,000 <sup>b</sup> 40,000 <sup>c</sup>
Commercial Retail Sales and Service	0.45	0.31	0.57	20,000 <sup>b</sup> 40,000 <sup>c</sup>
Industrial	0.45	0.50	0.91	20,000 <sup>b</sup> 40,000 <sup>c</sup>
Institutional	0.45	0.23	0.42	20,000 <sup>b</sup> 40,000 <sup>c</sup>
Mixed Compatible Uses	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>

N/A = Not Applicable

<sup>a</sup> Apply the appropriate standard for each individual land use type and its corresponding site area as listed in this Table.

<sup>b</sup> With public sanitary sewer service only.

<sup>c</sup> With on-site sewage disposal systems.

Source: Town of Barton

- Isolated Natural Resource Area:** Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from primary and secondary environmental corridors. Most of the isolated natural resource areas in the Town are wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. Natural resource features within isolated natural resource areas should be protected as described in the following section.

**Town of Barton Land Use Plan Natural Resource Protection Standards**

The **natural resource protection standard** concept is used as the basis for the minimum standards presented in this Section for protecting the following resources: water bodies including lakes and ponds (based upon size factors); streams; floodplains, including the one-percent-annual-probability (100-year recurrence interval) floodplains, which are already protected under Chapter 23 of the Washington County Code of Ordinances; shore buffer areas (protected under Chapter 23 of the Washington County Code of Ordinances); drainageways; wetlands (including State of Wisconsin defined shoreland wetlands, also protected under Chapter 23 of the Washington County Code of Ordinances); and both mature and young woodland and forest areas. These are the natural resource features that are closely associated with maintaining the public health, safety, and welfare of the Town of Barton community and that provide the community important benefits that are oftentimes ignored by the private market.

The natural resource protection standard, as used in the Town of Barton Zoning Ordinance, measures the proportion of the natural features of a site (excluding land occupied by public street rights-of-way), which will remain undeveloped and protected and is specifically designated for natural resource protection. The natural resource protection standards set forth in the Town of Barton Zoning Ordinance establish specific

numerical levels at which the natural resource feature should operate in the Town. Any development of the land must be done in such a way so that the natural resource continues to function at this minimum level. Natural resource features preserved through this method are intended to benefit the Town as a whole by protecting the natural resource base features, provide (in some instances) passive, privately-owned recreational and open space areas, and by setting forth, or maintaining, the intrinsic natural character of an area. The use of natural resource protection standards does not require the designation of construction techniques or even specific site planning but rather allows the developer to choose his own system of providing for the continuation of the natural resource feature within the parameters of the minimum protection level specified by the natural resource protection standard.

The use of natural resource protection standards as a planning tool represents a sound land use planning approach towards protecting an area's dwindling natural resource base. Such natural resource loss is typically caused by resource destruction due to growth and development. In recent years, natural resource protection standards in community plans have been implemented by various types of development regulations that often offer a wide-range of options for both the developer and the municipality which these regulations serve. The use of natural resource protection standards oftentimes tends to encourage innovation to improve the compatibility of development with the natural functions of the land and its various natural resource features. The use of such standards offers a great deal of flexibility to the developer that is particularly important in the area of resource protection, since there are a host of construction and site design techniques that can be combined to make development more sensitive to various natural functions. The allowance of the landowner, or developer, to find the best techniques to use for the resource protection of their particular parcel affords the community protection of its important natural resource base features while at the same time also affording the landowner, or developer, a greater chance to maximize development benefits.

Natural resource protection standards must be carefully constructed in order to ensure that the standards and resulting regulations are fair relative to both the community's and landowner's interests in order to avoid the "taking" of property or property rights. Balancing mechanisms within the regulatory process can be used—such as the on-site or off-site mitigation of some natural resource features—in order to reduce negative impacts to both the community and the landowner. In addition, the use of natural resource protection standards in both this plan and its implementing land division and zoning ordinances, sets forth uniform standards for all land users and each must share in the process of protecting the natural resource features of the Town in proportion to the general type of development—agricultural, residential, and nonresidential.

The natural resource protection standards are established to protect the existing natural resources features previously listed and located in various areas of the Town. The intent of these standards is to allow for the reasonable development of property (located in areas where development is planned to occur) while still preserving those natural resource features that are important to the Town. In this respect, the ***natural resource protection standard*** can be defined by the following simple equation as it relates to a single natural resource element:

$$\begin{array}{c} \textbf{Natural Resource Protection Standard} \\ \times \\ \textbf{Acres of Land In Resource} \\ = \\ \textbf{Amount of Resource to be Protected} \end{array}$$

An example of how this equation would work, for instance, for protecting mature woodlands on a site 80 acres in size with 25 acres of such mature woodland areas is shown below. Under this scenario, it is assumed that the mature woodlands would be protected under a natural resource protection standard of 0.70.

**Table 3**  
**Summary of Natural Resource Protection and Mitigation Standards for the Town of Barton**

Natural Resource Feature	Development or Zoning District Type					
	Agricultural		Residential		Nonresidential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Steep Slopes						
10-19 Percent	0.00	N/A	0.00	No	0.00	No
20-30 Percent	0.00	No	0.00	No	0.00	No
+30 Percent	0.00	No	0.00	No	0.00	No
Woodlands and Forests						
Mature	0.00	No	0.70	Yes	0.70	Yes
Young	0.00	No	0.50	Yes	0.50	Yes
Lakes and Ponds	1.00	No	1.00	No	1.00	No
Streams	1.00	No	1.00	Yes	1.00	Yes
Shore Buffer	1.00	No	0.70	No	0.70	No
Floodplains	1.00	No	1.00	No	1.00	Yes
Drainageways	1.00	No	0.30	Yes	0.30	Yes
Wetlands and Shoreland Wetlands	1.00	No	1.00	No	1.00	Yes

N/A=Not Applicable

Source: Town of Barton

Where,

Natural Resource Protection Standard = 0.70  
 Acres of Land in Resource = 25.0

Then,

$$0.70 \times 25.0 = 17.5$$

Therefore, based upon the above equation, 17.5 acres of the mature woodlands would have to be protected.

In situations where more than one natural resource element are present on the same area of land (i.e., areas where various natural resource features actually overlap), only the most restrictive natural resource protection standard is used for the purposes of protecting all of the affected resource features in the overlapping area. This occurs in the Town often, particularly in the case of wooded areas, shore buffers, and shoreland wetlands that may be located within a one-percent-annual-probability (100-year recurrence interval) floodplain.

The Town of Barton recognizes the importance of the protection of the Town’s important natural resources. In addition, the Town also recognizes the importance of using mitigation as a tool to attain the necessary levels of resource protection. Thus, where legal under Federal, State, and County laws, this Plan recognizes the importance of the use of mitigation techniques in plan implementation. Table 3 provides a summary of the Town of Barton’s natural resource protection and mitigation standards for the previously described natural resource base features.

### Land Use District Updates

The primary update made to the year 2050 land use districts as part of this update to the Town’s comprehensive plan was to the Park and Recreational (PR) District. The potential for a new public park site and Town park and open space plan was added to the PR District text.

**RESOLUTIONS AND ORDINANCE ADOPTED  
DURING THE PLAN UPDATE PROCESS  
APPENDIX A**

**RESOLUTION NO. 18-002**

**ADOPTING PUBLIC PARTICIPATION PROCEDURES  
FOR AMENDING THE COMPREHENSIVE PLAN FOR THE TOWN OF BARTON**

**WHEREAS**, pursuant to Section 66.1001 of the *Wisconsin Statutes*, all units of government which enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a comprehensive plan; and

**WHEREAS**, the Town of Barton adopted a comprehensive plan under the authority of and procedures established by Section 66.1001 of the *Wisconsin Statutes* on 3-20-2018; and

**WHEREAS**, Section 66.1001(4)(a) of the *Wisconsin Statutes* requires that the Town Board adopt written procedures designed to foster public participation during the preparation or amendment of a comprehensive plan; and

**WHEREAS**, the Town Board of the Town of Barton believes that regular, meaningful public involvement in the comprehensive planning process is important to assure that the comprehensive plan continues to reflect input from the public; and

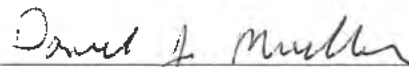
**WHEREAS**, public participation procedures have been developed to foster public participation in the comprehensive plan amendment process.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Barton hereby adopts the Public Participation Procedures for Amending the Comprehensive Plan attached hereto as Exhibit A to fulfill the requirements of Section 66.1001(4)(a) of the *Wisconsin Statutes*.

ADOPTED this 20<sup>th</sup> day of March, 2018.

  
Richard L. Bertram, Chairman

  
Mike Dricken, Supervisor

  
Dan Mueller, Supervisor

  
Jerry Meulemans, Supervisor

  
Kris Turner, Supervisor

ATTEST:

  
Aggie B. Pruner, Clerk



**PUBLIC PARTICIPATION PROCEDURES  
FOR AMENDING THE COMPREHENSIVE PLAN:  
TOWN OF BARTON**

**Introduction**

On ~~3-20-18~~, the ~~Barton~~ Town Board adopted a Town comprehensive plan under Section 66.1001 of the *Wisconsin Statutes*, which is documented in a report titled "A Comprehensive Plan for the Town of Barton: 2035." The comprehensive plan was prepared in accordance with a public participation plan adopted by the Town Board on ~~3-20-18~~ that included activities to foster public participation in the preparation of the comprehensive plan. Under Section 66.1001(4)(a) of the *Wisconsin Statutes*, future amendments to the comprehensive plan must also be carried out in accordance with a public participation plan, adopted by the Town Board, designed to foster public participation in the amendment process. The balance of this document describes the process to be followed by the Town to foster public participation in the consideration of amendments to the comprehensive plan.

**Part 1: Public Participation Activities and Procedures for Comprehensive Plan Amendments**

**1. Background Materials**

The Town will provide opportunities for public review of materials describing all proposed amendments to the comprehensive plan, including the following:

- Printed copies of materials describing a proposed plan amendment will be made available at the Town Hall.
- Electronic copies of materials describing a proposed plan amendment may be posted on the Town website. (*Note to Towns: This is suggested for your consideration, but not a requirement.*)

**2. Optional Public Informational Meeting**

The Town Board, at its option, may schedule a public informational meeting to be held prior to the required public hearing. The public informational meeting will provide an opportunity for the public to review maps and other information relating to the proposed amendment. No formal procedures or notice requirements are required for the informational meeting; however, the Town will provide notice of the meeting through its website and through publication or posting.

**3. Public Hearing**

As required by Section 66.1001(4)(d), the Town will hold a public hearing on each proposed amendment to the comprehensive plan. The hearing may be held by the Plan Commission, Town Board, or jointly by the Plan Commission and Town Board. The hearing will include a presentation by the applicant describing the proposed plan amendment followed by an opportunity for the public to comment on the proposed amendment. The Town Plan Commission and Town Board will consider public testimony provided at the hearing and any written comments submitted to the Town prior to the hearing during their deliberations on the proposed plan amendment.

**4. Notice of Public Hearing**

The public hearing will be preceded by a Class 1 notice that is published or posted at least 30 days before the hearing is held. In accordance with Section 66.1001(4)(d), the notice will include the date, time, and place of the hearing; a brief summary of the proposed comprehensive plan amendment and/or a map illustrating the proposed amendment; a local contact who may be contacted for additional information on the proposed plan amendment and to whom written comments regarding the plan amendment may be submitted; and information regarding where and when the proposed plan amendment may be inspected before the hearing and how a copy of the proposed plan amendment may be obtained.

**5. Notification to Interested Parties**

The Town Clerk will provide a copy of the public hearing notice and the proposed amendment at least 30 days prior to the public hearing to any person who submits a written request to receive notice of a proposed amendment under Section 66.1001(4)(f). The Town may charge a fee to cover the cost of providing such

notice. In accordance with Section 66.1001(4)(e), the Town Clerk will also provide notice to nonmetallic mining operators within the Town; to persons who have registered a marketable nonmetallic mineral deposit within the Town; or to persons who own or lease property on which nonmetallic minerals may be extracted, if such person has requested notification in writing. The Town Clerk will maintain a list of persons who have submitted a written request to receive notices of public hearings under Sections 66.1001(4)(e)(3) and 66.1001(4)(f).

**6. Plan Commission Recommendation**

Following the public hearing, the Plan Commission will make a recommendation to the Town Board to approve, deny, or modify the proposed amendment. The Plan Commission's recommendation will be in the form of a resolution approved by a majority of the full membership of the Plan Commission.

**7. Town Board Action**

Following Plan Commission action, the Town Board will consider the amendment and the Plan Commission's recommendation and approve, deny, or refer the proposed amendment back to the Plan Commission. If approved, Town Board approval will be in the form of an ordinance adopted by a majority of the full membership of the Town Board.

**8. Distribution of Plan Amendment**

If approved by the Town Board, printed or electronic copies of the amendment will be sent by the Town Clerk to the parties listed in Section 66.1001(4)(b).

**Part 2: Additional Procedures for Comprehensive Plan Amendments Requiring a Rezoning**

In some cases, an amendment to a comprehensive plan may be needed in order for a proposed rezoning to be consistent with the plan. In such cases, the Town Board may allow the public notice and public hearing for the proposed plan amendment and rezoning to be combined, if a combined hearing is acceptable to the applicant. In such cases, the following procedures shall apply in addition to or in combination with those set forth in Part 1:

The notice of the public hearing shall be published and distributed in accordance with the procedures set forth in paragraphs 4 and 5 in Part 1; however, the public notice will include notification that the proposed rezoning will also be considered at the hearing. The notice will include any information required in a public notice for a rezoning by the Town zoning ordinance. The combined notice will constitute the first of the two (Class 2) public notices required for rezoning under the *Statutes*. The public notice will be published a second time one week after the first notice is published, unless a later time is specified in the zoning ordinance. The Town will also notify parties-in-interest as required by the Town zoning ordinance, and any parties that have filed a written request for rezoning notifications under Section 60.61(4)(f) of the *Statutes*.

The Plan Commission will consider and act on a proposed plan amendment before considering the requested rezoning, and a separate motion will be made for a recommendation to the Town Board on the plan amendment, followed by a motion to make a recommendation to the Town Board on the rezoning.

The Town Board will consider and act on a proposed plan amendment before considering the requested rezoning. A separate motion will be made for action on the plan amendment, followed by a motion to act on the rezoning. If approved, separate ordinances will be adopted for the plan amendment and for the rezoning.

**Part 3: Optional Procedures**

The Town Board, at its option, may approve additional public participation procedures or a separately-documented public participation plan to provide for public informational meetings, the formation of advisory committees, the conduct of public opinion surveys, and/or other procedures to obtain public input on a proposed plan amendment.

**Resolution No. 01-19**

**A RESOLUTION TO APPROVE AN AMENDMENT AND UPDATE TO  
THE TOWN OF BARTON COMPREHENSIVE PLAN**

**WHEREAS**, the Town of Barton, Wisconsin, pursuant to Sections 60.10(2)(c), 62.23, 61.35, 60.22(3), and 66.1001(4)(b) of the Wisconsin Statutes, adopted a comprehensive plan on April 15, 2008 as Chapter 224 of the Town code of ordinances; and

**WHEREAS**, the Town of Barton is hereby amending the Town comprehensive plan to update planned land uses and to extend the design year of the plan to the year 2050, as set forth in Amendment No. 3 to the Town comprehensive plan; and

**WHEREAS**, the Town Plan Commission finds that the Town of Barton comprehensive plan, with the proposed amendment, addresses all of the required elements specified in Section 66.1001(2) of the Statutes and that the comprehensive plan, with the proposed amendment, is internally consistent; and


**WHEREAS**, the Town has duly noticed and held a public hearing on the proposed amendment and plan update, following the procedures in Section 66.1001(4)(d) of the Statutes and the public participation procedures for comprehensive plan amendments adopted by the Town Board through Resolution No. 18-002.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 66.1001(4)(b) of the Statutes, the Town of Barton Plan Commission hereby adopts this Resolution approving Amendment No. 3 as the 10-year update to the Town of Barton Comprehensive Plan.

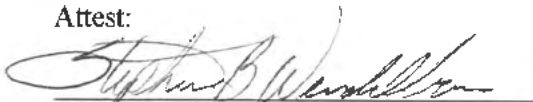
**BE IT FURTHER RESOLVED** that the Plan Commission does hereby recommend that the Town Board enact an ordinance adopting Comprehensive Plan Amendment No. 3.

**Adopted** by the Town of Barton Plan Commission this 4th day of June, 2019.

Ayes 6 Noes 0 Absent 1

  
Chairperson  
Town of Barton Plan Commission

Attest:

  
Secretary  
Town of Barton Plan Commission

ORDINANCE NO. 19-011

**AN ORDINANCE TO ADOPT AN AMENDMENT AND UPDATE TO  
THE TOWN OF BARTON COMPREHENSIVE PLAN**

The Board of Supervisors of the Town of Barton, Wisconsin, do ordain as follows:

**Section 1.** Pursuant to Sections 60.10(2)(c), 62.23, 61.35, and 60.22(3) of the Wisconsin Statutes, the Town of Barton is authorized to prepare, adopt, and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Statutes.

**Section 2.** The Town Board, by the enactment of an ordinance, formally adopted the document titled, "Town of Barton Comprehensive Plan: 2035," on April 15, 2008, as Chapter 224 of the Town code of ordinances.

**Section 3.** The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on June 4, 2019 adopted a resolution approving the amendment and recommending adoption of Amendment No. 3 by the Town Board as the 10-year update to the *Town* comprehensive plan required by Section 66.1001(2)(i) of the Wisconsin Statutes.

**Section 4.** The Town published a Class 1 public notice and held a public hearing on May 21, 2019 to obtain public comments regarding the comprehensive plan amendment and update.


**Section 5.** The Town Board hereby adopts this Ordinance adopting Amendment No. 3 as the 10-year update to the Town of Barton comprehensive plan.

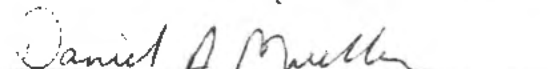
**Section 6.** The Town Clerk is directed to send a copy of the plan update to the parties listed in Section 66.1001(4)(b) of the Statutes.


**Section 7.** This Ordinance shall take effect upon passage by a majority vote of the full membership of the *Town Board* and publication or posting as required by law.

**Adopted** by the Town of Barton Board of Supervisors this 18<sup>th</sup> day of June, 2019.

  
Richard Bertram, Chairman

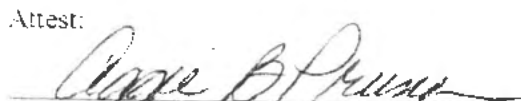
  
Michael Dricken, Supervisor

  
Dan Mueller, Supervisor

  
Jerry Meulemans, Supervisor

  
Kris Turner, Supervisor

Date Published/Posted: 6-20-19

Attest:  
  
Aggie Bruner, Clerk