

Township of Burns Comprehensive Plan



Statement of Objectives

The Township of Burns will complete the required elements of this Comprehensive Plan as required by Wisconsin Legislation. Once completed and adopted, the Comprehensive Plan will be a living document to be used by and for the Township of Burns residents as a resource for future development decisions. With this in mind, the primary motivation for the creation of this document was a perceived need for the Township to look at the long-term impact of expected growth in the Township, particularly on its impact on infrastructure, economy, housing and other important attributes.

The Comprehensive Plan is intended to be used by local officials and residents as a guide for future community decisions. As a growth and development policy instrument, the plan will help to ensure coordination of both public and private development. The plan is a document that provides a rational basis which can be used by the Township's officials for drafting new or updating existing local regulations and ordinances for land use, zoning, subdivision, etc. The design of these regulations and ordinances has significant impact on what the Township of Burns will look like and offer to its residents in the future.

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1. Issues and Opportunities Element



Figure 1: Posted Signs on Edge of the Town of Burns and La Crosse County

- a. Introduction
- Throughout the elements of the Township of Burns, detailed information has been presented defining the historical trends and current situation within the Township. This background information, along with the issues, opportunities and constraints identified in each element has helped the Township’s Planning

Commission to gain an understanding of the forces that have shaped the growth of the Township of Burns to this point.

In order for a community to have a sound plan for growth and development it is essential that goals and objectives be set. To define the objectives of the Township of Burns the residents were surveyed by the Planning Commission. From these objectives goals were established. Goals are broad statements that reflect desired future conditions. Each element of the plan has a specific set of objectives and goals for making the plan a reality. The last stage of the planning process, which is implementation of the plan itself, begins once the goals and objectives have been defined. The first step in the implementation of the plan is the adoption of this plan by the Township of Burns' Board by ordinance (based on the planning Commission's recommendation) following a minimum 30-day public review and comment period and formal public hearing. Effective efforts to implement the plan come from Township officials and staff, local residents and groups, and surrounding community officials and staff working in collaboration with each other. The importance of coalition building in advancing this implementation strategy cannot be overestimated.

Plan implementation continues through adherence to the goals and objectives set forth in this Plan. However it should be emphasized that these goals and objectives are not binding. While the Planning Commission has developed these goals and objectives based on the best information available, and the needs of the Township at a point in time, changing needs and desires within the Township, or changes in the local population or economy may mean that they will need to be re-evaluated. This Plan must remain a guiding mechanism for future development. The Township's Planning Commission Board committees, staff and residents can use this as a dynamic decision-making tool, and should assure that the plan is referred to frequently and updated at least every ten years or as often as needed to stay current with community needs.

The major issues that were addressed in the Survey include:

- Preserving the Rural Aesthetic of the Township of Burns
- Allowing Industrial Development in designated areas
- Encouraging Positive Collaboration with surrounding Municipalities

a. Background Information on Burns

The Town of Burns lies in the northeast corner of La Crosse County in Wisconsin. It covers 52.5 square miles, or 31,154 acres. The Town of Burns consists of the large sprawling Burns Valley on Highway 162, as well as numerous smaller valleys and coulees branching off and the smaller Adams Valley on County Road DE. The southern border goes to the edge of the Village of Bangor, and Bangor Township, with the Village of Rockland cut out of the southeast corner. From there, Burns Township runs north along the border with Monroe County for twelve miles. The northern end is a narrow strip, bordered on the north by Monroe County again, and by the Town of Farmington on the west. Farther south, the Burns Township is bordered on the west by the Town of Hamilton. In 2002, it was home to 418 different landowners with a population of 1,040.

The following Township profile consists of background information on the Township of Burns which includes demographic trends, characteristics, population, household and labor force forecasts. This information is meant to be a reference for information specific to the Township during and after the planning process.

i. Population

Table 1.1 shows historical population counts for the townships of La Crosse County, Burns included. When interpreting this table, one can determine that the number of persons living in

the Township of Burns has remained relatively constant for the last thirty years while La Crosse County continues to grow. The largest increase of population within the last forty years occurred during the seventies, with an increase of just under 10 percent in one decade. State and Country populations continue to increase at a rate similar to that of the County. The majority of development is in locations close to current urban areas.

	Population										
	1960 ⁽¹⁾	1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	% Chg 60-70	% Chg 70-80	% Chg 80-90	% Chg 90-00	% Chg 00-10
La Crosse County	72,465	80,468	91,056	97,892	107,120	114,638	11.0	13.2	7.5	9.4	7.0
T Bangor	603	569	572	598	583	615	-5.6	0.5	4.5	-2.5	5.5
T Barre	507	521	901	909	1,014	1,234	2.8	72.9	0.9	11.6	21.7
T Burns	849	901	988	977	979	947	6.1	9.7	-1.1	0.2	-3.3
T Campbell	2,296	3,327	4,118	4,478	4,410	4,314	44.9	23.8	8.7	-1.5	-2.2
T Farmington	1,346	1,383	1,603	1,576	1,733	2,061	2.7	15.9	-1.7	10.0	18.9
T Greenfield	966	1,278	1,537	1,617	1,538	2,060	32.3	20.3	5.2	-4.9	33.9
T Hamilton	1,439	1,229	1,472	1,633	2,103	2,436	-14.6	19.8	10.9	28.8	15.8
T Holland	816	976	1,776	2,172	3,042	3,701	19.6	82.0	22.3	40.1	21.7
T Medary	1,563	2,333	1,794	1,539	1,463	1,461	49.3	-23.1	-14.2	-4.9	-0.1
T Onalaska	1,711	2,973	5,386	5,823	5,210	5,623	73.8	81.2	8.1	-10.5	7.9
T Shelby	5,458	4,600	5,620	5,022	4,687	4,715	-15.7	22.2	-10.6	-6.7	0.6
T Washington	648	670	611	598	738	558	3.4	-8.8	-2.1	23.4	-24.4
V Bangor	928	974	1,012	1,076	1,400	1,459	5.0	3.9	6.3	30.1	4.2
V Holmen	635	1,081	2,411	3,220	6,200	9,005	70.2	123.0	33.6	92.5	45.2
V Rockland	257	278	383	509	625	594	8.2	37.8	32.9	22.8	-5.0
V West Salem	1,707	2,180	3,276	3,611	4,738	4,799	27.7	50.3	10.2	31.2	1.3
C La Crosse	47,575	50,286	48,347	51,120	51,818	51,320	5.7	-3.9	5.7	1.4	-1.0
C Onalaska	3,161	4,909	9,249	11,414	14,839	17,736	55.3	88.4	23.4	30.0	19.5
State of Wis.	3,951,777	4,417,821	4,705,642	4,891,769	5,363,715	5,686,986	11.8	6.5	4.0	9.6	6.0
United States	179,323,175	203,302,031	226,542,199	#####	281,421,906	#####	13.4	11.4	9.8	13.2	9.7

(1) U.S. Dept. of Commerce-Bureau of the Census; (2) Population Prj.-WI Dept. of Admin.-Demographic Services Ctr.

Figure 2: Population of Neighboring Municipalities, County and State

ii. Household forecasts

Table 1.2 shows the 1970 to 2010 U.S. Census data for the total number of housing units in the Country, State, County and local Municipalities of La Crosse County. In only six instances of those depicted in the table show a decrease in the number of housing units per decade recorded. When compared to the declining population growth this suggests that fewer individuals are living together in a single dwelling

TOTAL HOUSING UNITS						% Chg	% Chg	% Chg	% Chg
	1970	1980	1990	2000	2010	70-80	80-90	90-00	00-10
La Crosse Co.	25,433	33,277	38,227	43,480	48,402	30.8	14.9	13.7	11.3
T Bangor	146	179	199	227	234	22.6	11.2	14.1	3.1
T Barre	143	293	344	354	481	104.9	17.4	2.9	35.9
T Burns	240	315	350	367	415	31.3	11.1	4.9	13.1
T Campbell	1,029	1,515	1,731	1,823	1,995	47.2	14.3	5.3	9.4
T Farmington	412	573	639	706	877	39.1	11.5	10.5	24.2
T Greenfield	323	489	552	570	776	51.4	12.9	3.3	36.1
T Hamilton	372	487	585	732	882	30.9	20.1	25.1	20.5
T Holland	297	602	734	1,054	1,346	102.7	21.9	43.6	27.7
T Medary	685	600	533	553	588	-12.4	-11.2	3.8	6.3
T Onalaska	894	1,730	1,978	1,834	2,120	93.5	14.3	-7.3	15.6
T Shelby	1,259	1,939	1,905	1,817	1,997	54.0	-1.8	-4.6	9.9
T Washington	168	187	214	236	225	11.3	14.4	10.3	-4.7
V Bangor	334	378	432	546	597	13.2	14.3	26.4	9.3
V Holmen	367	801	1,160	2,377	3,521	118.3	44.8	104.9	48.1
V Rockland (Pt.)	80	120	157	216	243	50.0	30.8	37.6	12.5
V West Salem	620	1,099	1,315	1,765	1,869	77.3	19.7	34.2	5.9
C La Crosse	16,573	18,757	20,980	22,233	22,628	13.2	11.9	6.0	1.8
C Onalaska	1,491	3,213	4,419	6,070	7,608	115.5	37.5	37.4	25.3
State of Wis.	1,472,332	1,863,897	2,055,676	2,321,144	2,624,358	26.6	10.3	12.9	13.1
United States	68,704,315	88,410,627	#####	115,904,641	#####	28.7	15.7	13.3	13.6

Figure 3: Country, State and Local Housing Units (Mississippi Regional Planning Commission)

iii. Employment forecast

The employment of the Township of Burns' workforce is important in that the income generated by its residents keeps our local economy strong. As depicted below in table 1.4 the majority of residents are employed by the manufacturing jobs found in surrounding communities.

EMPLOYMENT BY INDUSTRY - 2000	
Agriculture, Forestry, Fishing/Hunting, Mining:	69
Construction:	33
Manufacturing:	151
Wholesale Trade:	29
Retail Trade:	58
Transportation and Warehousing and Utilities:	21
Information:	4
Finance, Ins, Real Estate, Rental/leasing:	19
Prof, Scientific, Mgt, Admin and Waste Mgt Serv:	13
Educational, Health Social Serv:	72
Arts, Entertain, Rec, Accom and Food Serv:	11
Other Services (except public admin):	12
Public Admin:	33

Figure 4: Employment by Industry in Township of Burns (City Data)

Many of these jobs are located here in the County of La Crosse. The county's top employers are listed in the figure below.

LA CROSSE COUNTY TOP EMPLOYERS

Rank	Employer Name	Industry Type	Employee size range
1	Gundersen Lutheran Administrative	Offices of physicians, except mental health	1000+
2	Mayo Clinic Health System	Gen. medical & surgical hospitals	1000+
3	The Trane Company	AC, refrigeration, & forced air heating	1000+
5	Kwik Trip Inc	Warehousing, storage; gasoline station w/convenience stores; fluid milk mfg. etc.	1000+
9	CenturyLink	Managing offices	500-999
10	Wal-Mart Associates Inc	Discount department stores	500-999
11	Primecare Health Plan	Health medical ins. carriers; 3rd prty admin of ins. funds; & other ins. related activity	500-999
12	Logistics Health Inc.	Third Party Admin of Insurance Funds	500-999
15	City Brewing, LLC	Breweries	500-999
16	Bethany-St Joseph Corp	Nursing care facilities	250-499
18	Northern Engraving Corp	All other plastics product mfg.	250-499
20	Courtesy Corp	Limited service restaurants	250-499
22	Bethany Lutheran Homes Inc.	Nursing Care Facilities	250-499
23	Reinhart Food Service LLC - County Market	General Line Grocery Merchant Wholesalers	250-499
24	Menards	Home Center	250-499
25	Apac Customer Services Inc	Telemarketing bureaus	250-499

Source: Wisconsin Department of Workforce Development - Qtr. 3/2010

Figure 5: La Crosse County Top Employers

iv. Demographic trends

The table below shows the gender demographic for the Township of Burns. This table tells us that the median age of a resident in the township of Burns is 9 years greater, which indicates that there is a greater number of older individuals in the Township of Burns than that of the surrounding communities in the County of La Crosse. There are also a greater percentage of males in the Township of Burns (55%) when compared to females (46%). The opposite is recorded in the County of La Crosse, as there are more females (51%) than males (49%).

	Male	Female	Median Age
Township of Burns	55%	46%	44.2
County of La Crosse	49%	51%	35.2

Figure 6: Gender and Median Age of Burns and La Crosse County (U.S. Census Bureau, 2010)

The next graph shows the home values for each age group in both the State of Wisconsin and the Township of Burns. We can tell that the highest valued homes are typically owned by those who are of the ages 65 to 74 for the Town of Burns residents while the highest valued homes are owned by those of the ages 45 to 54 on the state average. This would indicate that the homes owned by the older citizens of the Township of Burns are generally appraised at a higher value than those of younger citizens or those of the ages 75 and greater.

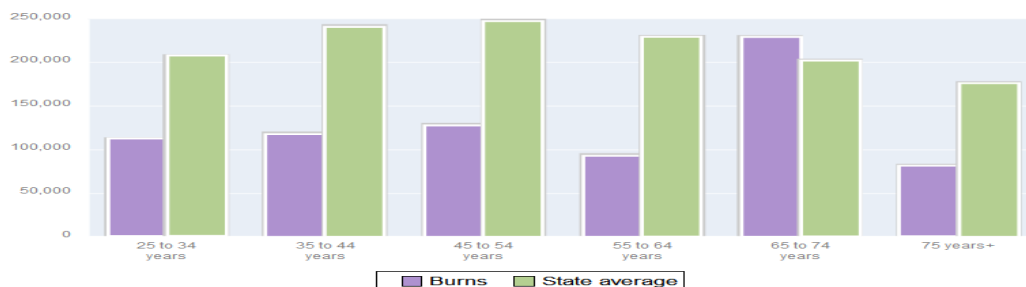


Figure 7: Mean House Values by Age of Homeowner (City Data)

v. Age distribution

This graph shows the percentage of individuals of each age group living in both the Burns Township as well as La Crosse County. The Percentages seem consistently similar between the two community bodies. The majority of citizens in Burns tend to be between the ages of 45 and 54 while the largest percentage of La Crosse County residents tends to be more evenly spread between the age groups.

Age	Burns (%)	La Crosse County (%)
0-5	5	6
5-9	6	6
10-14	10	6
15-19	7.9	8.3
20-24	5.6	11
25-34	7.1	13
35-44	16	11
45-54	20	14
55-59	7	6
60-64	5	5
65-74	8	7
75-84	3	5
85+	1	2

Figure 8: Age Distribution Percentages (U.S. Census Bureau, 2010)

vi. Educational levels

The educational levels achieved for the residents of the Town of Burns are recorded in figure eight. The greatest majority of individuals hold a high school education, and 14.4 percent attained some college after high school. The educational levels of the residents in the community indirectly influence the economic development of the Township of Burns.

EDUCATIONAL ATTAINMENT		
Population 25 years and over	640	100
Less than 9th grade	47	7.3
9th to 12th grade, no diploma	71	11.1
High school graduate (includes equivalency)	298	46.6
Some college, no degree	92	14.4
Associate degree	60	9.4
Bachelor's degree	60	9.4
Graduate or professional degree	12	1.9

Figure 9: Educational Attainment of Burns Residents (U.S. Census Bureau, 2010)

vii. Income levels

The income levels of the Township of Burns' residents can be seen in the table below. The greatest percentage of residents earn between 50 to 75 thousand dollars per household annually. The median household income is \$41,620 annually.

Households	349	100
Less than \$10,000	15	4.3
\$10,000 to \$14,999	21	6
\$15,000 to \$24,999	41	11.7
\$25,000 to \$34,999	63	18.1
\$35,000 to \$49,999	73	20.9
\$50,000 to \$74,999	92	26.4
\$75,000 to \$99,999	30	8.6
\$100,000 to \$149,999	10	2.9
\$150,000 to \$199,999	2	0.6
\$200,000 or more	2	0.6
Median household income (dollars)	41,620	(X)

Figure 10: Household Income of Township of Burns Residents (Mississippi Regional Planning)

viii. Employment characteristics

The employment of the residents of any community is important to its growth and development. The following chart shows the employment statistics for individuals of the age 16 and older for the Township of Burns.

EMPLOYMENT STATUS		
Population 16 years and over	769	100
In labor force	550	71.5
Civilian labor force	550	71.5
Employed	525	68.3
Unemployed	25	3.3
Percent of civilian labor force	4.5	(X)
Armed Forces	0	0
Not in labor force	219	28.5
Females 16 years and over	365	100
In labor force	226	61.9
Civilian labor force	226	61.9
Employed	212	58.1
Own children under 6 years	65	100
All parents in family in labor force	43	66.2

Figure 11: Employment Status for Burns Residents (Mississippi Regional Planning)

b. Goals

- ix. Maintain a consistent and appropriate home to property ratio as well as providing commercial and industrial opportunities within the Township.
 1. The Township of Burns will encourage the development of commercial and industrial businesses along the two major traffic lanes, Highways 16 and 162 in the Township of Burns. This will limit the amount of traffic on Township roads and keep the rural feel of the Township.
 2. The Planning Commission will maintain an active planning process to assure orderly, harmonious, and rational growth and development in the Township.
 3. The Township will regularly review the rezoning request process to ensure the process includes consideration of specific impacts of proposed zoning on surrounding land use. Upon approval, allow only specific, proposed use under rezoning granted.
- x. To provide adequate opportunities for individuals of all demographics to improve their quality of life by residing in the Township of Burns.
 1. All residents of the Town of Burns are encouraged to attend meetings for the Town of Burns and to be active in the governing of their Township. The involvement of all

members of the community in government allows the voices of all residents to be heard.

2. By working with surrounding communities and municipalities we are able to provide services to the Town of Burns residents without the cost and burden of providing these services without the help of others. The cooperation of all communities helps residents to benefit from programs and services too costly to provide alone.

2. Housing Element



Figure 12: Town of Burns Approaching from the South

a. Introduction

Housing is necessary to provide an adequate supply of homes that meet the demands of residents and potential residents. It plays a vital role in the growth and demands of the Township. This element of the Township of Burns' comprehensive Plan presents data on age, structural value and occupancy of the houses as well as housing choices to meet the needs of all persons of all income levels and age groups.

b. Policies, Objectives, Goals, Programs of Burns to Supply Adequate Housing

The housing density in the Township of Burns is recorded as approximately 8 houses per square mile (city-data). For this reason, the population density has been determined too low to warrant the building of anything other than single family housing. In the event that an individual would like to build a structure of three units or more, the evaluation of that situation must be dealt with at the time of presentation. The Township of Burns currently has 6 two-unit structures which have been permitted. As a Township we wish to act as a reasonable liaison between higher government and the wishes of the residents of the Township of Burns. By continuing to survey the members of the community to determine their needs we can stay current in providing the types of homes and structures needed and desired in the Township.

UNITS IN STRUCTURE		
1-unit, detached	283	72.9
1-unit, attached	2	0.5
2 units	6	1.5
3 or 4 units	0	0
5 to 9 units	0	0
10 to 19 units	0	0
20 or more units	0	0
Mobile home	97	25
Boat, RV, van, etc.	0	0

Figure 13: Structural Units in the Township of Burns (City Data)

The majority of homes in the Township of Burns are single family dwellings. The second most common home type is the mobile home. Many of the mobile homes accounted for in the Township of Burns are located in the Gaslite Estates mobile home park. This mobile home park, which is located near the Village of Bangor, allows for better access to the services provided by the Village that would otherwise not be offered by the Township of Burns due to its rural nature.



Figure 14: Gaslite Estates Mobile Home Park

c. Building Characteristics

i. Age

Figure 12 shows the ages of homes in Wisconsin and the Township of Burns. The majority of homes were built in 1939 or earlier, which is the same trend for the state of Wisconsin. A decrease of new home construction has been seen since the 1970’s and again seems relatively consistent with that of the rest of the state.

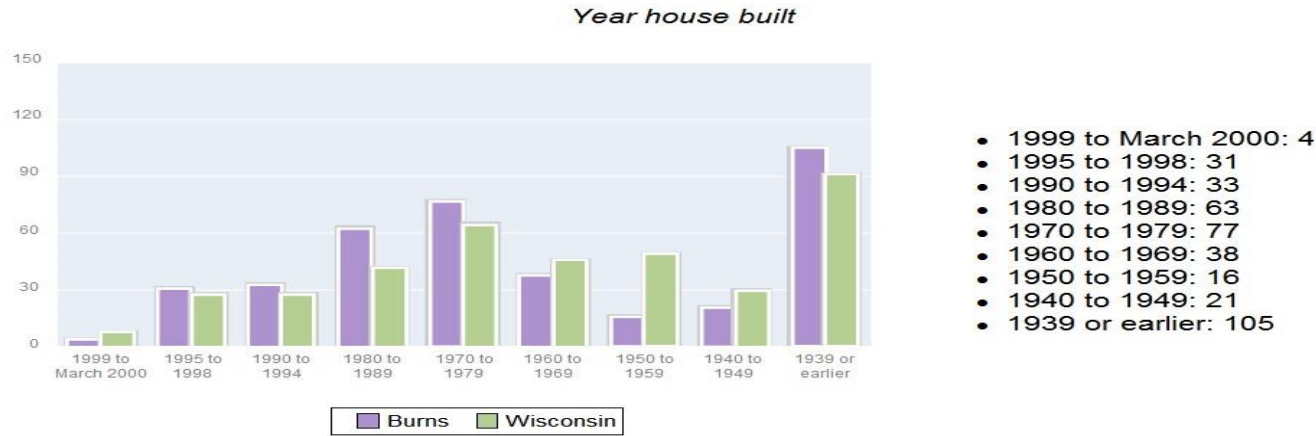


Figure 15: Age of Homes Built in Burns and Wisconsin (City Data)

ii. Structural value

The structural values of homes in the Township of Burns are closely matched in only one type of dwelling: the detached house. There is a significant difference between the three other types listed: townhouses (greater valued in the Township of Burns), 2-unit structures (lesser value in the Township of Burns), and mobile homes (greater value in the Township of Burns).

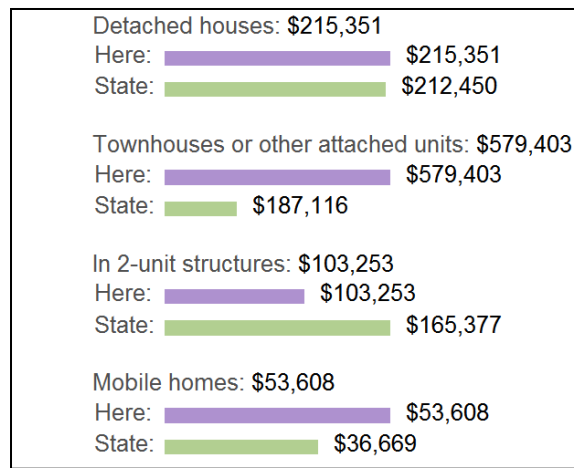


Figure 16: Average Value of Structures in Township of Burns and Wisconsin (City Data)

iii. Occupancy characteristics

The trends in housing characteristics can tell us how and why residents of the Township of Burns have chosen to live in the type of dwelling that they reside in, with whom they typically reside with, and how they financially support the lifestyle they have chosen. This section of the housing element will examine the opportunities and areas of improvement that could be made in the future with the housing idea in mind.

iv. Household type by relationship:

According to City Data the number of family households in the Township of Burns was recorded to be 906. Of these households, 328 of the homes were owned by males, 36 by females, and 241 were owned by both spouses. In households with children present, 214 were occupied with married couples and 33 were with a single, unmarried parent (16 men and 17 women). There were also 100 homes recorded as a nonfamily household. Of these, 48 were owned by males (35 of which were living alone), and 27 female owned (21 of which living alone).

d. Development Promotion for Burns

The Township of Burns' residents wish to keep the rural feel of the Township; therefore development has been restricted by current zoning regulations. For this reason, the majority of programs to keep housing affordable for the residents of the Township are for existing homes rather than development. Some of these programs offered by the State of Wisconsin and the County of La Crosse are: Heating Assistance, Rental Assistance, Low-income/Low-interest home loans and programs to offset property taxes such as forestry management, Farmland Preservation and the Cropland Restoration Program (CRP). The members of the Township board and Township Planning Commission are aware of such programs and are able to direct members of the community to these programs in the event that they would need them.

Neighboring Communities such as the Village of Bangor and West Salem have reduced housing for low income families. Their close proximity to the Township of Burns has eliminated the need for such housing in our rural community.

i. Income Diversity

The household income for the residents of the Township of Burns differs greatly due to the occupational differences of the residents. Many older residents are living on a fixed retirement income, those depending on farming for their income see great variances from year to year, and other residents may be living well beyond the average incomes of their neighbors. For this reason, there are a differing number of options to reduce housing costs for residents in the

Township of Burns. Of those previously mentioned, energy assistance is one that greatly varies on a seasonal level for individuals living in colder climates; such as that of the Township of Burns. Due to the rural nature of the Township, many residents are allowed the option of burning wood, natural gas, or fuel oil as a heat source. The option of burning wood especially is a benefit of living in a rural community, as it is a renewable resource and is typically a more cost-effective heat source.

Most commonly used house heating fuel in houses and condos:

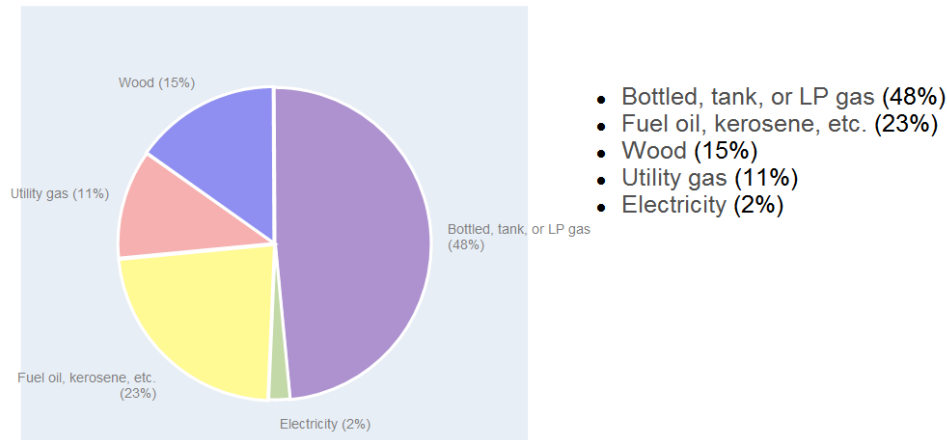


Figure 17: Heating Fuel Options for Burns Residents (City Data)

ii. Special Needs

The Township of Burns does not currently offer any types of assistance to persons with special needs due to the minimal demand for this type of assistance. Each individual family needing this type of assistance has the option of using resources offered by the State of Wisconsin and the County of La Crosse for housing and medical assistance needed for the care of persons with special needs. The Township of Burns' hall and Township Recycling Facility are handicap accessible. Taxi cabs are also available from the neighboring communities of Sparta, Onalaska, and Holmen for the transportation of persons with special needs.

iii. Availability of Land For Development

The residents of the Township of Burns wish to encourage the building of new homes and structures on areas that are not currently used as productive farmland. To the best of the Town of Burns' ability, we intend to encourage new development on non productive farmland, without becoming too overbearing on the wishes of each individual land owner. We wish to allow landowners to have the ability to make decisions regarding their own property with the understanding that there must be rules in place to respect the desires of neighboring landowners at the same time.

iv. Low-income and Moderate-income Housing

In the Township of Burns there are a total of 388 homes. Of these, 359 are occupied. The percentage of homes which are owned by their occupants is 88 percent and 12 percent are rented. This is a much smaller percentage than the state average of 32 percent.

v. Maintaining the Current Housing Stock

When referring to the maintenance of the current housing stock one must again refer to the growing age of the structures located within the Township. A greater number of homes were built before the year 1939. This alone attests to the ability of residents to perform upkeep on their homes. While the housing market is currently in decline the age of existing homes

continues to grow. Eventually the need for updated homes and residences will be needed in the Town of Burns. We as a Planning Commission must be aware of the changing housing needs and be flexible in the new constructions of dwellings while keeping the needs of all citizens met.

e. Goals

- i. To Encourage a more consistent land use pattern within the Township of Burns so that community growth and development occurs in designated areas
 1. To accomplish this we will encourage the enforcement of the current zoning policies and Town Ordinances to ensure that building locations do not interfere with the natural beauty of the Township of Burns.
 2. We will discourage the locating of incompatible use structures in close proximity to each other.
- ii. To Provide affordable and safe housing for the Residents of Burns
 1. Residents of the Town of Burns pay property taxes based on the value of their properties. By assessing properties regularly the values which are to be taxed can be more accurately analyzed. Residents of the Town of Burns wish to keep the Township rural and beautiful. This encourages the upkeep of structures and buildings in our community.
 2. There are more residents who own homes rather than rent. The value in a home and land is often the greatest asset an individual will possess in their lifetime. The township wishes to preserve this value.
- iii. To keep in mind the needs of housing in the Towns of Burns will continue to change as the age of structures increase.
 1. The Planning Commission must be aware of current zoning regulations and work with both the residents and the county zoning offices in order to be a liaison between both parties.
 2. The Planning Commission must be aware of the concerns of the neighboring residents to new construction projects. The rights of landowners should be honored and respected.

3. Transportation Element



Figure 18: County Highway E

a. Introduction

Transportation is necessary for the effective movement of people and goods within and outside an area. It plays a vital role in the facilitation of an area's economy and how land is used and developed. This element of the Town of Burns Plan presents an inventory of the existing transportation facilities serving the Town of Burns and discusses possible future transportation needs and concerns. Included in the section are descriptions of the various elements of the road system, airport and railroad facilities located within or near the Town of Burns. The Map below shows the main transportation arteries for La Crosse County.

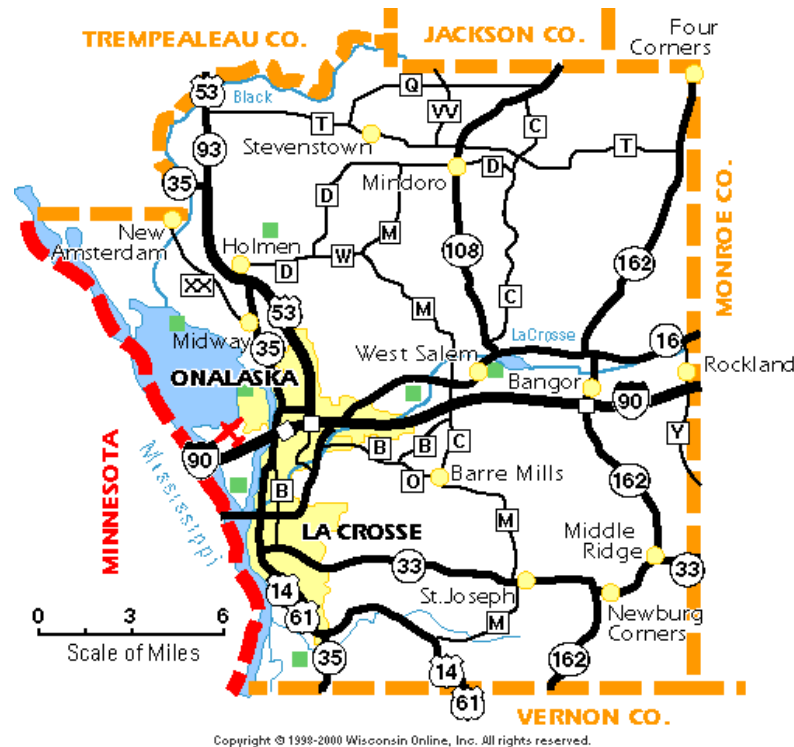


Figure 19: Map of Main La Crosse County Roadways (Wisconsin Online)

b. Road System

The Federal Highway Administration has established the National Functional Classification for categorizing transportation road systems. It classifies roads according to their function along a continuum that indicates the greatest mobility/greatest access to property. Roads that provide the greatest mobility are classified as principal arterials.

Minor arterials and collectors follow in this continuum. Roads classified as local provide the greatest access to property.

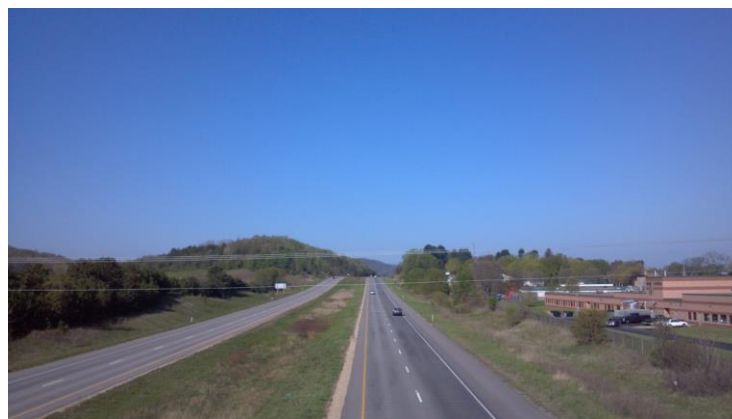


Figure 20: Interstate 90 through Bangor

Interstate I-90 is located in the south-eastern corner of the Town of Burns. It is an important east-west route where local access is either in Sparta, West Salem, or Bangor. Many residents travel to Sparta, Fort McCoy, West Salem, Black River Falls and La Crosse to work.

According to the DOT classification, the major collector highways or roads in the Town of Burns are State Trunk Highway (STH) 162 and County Trunk Highways J and U. State Trunk Highway 16 is considered to be a minor arterial road by DOT standards but it handles the largest volume of traffic of all roads within the Town of Burns. County Trunk Highways A, E, EE, DE, J, and T are considered local roads.

There are approximately 36 miles of the Town of Burns' roads in addition to the county, state and federal roads. About 22 miles of the Town of Burns Roads are considered "dead end" roads. The remaining roads in the Town of Burns are classified as local. For maps and other details on the roads please see the map below.

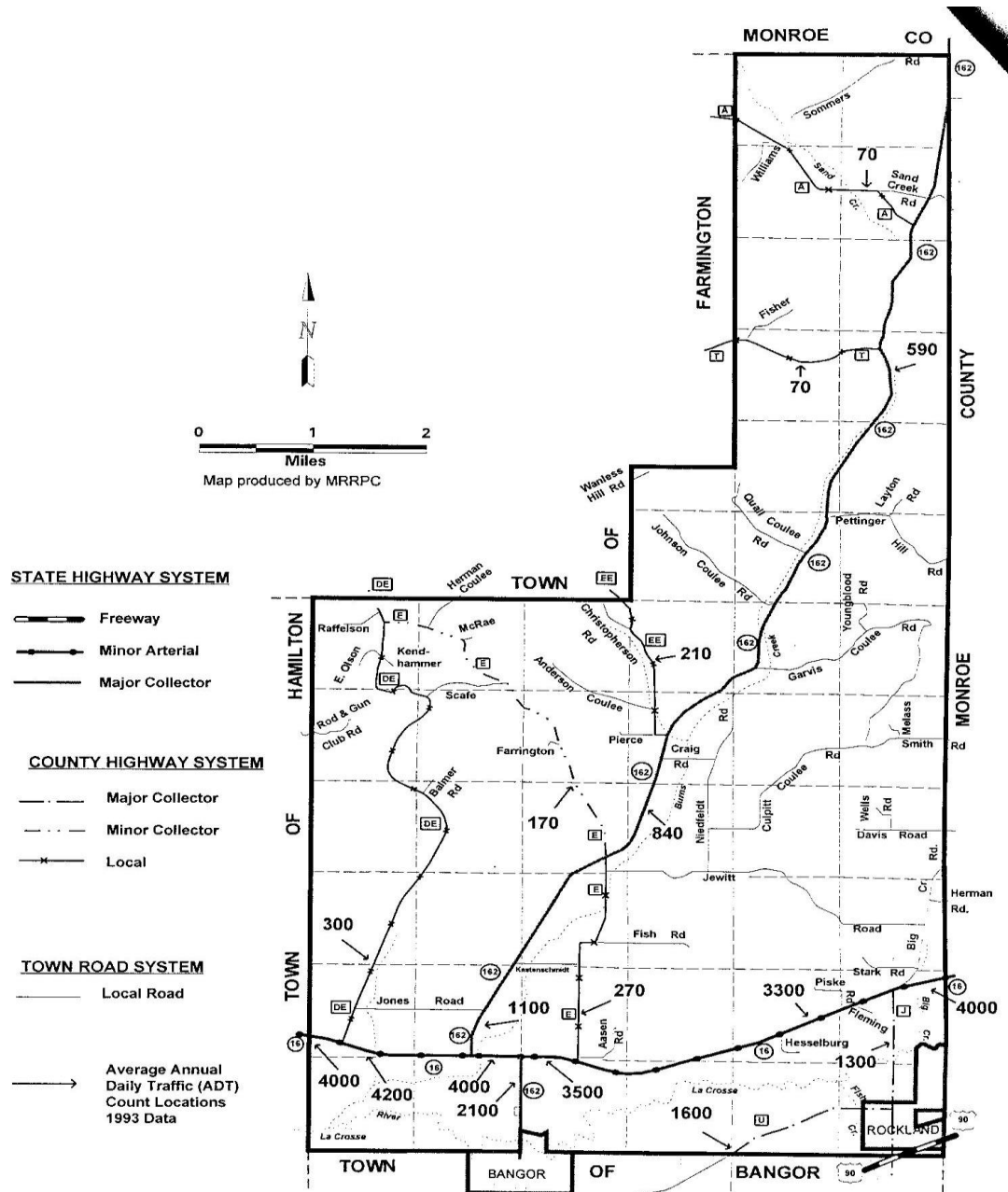


Figure 21: Transportation Map of Burns (Burns Town Plan 1998)

Trucks use the Town of Burns' roads to transport lumber, milk, and agricultural feed and supplies. The Town of Burns has been using the Paser System from the Wisconsin Department of Transportation to rate the current pavement conditions of all the Town of Burns roads.

The Paser system is a computer generated road monitoring system that uses information on the conditions of the Town of Burns roads that are collected by the Town of Burns.

c. Highway Improvement Project and Expansion

There are no current plans for creating or expanding the Town of Burns' roads. The Town of Burns plan includes maintaining the current roads and bridges to aid and support the transportation needs of the citizens and businesses. Agricultural and Forest Products are the primary or largest commodities transported on the Town of Burns' roads. The Town of Burns has not received any information or maps etc. from the state, county, Mississippi River Regional Plan Commission, or Rail Road etc. on any future plans they have for improving or expanding their roads or railways within the Town of Burns. The Town of Burns will review and discuss any future plans as they arise.

d. Trans 233 State Highway Access

The Wisconsin Department of Transportation (DOT) regulates highway ingress and egress access points along Wisconsin State Highways by permit. The goal of the permit process is to protect highway safety and efficiency by controlling the number of, and distance between, state highway access points.

Additionally, any division of land abutting a state trunk highway or connecting highway, where the act of land division creates 5 or more parcels or building sites, of 1 1/2 acres each or less in area, within a period of time of 5 years or less, is subject to a more extensive DOT review and regulation. It is also subject to a conformance process that must be completed and approved before any plat or survey concerning the property may be legally recorded.

e. Air Service

The La Crosse Municipal Airport, located in the City of La Crosse at 2850 Airport Road, provides air service to the La Crosse area. The airport is owned, maintained and operated by the City of La Crosse. It is classified as a "transport airport" facility. Such airports have a primary runway of 4,500 feet or longer, and are capable of handling virtually all aircraft, including jet aircraft. The current facility maintains three paved runways: an 8,536-foot north/south runway (primary runway), a 6,049-foot southeast/northwest runway and a 5,299-foot southwest/northeast runway. Annually, about 50,000 aircrafts fly in and out of the La Crosse Municipal Airport: Delta, American Eagle and Skyway-Midwest Express are the commercial passenger airlines currently serving the airport. The daily flights from the facility are usually destined for Minneapolis, Chicago or Milwaukee. Currently, Northwest and American Eagle operate commercial passenger jets out of the airport. In addition to passenger service, the airport handles air carrier cargo, express, and package freight. The majority of the air freight shipping activity is done by UPS, Fed-Ex, and Bemidji Aviation. Fort McCoy shares its airport with the City of Sparta.

f. Freight Railroad Service

Freight railroad service in, or near the Town of Burns is provided by Canadian Pacific Railroad (CPR) Company. The CPR rail line originates from the Twin Cities (Glenwood Junction). It runs southeast from this location through the cities of Hastings (Minnesota), Red Wing (Minnesota), Winona (Minnesota), La Crosse, Bangor, Sparta, Tomah, Portage, Columbus, Watertown, Oconomowoc, Milwaukee and Kenosha etc. The line terminates in Chicago, Illinois. The rail line runs east-west through some of the southern sections of the Town of Burns and the Village of Rockland. The single business that uses the rail system is Stella Jones Corporation which uses the rail line for hauling treated railroad cross ties out of their facilities and petroleum and green cross ties into their facilities.



Figure 22: Railway Crossing in Bangor

g. Passenger Railroad Service

Amtrak provides passenger railroad service to the La Crosse area. The Amtrak trains run on the Canadian Pacific rail line that runs between the City of Milwaukee and the Twin Cities. This stretch of rail line is part of Amtrak's Empire Builder Route, which is a major east-west route that runs between Chicago and Seattle. Amtrak owns and operates a train station along the route in the City of La Crosse, located at 601 St. Andrew Street. This location receives daily passenger train traffic. Other stops along the route, between Milwaukee and the Twin Cities, include Columbus, Portage, Wisconsin Dells, Tomah, Winona (Minnesota) and Red Wing (Minnesota).

h. Alternative Transportation

The La Crosse County Aging Unit provides two (2) transportation services. The Mini-Bus Program is a specialized transportation service for seniors and disabled individuals. Volunteer Driver/Escort is the other transportation service. For fare and hours to access these transportation services, call 608-785-9710. The Monroe County Senior Services provides two (2) similar transportation services. For fare and hours to access these transportation services, call 608-269-8689. Taxi services also are available through Sparta, Onalaska and La Crosse.

Bicycling is an alternative mode of transportation although this option is not utilized commonly due to the rural nature of the Town of Burns.

The State has provided a Park and Ride at the corner of Highway 16 and 162 to promote carpooling. The county maintains this area.



Figure 23: Park and Ride Lot

i. Issues & Opportunities

According to the survey there are some areas of possible traffic safety concerns on Town of Burns' roads which will be addressed as needed.

As agricultural equipment and trucks get larger, the Town of Burns needs to keep this in mind in order to accommodate them as roads and bridges are being repaired or reconstructed. This can affect the weight and/or width of the road and bridges. Weight and damage to Town of Burns roads are also a concern and weight limits are placed on the Town of Burns roads in the spring at the discretion of the Town of Burns road workers to protect them from damage. The hauling of forest material by large trucks on Town of Burns roads is also a weight concern where damage can result from being overweight.

The Town of Burns "Road Acceptance Ordinance" specifies the minimum standards that must be met before the Town of Burns will consider acceptance of any private or public way as a potential Town of Burns road. The Town of Burns also has a Driveway ordinance to ensure that private driveway access points onto Town of Burns roads are in a safe location.

The Town of Burns has replaced or made major repairs to all the bridges throughout the Town of Burns. The Johnson Coulee bridge is the last major bridge project left in the Town of Burns.

The presence of the Canadian Pacific rail line in the southern portion of the Town of Burns could create a transportation opportunity for certain types of industrial uses in that part of the Town of Burns.

Existing highways and roads

Interstate 90 (I-90) passes through the southeast corner of the Town of Burns in an east/west direction. About one-half mile total lies within the SE 1/4 of Section 36, and on about half of that length the Village of Rockland borders the North side of the Interstate corridor. The Village of Rockland has proposed an interchange at the Village in the past but at this time the funding is not available through local governments. To date none of the local governments, including the county, have expressed being able to currently fund this project.

State Trunk Highway 16 (STH 16) is designated as a "minor arterial" and passes east/west across the southern part of the Town of Burns, 6.29 miles. It is a two lane road with 24 foot pavement width and 3 to 8 foot paved shoulders depending on location. The Average Daily Traffic (ADT) is 3,500 just east of the STH 162 South junction, 3,300 about midway between Bangor and Rockland, and 4,000 at the East county line.

State Trunk Highway 162 (STH 162) is classed by the DOT as a major collector, serves the Town of Burns as a transportation backbone from the Southern border to the top of the Town of Burns. It has a 22 foot wide travel-way with the shoulders varying between 3 to 6 feet. The ADT drops steadily as the road extends Northward through the Town of Burns. Between Bangor and STH 16 the road serves as the village's access to STH 16 and carries 2,100 vehicles per day. North of STH 16 the ADT is 1,100 and 840 at a point just North of Burns. It drops to 590 South of the CTH T intersection, and at its intersection with STH 171, a quarter mile into Monroe County the ADT is 290.

County Trunk Highway A (CTH A) is 2.19 miles long in the Town of Burns in the Northern part of the Town of Burns. It connects STH 162 with the West Town of Burns line before entering into the Town of Burns of Farmington and the community of Burr Oak. The Township of Burns' roads that are accessed by CTH A are Sand Creek Road, Sommers Road, and Williams Road, with Williams Road being the only dead-ended road served exclusively by CTH A. CTH A is a plant mixed bituminous surface, 20 feet wide, with 3 foot gravel shoulders. It is classes as a local road and has a measured ADT of 80 vehicles at a point just west of the Sand Creek Road intersection.

County Trunk Highway (CTH DE) serves the Western part of the Town of Burns and connects STH 116 with the North Town of Burns line, and eventually reaches the community of Mindoro and STH 108. The asphalt surface is 22 feet wide.

County Trunk Highway (CTH E), is considered a local road by the DOT classification, and serves the western part of the Town of Burns by running parallel to CTH DE between STH 16 and a junction with DE that is near the upper west corner of the main section Town of Burns line. In the length of this road access is made with Aasen Road, Kastenschmidt Road, Fish Road, Jewett Road, STH 162, Farrington Road, Scafe Road, McRae Road, and Herman Coulee Road. This 6.11 mile long paved road varies in width between 18 and 24 feet. At a point north in the main section Town of Burns and an ADT of ~170 is recorded.

County Trunk Highway (CTH EE) is considered a local road and 1.68 miles of it is within the Town of Burns. It is mixed asphalt with a 20 foot wide surface and 2 foot shoulders. It accesses STH 162, Pierce Road, Anderson Coulee Road, and Christopherson before leaving the Town of Burns to the north. In the Town of Burns of Farmington this road intersects with CTH T, which is a “major” local road that eventually connects to USH 53, and STH’s 93 and 35. The ADT is recorded at 210 at that northern edge of the Town of Burns.

County Trunk Highway J (CTH J) is considered a major collector, and 1.31 miles of it are in the Town of Burns. It links the Village of Rockland to STH 16 and serves the eastern part of the Town of Burns of Bangor, the Town of Burns of Leon in Monroe County, and lower south eastern part of the Town of Burns. The ADT between Rockland and STH 16 is 1,300 while south of Rockland it is 580 [verify]. Pavement width on the more heavily traveled link between the village and state highway is 20 feet while to the south it is 22 feet.

County Trunk Highway T (CTH T) is considered a local road and 1.51 miles of it is located in the Town of Burns. It connects to STH 162 to the western part of the county and eventually reaches USH 53 and STH’s 35 and 93 in the Town of Burns of Holland. The ADT is 70 in the Town of Burns. Fisher Road is also served before the CTH leaves the Town of Burns. Pavement width varies between 20 to 22 feet with 3 or 4 foot shoulders.

County Trunk Highway U (CTH U), is considered a major collector, and links the Village of Rockland to the Village of Bangor and Interstate 90 interchange. The ADT of 1,600 demonstrates the importance of this road, although 1.38 miles of it lies within the Town of Burns before it enters the Town of Burns of Bangor. The pavement is road mix asphalt and 20 feet wide with 4 foot shoulders on each side.

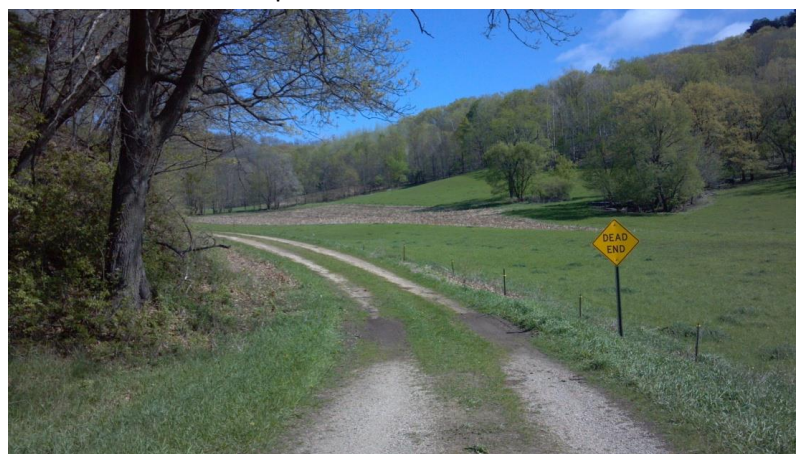


Figure 24: One of the few remaining Gravel Roads - Balmer Rd.

Road Name	Func. Class	Surv Yr.	Seg. #	Seg. Length	From	To	R/W	Surf. Width	Surf. Type	Surf. Yr.*	Sh Ty	Right Shldr	Left Shldr	C	P	O	Est. Cur. ADT	Design Class	Roadway Width Ft	Surfacing Width	Minimum Shoulder
Aasen Rd	RLR	92	45-11	0.36	45-12	.36 Miles	33	16	Cold	88	2	0	0	0	4	N	60	T2	24	18	3
Aasen Rd	RLR	92	45-12	0.1	CTH E	45-11	66	18	Cold	68	2	2	2	0	4	N	50	T2	24	18	3
Anderson Coulee Rd.	RLR	92	32-10	0.49	CTH EE	32-11	50	16	Hot	91	2	0	0	0	4	N	100	T2	24	18	3
Anderson Coulee Rd.	RLR	92	32-11	0.33	32-10	32-12	50	16	Hot	91	2	1	1	0	4	N	70	T2	24	18	3
Anderson Coulee Rd.	RLU	92	32-12	0.28	32-1	Buildings	50	14	Hot	91	1	0	0	0	4	N	100	T1	20	16	2
Balmer Rd.	RLU	92	48-10	0.18	CTH DE	Fence Line	50	8	Crshrc	68	1	0	0	0	4	N	10	T1	20	16	2
Big Creek Rd.	RLR	92	19-20	0.19	Mid-Point	38-10	66	20	Cold	68	2	2	2	0	4	N	140	T2	24	18	3
Big Creek Rd.	RLR	92	19-31	1.3	19-32	19-20	66	20	Hot	74	2	2	2	0	4	N	120	T2	24	18	3
Big Creek Rd.	RLR	92	19-32	0.2	STH 16	19-31	66	20	Cold	68	2	2	2	0	4	N	35	T2	24	18	3
Christopherson Coulee Rd.	RLR	92	5-10	0.44	CTH EE	.44 MILES	33	12	Dbl Sl	68	1	0	0	0	4	N	10	T2	24	18	3
Craig Rd.	RLU	92	34-10	0.54	STH 162	Niedfeldt Rd	41	16	Hot	91	2	0	0	0	4	N	35	T1	20	16	2
Culpitt Rd.	RLR	92	35-10	2.04	Niedfeldt	Johnson Ridge	50	16	Cold	68	2	1	1	0	4	N	75	T2	24	18	3
Culpitt Rd.	RLR	92	35-20	0.77	30-12	E Town Line	66	18	Hot	70	2	2	2	0	4	N	75	T2	24	18	3
Davis Rd.	RLR	92	38-10	0.25	17-10	Fence Line	66	14	Dbl Sl	68	1	0	0	0	4	N	80	T2	24	18	3
Davis Rd.	RLR	92	38-20	0.5	E Town Line	17-10	66	20	Hot	85	2	0	0	0	4	N	20	T2	24	18	3
E Olson Rd.	RLR	92	28-10	0.35	CTH DE	.35 MILES	33	12	Dbl Sl	68	1	0	0	0	4	N	30	T2	24	18	3
Farrington Rd.	RLU	92	53-10	0.14	CTH E	BARN	50	12	Crshrc	70	1	0	0	0	4	N	10	T1	20	16	2
Fish Rd.	RLR	92	41-10	0.88	CTH E	.88 MILES	50	16	Hot	71	2	1	1	0	4	N	20	T2	24	18	3
Fisher Rd.	RLR	92	10-10	0.58	CTH T	Buildings	33	12	Dbl Sl	68	1	0	0	0	4	N	20	T2	24	18	3
Fleming Rd.	RLU	92	15-10	0.19	STH 16	.19 MILES	33	12	Dbl Sl	68	1	0	0	0	4	N	20	T1	20	16	2
Garvis Coulee Rd.	RLR	92	30-11	1.9	STH 162	30-12	66	18	Cold	76	2	1	1	0	4	N	40	T2	24	18	3
Garvis Coulee Rd.	RLR	92	30-12	1.62	30-11	35-20	66	16	Cold	77	2	2	2	0	4	N	110	T2	24	18	3
Gaslite Rd.	RLR	92	57-10	0.04	55-10	STH 162	50	20	Hot	74	2	0	0	0	4	N	20	T2	24	18	3
H Stark Rd.	RLR	92	58-10	0.16	STARK RD	Fence Line	50	10	Dbl Sl	70	1	0	0	0	4	N	5	T2	24	18	3
Herman Coulee Rd.	RLR	92	2-10	0.36	CTH E	2-11	41	16	Hot	79	2	0	0	0	4	N	40	T2	24	18	3
Herman Coulee Rd.	RLR	92	2-11	0.09	2-10	N Town Line	41	16	Hot	80	2	0	0	0	4	N	20	T2	24	18	3
Herman Rd.	RLR	92	40-10	0.15	19-31	E Town Line	66	18	Cold	74	2	1	1	0	4	N	15	T2	24	18	3
Hesselburg Rd.	RLR	92	11-10	0.35	STH 16	.35 MILES	50	16	Cold	88	2	0	0	0	4	N	20	T2	24	18	3
Jewett Rd.	RLR	92	39-10	1.21	Blg Crk Rd	39-11	50	20	Cold	85	2	0	0	0	4	N	75	T2	24	18	3
Jewett Rd.	RLR	92	39-11	0.37	39-10	39-12	50	20	Hot	84	2	0	0	0	4	N	75	T2	24	18	3
Jewett Rd.	RLR	92	39-12	0.77	39-11	39-20	50	20	Cold	85	2	0	0	0	4	N	75	T2	24	18	3
Jewett Rd.	RLR	92	39-22	0.08	39-21	CTH E	50	20	Cold	88	2	1	1	0	4	N	75	T2	24	18	3
Jewett Rd.	RLR	92	39-20	0.84	39-12	39-21	50	20	Hot	83	2	0	0	0	4	N	110	T2	24	18	3
Jewett Rd.	RLR	92	39-21	0.1	39-20	39-22	50	20	Hot	81	2	1	1	0	4	N	75	T2	24	18	3
Johnson Coulee Rd.	RLR	92	25-10	1.57	STH 162	Fence Line	50	16	Cold	76	2	1	1	0	4	N	70	T2	24	18	3
Joseph Jones Rd.	RLR	92	44-10	1.23	STH 162	CTH DE	66	18	Cold	69	2	1	1	0	4	N	30	T2	24	18	3
Kastenschmidt Rd.	RLR	92	42-10	0.63	CTH E	STH 162	66	18	Cold	76	2	0	0	0	4	N	20	T2	24	18	3
Kendhammer Rd.	RLU	92	29-10	0.16	CTH DE	.16 MILES	33	12	Crshrc	68	1	0	0	0	4	N	10	T1	20	16	2
Layton Rd.	RLU	92	51-10	0.2	Pettinger Rd	.20 MILES	50	10	Crshrc	68	1	0	0	0	4	N	10	T1	20	16	2
McRae Rd	RLR	92	3-10	0.07	CTH E	0.07 MILES	33	10	Dbl Sl	68	1	0	0	0	4	N	20	T2	24	18	3
Melass Rd.	RLU	92	52-10	0.21	Culpitt Rd	.21 MILES	50	12	Crshrc	69	1	0	0	0	4	N	10	T1	20	16	2
Nelson Rd. (R&G Rd.)	RLU	92	49-10	0.15	W Town Line	.15 MILES	50	14	Dbl Sl	71	1	0	0	0	4	N	15	T1	20	16	2
Niedfeldt Rd.	RLR	92	8-10	0.08	8-11	STH 162	50	18	Cold	68	2	2	2	0	4	N	35	T2	24	18	3
Niedfeldt Rd.	RLR	92	8-10	0.16	8-12	8-10	50	20	Hot	82	2	2	2	0	4	N	35	T2	24	18	3
Niedfeldt Rd.	RLR	92	8-12	1.42	8-20	8-11	50	18	Cold	68	2	2	2	0	4	N	60	T2	24	18	3
Niedfeldt Rd.	RLR	92	8-20	0.5	Jewett Rd	8-12	50	20	Cold	84	2	1	1	0	4	N	150	T2	24	18	3
Pettinger Hill Rd.	RLR	92	23-10	1.42	STH 162	E Town Line	41	16	Cold	68	2	1	1	0	4	N	80	T2	24	18	3
Pierce Rd.	RLU	92	33-10	0.4	CTH EE	Building	50	12	Crshrc	68	1	0	0	0	4	N	10	T1	20	16	2
Piske Rd.	RLR	92	13-12	0.58	STH 162	.58 MILES	50	16	Hot	71	2	2	2	0	4	N	100	T2	24	18	3
Quall Coulee Rd.	RLR	92	24-10	1.07	24-09	1.12 MILES	33	12	Crshrc	68	1	0	0	0	4	N	15	T2	24	18	3
Quall Coulee Rd.	RLR	92	24	0.05	STH162	21-10	33	18	Hot	92	2	0	0	0	4	N	15	T2	24	18	3
Raffelson Rd.	RLR	92	27-10	0.36	CTH DE	.36 Miles	33	12	Crshrc	68	1	0	0	0	4	N	10	T2	24	18	3
Root St.	RLR	92	46-10	0.25	W CPL	E Town Line	66	20	Hot	72	2	3	3	0	4	N	225	T2	24	18	3
Sand Creek Rd.	RLR	92	21-10	0.53	CTH A	STH 162	41	18	Cold	76	2	0	0	0	4	N	40	T2	24	18	3
Sand Creek Rd.	RLR	92	21-20	0.2	STH 162	E Town Line	41	18	Cold	68	2	0	0	0	4	N	75	T2	24	18	3
Scafe Rd.	RLR	92	31-10	0.86	CTH DE	CTH E	41	18	Cold	68	2	0	0	0	4	N	130	T2	24	18	3
Sommers Rd.	RLR	92	12-21	0.41	STH 162	12-22	50	18	Dbl Sl	81	2	0	0	0	4	N	15	T2	24	18	3
Sommers Rd.	RLR	92	12-22	0.07	12-21	12-31	50	16	Dbl Sl	83	2	0	0	0	4	N	15	T2	24	18	3
Sommers Rd.	RLR	92	12-31	1.28	12-22	12-40	50	16	Dbl Sl	83	2	0	0	0	4	N	15	T2	24	18	3
Sommers Rd.	RLR	92	12-40	0.16	12-31	12-50	50	14	Dbl Sl	83	1	0	0	0	4	N	15	T2	24	18	3
Sommers Rd.	RLR	92	12-50	0.18	12-40	CTH A	50	14	Dbl Sl	68	1	0	0	0	4	N	15	T2	24	18	3
Stark Rd.	RLR	92	43-10	0.5	Blg Crk Rd	.50 Miles	50	16	Cold	72	2	2	2	0	4	N	20	T2	24	18	3
Stratman Ct.	RLR	92	55-10	0.13	56-10	.13 Miles	50	30	Hot	74	2	0	0	0	4	N	20	T2	24	18	3
Stratman Ct.	RLR	92	56-10	0.04	STH 162	55-10	50	20	Hot	74	2	0	0	0	4	N	20	T2	24	18	3
Wanlass Rd.	RLR	92	7-10	0.38	W Town Line	N Town Line	33	12	Dbl Sl	71	1	0	0	0	4	N	30	T2	24	18	3
Wells Rd.	RLR	92	17-10	0.34	Davis Rd	.34 Miles	33	12	Dbl Sl	68	1	0	0	0	4	N	20	T2	24	18	3
Williams Rd.	RLR	92	9-10	0.58	CTH A	.58 Miles	50	14	Dbl Sl	68	1	0	0	0	4	N	20	T2	24	18	3
Youngblood Rd.	RLR	92	50-10	0.38	Garvis Coulee	Buildings	50	10	Crshrc	68	1	0	0	0	4	N	10	T2	24	18	3

Figure 25: Town of Burns Road Characteristics (Wisconsin DOT)

The Average Daily Traffic (ADT) number is determined by the Wisconsin Department of Transportation.

j. Goals, Policies, Objectives & Actions

- i. To maintain a safe, efficient, and cost-effective transportation system within the Township of Burns.

1. The Town of Burns plans on maintaining a well-integrated and cost-effective transportation system within the Town of Burns that is capable of moving people and goods to, from and within the Town of Burns area in a safe and efficient manner.

This will be accomplished by ensuring that the roads within the Town of Burns's road system are able to handle existing and expected traffic volumes by continuing to maintain and improve roads within the system. The Town of Burns will address the road system needs within the Town of Burns by continuing to use the existing

assessment/improvement software program to review the condition of the road system and continue to get input from the Town of Burns road workers regarding road conditions and repairs. The Town of Burns will continue annual road maintenance and seal coating along with needed repairs. The Town of Burns will also continue to update the Paser software program as required by state law.

4. Utilities and Community Facilities Element



Figure 26: Burns Town Hall

a. Introduction

This element includes background information, goals, objectives and recommendations to guide the future development of utilities and community facilities in the Town of Burns. It describes current utilities and facilities and includes recommendations for future utilities needs, upgrades and considerations.

b. Water Supply

There is no public water supply in the Town of Burns. The Gaslite Estates Mobile Home Court, on Gaslite Road, just North of the Village of Bangor, has a community well(s) which serves each of the individual sites. The Villages of Bangor and Rockland, at the southern edge of the Town of Burns, each have public water systems. Generally municipal water service is provided only to properties which are basically within the boundaries of the incorporated community. Private wells provide water to the Town of Burns citizens efficiently.

c. Sanitary Sewer

There is no public sanitary sewer service provided by the Town of Burns. The rural nature of the Town of Burns makes public sanitary sewer not cost effective. The adjacent Villages of Bangor and Rockland provide and maintain public sewer service. Dense growth and development adjacent to or within these communities could most likely be handled by extension of the existing systems. Such dense growth is needed to support these types of public facilities in an economical manner; however, the design capacity of these facilities would need to be verified with the respective municipality.

The Gaslite Estates Mobile Home Court on Gaslite Road has its own onsite collection system, septic tank and drain field which serves 25 sites.

The large wood products plant of Stella Jones is located partially in the Towns of Bangor and Burns. This company operates a licensed private sanitary waste disposal plant to serve the needs of the manufacturing and administrative facility.

Properly designed and maintained private septic systems efficiently handle septic wastes for the majority of citizens in the Town of Burns.

d. Solid Waste

The Town of Burns has a solid waste and recycling collection center at the Town of Burns hall. The residents bring their own waste material to the central location and a contractor picks up the material on an as needed basis. The contractor hauls this material to either the La Crosse County landfill or the Xcel Energy incinerator site. The solid waste/recycling center at the Town of Burns hall is open Tues. evenings and Saturdays with winter and summer hours.



Figure 27: Recycling Center

The separated glass, cans, aluminum, and newspaper are recycled by the garbage waste contractor/hauler. Large waste items are placed in a large dumpster and hauled by the garbage waste contractor as needed. A separate container for metal scrap is placed at the site and hauled by Alter Company. The Town of Burns receives some compensation for the weight of metal when scrap prices will allow it. White goods that do not contain refrigerants such as stoves, water heaters, wash machines, etc. are also allowed in the Alter metal bin. White goods with refrigerants are hauled as needed by Alters for a nominal fee per item. E-waste is also collected and hauled as needed by the garbage waste contractor. Tires are collected for a nominal fee and transferred to the La Crosse County land fill where they are aggregated until final collection and transfer to a state licensed tire processing or disposal facility.

Brush and lawn waste is handled by the property owner. Burning permits are available from the Town of Burns chairman or Bangor-Burns-Rockland Fire Chief.

e. Storm Management

The Town of Burns does not own any storm water facilities. Farmers manage storm water runoff through contour and no till farming practices, and through conservation plans. The Town of Burns abides by state law for impervious surfaces and related retention areas, if any, for building improvements according to the area scheme and triggering points inherent in the state mandate.

f. Public Buildings

There are two primary buildings owned by the Town of Burns, the Town of Burns Hall and Town of Burns Shop. Both buildings are handicapped assessable. The Town of Burns Hall is located at W1313 Jewett Road, it is approximately 32 years old, and of a pole building design. It was purchased by the Town of Burns in 1993. The capacity of the Town of Burns hall is 162. The Town of Burns Shop is a concrete building that was built in the early 1950's for its present purpose and it houses the Town of Burns's road equipment and is used for maintenance work.



Figure 28: Town of Burns Shop

g. Telecommunication Facilities

The Town of Burns telecommunications are provided by CenturyLink and by Charter communications. CenturyLink and Charter provide local and long distance telephone service, digital video service along with internet access. DSL is available in most areas of the Town of Burns with cable internet being available in select locations. Satellite internet is also available to residents of the Town of Burns.

h. Power Plants, Electricity, and Transmission Lines



Figure 29: Power Lines Running Near Highway 16

There are no power plants in the Town of Burns; but there is a sub-station located next to the I-90 interstate and CTH J in the Town of Burns of Rockland. There is one telecommunication tower not in the Town of Burns but on land that the Village of Rockland owns; it is located to the north by their sewer treatment plant. The land is leased to U.S. Cellular.



There is a 161 KV Power Transmission line that runs in an east-west direction in the lower main section of the Town of Burns. A natural gas line also runs through the lower main section of the Town of Burns.

i. Libraries



Figure 31: John Bosshard Library in Bangor

The Town of Burns does not have a library within its limits. The nearest library is John Bosshard Memorial Library, located in the Village of Bangor. The 2400 square foot Library was built in 1991 to replace the existing one which in the past was housed in the Village Hall. The Library in Bangor is serviced by the La Crosse County Public Library System and is a member of the Winding Rivers Library System. Computer and internet access is offered to any member of the Winding Rivers Library System.

j. Schools

Different locations of the Town of Burns are in different school districts which are the Bangor School District, Melrose-Mindoro School District, and West Salem School District. There is also a parochial school in the Village of Bangor -St. Paul's Lutheran School. Some families have elected to home school also. Open Enrollment is offered to all residents in the Town of Burns.



Figure 32: Bangor Elementary School (Left), Bangor High & Middle Schools (Right)

Local Colleges and Universities include the University of La Crosse, Western Wisconsin Technical College, Globe University, and Viterbo.

k. Parks and Recreational Facilities

The Town of Burns does not have any parks. However, La Crosse County has land in the Northern part of the Town of Burns and the Village of Rockland has two parks: Gaylord Park and the Village Hall Park.

The Gaylord Park has a shelter, rest rooms, ball fields, soccer fields, basketball court and playground equipment. The Village Hall Park is on the grounds of the original Rockland schoolhouse site. It was built in 1914. Additionally, the Village of Bangor has a park with playground equipment, ball diamond, and shelters.

Development of a playground area, and picnic facility, perhaps at one of the village owned building sites, would provide alternative outdoor recreation opportunities.

Citizens of the Town of Burns can currently use the Town of Burns Hall for personal or social gatherings. They need to contact the Town of Burns clerk for scheduling.

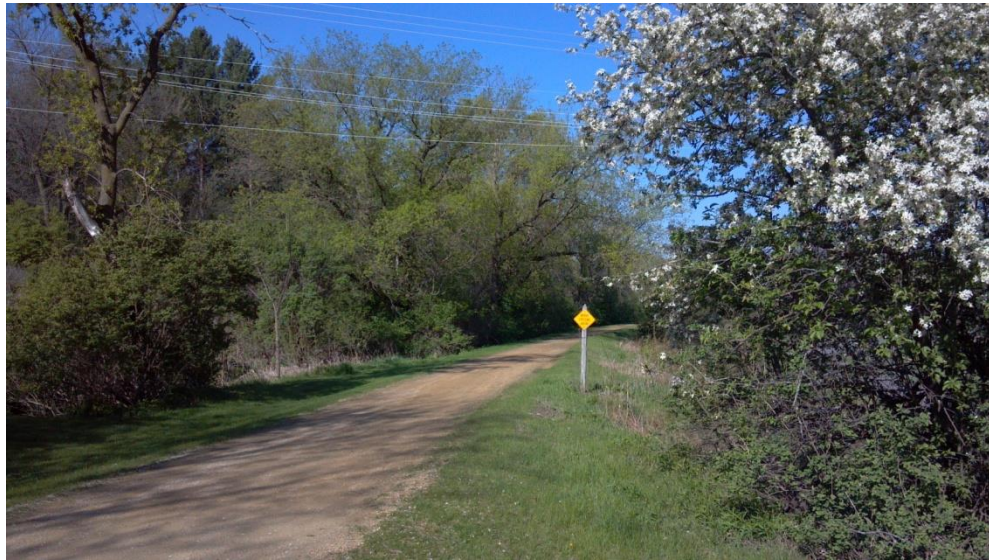


Figure 33: Bicycle Trail through Bangor

The La Crosse River State Trail is a bike trail developed from the abandoned Chicago and Northwestern Railroad. The trail has a rest area in Rockland with a water fountain, map area and benches. The 21.5 mile trail runs parallel to the active railroad tracks between Sparta and Medary. This trail connects both Sparta and Bangor. The trail is used for recreation such as biking, walking, bird watching and snowmobiling.

I. Police, Fire and Rescue

The La Crosse County Sheriff's Department covers the Town of Burns for law enforcement.



Figure 34: Bangor Burns Fire Dept. Rockland

The Bangor-Burns-Rockland Fire Department covers the Town of Burns for fire protection. There are two fire stations, one in the Village of Rockland and one in the Village of Bangor. They are governed by a joint fire commission which is made up of the Village of Rockland president, the Village of Bangor president, the Town of Burns of Bangor chairman, and Town of Burns chairman with an additional member elected from one of the communities.



Figure 35: Bangor First Responder's Building

The Bangor First Responders provide the Town of Burns with emergency care. There are several residents that are volunteer members. Sparta Ambulance is contracted to serve the Town of Burns. Tri-State Ambulance and Med Link are available when requested.

m. Health Care Facilities

There are no health care facilities located in the Town of Burns but the following are nearby:

Hospitals Gunderson Lutheran Medical Center; La Crosse Mayo Health System Franciscan Healthcare; Gunderson Hospital in Black River Falls

Clinics: Gunderson Lutheran Clinics in Onalaska, Sparta and La Crosse; Mayo Health System Franciscan Healthcare in Onalaska, Sparta, and La Crosse.



Figure 36: Helen House, Bangor

Nursing Homes in the area:

The Helen House- Bangor; Morrow Memorial Home and Apartments- Sparta; Rolling Hills Rehabilitation Center and Special Care Home– Sparta; Mulder Health Care Facility Inc.– West Salem; Lakeview Health Center- West Salem.

n. Child Care Facilities

There are 63 child development centers and preschools as well as over 50 in home day care providers in La Crosse County. For a list of current licensed childcare providers contact La Crosse Family Resources at 608-784-8125.

o. Religious Institutions and Cemeteries

The Town of Burns has one church within the Town of Burns that is called Bells Coulee Lutheran Church. Area churches are in Bangor, Sparta, West Salem, and some additional churches located in the rural areas.

There are three cemeteries in the Town of Burns which are the Rockland Cemetery, Sand-Creek Cemetery, and Burns Cemetery. The Rockland Cemetery is one-half mile to the west on Hwy. U. The Burns Cemetery is located on Hwy 162 near State Highway 16. The Sand Creek Cemetery is located on Sand Creek Road in the upper part of the Town of Burns.

p. Timetable for the Expansion of Utilities and Community Facilities

An important part of this planning process is to determine what upgrades or expansions to the Town of Burns' utilities and community facilities are needed and when. The Town of Burns does not provide any utilities or community facilities except for the use of the Town of Burns Hall. The neighboring municipalities provide adequate park and recreational facilities for the whole area. Expansions will be identified and addressed as needed.



Figure 37: Jane Esser, Current Town Clerk, Painting Voting Booths at Town Hall

q. Goals, Policies, Objectives & Actions

- i. Maintain current services and facilities in a cost-effective manner that is capable of providing the needs of the people in a safe and efficient manner.

- 1. This will be accomplished by ensuring that the citizens and businesses in the Town of Burns are adequately served by public utilities and facilities in a cost-effective way. The Town of Burns will require any new development to pay the cost of additional and/or new municipal services so that the existing taxpayers are not burdened with these costs.

- ii. To continue working with neighboring municipalities regarding utilities and community facilities that may be needed in the future which will provide cost savings to the taxpayers.

1. The Town of Burns will continue to work with the Bangor First Responders, Bangor-Burns-Rockland Fire Department, and La Crosse County Sheriff's Department to continue to provide emergency medical services, safety and fire protection.
- iii. The Town of Burns will continue to encourage conservation farming practices which minimizes soil erosion and runoff.

5. Agricultural, Natural and Cultural Resources Element



Figure 38: Hillside Farming in Burns Township

a. Introduction

Agricultural, Natural and Cultural resources have a major impact on the community in the respect that they greatly influence the quality of life for the citizens who depend on it. These resources provide income and a way of life for many citizens in the Burns community. We must promote ways within our population to be sure that these resources are available to future generations.

i. Agriculture

1. Productive agricultural areas



Figure 39: Alfalfa Field near La Crosse River bottom in the Township of Burns

The Predominant use of the Town of Burns is for Agricultural use. The main crops grown in the Town of Burns are Corn, Soybeans, and Alfalfa. These crops are either sold or fed to livestock, which creates the need for pasture land as well. Many dairy, beef, and crop farms are located in the Town of Burns which helps to keep the rural feel of the area alive. Current trends in agriculture within the county between 1997 to 2002 show that the number of farms have decreased by 7%, the average size of farms have decreased minimally by 1%, cropland has increased by 1350 acres, and the number of cattle had decreased by 16%.

ii. Natural

1. Soil Types

Soil types in the Town of Burns vary due to the differing elevations in the Town of Burns. Some soil types are more productive than others. This creates a greater demand for certain areas within the Town of Burns for agricultural production rather than development. Town of Burns and County zoning helps to determine which type of land use is acceptable for differing soil types. Silica mining is becoming a new draw to the area surrounding the Town of Burns. The Town of Burns plans to monitor the changes surrounding this type of mining and the possible effects that it may have on the Town of Burns for the future.

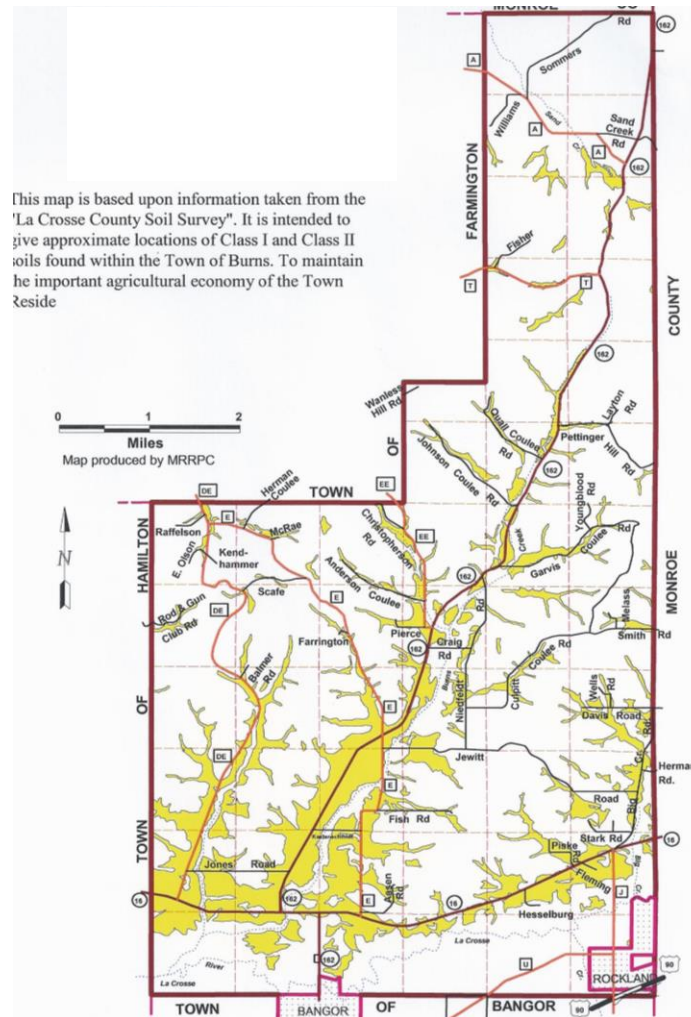


Figure 40: Soil Types in the Township of Burns

2. Groundwater

Western Wisconsin is fortunate to have a large supply of quality groundwater. Generally, all groundwater is potable and free of bacteria. The Town of Burns and La Crosse County have active recycling programs which help to keep harmful chemicals out of the groundwater supplies. Much of the groundwater reservoirs are replenished by precipitation so we must therefore keep our land surfaces free of chemical spills and toxic waste. By promoting programs to eliminate these types of problems we are keeping our groundwater safe. Government programs have been developed by the Department of Agriculture to promote the safe use of herbicides and pesticides on our cropland so that they do not contaminate our groundwater supplies.

3. Forests



Figure 41: Steep Terrain in the Township of Burns

Much of the Town of Burns is not suitable for agricultural production due to the rough terrain of these areas. For this reason much of this land has been left in its natural state of Hardwood Forests or is pastured for cattle grazing. The timber on these lands is typically harvested for profit or for personal use for fuel. Forestry Management Programs are available and offer tax incentives for the responsible harvesting of timber located on these lands.

4. Environmentally sensitive areas

Some areas in the Town of Burns are susceptible to erosion due to the varying elevations of the land. These areas mainly include streams and hillsides. To prevent erosion the Town of Burns has imposed a maximum slope of 25% when new developments are proposed. Streams are also monitored by the Department of Natural Resources for erosion and contamination from runoff from waste. Recycling programs developed by the Town of Burns and County allow residents alternatives to dumping their waste in areas that may promote waste buildup.

5. Threatened and endangered species

Some species of animals and plants that live in the region have become threatened and endangered. Some of these include the Karner Blue Butterfly, Timber Rattler Snake,

Timber Wolf, and Small White Lady Slipper Flower. The Department of Natural Resources has programs in place to protect these plants, animals and insects so that future generations may benefit from their contribution to the environment.

6. Floodplains and Wetlands

The lands surrounding the La Crosse River and its tributaries are greatly influenced by the amount of precipitation that flows through them during the spring, summer, and fall months of the year. Much of the land in the Town of Burns is protected from these fluctuations in the river's level due to regulations as to where developments are allowed. Landowners are largely responsible for their personal property that may lie in floodplains and may be damaged due to large amounts of rain or snow melt. Contamination from waste and chemicals is monitored by the Department of Natural Resources with the cooperation from the Town of Burns.

7. Wildlife habitat



Figure 42: Wetlands near La Crosse River

The majority of the Town of Burns residents enjoy the rural feel of the community and the wildlife that lives in it. The wildlife that inhabits the Town of Burns thrives due to the large amounts of open cropland, streams, and woodlands. Some of these animals such as small game, whitetail deer, turkeys, and bears have hunting seasons dedicated to the management of their populations. These hunting seasons which are monitored and controlled by the Department of Natural Resources provide recreational opportunities and food for the residents of the Town of Burns. Many songbird and fish varieties can also be found in the streams and woodlands of the Town of Burns.

8. Metallic and nonmetallic mineral resources

Non-metallic mineral resources available for excavation mainly consist of sand, gravel, and stone. There is a quarry located in the neighboring Town of Farmington. The current high demand for frac sand, a nonmetallic resources found in many Wisconsin regions raises concerns for the residents of Burns when trying to protect our Natural resources. For this reason, the Planning Commission will recommend to the Town Board that a Nonmetallic Mining Licensing Ordinance, which should cover the entire town, should be drafted and adopted as soon as possible.

iii. Cultural

1. Parks



Figure 43: Gaylord Park in Rockland

The National Park and Recreation Association recommends between 6 to 10.5 acres of public recreational lands per one thousand citizens is considered a guideline for jurisdictions that are reviewing their outdoor recreational needs. The Town of Burns would therefore need less than 10 acres of land to meet this requirement. The 70 acre County Park which is located in the northern part of the Burns Town of Burns far exceeds this requirement, although there has been some desire of a park indicated on Town of Burns Planning Commission surveys. The citizens of Burns have access to parks in the surrounding communities of Rockland, Bangor, West Salem, Melrose, and Mindoro.

2. Open Spaces

Privately owned open space areas make up the vast majority of the recreational resource of the Town of Burns. At one time the Department of Natural Resources leased several hundred acres in the La Crosse River lowlands for public hunting access, but due to a changing budget within the Department and a supposed lack of use of the area by the public, these leases were allowed to expire and public access is no longer available except by individual owner contacts.

3. Historical and Cultural resources

The history of a community greatly influences the present culture of the people who reside there. The Town of Burns itself was organized in 1854 after separating from the Town of Burns of Hamilton. Some of the historical buildings and sites in the Town of Burns have been preserved for future generations to appreciate as well.

1. Sand Creek Cemetery



Figure 44: Sand Creek Cemetery

2. Sand Creek Schoolhouse



Figure 45: Sand Creek School House

3. Rockland Cemetery

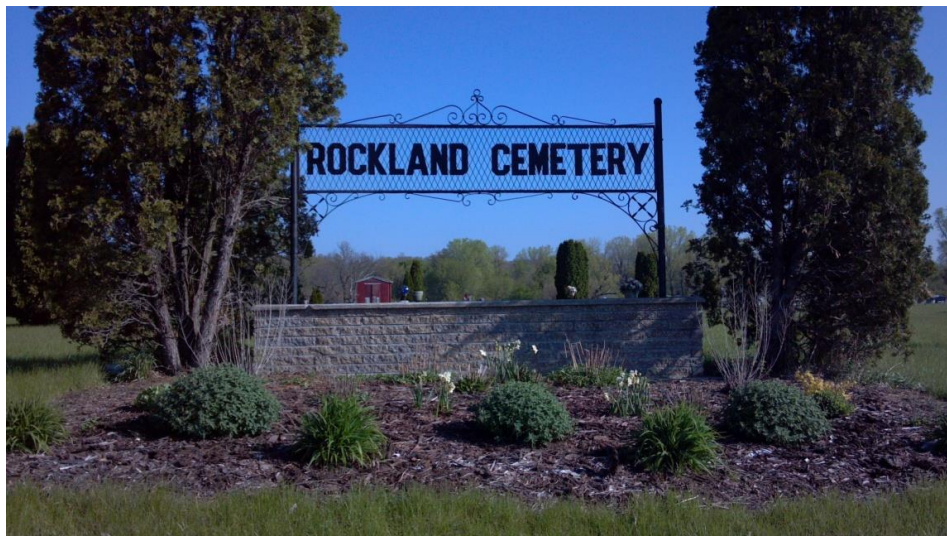


Figure 46: Rockland Cemetery

4. The Striped School



Figure 47: The Striped School

The Striped School, which is located just off of Highway 162, was restored in the early 1970's and is still in use today. Built in 1859, the Striped School is one of the oldest rural schools in La Crosse County. In 1873 the school was enlarged by adding ten feet to the middle of the building and also included the addition of windows. The Striped School gets its name from the original batting which ran up and down and was painted alternately white and red. The 4-H group responsible for the restoration is known as the Striped Strivers.

5. The Burns Cemetery

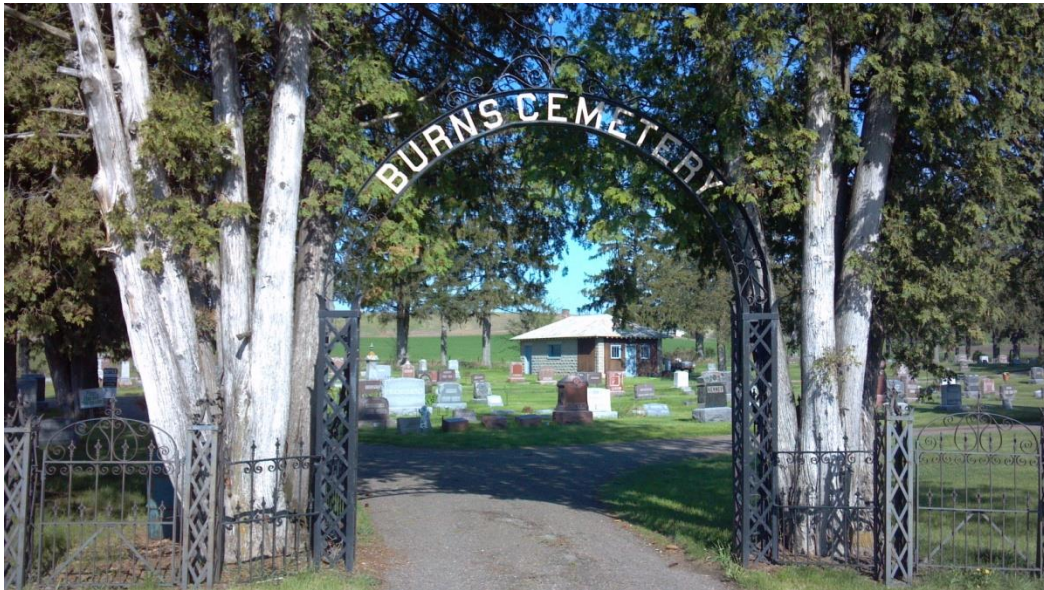


Figure 48: Burns Cemetery

The Burns Cemetery, located off of Highway 162, just north of Highway 16, was established in 1859. Some headstones date before the actual founding of the area as a cemetery. Many of the earlier stones mark the graves of Civil War Veterans. Since the time of its founding there have been four additions to the Burns Cemetery, which make it one of the largest rural cemeteries in La Crosse County. In

August of 1892 a cemetery association was founded and the original documents recording this event are still in the possession of the Town of Burns and are well preserved.

6. Burns Valley Lutheran Church

Burns Valley Lutheran Church, which was located seven miles north of Bangor in Burns Valley, was established in 1873. In 1887 its members divided to form both the Burns Valley Lutheran Church and the Bells Coulee Church. The Burns Valley Church itself was erected in 1891 and a bell donated in 1906. The building was later dismantled and sold in August of 1966 – although the bell was donated to the Faith Lutheran Church in La Crosse.

7. Bells Coulee Church



Figure 49: Bells Coulee Church

Bells Coulee Church was formed in 1887 after the division of its members from the Burns Valley Lutheran Church. Located on the corners of County Highways E and DE in Bells Coulee it is still an active Lutheran Church and a member of the ELCA Synod. The current enrollment is around 190 members and continues to hold services every Sunday. The building itself, built in 1900 has had several additions with the most recent being completed late in 2011.

4. Recreational resources and activities

Bicycles utilize the Town of Burns, County, and State roads by following state law. There is a state owned bicycle trail called the La Crosse River State Trail which passes near or through the Village(s) of Bangor and Rockland, the Town of Burns of Bangor, and the southeast corner of the Town of Burns. This trail is just south of the Town of Burns and provides recreational bicycling opportunities in the summer and snowmobiling opportunities in the winter.



Figure 50: Snowmobiling Sign

In the early 2000's the Town of Burns has put on a Firefly Festival during the early fall for the public. Some of the activities that can be found are a farmers market, informative presentations, kids' projects, band, and socializing event in the evening. The festival is located at the Town of Burns Hall and everyone is invited to attend.

Another recreational activity would be the La Crosse county fair in which many of the 4-H clubs are involved. The fair is located in West Salem and occurs in mid-July.

iv. Goals, Policies, Objectives & Actions

1. To the extent possible maintain the agricultural resource base and scenic rural character
 - a. The Town of Burns will encourage new residential and commercial subdivision developments to occur within or adjacent to the incorporated communities of Rockland and Bangor where a full range of public services can be provided at minimal disturbance to the environment and the natural landscape.
 - b. The Town of Burns will encourage Farmland Preservation and Forestry Management Practices which will encourage responsible farming and forestry practices.
2. Attempt to preserve our environment for future generations and wildlife that currently or in the future will inhabit the land.
 - a. The Town of Burns will work with the Department of Natural Resources and other Governmental Programs to encourage our citizens to use the programs developed to keep our environment healthy.
 - b. The Town of Burns will continue to provide Public Lands for the County Forest and encourage land owners to allow Snowmobile trails on their property to keep the recreational opportunities easily accessible for the members of the public. Promoting outdoor activities helps the positive growth of our community.
 - c. The Town of Burns will continue to provide recycling opportunities for its residents so that we can minimize the amount of waste and toxic contaminants that may pollute our land, air, and groundwater.
3. Attempt to preserve historical places and items for future generations.

- a. The residents of the Town of Burns have established a committee for the Burns cemetery which is active in preserving the history found there. We will continue to develop more committees for community involvement to preserve such historic places.
- b. The Town of Burns will continue to preserve current historical sites as well as explore new sites that the residents of Burns feel to be important to the culture of the Town of Burns.
- c. The Town of Burns will continue to encourage community involvement in the running of its government, Firefly Festival, and other clubs or events.

6. Economic Development Element



Figure 51: Current Industrial Location

a. Introduction

This Element addresses the goals, objectives, and programs implemented within the Town of Burns to guide the development of economic resources within the Town of Burns. This element also includes the strengths and weaknesses of the Town of Burns's ability to attract and retain businesses and industries to provide economic support to the area.

b. Types of new businesses

The types of businesses that the Town of Burns would like to encourage are typically small, family-owned businesses which increase the amount of services offered directly to the residents surrounding these businesses. Some of the current businesses include farms, auto repair shops, storage facilities, and other service industries.

Currently the majority of employment for the Town of Burns residents includes manufacturing (29%), education and health services (14%), and agriculture (13%).

c. Attraction to New Businesses

There are only a small amount of businesses in the Town of Burns due to its rural character. Most businesses are located on the personal property of the owner. The Town of Burns' Residents enjoy the rural beauty of the area and therefore the amount of traffic to these areas is mainly that of the residents who populate the areas themselves. Some locations such as Highways 16 and 162 are traveled more often and therefore are the most attractive locations for prospective businesses. The majority of land in

the Town of Burns is zoned Agricultural A or Exclusive Ag which would require rezoning of the land in order for a business to exist. This process goes through the Town of Burns Planning Commission and Town Board as well as the County of La Crosse before approval.

The workforce residing in the Town of Burns makes it attractive to prospective businesses. The unemployment rate for the La Crosse area is currently 6.3%, which is lower than both the state and national levels of 8.3% and 9.6% respectively. According to the 2010 census data the rate of High School Dropouts for the Town of Burns is at 0.56%, which is less than half of the state average of 1.60%. The Town of Burns residents have opportunities to attend several local secondary education establishments within La Crosse County including Globe University, University of Wisconsin – La Crosse, Viterbo University, Western Wisconsin Technical College, as well as numerous online schools. More information regarding the Educational Level of Burns Residents can be found in the Table below.

Education Level	Number of Residents	Percentage of Total
Less than 9 th Grade	47	7.3%
9 th to 12 th grade, no diploma	71	11.0%
High School Graduate	298	46.6%
Some College, no degree	92	14.4%
Associates Degree	60	9.4%
Bachelor's Degree	60	9.4%
Graduate or Professional Degree	12	1.9%

Figure 52: Education Level of Burns Residents (Census 2000 Data)

Other strengths that the Town of Burns possesses in relation to the attractiveness of the area to new business is the availability of affordable housing, low taxes, access to a railroad, well-maintained highways, and access to first responder, fire, and police in the event of an emergency.

Some disadvantages for the Town of Burns when attracting new businesses is the limited cell phone and internet coverage in parts of the Town of Burns, limited activities for people or employees of prospective businesses, and limited access to interstate travel as the only access points are in Bangor, Sparta, and West Salem.

d. Desired Locations for New Businesses



Figure 53: An Existing Business, Craig's Meats

- i. New Business developments are encouraged near existing businesses such as on Highways 16 and 162, as well as near the Villages of Rockland and Bangor. As these areas are susceptible to more traffic, it will be most beneficial for the businesses as well as the target customers in trying to locate these businesses. The residents of the Town of Burns will therefore keep their rural feel of the Town of Burns which was expressed as an issue of concern in the survey taken by the Planning Commission. Agricultural businesses such as farms and orchards will be located on the land purchased for these businesses and the lands zoned for these types of activities.
- e. Surrounding Economic Pressures



Figure 54: Downtown Bangor

- i. The surrounding communities of Bangor, Rockland, Mindoro, and Melrose are relatively small in comparison to those such as Sparta, Fort McCoy, West Salem, and La Crosse which is where the majority of the Town of Burns residents commutes to for work. The 2000 Census tells us that 8.5% of employed La Crosse County residents commute to a neighboring county altogether. These counties are shown in the table below.

County	Percentage
La Crosse, WI	91.5%
Monroe, WI	1.9%
Houston, WI	1.0%
Trempealeau, WI	1.0%
Winona, MN	0.9%
Vernon, WI	0.8%
Jackson, WI	0.3%
Dane, WI	0.2%
Olmstead, MN	0.2%
Crawford, WI	0.1%
Hennepin, MN	0.1%
Dunn, WI	0.1%
Buffalo, WI	1.8%

Figure 55: La Crosse County Residents Cammuting to Neighboring Counties for Work (Census 2010 Data)

The census also tells us that 19.3% of the workforce in La Crosse County commutes from surrounding counties. Some of the major private sector employers of La Crosse County residents include: Gunderson Lutheran, Trane, Mayo Health System, Kwik Trip, and Century Link. The Public Sector employers which employed the most residents were the County of La Crosse, School District of La Crosse, University of La Crosse, and City of La Crosse.

ii. Goals

1. To encourage new businesses and new business developments to build near existing commercial and industrial areas.
 - a. We plan to do this by enforcing current zoning laws put in place by La Crosse County and the State of Wisconsin. This will help to maintain the rural character of the Town of Burns while still allowing new economic opportunities for residents.
2. To continue expanding our workforce potential in the Town of Burns to make our area a more desirable place for existing businesses to grow and prosper.
 - a. The number of secondary education facilities within a reasonable distance helps to keep our workforce educated. We will continue to support our local school systems to establish an educational base for each student to continue learning and achieve their highest potential.
3. The Town of Burns will continue to support existing businesses which provide jobs and economic support to its residents.
 - a. These businesses grow our economy and help provide services which otherwise would require longer trips to obtain the goods and services they provide. By keeping our roads navigable and our utilities current and in good working order we will continue to support these businesses into the future.

7. Intergovernmental Cooperation Element



Figure 56: Bangor, Burns, Rockland Fire Dept.

a. Introduction

This section of the Comprehensive Plan addresses the intergovernmental cooperation of the Town of Burns with State and Federal agencies as well as neighboring municipal jurisdictions and/or agencies.

The Town of Burns has worked well with its neighbors in the past and understands the importance and benefit of intergovernmental cooperation. This section will identify the existing relationships that have been formed in the past as well as opportunities to work with neighboring communities.

b. Existing Shared Services

- i. The La Crosse County Planning Department Website offers links to provide information regarding the Town of Burns to interested residents and neighboring municipalities
- ii. Each neighboring Town of Burns has a Comprehensive Plan which is available to the Town of Burns' residents for review and evaluation. It is recommended that the Town of Burns use these comprehensive plans as they are developed or revised in order to identify areas of potential conflict and/or coordination opportunities.
- iii. The sharing of some equipment and materials related to Town of Burns Business helps to reduce costs of some of these purchases while making them available to residents of multiple Municipalities.
- iv. The La Crosse County Comprehensive Planning process allows the Town of Burns to be current on areas of potential conflict and/or coordination opportunities.
- v. The school districts which lie in the Town of Burns are all shared with other Townships. These include West Salem, Bangor, and Melrose-Mindoro. An open dialogue with these school districts helps the Town of Burns to provide the schools with the necessary tools to educate the residents of the Town of Burns.
- vi. Some regional and county economic development efforts to improve the local economy help to increase the number of employment opportunities and tax base.
- vii. Transportation programs provided by the Wisconsin Department of Transportation will ensure future state funding and assistance to identify budgeting efficiencies for the Town of Burns.
- viii. The Town of Burns Board is a part of the Wisconsin Township's Association. Attending meetings held by the Wisconsin Township Association is important to the Town of Burns in that it allows the open dialogue with neighboring municipalities. Membership in this association and meetings attendance will be important in identifying and resolving any conflicts that may arise with neighboring Townships by providing a forum for communication. Therefore, the Town of Burns Board plans on continuing their attendance at the Township Association meetings.

c. Emergency Services

- i. The Town of Burns works with Village of Bangor, Township of Bangor and Village of Rockland to provide First Responder and Fire services to these communities. By working together the costs of these services can be minimized while providing a better quality service to all of the parties involved.

d. Land management

- i. The Zoning currently in practice in the Town of Burns is provided by La Crosse County. This helps to minimize the costs associated with enforcing the laws associated with zoning regulations.
- ii. In the survey taken of the Town of Burns residents we asked if the county should take over the assessing of land or leave it at the local level. Eighty three point seven percent of people said to leave the assessing of land to the local level. The Town of Burns planning commission recognizes that the needs of urban and rural zoning are different. As a Planning Commission we will make sure that the county understands rural zoning issues are different than urban or suburban. We encourage common sense decisions when regarding rural lands, like the number of farm buildings, animal units and building sizes. We encourage residents to have businesses at

their rural sites because we wish to increase the services to our residents and wish our residents to have the ability to use their land as they wish.

e. Goals, Policies, Objectives & Actions

- i. The Town of Burns will work with the county to have assessing done on a timely basis and to be in compliance with the zoning enforced by La Crosse County.
- ii. The Town of Burns will use assessors familiar with surrounding municipalities so that we may share costs with surrounding Townships, Villages, and Cities and have property assessments comparable to those around us.
- iii. Burns will use similar software to the surrounding communities so that land assessment will be efficient.
- iv. The Township of Burns will produce a Comprehensive Plan so that other Municipalities may use our information to their benefit as well as the other Townships utilizing similar Comprehensive Plans to achieve related goals.

8. Land-Use Element



Figure 57: Cow and Calf on a Burns Farm

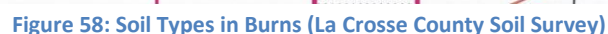
a. Introduction

The residents of the Town of Burns recognize how fortunate they are to have such an abundance of natural resources and are sensitive to the need to protect and preserve the resources. Existing land uses in any community are difficult to change due to the costs of development and the public services provided to serve it. Existing developments therefore greatly influence future land use patterns. By analyzing these developments as well as the social, economic and natural features of a community, better informed decisions can be made on how future land uses should be planned. This section of the plan carries out this exercise and forms the basis of the Town of Burns's land use plan.

b. Natural Features & Development Characteristics

- i. The Natural Features in the Town of Burns vary greatly and have large affect on the land usage and development of the Town of Burns. The varying landscape is largely due to the location in the "Driftless Area" which was missed by ancient glaciers that ultimately formed much of the flatter landscapes found in surrounding areas of the Upper Midwest.
- ii. Varying elevations can be found in the Town of Burns. These include mostly steep sided valleys or coulees with wooded slopes and are mainly in the Northern part of the Town of Burns; as well as cultivated agricultural areas located on the smaller slopes and the tops and valley floors of

- iii. The La Crosse River bottoms offer an entirely different topography. The extensive wetland soils have a large amount of varying vegetation and provide difficult development obstacles due to their instability and susceptibility to erosion problems. The land is sought after for its great hunting and recreational opportunities, but has minimal value for development and agricultural uses. Some streams which feed into the La Crosse River within the Town of Burns include: Adams Creek, Burns Creek, and Little Burns Creek. Each of these streams is considered Class III trout streams or lower.
- iv. A Town of Burns such as Burns has an extensive amount of variation in the soil types due to the differing land types. The soil in the Town of Burns tends to be in the category of “sandy.” The areas lying to the Northern part of the Town of Burns tend to be sandier and less agriculturally productive than the siltier soils that lay close to the La Crosse River in the Southern part of the Town of Burns. The slopes or coulee sides have a more complex soil pattern than the valley floors or ridge tops. There are at least 37 different types of soils in the Town of Burns. Class one and two soil types are found in the map shown below.



c. Existing Land Use

Over 95% of the land use within the Town of Burns or approximately 30,000 acres consist of agricultural lands or open space in the form of wooded uplands, meadows, or wetlands. The remaining land use consists of scattered single family homes, a mobile home court, an assortment of commercial businesses near the State Highway 162 and 16 intersections, and a large wood processing facility which is considered as an industrial land use. Other commercial and industrial land use facilities are mostly adjacent to or south of State Highway 16 in the southern part of the Town of Burns near the Village of Bangor.

Public parks and recreation facilities are minimal in the Town of Burns as much of the land is privately owned. La Crosse County owns 70 acres of forest land in two separate parcels in the northern part of the Town of Burns. There are no “improvements” on this property in terms of public accommodation, but the land is open for unstructured hiking, nature observation, and hunting.

As much of the land in the Town of Burns is wooded, private recreational areas are used mainly for hunting and hiking at the owner’s determination. Much of this type of land is wooded and sloped and therefore difficult to develop.

The La Crosse River as well as some of the tributaries to it are open to the public for fishing. Much of the La Crosse River is navigable by small boat and public landings are available on County J and Highway 162.

The La Crosse River Bike and Snowmobile Trail crosses the extreme southeast and Northern parts of the Town of Burns as part of its length between Sparta, La Crosse, Bangor, and West Salem. This trail also serves as a transportation artery in the winter months.

d. Future Developments

Potential developments which will influence the Town of Burns may include the expansion or development of the lands surrounding the Industrial Lumber Company which is available for possible development. Continued residential construction in the village of Rockland also will influence adjacent Town of Burns’ properties.



Figure 59: Overlook of I-90 and Stella Jones Property

The long proposed interchange with CTH J and I 90, if it were ever built, would likely increase development pressure in this area of the Town of Burns.

Any new lots must be a minimum lot size of 1 acre for any residential lot or district that requires any residential use. Any lot of record not meeting this new requirement will not be considered non-conforming as to area or use but must meet all setback requirements.

The majority of commercial and industrial property, located on the Southern end of the Town of Burns near Highways 16 and 162, are where the majority of developments are taking place. This helps keep the amount of development in outer lying parts of the Town of Burns less likely for large developments where commercial traffic is less likely.

Future residential developments are not foreseen in the near future at this time.

e. Development Pressures

Recent building permit information shows that the Town of Burns is becoming an attractive area for new single family homes. This development is likely supported by the expanding economic forces that surround the Town of Burns such as the growing economic base of the La Crosse metro area, Sparta's and Tomah's success at recruiting new industry and business, the casino industry and the new state prison in Black River Falls, and the prominence of Fort Mc Coy as a training site for our nation's defense. Land areas zoned as Agricultural A are subject to home development since these areas allow one half acre lot subdivisions. The map shows the location of over 75 separate areas from one half acre in size to one square mile where this zoning designation is in place.

Fortunately the majority of the Town of Burns consisting of almost 29,000 acres is zoned Exclusive Agriculture. This zoning designation as its name suggests is the most important tool the Town of Burns has that can be used to maintain its rural-agricultural character and curb development pressure. To accomplish this the Town of Burns Board must vigorously hold the line as much as practical on rezoning of Exclusive Agricultural lands with soil classifications of one and two as well as maintain its 35 acre minimum lot size to more intensive forms of development activity. The Town of Burns supports a 5% development maximum for individual developments on a base farm tract. A base farm tract is considered to be continuous parcels of land with a single owner.

Development pressures as discussed earlier may likely first occur on the Agricultural A zoned areas near roadways and on valley floor or ridge tops. New housing developments on this agricultural land will likely locate on the best farm land i.e. the flatter valley floors and the ridge tops which will make it economically unfeasible to farm this land in the future since the remaining land would typically be of lower agricultural quality. This added residential development will create increased economic incentive on surrounding land areas to do the same. From this example repeating itself one can see how urban sprawl can occur from a decision of a single landowner to subdivide or sell his land for development purposes.

The current high demand for frac sand, a nonmetallic resources found in many Wisconsin regions raises concerns for the residents of Burns when trying to protect our Natural resources. For this reason, the Planning Commission will recommend to the Town Board that a Nonmetallic Mining Licensing Ordinance, which should cover the entire town, should be drafted and adopted as soon as possible.

f. Existing Zoning

All land in La Crosse County fits into one of the following categories: Residential District "A", Residential District "B", Residential District "C", Agricultural District "A", Exclusive Agricultural District, Agricultural Transition District, Conditional Use Provisions, Agricultural District "B", Commercial District "A", Commercial District "B", Commercial District "C", Industrial District, Mobile Home Court, Community Based Residential Facilities. The majority of the Town of Burns is zoned Agricultural with Exclusive Agriculture District at 93%, making it the dominant zoning classification.

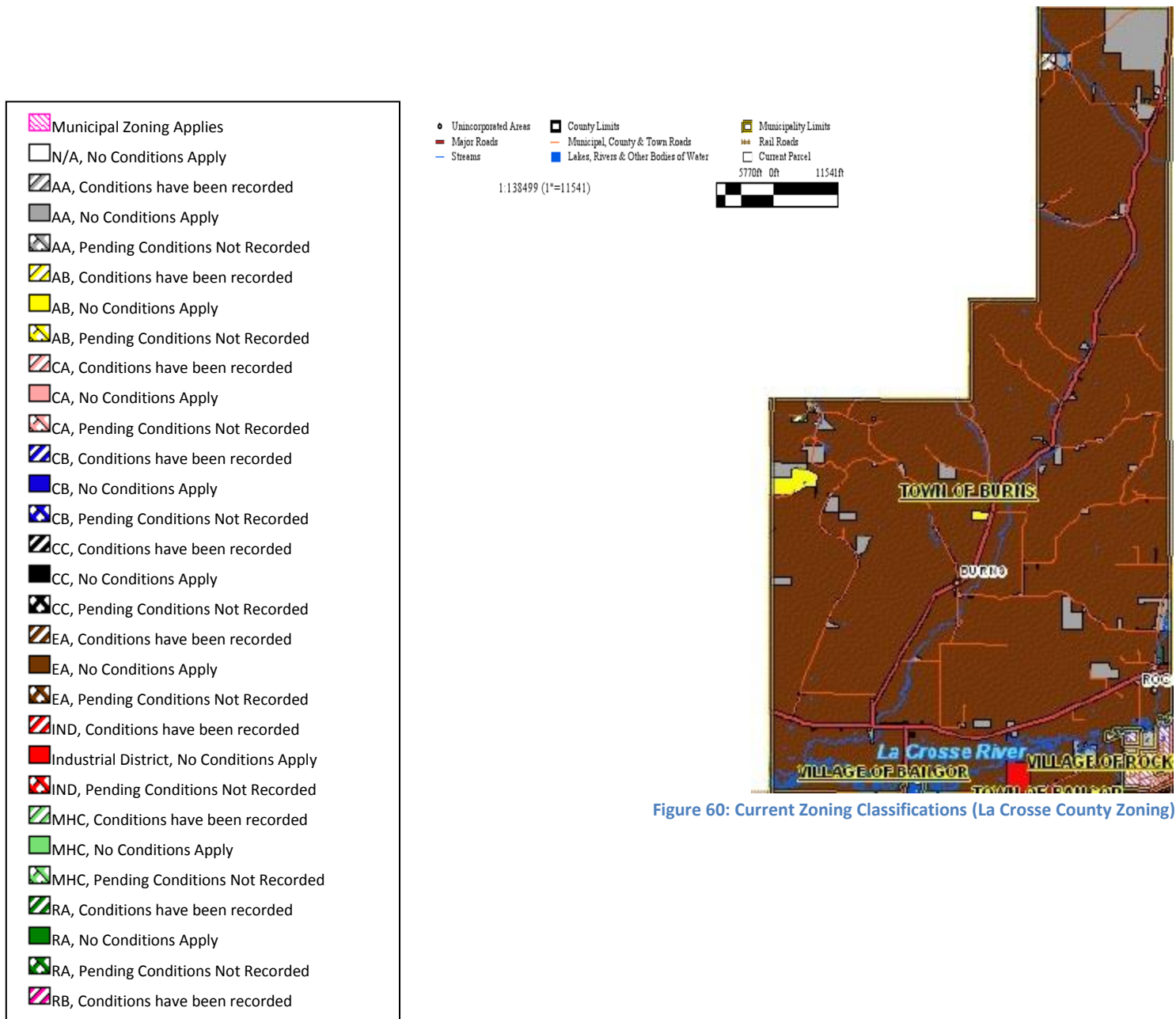


Figure 60: Current Zoning Classifications (La Crosse County Zoning)

In the fall of 2011 the La Crosse County Zoning Department proposed a new Zoning Ordinance. The New Ordinance, if adopted would change the names of the districts as well as some of the conditional uses of these land areas. The map below shows these proposed changes.

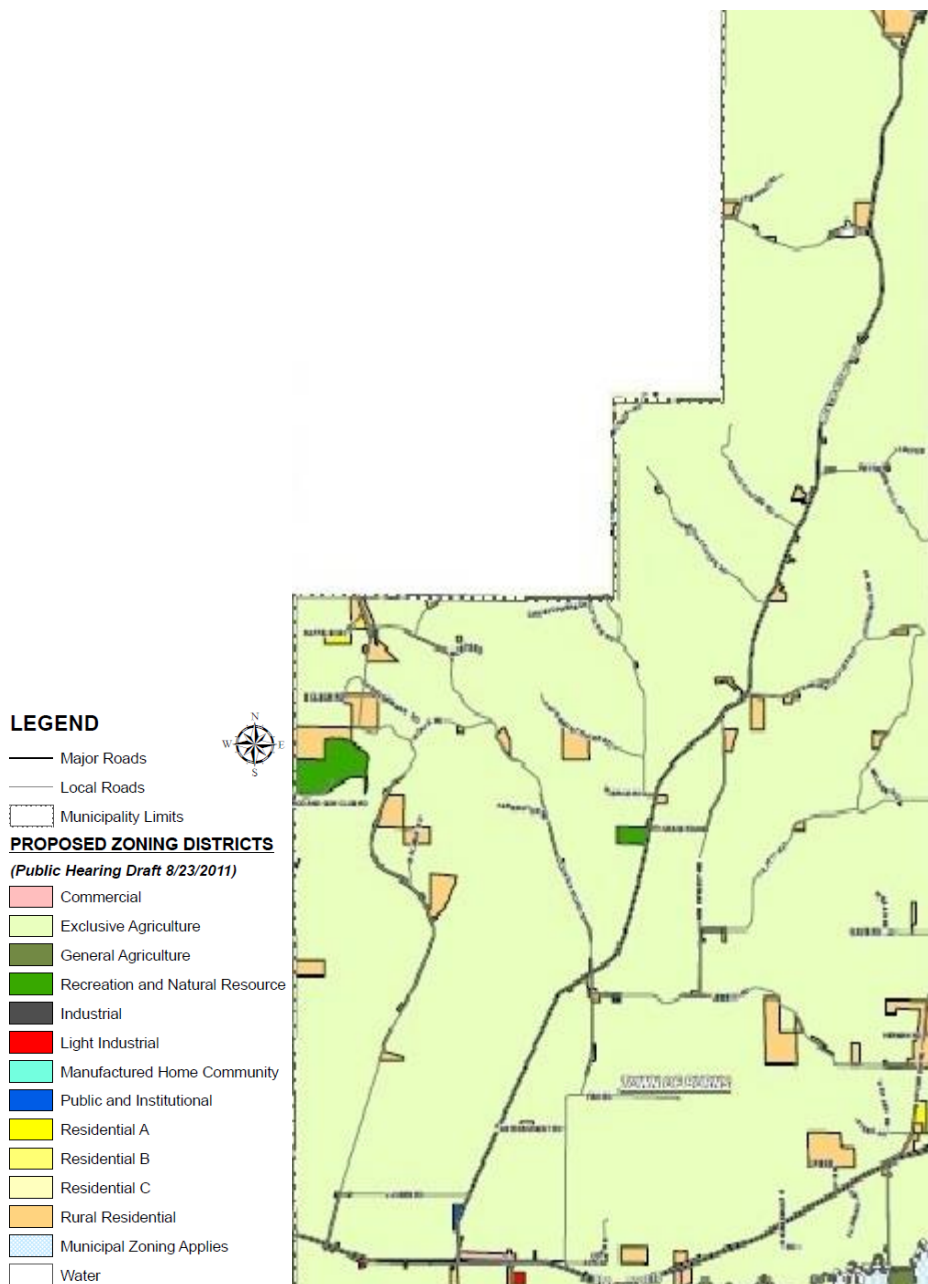


Figure 61: Proposed Zoning Classification (La Crosse County Zoning, 2011)

g. Goals, Policies, Objectives & Actions

- i. To keep the rural character of the community as desired by the current residents residing in the Township of Burns.
 1. When surveyed 80 percent of residents of the Town of Burns were in support of keeping the current rural feel of the Town of Burns. Currently 76% of the Town of Burns is considered to be Crop and Farmland.
- ii. To provide necessary services to the Township of Burns while keeping taxes affordable for all residents in the Township of Burns.
 1. Residents also wanted to keep property taxes affordable. The Town of Burns is currently active in Governmental programs that help the residents to accomplish this goal. Such programs are Farmland Preservation and Forestry Management which help landowners receive funding for the responsible management of their properties. This also aids in the preservation of the land for future generations.

- iii. To continue providing public lands for the enjoyment of anyone who may desire to use them.
 - 1. The Town of Burns would like to continue maintaining the County Forest and Town of Burns Owned Land so that residents and the public may continue to use these resources.
- iv. To effectively and efficiently use the land for our benefit while keeping the land healthy, safe, and productive for future generations.
 - 1. Preventing soil erosion is a concern due to the differing elevations in the Town of Burns. Erosion is harmful in that it can be detrimental to building sites, developed property and the natural habitats that keep our Town of Burns beautiful. To deal with this problem the Town of Burns is involved with the Farmland Preservation Programs as well as monitoring new building developments that may promote future erosion problems.

9. Implementation Element

a. Introduction

This element of the plan will address the implementation of the Town of Burns comprehensive plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions to be completed that will implement the objectives, policies, plans and programs identified in the plan. The element is required to state how each of the elements of the plan are integrated and made consistent with each other, identify a mechanism to measure the local governments' progress toward achieving the plan, and the element shall include a process for updating the plan.

In 2010 it was decreed that if local government unit engages in official mapping, local subdivision regulations, zoning ordinances, and zoning of shorelines or wetlands those actions must be consistent with the local unit of governments' comprehensive plan. The adoption of this plan will ensure all regulatory activities are conducted within the requirements of Wisconsin State Statutes.

i. Burns Planning Commission Vision Statement

We foresee our Town of Burns continuing to be rural in character and would like to maintain this rural character, and direct nonagricultural development that detracts from a rural character to existing nearby incorporated communities.

b. Adoption of the Plan

It is important to understand that the plan will only be as good as its implementation. Adoption of the Town of Burns Comprehensive Plan is the first step in implementing the plan. The Plan Commission will recommend approval of the plan to the town Board by resolution. The Town Board must then adopt the plan by ordinance in order to enact the plan. Once adopted the plan will serve as a framework and guide for the development of the town over the next twenty years.

c. Implementation Tools

Implementation Tools include the rules, policies and ordinances used to facilitate or control a desired outcome. Examples include zoning code, subdivision ordinance and official mapping. This section includes both regulatory and non-regulatory measures.

i. Regulatory Measures

1. Zoning Ordinance

- a. Action: Stay current with La Crosse County Zoning Laws

2. Official Maps

- a. Action: Continue to update the official map at which time changes in the corporate boundaries or extraterritorial area require long-term infrastructure planning for future annexation.
- 3. Sign Regulations
 - a. Action: Update and enforce the Town of Burns' regulation. Monitor community desire for increased standards as determined through complaint, request, or survey basis.
- 4. Erosion Control Ordinance
 - a. Action: Establish an Erosion Control Ordinance and update as necessary to maintain the system and sufficient management for the ordinance.
- 5. Building/Housing Codes
 - a. Action: Require all builders to follow State and local building codes for all structures built within the jurisdiction.
- 6. Mechanical Codes
 - a. Action: Require all builders to follow State and local building and mechanical codes for all structures built within the jurisdiction.
- 7. Land Division Ordinances
 - a. Action: Continue to follow and participate in La Crosse County Zoning policy changes as necessary. The Township of Burns should ensure availability of the zoning policies for the township to neighboring municipalities for their use in reviewing development applications.
- ii. Non-Regulatory Measures
 - 1. Capital Improvement Plan
 - a. Action: Work with the Mississippi River Regional Planning Commission and La Crosse to create a CIP for the Township of Burns when required.
 - 2. Site Plan Regulations
 - a. Action: Require a series of detailed information submitted as part of the Building Permit. Applicants must include site descriptions, site map, sewage disposal plan, water supply plan and additional information as requested by the Township of Burns.
 - 3. Cooperative Boundary Agreements
 - a. Action: Develop boundary agreements between neighboring municipalities.
 - 4. Impact Fees
 - a. No current. Will leave this option open for future investigation as warranted.

d. Consistency among Plan Elements

The Township of Burns completed all planning elements simultaneously, no known inconsistencies exist. To keep consistency with the Comprehensive Plan, the Township should incorporate existing plans as components to the Comprehensive Plan and adopt all future plans as detailed elements of this plan. The Township of Burns will continue to make educated decisions based upon available information and public opinion.

Wisconsin Statutes requires a discussion of how the plan will remain consistent across elements. The planning process established the Town Plan Commission as the governmental body that would oversee the development of all the planning elements. This process ensured that there are no known inconsistencies across planning elements. During the planning process members of the town Board periodically attended meetings. This participation helped ensure plan consistency with existing town

policy. In addition, plan copies were forwarded to the La Crosse County and the Mississippi River Regional Planning Commission to ensure the document remains consistent with the planning activities in La Crosse County and the region.

e. Mechanism to Measure Progress to Work Toward Goals

The success of the plan will be measured by the degree to which the planning goals are achieved. This will be measured through evaluation during plan updates. In addition, as part of the plan updates the Plan Commission, Town Board and residents will evaluate the progress made in meeting the implementation schedule included in this element.

f. Process For Updating the Plan

The Plan Commission and Town Board will be the primary bodies responsible for the implementing and monitoring the plan over the 20-year planning period. Updates and revisions to the plan will also be the responsibility of Plan Commission and Town Board and done in accordance to Wisconsin State Statute requirements at a minimum on once every 10 years.

g. Goals

- i. The Town of Burns wishes to provide the opportunity for the public to have continued input in the plan and plan implementation.

1. To accomplish this the Township of Burns will update the Comprehensive Plan at a minimum of every 10 years. During the plan update process resident involvement will be incorporated by notification of public meetings, updated surveys and a public hearing being held on any modifications. The plan update will include measuring plan performance at achieving goals, revising statistical information, updating projections and analysis of past projections. The final stage of the update process will include revision and/or updating implementation strategies to meet the changing needs of the Town of Burns. The Planning Commission will also plan objectives, definitions, policies, programs/actions, etc. recommended for development and implementation as a result of the planning process will be developed and/or approved by the Town Board and/or the Town Plan Commission both of which hold public meetings that are open to the public to attend and comment.

- ii. The Town of Burns will explore policies, programs and other methods to implement the various recommendations of the Comprehensive Plan.

1. To do this each element of the comprehensive plan detailed plan objectives, definitions, policies, programs/actions, etc. to be developed or utilized to implement the comprehensive plan. As a means to organize, schedule and monitor the implementation of the plan, an implementation schedule has been created as part of the implementation element.

- iii. To keep the Town Plan current and accessible to all individuals who wish to use it as a resource.

1. To accomplish this the Town Plan will be available at the request of anyone who contacts a current town board or planning commission member. Copies will also be distributed to neighboring municipalities, the La Crosse County Library system and will be available at the Burns Town Hall.

h. 5-Year Action Plan

The 5-Year Action Plan provides a work schedule of major actions that the Township should complete as part of the implementation of the Comprehensive Plan. It should be noted that many of the actions require considerable cooperation with others, including the citizens of Burns, Township staff and local and state governments. The completion of recommended actions in the timeframe presented may be

affected and or impacted due to competing interests, other priorities and financial limitations facing the Township.

5-Year Action Plan

Element and Goal	Priority	Action	Responsibility and Timeline
Issues and Opportunities			
Maintain a consistent and appropriate home to property ratio as well as providing commercial and industrial opportunities within the Township.	High	<ul style="list-style-type: none"> Review each request as presented Maintain consistency between individual cases by following the current zoning regulations and ordinances 	Planning Commission and Town Board On-Going
To provide adequate opportunities for individuals of all demographics to improve their quality of life by residing in the Township of Burns.	High	<ul style="list-style-type: none"> Continue to offer programs currently offered in the Township of Burns Encourage positive relationships with surrounding municipalities so that the residents residing in the Township of Burns have access to services not provided by the Township of Burns 	Planning Commission, Town Board, and any Surrounding Communities or Organizations On-Going
Housing			
To Encourage a more consistent land use pattern within the Township of Burns so that community growth and development occurs in designated areas	High	<ul style="list-style-type: none"> Keep development off productive farmland Encourage new developments in "clusters" or near existing structures when possible 	Planning Commission On-Going
To Provide affordable and safe housing for the Residents of Burns	Low	<ul style="list-style-type: none"> Continue surveying the residents of the Township of Burns to determine the need for more affordable housing Address this situation as the need arises 	Planning Commission & Town Board On-Going
To keep in mind the needs of housing in the Towns of Burns will continue to change as the age of structures increase.	Low	<ul style="list-style-type: none"> Monitor current census data in order to determine the ages of structures Work with individual 	Planning Commission & Town Board On-Going

		owners as each case is presented in order to update and replace structures as determined by the owner	
Transportation			
To maintain a safe, efficient, and cost-effective transportation system within the Township of Burns	High	<ul style="list-style-type: none"> • Monitor changes in traffic volume and patters that result from future growth • Employ maintenance crews and vehicles to keep roadways navigable and safe 	Town Board On-Going
Utilities and Community Facilities			
Maintain current services and facilities in a cost-effective manner that is capable of providing the needs of the people in a safe and efficient manner.	High	<ul style="list-style-type: none"> • Monitor and maintain the condition of existing facilities to keep them safe, efficient and maintained so that these services can be provided in the future 	Town Board On-Going
To continue working with neighboring municipalities regarding utilities and community facilities that may be needed in the future which will provide cost savings to the taxpayers.	High	<ul style="list-style-type: none"> • Keep open dialogue with our neighboring municipalities • Encourage the development of services in neighboring communities that we may not be able to provide as a Township ourselves. 	Planning Commission and Town Board On-Going
The Town of Burns will continue to encourage conservation farming practices which minimizes soil erosion and runoff.	High	<ul style="list-style-type: none"> • Encourage farmers and other landowners to work with soil conservation programs • Keep communication open with residents to encourage proper drainage systems 	Planning Commission, Town Board, and all residents of the Township On-Going
Agricultural, Natural and Cultural Resources			
To the extent possible maintain the agricultural resource base and scenic rural character	High	<ul style="list-style-type: none"> • Review current zoning and ordinances to keep development opportunities fair for all residents 	Town Board & Planning Commission On-Going

		<ul style="list-style-type: none"> Encourage new developments on areas not currently in use as productive farmland 	
Attempt to preserve our environment for future generations and wildlife that currently or in the future will inhabit the land.	High	<ul style="list-style-type: none"> Encourage residents to abide by laws put in place by the Department of Natural Resources Work with conservation groups to promote awareness of environmental issues 	Town Board & Individual Residents On-Going
Attempt to preserve historical places and items for future generations.	Low	<ul style="list-style-type: none"> Work with local groups, individuals and clubs involved with such places and items in order to preserve these locations 	Committees, Clubs, Organizations, and Individual Residents On-Going
Economic Development			
To encourage new businesses and new business developments to build near existing commercial and industrial areas.	Low	<ul style="list-style-type: none"> As the need arises these businesses will be encouraged to build near existing areas Review zoning and ordinances which determine the regulations specific to the types of structures used for these businesses 	Planning Commission, Town Board On-Going
To continue expanding our workforce potential in the Town of Burns to make our area a more desirable place for existing businesses to grow and prosper.	Low	<ul style="list-style-type: none"> As individual cases are presented, businesses will be encouraged to develop in the Township of Burns in order to expand the workforce opportunities for our residents Businesses will be encouraged to develop near locations where existing utilities exist 	Planning Commission & Town Board On-Going
The Town of Burns will continue to support existing businesses which provide jobs and economic support to its residents.	Low	<ul style="list-style-type: none"> Continue to support the educational system to provide qualified employees to our current businesses Maintain safe and 	Town Board & Planning Commission On-going

		efficient roadways to current businesses so that their business may continue to operate without interruption	
Intergovernmental Cooperation			
The Town of Burns will work with the county to have assessing done on a timely basis and to be in compliance with the zoning enforced by La Crosse County.	High	<ul style="list-style-type: none"> • Work with state officials to determine the proper timeline for property assessments • Monitor current compliance with assessment regulations 	Town Board On-Going
The Township of Burns will use assessors familiar with surrounding municipalities so that we may share costs with surrounding Townships, Villages, and Cities and have property assessments comparable to those around us.	High	<ul style="list-style-type: none"> • As stated in our town survey, 83.7% of residents strongly agree that the Township of Burns should retain control in regards to property assessment 	Town Board On-Going
Burns will use similar software to the surrounding communities so that land assessment will be efficient.	Low	<ul style="list-style-type: none"> • As much of the current software is not determined by the township, the use of similar software will be encouraged but is not seen as a high priority issue • Records of software should be kept or written in contracts with current assessors to be turned over to the Township after termination of the contract 	Town Board On-Going
The Township of Burns will produce a Comprehensive Plan so that other Municipalities may use our information to their benefit as well as the other Townships utilizing similar Comprehensive Plans to achieve related goals.	Low	<ul style="list-style-type: none"> • Encourage surrounding municipalities to circulate copies of current Comprehensive Plans • Distribute the current Comprehensive Plan to surrounding municipalities • Attend meetings held by the Wisconsin Township Association to better understand current issues in 	Planning Commission, Town Board On-Going

		regards to our township	
Land Use			
To keep the rural character of the community as desired by the current residents residing in the Township of Burns.	High	<ul style="list-style-type: none"> Review current survey comments to determine what the residents desire their community to look like Stay current on zoning issues as they arise within La Crosse County and other ordinances that are presented 	Planning Commission and Town Board On-Going
To provide necessary services to the Township of Burns while keeping taxes affordable for all residents in the Township of Burns.	High	<ul style="list-style-type: none"> Work with surrounding municipalities to provide community services which we cannot provide alone Maintain most cost effective services as well as current infrastructure 	Town Board On-Going
To continue providing public lands for the enjoyment of anyone who may desire to use them.	Low	<ul style="list-style-type: none"> Encourage the county to maintain the current amount of land offered for recreational use Continue to maintain the town road which offers access to the current public lands 	Planning Commission & Town Board On-Going
To effectively and efficiently use the land for our benefit while keeping the land healthy, safe, and productive for future generations.	High	<ul style="list-style-type: none"> Encourage farmers and landowners to take advantage of land conservation programs such as Farmland Preservation and Forestry Management 	Planning Commission & Town Board On-Going
Implementation			
The Town of Burns wishes to provide the opportunity for the public to have continued input in the plan and plan implementation.	High	<ul style="list-style-type: none"> Post the meeting date and times to allow for public input Use current survey data to determine the wants and needs of Burns residents 	Planning Commission On-Going
The Town of Burns will explore policies, programs and other methods to implement the various recommendations of the	High	<ul style="list-style-type: none"> Review the procedures and steps taken by neighboring municipalities in the 	Planning Commission 2013

Comprehensive Plan.		implementation processes of similar plans <ul style="list-style-type: none"> • Review recommended methods provided by State Statutes 	
To keep the Town Plan current and accessible to all individuals who wish to use it as a resource.	High	<ul style="list-style-type: none"> • Review the Town Plan as needed to stay current • Work with surrounding municipalities to determine which changes should be made to keep the public informed 	Planning Commission On-Going

Figure 62: 5-year Action Plan

i. Implementation Schedule

i. Open House Date

Anyone requesting a copy of the Town of Burns plan will be

ii. public hearing date

10. Bibliography

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11. Appendix A: Survey Cover Letter, Questions and Responses

Town of Burns
Plan Commission
October 6, 2010

Dear Property Owner and/or Resident,

According to state law it is our understanding that if the Town is going to continue to make zoning and land use decision it is required that the Town have a Comprehensive Plan. All zoning and land use decisions have to be consistent with this Plan.

The Town is currently under County zoning and the County has completed their Comprehensive Plan. The Town can be more strict than the County Plan, or less strict; but either way the strictest Plan will be the deciding factor.

In order to complete the Town Comprehensive Plan we have put together a survey of questions to get your input and direction as we work on each of the nine elements of the Town Comprehensive Plan. Because all future zoning and land use decision will be based on this Plan we really feel your input on the questionnaire is very important.

The 9 elements are: Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; Land Use; Implementation.

Please send your completed surveys back in the self addressed/stamped envelope postmarked by October 20, 2010.

The Surveys will be opened and discussed at a Town Plan Commission meeting shortly thereafter at a time and date to be announced.

Thank You.

Sincerely,
Town of Burns Plan Commission

Todd Caulum
Bill Larson
Judy Sommers
Matt Hoth
Steve Nuttleman
Gary Schomburg, vice chairman
Paul Kitzmann, chairman

Survey Question

1 Are you a landowner in the Town of Burns?					Yes	No		
					300	22		322
					93.2%	6.8%		100.0%
2 Do you rent or own?		Rent	Own					
		13	298					
		4.2%	95.8%					
3 In what type of residence do you live?								
Single family house, non farm residence	Mobile home	Town house	Multi-family apartment	Single family house, farm residence	Duplex	Multi-family condominium	Part time/Vacation home	
170	18	0	0	108	1	0	12	309
55.0%	5.8%	0.0%	0.0%	35.0%	0.3%	0.0%	3.9%	100.0%
4 How many acres do you own?								
Less than 1 acre	More than 1 acre to 5 acres	More than 5 acres to 11 acres	More than 11 acres to 35 acres	More than 35 acres to 80 acres	81 acres or more			
44	63	23	16	54	107			
14.3%	20.5%	7.5%	5.2%	17.6%	34.9%			
5 How long have you lived in the Town of Burns?								
Less than one year	1 to 5 years	6 to 10 years	11 to 20 years	More than 20 years	I do not reside in the Town			
5	25	39	48	162	40			
1.6%	7.8%	12.2%	15.0%	50.8%	12.5%			
6 Do you work in the Town of Burns?								
Yes	No If not, please list where			1 Works in sparta 1				
55	261							
17.4%	82.6%							
7 How do you feel the speed at which development is occurring in the Town of Burns?								
About right	Too slow	Too fast						
222	39	53						
70.7%	12.4%	16.9%						
8 Is there a traffic problem in the Town of Burns?								
Yes (see quest No								
44	265							
14.2%	85.8%							
9 If you answered yes to the question 8 please identify up to three dangerous roadways/intersections in the Town and explain why each is dangerous.								
a.) Name of Road								
b.) Name of Road 2								
c.) Name of road 3								

10 "The following list includes several statements that suggest choices about the future direction for growth and development for the Town of Burns. Please place a check in the appropriate box next to each statement that indicates how you feel about that statement.

	Strongly Agree	Agree	No opinion/ Neutral	Disagree	Strongly disagree	
a. The Town should be mostly rural.	144 44.7%	121 37.6%	33 10.2%	21 6.5%	3 0.9%	322 100.0%
b. The Town should encourage commercial business (ie retail) development.	11 3.4%	69 21.5%	81 25.2%	93 29.0%	67 20.9%	321 100.0%
c. The Town should encourage the preservation of farmland for agriculture.	124 37.7%	131 39.8%	43 13.1%	24 7.3%	7 2.1%	329 100.0%
d. The Town should encourage the preservation of green space.	77 24.0%	132 41.1%	79 24.6%	26 8.1%	7 2.2%	321 100.0%
e. Maintaining the 35 acre rule for land zoned Exclusive Ag. is important.	92 28.4%	81 25.0%	54 16.7%	57 17.6%	40 12.3%	324 100.0%
f. New residential subdivisions (five or more houses) in the Town should occur adjacent to areas that are already developed.	53 16.1%	127 38.5%	61 18.5%	53 16.1%	36 10.9%	330 100.0%
g. The Town should encourage Industrial development (ie lumber mills, manufacturing, etc.)	13 4.0%	75 23.0%	73 22.4%	96 29.4%	69 21.2%	326 100.0%
h. Natural resource protection should be a normal priority in the town.	80 25.0%	177 55.3%	48 15.0%	12 3.8%	3 0.9%	320 100.0%
i. The Town should encourage tourism and recreation-oriented businesses.	13 4.0%	86 26.7%	118 36.6%	78 24.2%	27 8.4%	322 100.0%
j. Development should occur mostly in cities and villages.	85 26.2%	150 46.2%	37 11.4%	37 11.4%	16 4.9%	325 100.0%
k. Housing affordability is a problem in the Town.	13 3.9%	43 13.0%	169 51.2%	86 26.1%	19 5.8%	330 100.0%
l. The Town should cooperate with surrounding towns, cities, and villages.	71 21.9%	151 46.6%	62 19.1%	27 8.3%	13 4.0%	324 100.0%
m. Housing subdivisions should be allowed in rural areas of the Town.	13 4.0%	49 15.2%	47 14.6%	118 36.6%	95 29.5%	322 100.0%
n. Mixed-use development should be allowed in rural areas of the Town.	15 4.7%	60 18.9%	73 23.0%	99 31.1%	71 22.3%	318 100.0%
o. The Town should participate in environmental projects to manage storm water.	47 14.8%	155 48.9%	83 26.2%	23 7.3%	9 2.8%	317 100.0%
p. The preservation of historic structures/sites should not be discouraged.	55 17.2%	179 56.1%	70 21.9%	10 3.1%	5 1.6%	319 100.0%
q. Regulations regarding the height and location of cell towers should be developed.	49 15.4%	118 37.1%	91 28.6%	41 12.9%	19 6.0%	318 100.0%
r. Regulations regarding the height and location of wind turbines should be developed.	58 17.5%	118 35.5%	76 22.9%	55 16.6%	25 7.5%	332 100.0%
s. New commercial developments in the Town should occur adjacent to areas that are already commercial, or in areas particularly suited for commercial development.	63 19.3%	176 53.8%	58 17.7%	19 5.8%	11 3.4%	327 100.0%

11 Should the Town of Burns take any of the following steps?						
	YES	NO				
a. The Town should seek to retain its rural character.	284	32				316
	89.9%	10.1%				100.0%
b. The Town should encourage cluster development.	67	231				298
	22.5%	77.5%				100.0%
12 In your opinion what should be the minimum lot size for rural residential development in the Town of Burns?						
20,000 square feet (about ½ acre)	28			9.1%		
More than 20,000 sq feet to 1 acre	48			15.5%		
More than 1 acre to 2 acres	56			18.1%		
More than 2 acres to 5 acres	34			11.0%		
More than 5 acres to 10 acres	30			9.7%		
More than 10 acres to 35 acres	46	Total		14.9%		
More than 35 acres	67	309		21.7%	100.0%	309
						100.0%
13 How do you rate the following services and facilities in the Town of Burns? Please check the box that most closely reflects your opinion for each service.						
	Very Satisfied	Satisfied	No Opinion /Neutral	Dissatisfied	Very Dissatisfied	
a. Ambulance Service/ Emergency Services	71	174	75	3	0	323
	22.0%	53.9%	23.2%	0.9%	0.0%	100.0%
b. Fire Protection	82	174	62	5	2	325
	25.2%	53.5%	19.1%	1.5%	0.6%	100.0%
c. Road Maintenance	48	194	39	29	10	320
	15.0%	60.6%	12.2%	9.1%	3.1%	100.0%
d. Recreational Opportunities	23	142	116	27	8	316
	7.3%	44.9%	36.7%	8.5%	2.5%	100.0%
e. Garbage/Recycling Center	46	203	50	13	3	315
	14.6%	64.4%	15.9%	4.1%	1.0%	100.0%
f. Snow Removal	61	173	49	22	15	320
	19.1%	54.1%	15.3%	6.9%	4.7%	100.0%
g. Town Government	17	109	98	63	34	321
	5.3%	34.0%	30.5%	19.6%	10.6%	100.0%
h. Storm Water Management	8	104	179	19	4	314
	2.5%	33.1%	57.0%	6.1%	1.3%	100.0%
14 The County is looking at taking over and controlling assessing at their level, do you want to retain local Town control of assessing?						
Yes	257	83.7%				
No	50	16.3%				
	307	100.0%				
15 How satisfied are you with the Town of Burns as a place to live?						
Very satisfied	92			28.6%		
Satisfied	171			53.1%		
No opinion/ Neutral	48			14.9%		
Dissatisfied	11	Total		3.4%		
Very dissatisfied	0	322		0.0%		
						100.0%
						322
16 Please tell us why you answered as you did in question (13+2)15.						

17 Housing is an important part of how a community grows. Please check the appropriate box that reflects how you feel about each of the following statements regarding housing development in the Town of Burns.						
	Strongly Agree	Agree	No opinion/ Neutral	Disagree	Strongly disagree	
a. No new housing is needed.	39 12.2%	81 25.3%	88 27.5%	83 25.9%	29 9.1%	320 100.0%
b. More single family housing is needed.	22 6.8%	82 25.5%	112 34.8%	77 23.9%	29 9.0%	322 100.0%
c. More duplexes (2 units per structure) are needed.	8 2.5%	24 7.5%	63 19.8%	126 39.6%	97 30.5%	318 100.0%
d. More apartments (3 or more units per structure) are needed.	4 1.3%	15 4.8%	56 17.8%	126 40.1%	113 36.0%	314 100.0%
e. More mobile home parks are needed.	5 1.6%	16 5.0%	47 14.8%	113 35.6%	136 42.9%	317 100.0%
f. More elderly/senior housing is needed.	14 4.4%	86 27.0%	98 30.8%	71 22.3%	49 15.4%	318 100.0%
g. More starter/first time buyer homes are needed.	13 4.1%	73 22.9%	105 32.9%	85 26.6%	43 13.5%	319 100.0%
h. More condominiums are needed.	4 1.3%	17 5.3%	55 17.3%	105 33.0%	137 43.1%	318 100.0%
18 In a word or two, what do you believe are the two biggest challenges that face the Town of Burns right now, in order of priority?						
Few words 1 157 Comments 90 Blank per PK						
19 Additional comments:						
Additional Comments 1						

Additional Comments from the surveys are available upon request from the Planning Commission.

12. Appendix B: Township of Burns Ordinances

These ordinances are enforced by the Township of Burns. The most recent and updated ordinances are available online at <http://www.co.la-crosse.wi.us/TownofBurns/docs/Ordinances.htm>

- Outdoor wood burning Ordinance
- Open records Resolution
- Driveway Ordinance
- Burning Ordinance
- Cemetery Ordinance
- Town road acceptance Ordinance
- Fencing Ordinance
- Clerk Bill Ordinance
- 1998 Land Use Plan
- Town Board Meetings and Town Meetings Posting Locations
- Building Permit, Inspection and Manufacturing Requirements of a single family dwelling
- Plan Commission Ordinance
- Uniform Dwelling Code Ordinance
- Public Participation Plan
- Obsolete Records Ordinance

13. Acknowledgements

- a. This Comprehensive Plan was developed through the use of surveys, censuses, input from members of the community and citizen planning commission members. No grant money was received. All funds were budgeted for the Comprehensive Plan by the Taxpayers of the Township of Burns. Neighboring townships, leaders of communities, and other Government officials at local and state levels had input into the plan.
- b. Planning Commission Members included: Gary Schomberg, Chairman; Bill Larson; Judy Sommers; Liza Schlintz; Matt Hoth; Todd Caulum; and Steve Nuttleman.
- c. Town Board Members included: Matt Hoth, Chairman; Steve Nuttleman, Supervisor; Todd Caulum, Supervisor; Jane Esser, Clerk; and Judy Paul, Treasurer.
- d. Frank Hershey and Paul Kitzman were previous members of the Planning Commission who also contributed to the Town Plan.
- e. Special recognition must go to Liza Schlintz for her unparalleled efforts in creating the Comprehensive Plan.