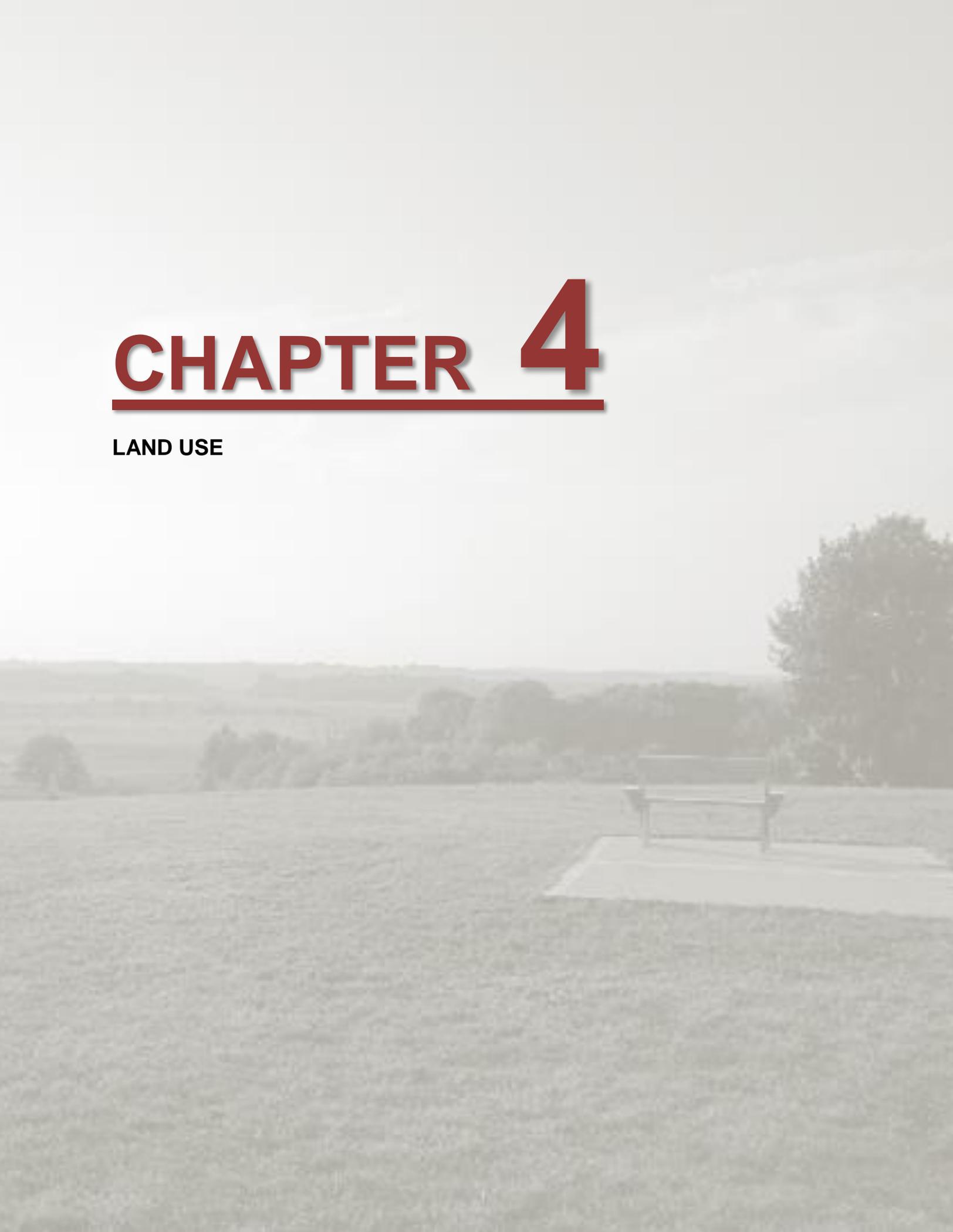


# **CHAPTER 4**

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**LAND USE**



## LAND USE

The land use element is a compilation of goals, objectives, policies, recommendations, programs, and maps intended to guide the future development and redevelopment of public and private property. This chapter contains a listing of the amount, type, intensity, and net density of existing uses of land in the Town including agricultural, residential, commercial, industrial, and several other public and private uses. Based on the background information, this chapter also analyzes trends in the supply, demand, and price of land; makes projections of future demands; and outlines opportunities for redevelopment and existing and potential land-use conflicts.

According to the 2010 CARPC *Farmland Loss in Dane County* report, annexation by cities and villages totaled 24,000 acres between 1980 and 2000. Cities annexed twice as much land, roughly 16,000 acres, as villages which annexed about 8,000 acres. While some annexed land remains under cultivation, typically annexed land is intended for eventual development, unless preserved as urban agriculture.

**TABLE 13: CITY, VILLAGE AND TOWN ANNEXATION, 1980 - 2000**

Annexation 1980 - 2000 <sup>1</sup>	1980 - 1990	1990 - 2000	Total 1980 - 2000
Change in city acreage	+ 4,109	+ 11,857	+ 15,966
Change in village acreage	+ 1,363	+ 6,685	+ 8,048
Change in city and village acreage <sup>2</sup>	+ 5,472	+ 18,542	+ 24,014
<b>Change in town acreage<sup>2</sup></b>	<b>- 5,471</b>	<b>- 18,543</b>	<b>- 24,014</b>

Source: *Farmland Loss in Dane County, CARPC 2010.*

<sup>1</sup> Values for 1980 and 1990 are adjusted based on year 2000 Total Acreage for Dane County. The year 2000 acreage is based on more accurate digital data.

<sup>2</sup> Discrepancy between land gained in cities and villages compared to land lost in towns is due to rounding error.

According to the 1999 Land Use Plan, the total area in the Town of Burke in 1970 was 17,513 acres. This total has steadily declined to 17,269 acres in 1980, 15,777 acres in 1990 and 10,450 acres in 2013.

### EXISTING LAND USE MAP CATEGORIES

Map 7: Existing Land Use, organizes existing land uses by the land use categories listed below. These categories indicate how land is currently being used, which does not necessarily reflect the current zoning designations or desired future used. Some categories of use are not present within the Town but are found in neighboring communities and elsewhere in the County.

**Agriculture** uses include cropland/pasture (including cultivated farm fields, livestock grazing areas and farm primary farm residence and farm building, animal husbandry (including buildings), farm building/accessories (located separate from primary farmstead), commercial forest, fishing, and related other agriculture. Of these uses, the Town only contains cropland/pasture and farm building/accessories.



**Single-Family Residential** uses include single-family detached residential development.

**Multi-Family Residential** includes two-family residential development and multi-family residential with three or more units per building.

**Mixed Residential** includes mobile homes, mobile home parks, farm units (separate from cropland/pasture), group quarters (dormitories, retirement facilities), and seasonal residential uses, occupied less than six months of the year. There are no mixed residential parcels within the Town.

**Industrial** uses include food and kindred; textile and mills; apparel and related uses; lumber and wood products manufacturing; furniture and fixtures manufacturing; paper and allied products manufacturing; printing, publishing, and allied industries; scientific instruments; chemicals and allied products manufacturing; miscellaneous industrial; wholesale trade; rubber and miscellaneous plastic products manufacturing; stone, clay, and glass product manufacturing; and mineral extractive sites/quarries.

**Transportation** uses are both parcels and rights-of-way. They include railroad, aircraft transportation, marine craft transportation, street, road, highway rights-of-way, automobile parking (stand-alone parking lots or ramps), and non-motorized transportation (including trails).

**Utilities** include electric generating/processing, gas generating/processing, water generating/processing, electric, gas, and water transmission, sewage, solid waste, and other communication/utilities.

**Commercial/Office** uses contain a mix of retail sales and retail services. Specific retail sales uses include shopping centers, hardware, and farm equipment, general merchandise, food (bakeries, grocery stores, liquor stores, butcher shops), apparel and accessories, furniture, home furnishings and equipment, eating and drinking establishments, general repair and maintenance, motor vehicles, tires, batteries and accessories stores, gasoline service stations, and other commercial retail sales including automotive, marine craft, aircraft and accessories. Commercial retail service uses include finance, insurance and real estate offices, personal services, business services, professional services, contract construction services, transient lodging, amusement, and miscellaneous services. There is no apparel retail within the Town. In addition, there are no grocery stores within the Town.

**Institutional** uses include schools and universities, health care and administrative facilities, safety buildings like police and fire, places of assembly, cemeteries, and institutional/government facilities.

**Open Space/Recreational** uses include cultural activities exhibits, camp and picnic areas, land-based outdoor recreation areas like county or state parks including open land and woodlands, water-based recreation areas, and other open or vacant land including wetlands and farm fields not under cultivation.



*Map 7: Existing Land Use*

**Woodlands** include areas of non-commercial forest which are groups of mature trees larger than 3 acres in size and being continuous in nature.

**Vacant** land includes lots within a subdivision that have not yet been built upon, are under construction, or buildings that are not yet occupied.

## **EXISTING LAND USE PATTERN**

Map 7 depicts the existing land use pattern within the Town of Burke. Table 14 summarizes the existing acreage within various land use categories in the Town, as presented on Map 7. Table 14 also provides a comparison of existing land use to historic land use trends within the Town.

**TABLE 14: EXISTING LAND USE TOTALS, BURKE**

<b>Land Use Category</b>	<b>1970 Acres*</b>	<b>1980 Acres*</b>	<b>1990 Acres*</b>	<b>2013 Acres</b>	<b>2013 Percentage</b>
Agriculture	n/a	11,418 (66%)	9,141 (58%)	<b>3,321</b>	<b>31.8</b>
Single-Family Residential	253 (1%)	690 (4%)	782 (5%)	<b>1,083</b>	<b>10.4</b>
Multi-Family Residential	5 (<1%)	8 (<1%)	25 (<1%)	<b>14</b>	<b>0.1</b>
Mixed Residential	267 (2%)	205 (1%)	193 (1%)	<b>0</b>	<b>0.0</b>
Industrial	66 (<1%)	468 (3%)	433 (3%)	<b>449</b>	<b>4.3</b>
Transportation	964 (6%)	1,144 (7%)	1,043 (7%)	<b>1,015</b>	<b>9.7</b>
Utilities	152 (1%)	13 (<1%)	151 (1%)	<b>27</b>	<b>0.3</b>
Commercial/Office	125 (1%)	145 (1%)	221 (1%)	<b>147</b>	<b>1.4</b>
Institutional	16 (<1%)	33 (<1%)	44 (<1%)	<b>45</b>	<b>0.4</b>
Open Space/Recreational	n/a	1,702 (10%)	2,737 (17%)	<b>3,725</b>	<b>35.6</b>
Woodlands	n/a	491 (3%)	444 (3%)	<b>415</b>	<b>4.0</b>
Vacant	n/a	180 (1%)	152 (1%)	<b>209</b>	<b>2.0</b>
<b>Total</b>	<b>17,513</b>	<b>17,269</b>	<b>15,777</b>	<b>10,450</b>	<b>100.0</b>

Source: GIS Inventory, Mead & Hunt, Inc., 2013. Madison Area MPO Data, 2005.

\*1970-1990 data obtained from 1999 Land Use Plan and Dane County RPC Land Use Inventories. Total acreage calculation discrepancies are due to rounding errors and alternative classifications of data between 1970 and 1990.

The largest portion of existing land within the Town of Burke is classified as open space/recreational uses (35.6 percent). Open space and recreational uses include all areas of county and state parks, water and wetland areas, and natural environmental areas. Also included in the open space/recreational land use classification are farm fields not under cultivation, the majority of which are located on the west side of the Town adjacent to the Cherokee Marsh. Open space and recreational uses have historically been one of the highest percentages land uses within the Town.

Within the Town, approximately one-third (31.8 percent) of the total land area is for agricultural purposes. Agricultural land uses are located largely in contiguous areas in the north-central and eastern parts of the Town. Agricultural parcels, like open space and recreational land use parcels, tend to be large, undivided

quarter- and quarter-quarter sections.<sup>23</sup> Agricultural uses have historically been the highest percentage of land use in Burke. Residential land uses in the Town, which account for roughly 10 percent of the existing land uses, are almost entirely single-family and located in contiguous, planned development areas.

## **LAND DEVELOPMENT AND MARKET TRENDS**

According to the Wisconsin Department of Revenue, the change in equalized value within the Town between 2011 and 2012 was \$349,700. During the past seven years, the Town has seen an overall modest nine percent increase in total equalized value. However, the percent change by year for total equalized value within the Town of Burke has fluctuated significantly since 1999. Between 2000 and 2001 the Wisconsin Department of Revenue reports that the total equalized value in the Town increased 12 percent. Between 2002 and 2003 the value increased four percent, and between 2003 and 2004, the value increased 16 percent. However, the economic downturn in the late 2000s did not miss Burke. Between 2009 and 2010, the total equalized value in the Town decreased six percent.

**TABLE 15: TOTAL EQUALIZED VALUES**

	<b>2006</b>	<b>2012</b>	<b>% Change, 2006-2012</b>
<b>Town of Burke</b>	<b>\$ 401,352,400</b>	<b>\$ 437,455,400</b>	<b>9.0</b>
Town of Blooming Grove	\$ 165,627,000	\$ 184,680,800	11.5
Village of DeForest	\$ 785,397,400	\$ 790,689,800	0.7
City of Sun Prairie	\$ 2,296,727,600	\$ 2,353,842,900	2.5
Town of Sun Prairie	\$ 232,932,500	\$ 249,567,000	7.1
Village of Waunakee	\$ 1,143,101,600	\$ 1,286,376,700	12.5
Town of Westport	\$ 729,509,400	\$ 757,604,200	3.9
Town of Windsor	\$ 536,824,300	\$ 553,643,100	3.1
City of Madison	\$ 21,219,003,600	\$ 21,697,080,900	2.3

*Source: Wisconsin Department of Revenue, 2013*

Compared to surrounding municipalities, the Town's nine percent increase over the past seven years is noteworthy. Only the Town of Blooming Grove and the Village of Waunakee saw increases of double digits while five municipalities saw increases less than four percent. The Village of DeForest equalized value has remained virtually the same since 2006, increasing by less than one percent.

The trends in the land market in the Town of Burke are indicative of the recent US market trends. The Town's value increase has been attributed mostly to improvement value increases derived from pre-existing housing. Little residential development and even less commercial and manufacturing land

<sup>23</sup> Towns were originally subdivided into 36 one-mile-square sections. Sections can be further subdivided into quarter sections, quarter-quarter sections, or irregularly shaped lots. The Public Land Survey System (PLSS) National Atlas. [http://www.nationalatlas.gov/articles/boundaries/a\\_plss.html](http://www.nationalatlas.gov/articles/boundaries/a_plss.html).



development leaves ample room for future opportunities, where the Town is not landlocked by environmental features.

## **LAND SUPPLY**

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As previously mentioned, the majority of land use within the Town is comprised of open space/recreational and agricultural uses. Chapter 3 outlined the Town's goals to preserve open space and realize the transition of agricultural land to other types of uses, consistent with the future land use plans of surrounding municipalities. Knowing the location and availability of agricultural land for transition, the Town can begin to understand where demand will occur.

The Town of Burke, along with all towns in Dane County, has adopted the county's zoning ordinance (Chapter 10, Dane County Code). The Dane County Zoning Ordinance divides the unincorporated areas of Dane County into 21 zoning districts, each with a different combination of permitted and conditional uses, lot sizes, and area and setback requirements. In the Town of Burke, the majority of land is classified as A-1 Agricultural, a zoning district that only exists in the Towns of Burke, Bristol, Middleton, and Springdale. The A-1 district is generally for agricultural production and related uses. Residences and a variety of other non-farm uses such as small day cares, home occupations, and utility services are also permitted. In addition, the A-1 district can, and in Burke does, include a variety of conditional uses, like cemeteries, sanitary landfill sites, mineral extraction sites, schools, etc. This zoning district is well-suited for the Town because of its many land use allowances.

Only one principal building is allowed on a lot, but accessory buildings such as barns and sheds are permitted. For parcels greater than five acres, only one single-family unit is allowed, but the amount of livestock is unlimited. For parcels less than five acres in size, only residential uses are allowed.

Landowners, town boards, or county board supervisors may petition the county board to rezone property from one zoning district to another. Affected town boards, the county board and county executive must all approve any rezone petition or ordinance text amendment before it can go into effect. Areas lying within extraterritorial zoning areas must be coordinated with the respective municipality. In addition, the *Dane County Land Division and Subdivision Ordinance* (Chapter 75, Dane County Code) regulates the division of land in unincorporated areas of Dane County.

## **PROJECTED LAND USE DEMAND**

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Wisconsin Statutes require comprehensive plans to include projections, in five-year increments, for future residential uses in a community over the planning period. This Comprehensive Plan includes projections of residential land use demand between 2015 and 2030, using 2010 data discussed in Chapter 1 as a baseline.

In 1990, the average household size in the Town of Burke was 2.86. In 2000, this number decreased to 2.60 and remained the same in 2010. This declining trend is also found within Dane County and the State of Wisconsin, which have seen a decline from 2.46 and 2.61 in 1990, 2.37 and 2.50 in 2000, and 2.33 and 2.43 in 2010, respectively.<sup>24</sup> In addition, the average household size of all the municipalities surrounding the Town, excluding the City of Madison and including the Town, was 2.55 in 2010. Knowing this information, we assumed 2.50 as an average household size for projecting land use demand.

Dane County has 10 residential zoning districts in its zoning ordinance. The majority of residential land use within the Town is within the R-1, Residence District which requires that unsewered lots have a minimum area of 20,000 square feet. For projecting the residential land use demand, ½ acre (21,780 square feet) was used.

**TABLE 16: PROJECTED RESIDENTIAL LAND USE DEMAND**

<b>Town of Burke</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Totals</b>
Number of New Residents	+ 38	+ 86	+ 76	+ 62	<b>+ 262</b>
Household Size	2.50	2.50	2.50	2.50	<b>2.50</b>
Number of New Housing Units	+ 15	+ 35	+ 30	+ 25	<b>+ 105</b>
Residential Acreage Demand*	+ 8	+ 18	+ 15	+ 13	<b>+ 54</b>

*\*Existing acreage in the Town of Burke, 2013: 10,450 acres  
Source: Wisconsin Department of Administration, Mead & Hunt, Inc.*

The data in Table 16 shows the additional amount which will be added to the Town for the number of new residents, number of new housing units and number of acres that will need to be reserved for residential land use. The projections shown above are a calculation of a perfect scenario. However, because of several variables that are not considered in the calculation and trends and fluctuations in the development market<sup>25</sup>, the totals shown above should be increased by a factor of two or three to ensure sufficient land is available. The land use demand forecasts suggest that the Town will require approximately 100 to 150 acres of land for residential land uses until 2030. Within this development, the Town could experience between 200 and 300 new housing units, with more than 500 new residents.

Planning for residential land use demand is a balance between other related land uses and preserving the open space and environmental corridors that help define the character of the Town. A large portion of the existing land in the Town is currently zoned A-1 Agricultural, which will require a zoning change for any substantial development to occur.

<sup>24</sup> It should be noted that the average household size in the City of Madison, which contains 50 percent of housing units occupied by renters, was 2.17 and may have had an impact on the Dane County data.

<sup>25</sup> Residential development fluctuates based on the willingness of both a seller and buyer. The amount of land therefore needs to be flexible because the willingness of buyers and sellers is relatively unpredictable at any given time.

## **POTENTIAL LAND USE CONFLICTS**

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The Town of Burke has entered into a cooperative agreement with Madison, Sun Prairie, and De Forest, and because of this, the areas of annexation by these jurisdictions has already been established. As the Town of Burke loses residents, businesses, and undeveloped land to surrounding jurisdictions, they will lose population and tax base. This, in turn, negatively affects the Town's ability to provide services to residents and lessens their relative political strength. If the Town attempts to rebuild their tax base by encouraging low-density development, in particular ETZ areas adjacent to Madison, Sun Prairie, or DeForest boundaries, they may frustrate planned urban growth and complicate urban service delivery. ETZ areas are particularly susceptible to this type of conflict. The Cooperative Plan is in place to aid in minimizing conflicts and provide for the eventual transition of Town land to the surrounding municipalities.

The Town of Burke has a desire to cultivate a stronger working relationship with surrounding municipalities and regional and state agencies to make land use decisions for the betterment of all stakeholders. Token Creek Park, although county-owned and maintained, is entirely within the Town of Burke. The Town was not part of the park master planning team for this park and was not consulted about the process. The Town desires to be involved in the planning process for amenities like this because they can be a catalyst for economic development and aid in attracting tourists to the Town.



While the preservation of farmland within the Town is not a recommendation of this plan, the preservation of community character is. Photo courtesy Mead & Hunt, Inc., 2013

## **LAND USE GOALS, OBJECTIVES, AND POLICIES**

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### **Goal:**

Manage the extent, location, and pace of new growth to promote future land use patterns consistent with the town's exurban character.

### **Objectives:**

1. Direct new residential development into Single-Family Residential land use areas.
2. Minimize the visual impact of new development on the landscape.
3. Plan for a sufficient supply of land uses to meet Town objectives.
4. Promote the conservation and preservation of the Town's natural resources including woodlands, wetlands, lakes, rivers, creeks, and streams.



5. Work in partnership with the City of Sun Prairie and Madison and the Village of DeForest to achieve the Town's land use objectives.
6. Direct new non-residential development to areas of compatible use.
7. Update and maintain accurate land use data.

**Policies:**

1. Follow the land use recommendations mapped and described in this plan (Maps 7 and 8) when making and advising on detailed land use decisions.
2. Maintain low density, single-family development as the primary residential land use category.
3. Preserve the Town's Protected Areas until 2036, as outlined in the Cooperative Plan.
4. Promote compatible and complementary land uses around the Town Hall Park and similar park facilities.
5. Build a relationship with Madison, Sun Prairie, and DeForest to ensure development is compatible and desirable.
6. Work to ensure greater input and flexibility in County zoning and ETZ decisions, staying within the overall framework laid out in County plans and ordinances.
7. Ensure that incompatible land uses are not located close to one another, or are buffered through screening where nearby locations are unavoidable.

**LAND USE PROGRAMS AND RECOMMENDATIONS**

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**Update Existing Land Use Map/Land Use Inventory**

The Town of Burke should work with Dane County, the Regional and Metropolitan planning organizations, and surrounding jurisdictions to update and maintain accurate land use data. The existing land use map shown in this document is a reflection of data created in 2005. The span of eight years since updated data has been available leaves room for error and can lead to generalizations and incorrect categorization. Every five years, the CARPC compiles and verifies a land use inventory of Dane County. Once initial classifications are made, the CARPC distributes maps for each community's representatives (town clerk, village administrators, plan commission members, and others) for verification. The Town should cooperate with the CARPC and County to ensure involvement in verification of new data as early as 2015 and continuing in five-year increments as planned by CARPC.

**Update and Implement Design Guidelines**

The 1999 Land Use Plan provides a *Design Review Guideline Checklist for Site Plans and Design Review* and *Site Plan and Landscaping Guidelines* for the Town. This recommendation proposes to update those guidelines to reflect current needs and objectives of the Town. Design guidelines are a tool a community can use in review of development to direct designers and developers to look closely at a community's character to design within the context of a particular community, neighborhood, or site.



Design guidelines can also aid community staff and administrators by supplementing the link between Town residents and developers who can be seen as too “outside the box” or “over the top.” Having guidelines in place provides an expectation to the developer for what the Town desires and how to achieve the Town’s goals, set forth by public input and citizen involvement. Similarly, guidelines provide an example and explanation to residents of how and why development proposals look the way do.

**Future Land Use Map Categories**

The Future Land Use Map (Map 8) indicates recommended future land uses over the 20-year planning period and their location within the Town. This map incorporates the future land uses of Madison, Sun Prairie, and DeForest and their ETZ areas, as compiled by the Madison Area Metropolitan Planning Organization.<sup>26</sup> Map 8 will be used to guide Town decision-making on future land use changes and prevent or minimize potential conflicts between overlapping jurisdictions. Below is a description and recommended zoning, policies and programs for each planned land use category depicted on Map 8.

**Agriculture**

*Description:* The agriculture land use category is established to preserve productive agricultural lands, open space, and natural areas in the long-term. This land use category focuses on lands actively used for farming and/or with productive agricultural soils and topography conditions for farming. This category may also include cropland/pasture, farm buildings and accessories, and commercial forests or woodlands. The Town is located in the Non-Farm Planning Area of the Farmland Preservation Plan and does not intend to seek agriculture as a future land use. However, this land use category is present throughout the county and is heavily active in neighboring jurisdictions.

*Recommended Zoning:* Most of the land within the agriculture category will be zoned A-1 Agriculture by the Dane County Zoning Ordinance. The A-1 Agriculture District is generally for agricultural production and related uses. Residences and a variety of other non-farm uses are permitted. For agricultural uses the area shall be not less than five acres and the minimum lot width shall be 250 feet. For residential uses the lot width and area shall be the same as for the R-1 Residence District.

**Rural Residential**

*Description:* The rural residential land use category is intended to accommodate large-lot and estate single-family residential development with rural character. These areas include the majority of the existing residential neighborhoods in the Town. Residential net densities in this land use district should range from approximately one to two dwelling units per acre. New single-family residential should possess a similar character and density of the surrounding neighborhoods.

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<sup>26</sup> The planning horizon year for local plans (Madison, Sun Prairie, and DeForest) varies depending on when the plan was prepared. These communities are also in the process of preparing updated plans. The data on Map 8 and the Future Land Use Map Categories reflect current local plans as of September 2010.



Recommended Zoning: Future land uses in the rural residential category will generally fall into the R-1, R-1A, R-2, and R-3 Residence Districts and RH-1, RH-2, RH-3, and RH-4 Rural Homes Districts.

**Low-density Residential**

Description: The low-density residential land use district includes areas for planned residential development in and around areas of existing single-family development. Recommended residential net densities in this land use district should range from approximately two to four dwelling units per acre. The land use district is intended to include single family detached and attached dwellings.



Burke Conservancy Estates provides low-density residential on half-acre lots. Image courtesy Mead & Hunt, Inc., 2013.

Recommended Zoning: The recommended zoning district in these areas is R-1, R-1A, R-2, and R-3 Residence Districts.

**Medium-density Residential**

Description: The medium-density residential land use classification will be generally similar to the low density category but include two flats, duplexes, townhouses, and apartments. Recommended residential net densities in this land use district should range from approximately four to 10 dwelling units per acre.

Recommended Zoning: Recommended zoning includes the R-3A zoning district. This district includes uses permitted in the R-1 Residence District and duplexes.

**High-density Residential**

Description: High-density residential land uses should consist of areas of planned residential development mostly adjacent to commercial areas and act as a buffer between intense, non-residential land uses and lower intensity, low and medium density and rural residential land uses. High density land uses will be multi-family in nature and contain a net density in the range of eight to twenty dwelling units per acre.

Recommended Zoning: Future land uses in this category will be in the R-4 Residence District, which allows single-family residential uses, duplexes, multi-family dwellings, and community living arrangements from nine to 15 persons.



**Planned Neighborhood / Development**

*Description:* This land use category will include a carefully planned mix of single-family residential development including some single-family, two-family, and multi-family residential and a mix of non-residential uses such as neighborhood scale commercial, office, parks, and institutional uses. This district is to function primarily as a residential district but provide access to neighborhood commercial within a half mile of the majority of residents within the district.



The City of Sun Prairie “Providence” planned neighborhood provides a mix of single family attached and detached homes, two family side by sides, apartments and condos. This development also incorporates design standards for setbacks, roadway width and building facades. Photo courtesy Mead & Hunt Inc., 2013.

*Recommended Zoning:* Planned neighborhood / development land uses will fall under the PUD Planned Neighborhood Development District of the Dane County Code. The PUD district promotes improved development design by allowing greater flexibility and imagination in urban and rural development. The district allows variations in uses, structures, densities, setbacks and yard requirements, building heights, landscaping, and other provisions for development, which are cohesively planned and implemented.

**Mixed Commercial / Residential**

*Description:* The mixed commercial / residential land use category will contain a mix of commercial retail and services uses and residential uses. The mixed commercial / residential future land use category differs from the planned neighborhood / Development category because mixed commercial and residential areas are typically either areas of existing development or will become buffer areas between commercial and residential uses once either of those land uses is developed. These areas are not planned and are typically organic transition areas between uses.

*Recommended Zoning:* There is only one area with the future land use categories in the Town of Burke which falls into this category. This area is currently zoned A-1 Agriculture but is undeveloped, non-productive agriculture land.

**Commercial Retail and Services**

*Description:* The commercial land use district is recommended to include large and small-scale commercial and professional office development. A wide range of indoor retail, service, lodging uses, and offices are appropriate in this land use district. Landscaping is recommended in these areas to foster high quality development and to minimize disruption to adjacent residential development where applicable.



*Map 8: Future Land Use*

Recommended Zoning: The Dane County Code provides C-1, C-2 Commercial Districts and a LC-1 Limited Commercial District for commercial retail and service uses.

### **Institutional / Government**

Description: This category includes large scale public buildings, hospitals, and special-care facilities and clinics. Small scale, existing institutional uses such as churches, cemeteries, open spaces, and schools are included in this category, but may also be permitted in other land use categories. This future land use category is intended to accommodate new institutional facilities including churches and schools as well as future sites for public services and utilities. There are currently no schools in the Town. The Town Hall is currently one of two existing institutional uses in the Town.

Recommended Zoning: Institutional and government future land uses are permitted uses in the B-1 Local Business District and conditional uses in many of the County's other zoning districts including Agriculture and Commercial districts.

### **Communication / Utilities**

Description: The communication / utilities future land use category includes uses like communication towers and power stations. These uses are scattered throughout the Town. There are distribution substations located just east of the Burke Town Hall, off STH 19 on Steven Road just west of Portage Road, and west of Interstate 39/90/94 on Hanson Road. There is one communication tower located east of Burke Town Hall on Maly Road and one on Pepsi Way, off STH 19. There is also a pump station on Wheeler Road, off CTH CV.

Recommended Zoning: Communication / utilities are generally listed as conditional uses within the Commercial districts of the Dane County Code.

### **Industrial / Business**

Description: This future land use category includes indoor manufacturing, warehousing, distribution, and office uses, with outdoor storage areas. Also included in this category or uses like retail sales or service businesses, medical, dental and veterinary clinics, banks, offices, and office buildings, to list a few. There are several areas of existing industrial areas within the Town, and future industrial areas will be planned around and adjacent to existing industrial areas. These areas are concentrated north of the Dane County Regional Airport, adjacent to I-39/90/94 near the Village of DeForest, and on Maly Road, east of Burke Town Hall.

Recommended Zoning: Future land uses in this category will generally fall into the M-1 Industrial District or the B-1 Local Business District.



**Transportation**

*Description:* The transportation future land use district includes those areas dedicated for transportation services such as existing airports and Interstate interchanges. The Dane County Regional Airport and the airport clear zone is included in this category.

*Recommended Zoning:* Transportation land uses can fall into any zoning district because their use typically involves vacant land areas associated with interchanges. Therefore, transportation land use zoning typically associates with an adjacent zoning district.

**Natural Area**

*Description:* Natural areas consist of undeveloped areas including non-productive farms, areas with unique natural features, steep slopes, and environmental corridors. These continuous systems require



A scenic outlook within the Town. Image courtesy Mead & Hunt, Inc. 2013

protection from disturbance and development and consist of wetlands, stream channels, floodplains, stormwater management areas, and other resource lands and features.

*Recommended Zoning:* Uses within the natural area category are regulated under a variety of State, Federal, and County regulations.

**Parks / Outdoor Recreation**

*Description:* This future land use category includes park and open space facilities devoted to both active and passive recreation, such as golf courses, playgrounds, play fields, play courts, trails, picnic areas, some natural areas, and related recreational activities. Programmed parks like Token Creek County Park are included in this district.

*Recommended Zoning:* Parks / outdoor recreation uses will generally fall into the RE – 1 Recreational District. This district allows lots not less than 20,000 square feet in area.

**Woodland**

*Description:* The woodland future land use category includes areas of dense woodlands greater than three acres in size and non-commercial forests.

*Recommended Zoning:* The woodland land use category can fall in to a number of zoning districts including the agricultural districts, some residential districts, and conservancy and recreational districts.



**Extractive**

*Description:* This future land use category is intended for nonmetallic mine sites including quarries, gravel pits, clay extraction, waste disposal sites and related land uses. Lands within this category may be converted to recreational and open space uses in the long-term or other land uses if detailed reclamation plans have been approved by the Town and WDNR. There are three extractive site within the Town, outlined in Chapter 3.

*Recommended Zoning:* The extractive use is commonly a conditional use in any number of districts.



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