

**Introduction**

As mentioned in the previous chapter, land use is the central element of a comprehensive plan. Chapter 9 described the Town of Buchanan as it exists today. This chapter, through written narrative, digital images, and plan maps, provides a glimpse into Buchanan’s future...to the year 2025.

Buchanan’s residents value its small town charm and rural living. Belying the community’s proximity to the Fox Cities, the Town is characterized by a variety of differing landscapes including the urbanized southwest, the Fox River corridor, and the agricultural open spaces on the Town’s east side. Preserving these unique attributes has been a priority since the development of the comprehensive plan began in 2004. However, annexations to nearby incorporated communities continue to erode Buchanan’s land base. Maintaining the Town’s character over time is a primary challenge of the comprehensive planning process. In order to do so, the Town must consider actions aimed at maintaining its boundaries while recognizing the legitimate economic interests of landowners.

These issues are discussed throughout this chapter. The specific goals, objectives, and policies aimed at achieving Buchanan’s vision can be found at the end of this chapter.

**Future Land Use Vision**

In 2025, Buchanan has successfully maintained its land base and continues to offer rural residential living options in close proximity to the Fox Cities. Innovative ordinances, community wells, and alternative wastewater treatment systems have allowed residential and commercial development to occur in designated areas of the Town in harmony with the natural and agricultural environment.

A network of pedestrian and bicycle trails link all parts of the community, providing the means for safe and efficient alternative transportation options for all Town residents. The natural beauty of the community has been maintained through the establishment of environmental corridors, parks, and preserved open spaces throughout the community’s interior and along the Fox River shoreline.

The eastern part of the Town continues to be dominated by agricultural land uses, wooded stream banks, and scattered residential development. Although single-family homes remain the primary housing type in the community, a variety of alternative housing choices are available for singles, young families, and seniors.

**Background**

A great deal of effort over the course of the 18-month planning schedule went into the development of the Land Use Maps. The planning process was initiated with an extensive vision development effort and review of population characteristics. This information is described in Chapters 2 and 3. From there, the Town studied current existing conditions and future needs related to housing (Chapter 4), transportation (Chapter 5), utilities and community facilities (Chapter 6), and economic development (Chapter 8). The Town also examined the environment, historical & cultural resources, and agricultural considerations in Chapter 7. Current land uses were considered in the previous chapter.

**Resident Opinions Regarding the Future of Buchanan**

Public involvement was a critical component from the onset of the planning process. Through the use of a variety of participatory tools, including the community survey, Vision/Values/SWOT exercises, and the Cognitive mapping meeting, residents provided direction to the Plan Committee and consultant in the drafting of this document (please refer to Chapter 1 for Values and Chapter 2 for Vision and SWOT responses).

## COMMUNITY SURVEY RESULTS – FUTURE LAND USES

The Community Survey was aimed at gauging resident support for or opposition to a variety of different future land uses types (please refer to the Appendix for tabulated survey results). Many of the questions asked respondents to identify whether they would encourage or discourage various types of housing, recreational, commercial, and industrial development in the community. As such, survey responses have been included throughout the previous chapters of this plan. Question #19 asked how important it is for the Comprehensive Plan to identify strategies to preserve the Town’s boundaries and limit future annexation. Of the 872 residents and landowners who responded to the question:

- 78.2% selected important or very important;
- 8.3 % selected unimportant or very unimportant; and,
- 13.4% were neutral or had no opinion.

Considering the amount of land that has been annexed by the Town’s incorporated neighbors over the years, it’s not surprising that the issue of maintaining Buchanan’s land base would elicit such a high percentage of responses. As a result of community input, and in recognition of the long-term threat posed by continued requests for annexation, the Future Land Use chapter is based in part upon a strategy to identify the steps necessary for the Town of Buchanan to solidify its borders and preserve its land base well into the future.

## COGNITIVE MAPPING

The Cognitive Mapping tool was utilized during the Mid Course/Mapping Meeting to generate community input in preparation for the development of the *Future Land Use Map*.

Cognitive mapping is a two-part process. Participants were first led through a series of questions aimed at identifying: desirable and undesirable parts of the community; routes traveled frequently by cars, bicycle, or on foot; areas of concern; and the location of their respective homes. The *Composite Attitude Map*, featured on page 7, is not a direct translation of the maps collected following the exercise. However, it is a representation of the consistencies and similarities identified within those maps.

The *Composite Attitude Map* reveals that:

- Residents consider the Fox River corridor and surrounding areas to be particularly scenic.
- The intersections of CR AP and CR CE, CR CE and Creekview Lane, CR KK and Coop Road, CR N and Buchanan Road, CR CE and DeBruin Road, and US 55 and CR HH are areas with traffic concerns.
- The industrial development adjacent to CR KK west of CR GG is an area of concern.
- CR CE, farmstead Drive, Emons Road, Buchanan Road, and Block Road are the routes most frequently used for walking and bicycling.

Following the exercise which resulted in the development of the *Composite Attitude Maps*, participants were led through a series of questions aimed at allowing them to create maps that reflect their own desired future for the community. The *Majority Opinion Map* located on page 8 is a composite of the individual future land use maps created during this portion of the exercise.

The *Majority Opinion Map* reveals that:

- Residents desire to preserve the farming heritage of Buchanan by designating much of the eastern part of the community for preserved open space and agricultural uses.
- Single-family housing is desired in two locations south of CR Z in the eastern half of the Town.
- Commercial and industrial uses would be best located along US 55 in the central part of Buchanan.
- All major roads within the Town should be identified as pedestrian/bicycle routes.
- The entirety of land between CR ZZ and the Fox River should be preserved as open space or for recreation.
- Alternative housing types would be welcomed along Kavanaugh Road in the eastern part of the Town.
- The riparian corridor extending from the intersection of Outagamie Road and New Road and extending southwest towards the intersection of CR GG and CR Z should be preserved.

## Community Design Considerations and Tools

Community design is the process of providing a physical form to the landscape. It is understood to include directions for site organization and planning, landscape design, and building design. The physical form and appearance will establish, or expand upon, the character of the Town.

The unique design elements of a community are important aesthetic identifiers that aid in creating and enhancing a community's sense of place. Architectural standards must recognize existing themes and design features. They should enhance the community by harmoniously building upon existing character yet provide a fresh perspective on the area. The standards should be compatible with existing community character yet broad enough to include a variety of contextual relationships.

Buchanan has developed and enforces its own zoning regulations. The Wisconsin Comprehensive Planning Law (Act 9 or *Smart Growth*) requires that each community, upon adoption of a newly developed comprehensive plan, revise its existing ordinances related to land use and design to ensure consistency with the plan. During the ordinance revision process, Buchanan will have the opportunity to expand upon existing community design requirements by incorporating guidelines aimed at preserving rural character. Some of the issues to be considered are highlighted below.

### PRESERVING RURAL CHARACTER

What is "rural character"? Each community, each resident, may define rural character in a different manner. For most residents in the Town of Buchanan, the term describes a landscape dominated by:

- Open spaces and environmental corridors
- Farm fields
- Abundant natural resources and wildlife
- Low-density residential development
- Streams, creeks, and the Fox River
- Wooded areas

Within isolated rural communities, rural character is most often affected by unwanted or poorly designed suburban development. For communities located in close proximity to metropolitan areas, the primary challenge to maintaining rural character results from the continuing threat of annexation. In order to maintain Buchanan's rural landscapes, the Town must find ways to solidify its boundaries and protect its land base. This can be accomplished through both internal and external means. By revising ordinances to allow for economically feasible development patterns in areas close to incorporated communities, the Town may provide disincentives for landowners to petition for annexation (please refer to Chapter 9 for a detailed discussion on how and why annexations occur). Buchanan may also consider meeting with its incorporated neighbors to establish boundary agreements. Some combination of the two will most likely provide the best opportunity to retain the community's rural character into the foreseeable future.

### SITE PLAN REVIEW

The Town of Buchanan should consider adopting a formal site plan review process for any proposed commercial uses. Site plan review is a common requirement in many communities. It requires individuals interested in developing a new commercial use provide a detailed drawing that indicates precisely what is planned. This requirement would become part of the Buchanan Zoning Ordinance. The review will help to ensure that proposed uses comply with Town, County and State standards with respect to roadway design, stormwater management, wastewater treatment, planned sanitary systems, potable water, and other requirements. Many communities adopt fee structures so the cost for any professional review is paid by the applicant, not the Town.

### CONSERVATION SUBDIVISIONS

Conservation subdivisions are discussed in detail in Chapters 4 and 7 as a way in which Buchanan may accommodate residential development while maintaining the rural character of the



Above: Traditional subdivision layout with lots distributed across a property. Below: Conservation approach with lots clustered together and open space.



community. Planners in Wisconsin and throughout the country have found that this form of development is the *most effective* tool available to Towns intent upon preserving their character. When asked for their opinion on this subject in the community survey (Question #15), 65.6 percent of residents indicated they would support or strongly support housing developments that cluster homes together on part of the parcel while leaving the remainder of the land undeveloped.

In addition, conservation design requirements provide another opportunity to create a buffer area between the agricultural lands of Buchanan and the incorporated communities in the west and southwest.

## LANDSCAPING

Landscaping, particularly in commercial areas and along frequently traveled roads, provides an opportunity to create or enhance local identity, both on a site-by-site basis and community-wide. This may be particularly important in the boundary areas of the Town, where an identifiable landscape would aid in informing residents and visitors that they are entering a distinct community. A unifying landscape theme, based upon regionally native species or locally desired ornamentals, can serve as an identifiable gateway or wayfinding feature for the Town. It is important, however, that any local landscape ordinance have the flexibility to allow for creative interpretation on the part of the landowner and developers, while ensuring that community design guidelines are consistent.

## MAINTAINING DARK SKIES

In recent years, a movement has spread across the country related to outdoor lighting. At the forefront of these efforts is the Society for Dark Sky Preservation. This organization's mission is to ensure that the night sky is visible by eliminating intrusive lighting. A significant component of a community's rural character lies in the ability to enjoy the stars at night. To that end, Buchanan will seek to promote lighting choices that:

- Keep glare to a minimum;
- Discourage the use of direct up-lighting in any application;
- Put outdoor lighting only where it is needed and when it is needed (i.e. use motion detectors);
- Use alternatives to constant "dusk-to-dawn" lighting whenever possible; and
- Eliminate light trespassing on neighboring properties and roadways.

These restrictions will be included within, and enforced through, the zoning and site plan review processes.

## TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)<sup>1</sup>

The comprehensive planning law defines "traditional neighborhood development" (TND) to mean: *compact, mixed-use neighborhood development where residential, commercial and civic buildings are in close proximity to each other*. TND is a planning concept based on the principles of new urbanism to promote traditional small towns. TND is found in the older parts of Wisconsin's cities and villages. Principles of TND include:

- **Compact.** TND areas have a higher density than traditional single-family subdivision (i.e. duplexes, apartments, etc. as well as single-family homes in a single area). Compact development also means that the developed area is designed for human scale, not always the automobile. This includes being sensitive to walking distances, heights of buildings, design of streetlights, signs, sidewalks and other features. Compact development includes parks, public buildings, and retail development within a close proximity. These features serve as destination points for surrounding residential areas in the immediate vicinity (1/2 mile or less).
- **Mixed Use.** TND includes a mixture of land uses. This means that nonresidential land uses, such as commercial areas, are mixed with residential development. Mixing uses helps promote walking throughout the community. Mixing land uses can also broaden the tax base. Furthermore, mixed uses can mean that different means of transportation are promoted in the community (walking, bicycling, automobiles). Mixed use also means promoting varied housing types and sizes to accommodate households of all ages, sizes, and incomes. This translates into varying lot sizes and allowing varied types of housing such as attached single-family residences, townhomes, duplexes, and housing for seniors. Mixed use may also mean that residential uses are provided above or in the same building as commercial uses such as shops or offices. This environment provides housing for a lifetime.



Beautiful sunsets add to Buchanan's ambiance in the same way views of the stars at night are an asset of the community.

For additional information about the Society for Dark Sky Preservation, visit their web site at: [www.amesastronomers.org/links/darksky.htm](http://www.amesastronomers.org/links/darksky.htm)

<sup>1</sup> A Model Traditional Neighborhood Development Ordinance is available from the UW-Extension. This ordinance was developed in 2000 as a means to implement Smart Growth Comprehensive Plans.

- **Street Patterns, Sidewalks, and Bikeways.** TND provides for access through an interconnected network of streets that facilitate walking, bicycling and driving.
- **Cultural and Environmental Sensitivity and Design.** TND can foster a sense of community identity. The design of buildings and their placement receives special attention. Provision of adequate open spaces, use of indigenous vegetation, and the use of environmentally responsive stormwater management systems are equally important.

The adoption of TND principles in the Town of Buchanan would be most appropriate within the southwest, more developed portion of the community.

## LAND DIVISION ORDINANCE<sup>2</sup>

Land division (or subdivision) regulations provide the procedures and standards for dividing a large parcel of land into smaller parcels for sale and development. Subdivision regulations require a developer to meet certain conditions in order to record a plat. As with zoning, subdivision regulation is a land use control used to carry out a community's plan. However, the regulations governing the division of land are different from zoning regulations in two primary areas.

First, while zoning regulations are meant to control the use of property, subdivision regulations address the quality of development (the availability of public services, services the subdivider must provide, the layout of the site, etc.). The way in which lands are divided plays a key role in the orderly development of a community. Properly administered subdivision regulations can be more useful in achieving planning goals than zoning ordinances. The impact of subdivision regulations is more permanent than zoning. Once land is divided into lots and streets are laid out, development patterns are set. Subdivision control ordinances often give a community its only opportunity to ensure that new neighborhoods are properly designed. Failure to plan for the subdivision of land is felt in many areas such as tax burdens, the high cost of extending utilities, street and traffic problems, overcrowded schools, health hazards caused by wastewater treatment systems unsuited to a particular area, and a loss of a sense of community.

Second, the requirements and procedures for regulating subdivisions provided under the Wisconsin Statutes are very different from the statutory requirements for zoning. Though it has three separate zoning enabling laws for cities/villages, towns, and counties (discussed in Chapter 5), Wisconsin has only one local enabling law for local subdivision regulation. That law is found in Chapter 236 of the Wisconsin Statutes. This single enabling law provides the authority to adopt subdivision regulations and is very different from the authority for zoning. For example, towns do not require county approval to adopt subdivision regulations. Likewise, counties do not need town approval for the county subdivision regulations to apply within that town.

The design standards included within a land division ordinance provide a community with the tools necessary to protect public health and safety, preserve natural resources, and enhance quality of life. Design standards may be included in narrative or graphic form to provide developers and other interested parties with examples of the types of development and design acceptable to the community. At a minimum, a land division ordinance will govern how a subdivision is laid out (lot size and shape, access, open space, etc.), and the design of necessary improvements (road widths, sidewalk locations, tree plantings, etc.). A land division ordinance may also incorporate a variety of design standards, including but not limited to:

- **Protecting Open Space** – The ordinance may specify standards that limit construction on natural features that are unsuitable or undesirable for development.
- **Roads and Streets** – The ordinance may specify the standards for the design and construction of streets and related improvements within the subdivision. These standards may include street widths, intersection design, maximum grades, and length of cul-de-sacs, among others.
- **Configuration of blocks and lots** – The ordinance may provide standards for the size and location of blocks and lots. Minimum and maximum lot sizes may be established regardless of existing County requirements.
- **Parks and Open Space** – The ordinance may specify the amount and type of open space dedication required for new development and the location and dimensional standards for different types of parks.

In addition to the standards bulleted above, the ordinance can set requirements for: stormwater management and construction site erosion control; wastewater treatment; potable water systems; lake and stream shore plats; trees and landscaping; and lighting. All Town ordinances related to water quality and wastewater treatment must be consistent with applicable state standards.



Conventional subdivision, Arendt,



Conservation subdivision, Arendt, 1996.

<sup>2</sup> The first three paragraphs of this section were excerpted from *Guide to Community Planning in Wisconsin*, Brian Ohm, 1999.

### **HISTORIC PRESERVATION ORDINANCE<sup>3</sup>**

Many Wisconsin communities have a rich assortment of properties with architectural, historical, archeological, and/or cultural significance. These properties may include Indian burial mounds, residences, public or commercial buildings, barns, or bridges. A community may only have one property of historic significance or it may have several historic properties that together may constitute an historic district. The presence of historic or prehistoric properties in a community provide a community identity and help to foster a special sense of place and an association with the past. A growing number of communities have sought to protect and enhance historic structures in a variety of ways.

### **SIGN ORDINANCE**

A sign ordinance is another design tool available to the Town to protect and preserve the rural character of the community. Sign ordinances provide the mechanism for regulating the size, color, style, location, and lighting for signs and billboards located within Buchanan.

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<sup>3</sup> This section was excerpted from *Guide to Community Planning in Wisconsin*, Brian Ohm, 1999.



# MAJORITY OPINION MAP

## TOWN OF BUCHANAN

OUTAGAMIE COUNTY, WI



**Legend**

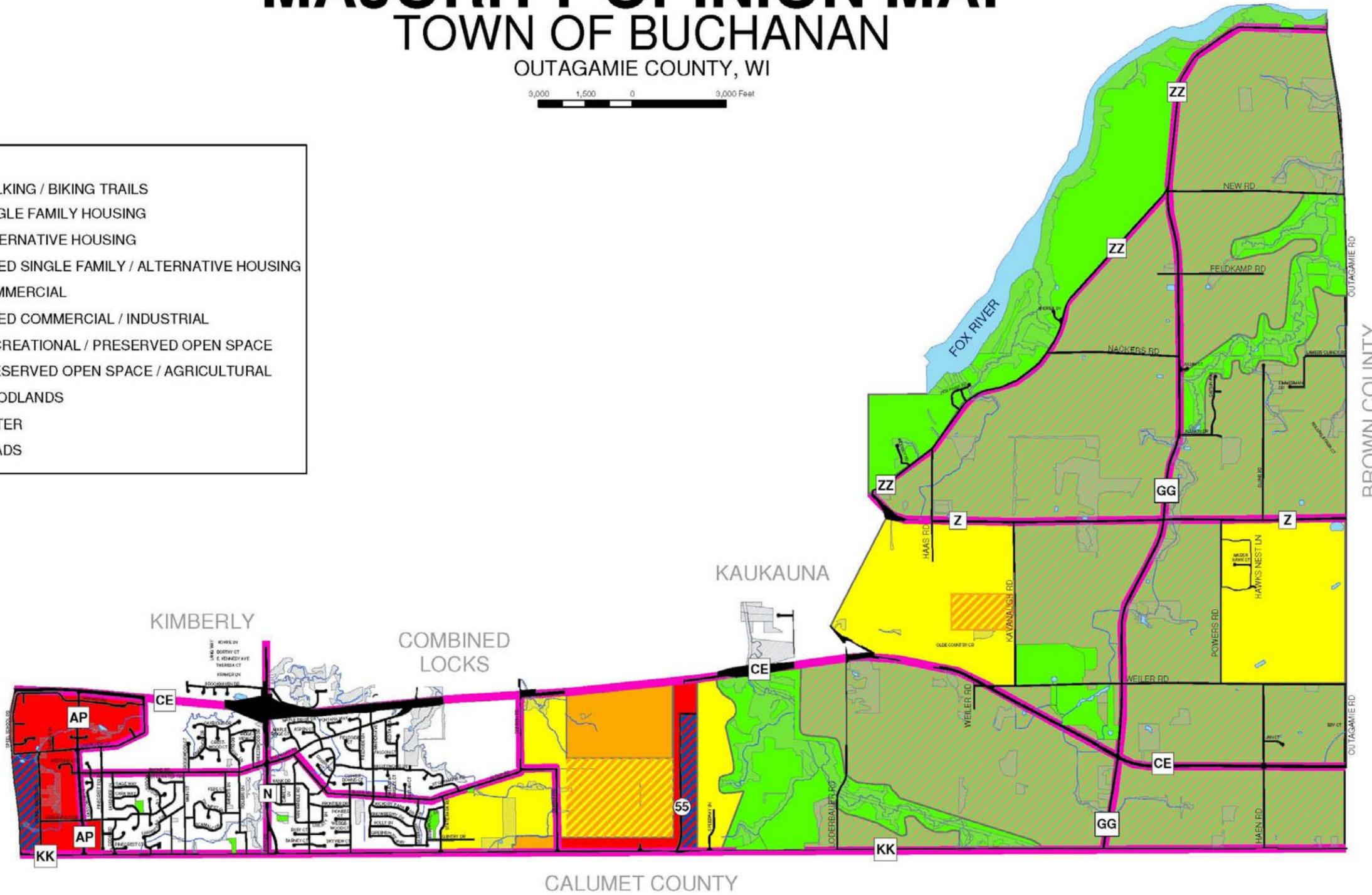
- WALKING / BIKING TRAILS
- SINGLE FAMILY HOUSING
- ALTERNATIVE HOUSING
- MIXED SINGLE FAMILY / ALTERNATIVE HOUSING
- COMMERCIAL
- MIXED COMMERCIAL / INDUSTRIAL
- RECREATIONAL / PRESERVED OPEN SPACE
- PRESERVED OPEN SPACE / AGRICULTURAL
- WOODLANDS
- WATER
- ROADS

**Omni**  
PLANNING & ENGINEERING

PROJECT #11101700  
DATE 04/20/2025  
REVISED 04/20/25

ONE SYSTEMS DRIVE, APPLETON, WI 54911  
PHONE: 920.234.0000 FAX: 920.234.0001

Location: F:\Map\Buchanan\11101700\11101700\_Book\11101700\_Book.aprx  
Source: Esri, DeLorme, Wisconsin Regional Planning Commission



## Future Land Use Map

The 20-year *Future Land Use Map* appears at the end of this chapter. It will be used to guide the development and revisions of the Zoning Ordinance, Land Division Ordinance, and other local regulations and guidelines.

### HOW WAS THE FUTURE LAND USE MAP DEVELOPED?

The *Future Land Use Map* was developed using a very specific process:

1. Natural resource areas were identified to understand development limitations, including wetlands, floodplains, surface water, and quarry sites (see the *Natural Features Map* in the Agricultural, Natural and Cultural Resources Chapter).
2. Prime agricultural soils were identified to appreciate the most productive farm areas in the community (see maps in the Agricultural, Natural and Cultural Resources Chapter for more information).

In planning terms, steps 1 & 2 above are classified as a land suitability analysis. The purpose of this effort was to avoid development in areas that are unsuitable for development.

3. Future population and household projections, in conjunction with zoning requirements, were examined to understand the extent of future residential development needed in the Town.
4. Utility and community facility capacities plans were reviewed to understand future community needs (i.e. town hall, trails, etc.).
5. Places that are valued locally were considered as places people treasure. As such, the plan map seeks to respect the integrity of these features of the community.
6. The results of the Vision/Values/SWOT Exercises, Community Survey, and cognitive mapping exercises were reviewed to emphasize resident desires and expectations.
7. Finally, the plan map was examined for regional context. As a result, the map generally seeks to concentrate development near urban areas (i.e. in the southwest). The *Transitional Residential District* will serve as a buffer between the more developed southwest portion of the Town and the agricultural areas to the east.

The result of this process is reflected in the *Future Land Use Map* presented at the end of this chapter.

### HOW IS THE FUTURE LAND USE MAP TO BE USED?

The *Future Land Use Map* is a planning tool for the Town of Buchanan. In accordance with the Comprehensive Planning Law, the map will be used to develop or revise:

- Local Subdivision Regulations
- Official Mapping
- Zoning Ordinance
- And, other applicable ordinances.

Town appointed and elected officials will use the plan map as a guide for making future land use decisions. Developers and residents should understand that the plan map is intended to direct development to certain areas where facilities and services are currently available. It is important to remember that a plan is not a static document. It must evolve to reflect current conditions. If not regularly reviewed and amended, it will become ineffective over time.

Applications for rezoning and development that are inconsistent with the plan and plan map must still be considered. In some situations, it may be desirable to amend the plan (and map) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological advances, or environmental changes may also impact the plan.

Any change to the plan (including the plan map) must be considered in the context of all nine required plan elements, including the visions, goals and policies expressed in this document. If an amendment is to be approved, the process must include a formal public hearing and distribution per the requirements of the Wisconsin Comprehensive Law. Any amendment must be recommended by the Town and approved by the Town Board before development is permitted.

## WHAT'S THE DIFFERENCE BETWEEN THE ZONING MAP AND PLANNING MAP?

The *Buchanan Zoning Map* is provided before the *Future Land Use Map*. The map reflects the zoning regulations and classifications currently in effect in Buchanan. Zoning is a regulatory tool established to control land uses. It lists permitted uses, minimum lots sizes, required setbacks, etc. It is a very specific document.

Planning provides the process to develop a vision for a community. A comprehensive plan is not as precise as zoning. It is a guide for future development. As such, a plan will not necessarily mirror existing zoning patterns. This may be because some areas of the Town are not expected to develop over the planning period (though they may be zoned for residential development) and others may be planned for uses different than current zoning. The *Future Land Use Map* provided at the conclusion of this chapter is a planning map. This map presents a vision for future development patterns. The map should serve as a guide for addressing rezoning requests.

A simple way to think about the difference between planning and zoning is to think of the construction of a house. A blueprint would be the plan for the home. The zoning ordinance (as well as a subdivision ordinance, historic preservation ordinance, etc.) function as tools, like a hammer or nails, used to build the house. In this way, zoning and subdivision regulations are tools to encourage desired development patterns in Buchanan consistent with the comprehensive plan and plan map.

## FUTURE LAND USE MAP LEGEND

The 20-Year *Future Land Use Map* is the primary planning tool for the community. It is the official plan map on which the Town should rely when making development decisions. The *Future Land Use Map* illustrates the anticipated location and intensity of new development.

The *Future Land Use Map* includes the following new categories of land use:

- **Proposed Single-Family (PSF).** These areas reflect proposed housing development in the Town of Buchanan. Residential development within the PSF will allow for conventional subdivision development consistent with current RSF zoning requirements.
- **Transitional Residential Districts (TRD).** The purpose of these districts is to create an intermediary buffer between the more densely developed areas of the Town of Buchanan and the City of Kaukauna and the agriculture-dominated landscape of the eastern portion of the Town. The TRD south of CR Z in the far east of Buchanan allows for residential development consistent with the goal of preserving rural character within the agricultural areas of the Town. Minor land divisions (through certified survey maps), and conservation subdivision development would be the only permissible categories of development allowed within the TRD. All minor land divisions would include minimum open space requirements for each newly created parcel.
- **Proposed Environmental Corridor (EC).** The intent of the EC is to preserve and enhance the natural landscape of the community by reducing fragmentation of wildlife habitat and providing recreational opportunities for residents and visitors. Development within the EC would be limited to minor land divisions, nature-based parks, and pedestrian and bicycle trails. All minor land divisions would include minimum open space requirements for each newly created parcel.
- **Proposed Multi-Family Residential Districts (MFRD).** These districts, located primarily in the western portion of the Town, would allow for the development of alternative housing types to meet the needs of singles, young families, and seniors. It is possible that individual MFRDs would have distinct development requirements.
- **Proposed Mixed Commercial/Industrial Technology District (MCI).** This district was created to allow for a variety of commercial, light-industrial, and high-technology development opportunities in the south-central portion of the community. Site design guidelines would set requirements for landscaping, buffers, and layout so as to minimize the visual impact of future development.
- **Proposed Neighborhood Parks.** Residents expressed the interest in the creation of Town parks during the Vision/Values/SWOT exercises as well as in responses to the community survey. When asked to choose between Areas A (west), B (central), C (southeast), and D (northeast), residents preferred locations in A (35.2%) and B (23.7%). As such, potential locations for neighborhood parks have been identified on the *Future Land Use Map*. In addition to the neighborhood parks, nature-based recreational facilities will be included within and adjacent to the various existing and proposed environmental corridors in the Town.

# ZONING MAP

## TOWN OF BUCHANAN

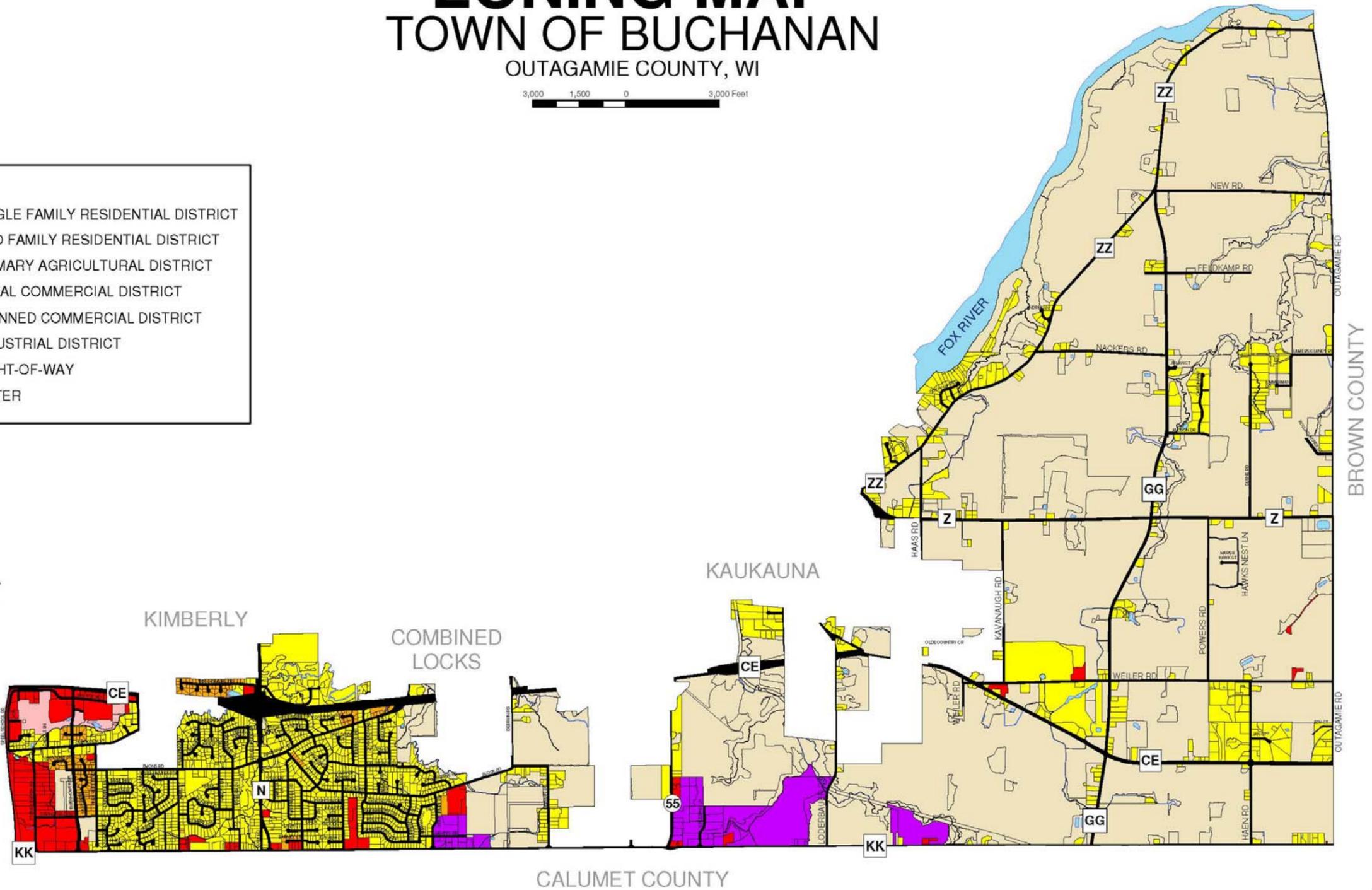
OUTAGAMIE COUNTY, WI



**Legend**

- SINGLE FAMILY RESIDENTIAL DISTRICT
- TWO FAMILY RESIDENTIAL DISTRICT
- PRIMARY AGRICULTURAL DISTRICT
- LOCAL COMMERCIAL DISTRICT
- PLANNED COMMERCIAL DISTRICT
- INDUSTRIAL DISTRICT
- RIGHT-OF-WAY
- WATER

PROJECT # W116202  
 DATE: 09/11/2023  
 DRAWN BY: J.A. STANLEY  
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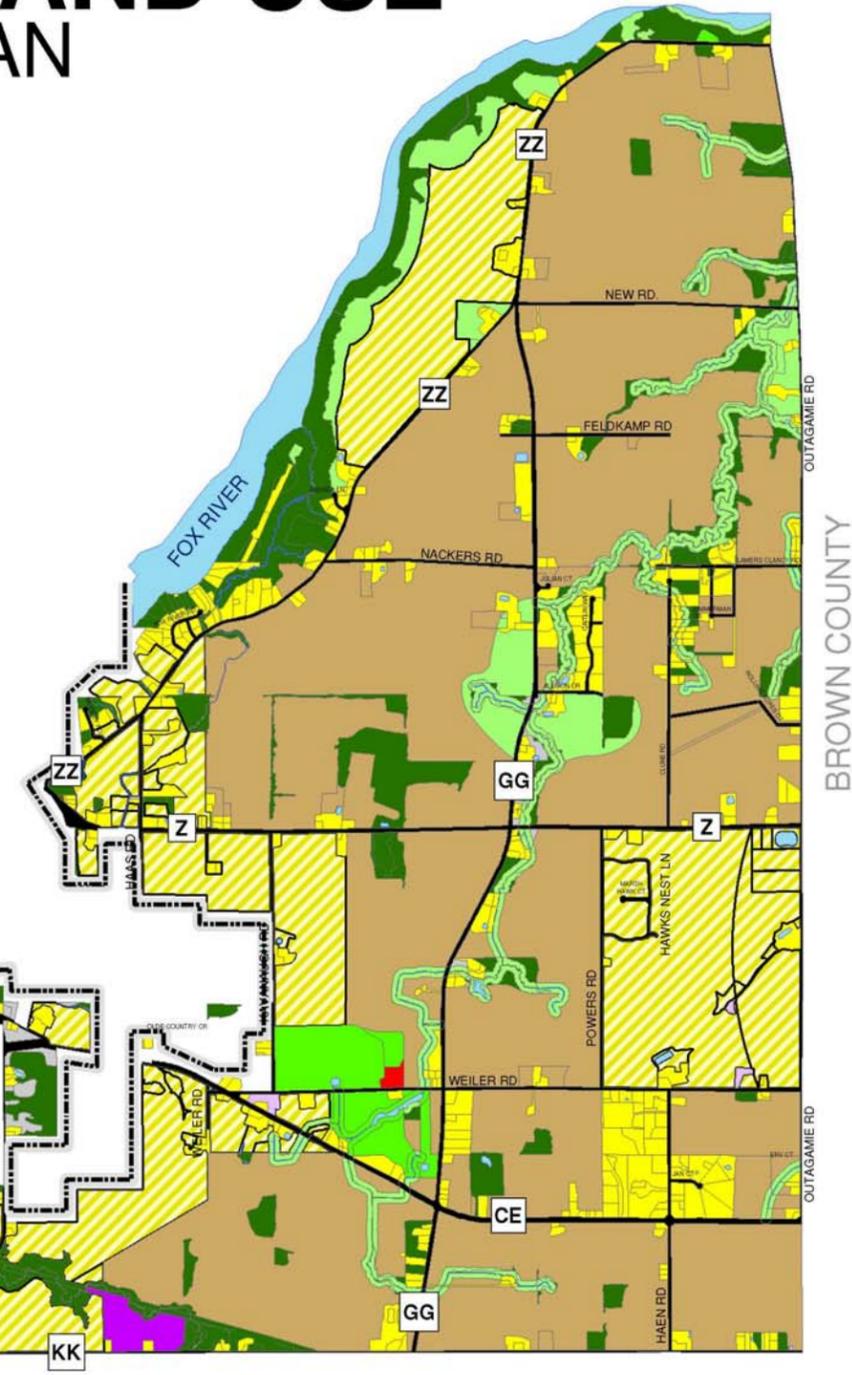
# PROPOSED FUTURE LAND USE

## TOWN OF BUCHANAN

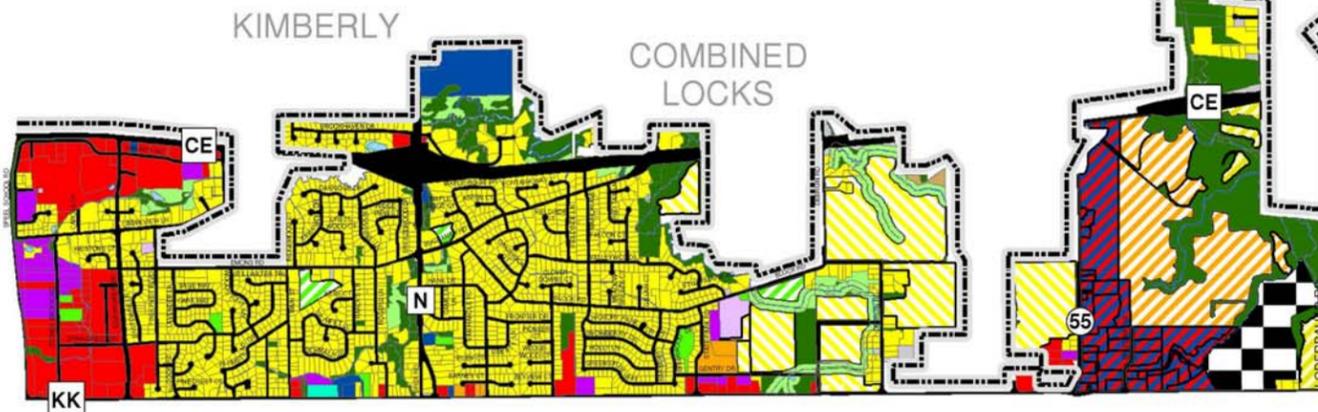
OUTAGAMIE COUNTY, WI



- Legend**
- PROPOSED TRANSITIONAL RESIDENTIAL
  - PROPOSED SINGLE FAMILY
  - EXISTING RESIDENTIAL (including farmsteads)
  - PROPOSED MULTIPLE FAMILY
  - EXISTING MULTIPLE FAMILY
  - MOBILE HOMES
  - INSTITUTIONAL
  - CEMETERIES
  - UTILITIES
  - COMMERCIAL
  - INDUSTRIAL / MANUFACTURING
  - PROPOSED MIXED COMMERCIAL/INDUSTRIAL TECHNOLOGY PARK
  - FARMLAND
  - PROPOSED ENVIRONMENTAL CORRIDORS
  - PROPOSED PARKS
  - RECREATIONAL
  - WOODLANDS / OPEN SPACE
  - WISCONSIN INTERNATIONAL RACEWAY
  - UNDEVELOPED
  - WATER
  - ROADS
  - TOWN BOUNDARY



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 PROJECT #1118746  
 DATE: 07/20/2008  
 DRAWN BY: KAL  
 REVISED: 12/15/06  
 Location: F:\Main\1118746\Buchanan\GIS\CHANNING\Map\_FutureLand\_Use\_111717.MXD  
 Source: East Central Wisconsin Regional Planning Commission



CALUMET COUNTY

## **Relationship to Other Required Plan Elements**

Discussion of the ways in which each element of this comprehensive plan related to the Future Land Use Chapter has been included throughout the document. As described below, the Future Land Use Chapter will have a significant role in the two remaining elements of this plan.

### **INTERGOVERNMENTAL COOPERATION ELEMENT**

Intergovernmental activities have the potential to impact Buchanan in many ways. Transportation projects implemented by the County or the Wisconsin Department of Transportation can affect accessibility in the Town and create development pressures. The Town's incorporated neighbors may desire to expand their land bases through annexation of Town parcels. These issues are discussed fully in the Intergovernmental Element of this plan.

### **IMPLEMENTATION ELEMENT**

The Implementation Element outlines the goals and objectives from all required elements with milestone dates for achieving each item. In addition, the Implementation Element discusses potential zoning changes to achieve the visions expressed in this chapter and the plan as a whole.

## **Land Use Goals, Objectives, and Policies**

The Town's Land Use goals, objectives, and policies can be found in Chapter 12: Implementation.