

### *Comprehensive Plan Draft Update*

Since 2012 any efforts at land use planning have been stymied by the uncertain future of the proposed Golden Sands Dairy aka “the farm”. As originally proposed in 2012 the farm would consist of 6500 acres, approximately 49 high capacity wells, and house about 5000 cows. Now, after several lawsuits, appeals, and a decision by the Wisconsin Supreme Court, the future of the farm is still in doubt. Approximately 1900 acres of the original 6500 acres have been sold. In August 2020 the Wood County Solar Project, LLC sent an application to the Public Service Commission for the public convenience and necessity of Wood County Solar Project, LLC to construct a solar electric generation facility in the Town of Saratoga. The applicant proposes construction of a 150- megawatts solar generation facility. The total project study area is 1,882 acres. This total includes approximately 1,208 acres for the proposed solar arrays, plus an additional 674 acres of alternative solar array placements areas. The project would be constructed exclusively on land owned by Golden Sands LLC and Full Circle Farmland LLC.

The project is currently being developed by Savion, a large utility-scale solar and energy storage project development company. In May 2020 Savion sold the project to Alliant Energy Corp. As part of the sale, Savion will to continue to develop the project and Alliant has agreed to acquire the project and then construct and operate the facilities.<sup>1</sup>

In 2018 the Town Board approved moving forward with a Strategic Plan and conducting a survey of resident’s opinions in helping define the values and priorities by which we identify as a Town. Many of the opinions expressed were similar to those in the 2002 Comprehensive Plan Survey. However, when asked about potential development in the Town, the top three items in order of preference were recreation (78.33%, residential (74.17%), and commercial (35.83%).

Updates to the Comprehensive Plan will consist of reviewing and revising section 4 Implementation.

Section 4.1 is replaced as follows:

#### **4.1 Implementation Summary**

The 2007-2025 Comprehensive Plan included several specific actions to be completed. Following is a list of the actions completed to date and possible future actions.

Completed	Future
Zoning Ordinance	Stormwater/Erosion Control
Official Map	Historic Preservation
Sign Ordinance	Mechanical Code
Site Plan regulations (zoning)	Sanitary Code*
Design Review (zoning)	Subdivision Ordinance*

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<sup>1</sup> Kansas City Business Journal, by James Dornbrook, Staff Writer, May 27, 2020

Building Code update  
Housing Code  
\* Chapter NR 216

Section 4.2 is replaced as follows:

## **4.2 Regulatory Measures**

As originally stated, regulatory measures used to guide development are an important means of implementing the recommendations of a comprehensive plan. Many of the town ordinances have been added or amended since the adoption of the Comp Plan. Following is a list of resolutions and ordinances currently effective in the Town of Saratoga

- ATV/UTV Route Ordinance
- Adopting the Wood County All Hazards Mitigation Plan
- Building Code
- Compression Brakes
- Conditions for Maintaining a Class B Beverage License
- Defining and Prohibiting Public Nuisances
- Dog Ordinance
- Driveway Ordinance
- Fence Ordinance
- Housing Standards
- Interim Zoning Ordinance
- Issuing Citations for Violations of Town Ordinances
- Livestock Operation Ordinance
- Manure Storage Ordinance
- Metallic Mining License Ordinance
- Mobile Home Ordinance
- New Business Ordinance
- Opt-In for Category B-IOHs to Comply with the Table of Statutory Weight Limits Under Sec. 348.15(3)(b)
- Ordinance Requiring Payment of Local Claims as Condition of Obtaining or Renewing Town-Issued Licenses or Permits

- Ordinance Approving Change in Town Boundary Pursuant to Boundary Agreement Between Town of Saratoga and Village of Port Edwards
- Ordinance Establishing Fire Protection Charges
- Ordinance Establishing Jurisdiction and Duties of Constable
- Ordinance Establishing a Municipal Court
- Ordinance Imposing Moratorium
- Prohibit Application of Liquid Animal Manures Using Center Pivot Irrigation Systems
- Ratifying Town Zoning Ordinances
- Repealing Interim Zoning Ordinances
- Repealing Moratorium Ordinance
- Short-term Rental Ordinance
- Sign Ordinance
- Sign Ordinance – January 2016 Amendment
- Sign Ordinance – July 2020 Amendment
- Solar Energy System License Ordinance
- Town Board Approval of Zoning Ordinance and Referral to Wood County
- Town Board Approval of Zoning Ordinance and Referral to Wood County–April 2016
- Ward Division and Designating a Polling Place
- Winter Parking Restrictions
- Zoning Appendix
- Zoning Map
- Zoning Ordinance

Section 4.2.1 is replaced as follows:

#### **4.2.1 Zoning Ordinance**

Due to the narrow scope of the Wood County Zoning ordinance the Town of Saratoga is one of twelve towns in Wood County to adopt its own zoning ordinance, of which the zoning administration and enforcement are now the town's responsibility. The Town of Saratoga adopted its original zoning ordinance in November 2012. Since then there have been several revisions including a section pertaining to nonmetallic mining. The zoning ordinance is not viewed as a static document rather an ongoing one that needs review and amending to remain current.

Several actions were listed in the 2005 Comprehensive Plan, all of which have been completed, as listed below, with the development of the Town of Saratoga Zoning Ordinance.

- Action: Contribute input into the development of the Wood County Comprehensive Plan. The Wood County Board of Supervisors adopted the Wood County Comprehensive Plan 2009 – 2029, which incorporates the town zoning ordinance.
- Action: Contribute input into any proposed changes to the Wood County Zoning Ordinance: The current County Zoning Ordinance was adopted in 1934 and has not been revised since. It is used by the County Board as oversight for approving town zoning ordinances. Adoption of a town zoning ordinance gives the town the responsibility for administration and enforcement of its zoning ordinance.
- Action: Develop a Town of Saratoga Zoning Ordinance. The Town Zoning Ordinance was adopted in November 2012.

Section 4.2.2 is replaced as follows:

#### **4.2.2 Official Map**

The Town of Saratoga adopted an official map with the adoption of the Zoning Ordinance in 2012.

Section 4.2.3 is replaced as follows:

#### **4.2.3 Sign Regulations**

A Sign Ordinance was adopted by the town in 2014.

Section 4.2.4 is replaced as follows:

#### **4.2.4 Stormwater/Erosion Control Ordinances**

The Town does not have and is not considering a Stormwater/Erosion Control Ordinance. Any Stormwater/Erosion controls are imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Section 147.021 Wis, Stats and NR 216.

Section 4.2.6 is replaced as follows:

#### **4.2.6 Site Plan Regulations**

A site plan is a detailed plan of a lot indicating all proposed improvements. Adoption of the Zoning Ordinance sections 9.5 Application Procedures, 9.6 Plan Review, 10.1.9 Conservation Subdivision Review, 11.2.10 Further Review, 12 Permits and Inspections,

Variances, 13 Lighting regulations, 14 Off-Street Parking and Loading, and adoption of a Sign Ordinance are measures taken by the town to address site plan regulations and review.

Section 4.2.7 is replaced as follows:

#### **4.2.7 Design Review Ordinances**

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. Due to the rural character of the town there has not been a specific need, such as imposing architectural design criteria. Some design criteria is imposed with setback regulation in the Building Code, Zoning Ordinance, and Sign Ordinance.

Section **4.2.11** is deleted and re-numbered as 4.2.10

Section **4.2.12** is deleted and re-numbered as 4.2.11

#### **4.7 ACTION PLAN**

Item 13 is deleted (repeat of item 7)

Item 19 is replaced as follows:

Item 22 is replaced as follows

Item 23 is replaced as follows:

Item 24 is replaced as follows:

Item 26 is replaced as follows:

Table 4.1 Implementation Plan

ACTION	TIMEFRAME	RESPONSIBLE PARTY
19. The Plan commission will meet on the second Wednesday of each month as agenda items are received. Proposals and applications regarding the following ordinances and regulations will be considered by the Plan Commission. Zoning Ordinance Sign Ordinance Land division Business Permit CUP applications CSM proposals Building Ordinance Recreation development Town land purchases or sales Other items as the Town Board deems necessary	Continual	Town Board Plan Commission
22 Home based businesses continue to be regulated by the Zoning Ordinance and Business Permit.	Continual	Town Board Plan Commission

23. Continue to review requests for Conservation subdivision and Planned Unit Development as established in the Zoning Ordinance	Continual	Town Board Plan Commission
24. A Sign Ordinance was created and approved in 2014. Section 13 of the Zoning Ordinance was established regulating lighting in the Town. Continue to review both regulations.	Continual	Town Board Plan Commission
26 The Town adopted as Zoning Ordinance in 2012 and continues to review and amend as necessary.	Continual	Town Board Plan Commission