

## 8.1 LAND USE

Consideration of the existing land use in Theresa is necessary in completing a sound and realistic long-range land use plan. A field survey of existing land uses in the Town of Theresa was conducted by the Dodge County Planning and Development Department in April of 1996. Land use on each parcel of land was identified, coded, mapped and the amount of acreage in each land use category was then determined. The amount of land devoted to each land use category is summarized in Table 8-1. The acreage assigned to each land use category were based upon the prepared land use map, aerial photos, Dodge County Real Estate and Description Records and the 1990 Town of Theresa gas tax maps.

All land uses within the Town are classified as urban or rural. The urbanized land uses include those areas and associated lands where buildings (excluding farmsteads) or infrastructure have been constructed. Rural lands consist of natural physical features, farms and farmland. The total area in the Town of Theresa is 23,298 acres or 36.4 square miles. Of this total, almost 21,766 acres (93.4%) were rural in character in 1996.

Tables 8-2 and 8-3 provide updated land use information. These tables indicate that almost all lands in the Town are still rural in character in 2009. Map 8-1 shows the existing land use patterns in the Town of Theresa.

### Urban Land Use

Urban lands are divided into Residential Development, Commercial Development, Industrial Development, Transportation-Utilities, Government-Institutional and Recreational Development. In 1996, urbanized lands in the Town of Theresa encompassed 1,531.5 acres and accounted for 6.6 percent of the total area in the Town. Transportation-Utilities occupied over 44.7 percent of the urban lands and residential lands occupied over 12.2 percent of the urban lands.

### Residential Land Use

In 1996, residential land uses account for 0.9 percent of Theresa's total area, but the 199 acres comprised 13.0 percent of all urbanized land area. The land use survey identified 199 residential sites each of which were assigned one acre in size for area determination purposes. Of these residential sites, there were 199 existing residences and no vacant buildings. The residential sites included 187 single-family residences (including seasonal), no two family residences or multi-family residences, and 12 mobile homes.

The 1990 U.S. Census found an average of 3.27 persons per household. The 2000 U.S. Census showed an average of 2.97 persons per household. These statistics indicate a decline in the number of people in a household. According to population projections (Table 1-9), population in the Town will decline over the next fifteen years. Therefore, the current housing supply should be adequate for the future population. However, population growth in the Village of Theresa and the City of Mayville, and regional growth along the US 41/STH 175 transportation corridors, may result in population growth in the Town of Theresa as well, and additional housing units will likely be built.

Table 8-1 Town of Theresa, Existing Land Use, August 1996

	Acres	% of subtotal	% of total
<u>Urban Lands</u>			
<u>Residential Development</u>			
Single Family	187.0	12.2	0.8
Two Family			
Multi-Family			
Mobile Home	12.0	3.8	0.1
Seasonal Home			
Vacant			
Total	199.0	13.0	0.9
<u>Commercial Development</u>			
Hotels/Motels/Resorts & Commercial Recreation			
Wholesale Trade			
Retail Trade	7.0	0.5	0.0
Commercial Services	7.5	0.5	0.0
Total	14.5	1.0	0.1
<u>Industrial Development</u>			
Mining, Manufacturing	160.0	10.4	0.7
Total	160.0	10.4	0.7
<u>Transportation &amp; Utilities</u>			
Transport, Communication, Utilities	8.0	0.5	0.0
Railroads	34.0	2.2	0.2
Roads	643.0	42.0	2.8
Total	685.0	44.7	2.9
<u>Governmental-Institutional</u>			
Government, Educational, Cultural, Penal	15.5	1.0	0.1
(Village of Theresa)	457.5	29.9	2.0
Total	473.0	30.9	2.0
<u>Recreational Development</u>			
Parks, Playgrounds, Athletic, Golf Courses	0.0	0.0	0.0
Total			
	Subtotal	1,531.5	100.0
<u>Rural Lands</u>			
Wetlands	1,899.5	8.7	8.2
Woodlots	1,219.0	5.6	5.2
Water	124.0	0.6	0.5
Hunting, Nature Preserves	2,026.5	9.3	8.7
Agricultural	16,201.5	74.4	69.5
Farmsteads	296.0	1.4	1.3
	Subtotal	21,766.5	100.0
	Total	23,298.0	100.0

Source: Dodge County Planning and Development Department

### Transportation-Utility Use

In 1996, transportation-utility uses occupied 685 acres or 44.7 percent of the total urbanized area and 2.9 percent of the total area in the Town. The transportation-utilities category includes roads, railroads and the 'transport, communication, utilities' uses. In the Town of Theresa, this category covers lands devoted to the highway network, railroad right-of-way, and utility transmission and distribution facilities.

Public road area was determined by using the mileage identified in the gas tax maps and multiplying by 66 feet, the standard right-of-way width. Railroad area was based upon County real estate record data, where available. Where data was not available, the area was determined by measuring the railroad distance on the aerial photos and multiplying by 100 feet, the standard right-of-way width. The area designated for 'transport, communication, utilities' was determined through the use of County Real Estate records and the assigning of one acre per other identified transport, communication, utility sites.

In 1996, it was determined that 34.0 acres were used for railroad right-of-way, 643.0 acres for public road right-of-way, and 8.0 acres for utility and communication transmission and distribution facilities in the Town of Theresa.

### Other Urban Land Uses

In 1996, Commercial Development, Industrial Development, Recreational Development and Government-Institutional uses accounted for 12.4 percent of the urban area, or 0.9 percent of the total area of the Town. Commercial uses made up 0.1 percent of the urban area and included commercial services, retail trade, wholesale trade and commercial recreation uses.

Industrial uses made up 10.4 percent of the urban area and included mining and manufacturing uses. The mining activities are gravel pits, generally located in the southern portion of the Town. One industry is located on the southeastern corner of the STH 28 and STH 175 intersection.

Government-Institutional land uses accounted for 1.0 percent of the urban lands and .07 percent of the total area in the Town. The land in this category is comprised of various churches, cemeteries, and the Town property that includes the town hall with garage and a vacant lot.

### Rural Land Use

Rural land uses are natural land features or agricultural lands, including surface water, wetlands, woodlots agricultural floodplains, hunting/nature preserves, agricultural uplands and farmsteads. In 1996, rural lands in the Town of Theresa encompassed 21,766.5 acres or 93.4 percent of the total area in the Town. Agricultural lands occupied over 69.5 percent of these rural lands and wetlands and surface water occupied over 9.0 percent.

### Wetlands

Wetlands are one of the most significant natural resources in the Town of Theresa. Wetlands are unique and dynamic ecosystems that provide a variety of benefits and

functions. Wetlands provide the most productive and beneficial habitat for wildlife, help to maintain water quality through filtering of sediments and pollutants, provide water storage to reduce flooding and provide groundwater recharge and discharge. Additionally, wetlands provide open spaces that create buffers between land uses to reduce potential conflicts and provide areas for hunting, trapping, bird watching and other forms of recreation.

Calculations done in 1993 indicated that the Town of Theresa had 3,694 acres of wetlands representing 15.8 percent of the total lands in the Town. During the 1996 land use survey, wetlands were identified based upon the 1982 Wisconsin Wetland Inventory Maps prepared by the Department of Natural Resources. The 1996 land use survey and analysis determined that wetlands within the Theresa Marsh Wildlife Area were, as property of the Department of Natural Resources, placed in the category "Hunting, Nature Preserves." As a result, wetlands were underestimated. Mapped wetlands actually accounted for 1,899.5 acres or 8.2 percent of the total area of Theresa and 8.7 percent of the rural area of the Town.

#### Water

The 1996 land use survey determined that surface water accounted for 124 acres or 0.5 percent of the total area of the Town of Theresa. Surface water such as ponds, streams, lakes and rivers typically attract residential and recreational development.

#### Woodlots

Woodlots can provide economic and ecological value as well as a recreational resource. Woodlots accentuate the beauty of the landscape, help maintain the environmental quality of the area and provide diverse plant and animal habitat. The 1996 land use survey identified 1,219 acres of woodlots or 5.2 percent of the total area in the Town. The woodlots are generally scattered around the landscape with relatively few large wooded areas. Most woodlots are located within wetlands and consist of wetland species. As with surface water, woodlots attract residential and recreational development. Residential development pressure and past woodlot cutting practices to clear land for agriculture, combined with the lack of woodlot protection regulations, have decreased and may continue to decrease the quality and quantity of the upland woodlots in the area.

#### Agricultural

For the 1996 land use survey, agricultural lands were divided into two separate land uses – agricultural and farmsteads. Agricultural lands were assigned to all lands that were not designated under another use. Agricultural lands were determined to occupy 16,201 acres or 69.5 percent of the total area of the Town.

The second type of agricultural land use is farmsteads. Farmsteads were identified as sites with a residence and farm structures. Two acres per identified site was assigned in order to calculate the area typically encompassed by a farmstead. There were 148 identified farmsteads covering 296 acres or 1.4 percent of the rural lands and 1.3 percent of the total area of the Town.

Table 8-2 Town of Theresa, Existing Land Uses, 2009

	<u>Parcel Count</u>			<u>Acreage</u>	
Residential	296	16.0%	Residential	773	3.5%
Commercial	13	0.7%	Commercial	30	0.1%
Manufacturing	1	0.1%	Manufacturing	5	0.0%
Agricultural	624	33.7%	Agricultural	14,755	66.1%
Undeveloped	552	29.8%	Undeveloped	3,056	13.7%
Ag Use Forest	154	8.3%	Ag Use Forest	999	4.5%
Forest	15	0.8%	Forest	92	0.4%
Agricultural homesite	130	7.0%	Agricultural homesite	234	1.0%
Special Forest	8	0.4%	Special Forest	175	0.8%
Exempt:			Exempt:		
Government	11	0.6%	Government	14	0.1%
Utilities-Transportation	5	0.3%	Utilities-Transportation	43	0.2%
Recreational	3	0.2%	Recreational	161	0.7%
Church-Cemetery	6	0.3%	Church-Cemetery	29	0.1%
Wildlife Refuge	34	1.8%	Wildlife Refuge	1,953	8.8%
<b>Total</b>	<b>1,852</b>	<b>100.0%</b>	<b>Total</b>	<b>22,319</b>	<b>100.0%</b>

Source: Grota Appraisals LLC, 2009 Year in Review

Table 8-3 Town of Theresa, Urban and Rural Land Uses, 2009

	<u>Urban Use</u>		<u>Rural Use</u>		<u>% of total</u>
	acres	% of subtotal	acres	% of subtotal	
Residential	773	68.5			3.5
Commercial	30	2.7			0.1
Manufacturing	5	0.4			0.0
Agricultural			14,755	69.6	66.1
Undeveloped			3,056	14.4	13.7
Ag Use Forest			999	4.7	4.5
Forest			92	0.4	0.4
Agricultural homesite	234	20.7			1.0
Special Forest			175	0.8	0.8
Exempt:					
Government	14	1.2			0.1
Utilities-Transportation	43	3.8			0.2
Recreational			161	0.8	0.7
Church-Cemetery	29	2.6			0.1
Wildlife Refuge			1,953	9.2	8.8
<b>Total Acres</b>	<b>1,128</b>	<b>100.0 %</b>	<b>21,191</b>	<b>100.0 %</b>	<b>95.0 %</b>

Source: Grota Appraisals LLC, 2009 Year in Review

## 8.2 Land Use Goals, Objectives, Policies, Recommendations

**Goal:** Encourage planned growth that enhances the local economy, while protecting natural resources, recreational opportunities, and the rural character of the Town.

**Objectives:**

1. Encourage an efficient development pattern that utilizes the existing road network.
2. Retain prime farmland.
3. Preserve natural environments and environmentally sensitive areas.
4. Maintain a low density of development pattern, which is characteristic throughout the majority of the Town.
5. Discourage the development of subdivisions.
6. Cluster all commercial and industrial development near proper transportation corridors.

**Policy:** The current rural nature of the Town shall be maintained to the fullest extent possible, particularly by having single family residences as the primary source of housing, and farming and agriculture as an important economic base.

**Objective:** Preserve the rural character of the Town of Theresa.

1. Preserve the best farmland for farming.
2. Protect and enhance the Theresa Marsh as an open space and wildlife refuge.
3. Locate housing in areas where potential conflict with agriculture will be minimal.

**Objective:** Direct development to and permit it only on appropriate lands that have a combination of the following characteristics:

- are too steep to farm;
- are on or close to local roads that are regularly maintained;
- have appropriate soils for septic systems, or are on lands adjacent to sewer systems;
- have poor agricultural soils;
- are areas of at least 2 acres;
- relate residential development to the natural resources and beauty of the Town; woodlots, hills or drumlins, wetlands;
- are not participating in a Farmland Preservation Program;
- are buffered naturally and substantially from agricultural lands by wetlands, conservancies, streams, hills, etc.;
- are easily accessible via a regularly maintained town or county "collector" highway.

**Objective:** Discourage development on lands that:

- are prone to flooding; floodplains;
- are wet; wetlands;
- offer poor structural support for buildings;
- are good agricultural land; National Prime Farmland or FSI (Farmland of

Statewide Importance), fertile, flat, accessible and of sufficient size and shape to be worked conveniently;

- are on transportation arterials and major collectors;
- are on roads that are not regularly maintained;
- are not easily accessible via roads and where substantial construction of access roads across wetlands would be required;
- are on transportation arterials; State and some County highways;
- are on lands with Farmland Preservation agreements or enrolled in the Farmland Preservation Program;
- are on lands of archeological importance;
- are regarded as aesthetically or scenically valuable;
- are regarded as important cultural, religious, or historical lands;
- are adjacent to public hunting lands;
- are on lands immediately adjacent to a quarry where substantial dust and noise may be generated, or where blasting may be done;
- are within the "acquisition boundary" established by the Department of Natural Resources for the Theresa Marsh Wildlife Area.

**Objective:** Discourage extending public utilities over large undeveloped areas to serve scattered existing parcels.

**Objective:** Cooperate with the Village of Theresa in planning, annexations, and growth along the boundary between Village and Town.

**Objectives:**

1. Allow and permit desirable development in appropriate areas.
2. Identify what is meant by "rural character." (review survey responses)
3. Preserve prime, productive farmland.
4. Maintain open space characteristic of rural countryside.
5. Discourage development of prime, productive farmland.
6. Discourage residential development along STH 28/67 and STH 175.
7. Discourage the clear cutting of any existing woodlot.

**Objective:** Encourage tree planting and plantation of natural prairie grasses on non-agricultural properties, in recreational areas, in areas near watercourses, and where soil erosion potential is high.

**Goal:** Balance appropriate land use regulation and the right of property owners that focus on the best interests of the Town as a whole.

**Objectives:**

1. Minimize conflicts between residential, commercial, industrial and agricultural land uses.
2. Encourage efficient development that minimizes conflicting land uses.
3. Address conflicts between rural residential housing and farming operations.

**Policy:** Land developers must pay their own improvement and development costs.

**Recommendations:**

1. Review the amount of land taken out of production when doing land divisions
2. Encourage buffer areas between incompatible land uses.
3. Follow Wisconsin's Livestock Facility siting regulations.
4. Follow Dodge County's sanitary permit regulations.
5. The Town Board and Plan Commission should look at the issue of land divisions and work to make regulations equitable for all property owners.
6. The Plan Commission and Town Board should consider increasing the 'Side Yard' minimum distance.
7. Develop a form to document Conditional Use permits.
8. Discourage land divisions that result in loss of A-1 Prime Ag parcels.

**Objectives:**

1. Adopt a land division ordinance.
2. Use the Town Comprehensive Plan as a public and private decision-making tool.
3. Insist that new land development pay for its own improvements.

**Objectives:**

1. Maintain a clean, rural environment.
2. Enforce the Nuisance Ordinance when necessary.
3. Reduce the potential for pollution from residential development.

**Objectives:**

1. Identify areas that could be served by a future sanitary district or extension of existing systems.
2. Discourage dense residential development in areas without public sewer.
3. Apply the zoning ordinance provisions to such areas to prevent more dense development.

**Objectives:**

1. Utilize the Town map that shows shoreland areas and floodplains, and prohibit development in wetlands and where flood hazard exists.
2. No structural development in floodplains, with the exception of stream improvements such as boat docks, foot bridges, etc.
3. Do not allow rebuilding of structures in floodplains that are seriously deteriorated, damaged or destroyed.
4. Do not allow construction of structures in the floodplain by enforcement of the zoning ordinance.



### 8.3 Land Use Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

#### UW-Extension Center for Land Use Education

The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education (CLUE) visit its website at [www.uwsp.edu/cnr/landcenter/](http://www.uwsp.edu/cnr/landcenter/).

#### Office of Land Information Services (OLIS), Wisconsin Department of Administration

OLIS provides staff support to the Wisconsin Land Council, and it administers the Wisconsin Land Information Program in conjunction with the Wisconsin Land Information Board. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about OLIS visit its website via the WDOA web-site at: [www.doa.state.wi.us](http://www.doa.state.wi.us).

#### Division of Intergovernmental Relations, Wisconsin Department of Administration

The Division of Intergovernmental Relations provides a broad array of services to the public and state, local and tribal governments. It supports counties, municipalities, citizens and businesses by providing support services in land use planning, land information and records modernization, municipal boundary review, plat review, demography and coastal management programs. For further information about DIR visit the WDOA website at [www.doa.state.wi.us](http://www.doa.state.wi.us).

## 8.4 Land Use Regulations

### Town of Theresa Zoning Ordinance

Land development and building activity in the Town of Theresa is subject to land use regulations from the Town of Theresa and Dodge County. Each conditional use permit application or rezoning petition must include a sketch map of the site plan and plans of any buildings to be constructed, as well as names and addresses of contiguous landowners. All required fees must also be submitted with the application or petition.

The Town of Theresa Zoning Ordinance establishes eight primary use districts; seven are currently in use within the Town of Theresa. The A-1 Prime Agricultural and the Conservancy zoning districts cover the largest areas in the Town of Theresa with a smaller portion of land covered by the A-2 General Agriculture district. Small amounts of land are in Commercial, Industrial, Rural Development and R-1 Residential zoning districts. Table 8-4 provides a descriptive summary of zoning districts.

Table 8-4 Summary of Town Zoning Districts

District	General Use Classification	Unsewered Lots		Public Sewered Lots	
		Minimum Size	Minimum Width	Minimum Size	Minimum Width
Conservancy	Wetland-Conservancy	2 acres	200'	---	---
Prime Agricultural	Agricultural	2 acres	200'	20,000 ft <sup>2</sup>	100'
General Agricultural	Agricultural	2 acres	200'	20,000 ft <sup>2</sup>	100'
Extensive Commercial	Commercial	2 acres	200'	20,000 ft <sup>2</sup>	100'
Industrial	Industrial	2 acres	200'	20,000 ft <sup>2</sup>	100'
Rural Development	Residential/Agricultural	2 acres	200'	20,000 ft <sup>2</sup>	100'
Single Family Residential	Residential	2 acres	200'	20,000 ft <sup>2</sup>	100'
Recreational	Recreational	2 acres	200'	20,000 ft <sup>2</sup>	100'

1 acre = 43,560 ft<sup>2</sup>

2 acres = 87,120 ft<sup>2</sup>

The Town of Theresa's Zoning Ordinance is currently being revised to bring it into compliance with the new Wisconsin Farmland Preservation regulations that went into effect on January 1, 2010. Table 8-4 shows the two-acre minimum lot size in the Prime Agricultural District that the comprehensive planning committee recommended in place of the 35-acre minimum required under the old Farmland Preservation regulations.

After the revised ordinance is adopted, the A-1 Prime Agricultural zoning district will allow a "farm residence" as a permitted use. An additional residence on the same farm may also qualify as a "farm residence" if it is occupied by an owner or operator of the farm, a parent or child of the farm owner or operator, or an individual who earns more

than 50 percent of his or her gross income from the farm. However, a change of occupancy may convert this "farm residence" to a "non-farm residence" and a conditional use permit would be required for continued occupancy. Any new "non-farm residential" construction in the A-1 Prime Agriculture zoning district will require the rezoning of a minimum of two acres to A-2 General Agriculture zoning and the issuance of a conditional use permit. Of the zoning districts found within the Town of Theresa, only the Conservancy district and Dodge County's Floodplain district prohibit all forms of residential development.

Under the Town of Theresa Zoning Ordinance, an application for a conditional use permit requires review and a public hearing before a permit can be issued. The Planning Commission is required to evaluate the conditional use permit application using the following criteria:

- a) The maintenance of safe and healthful conditions;
- b) The prevention and control of water pollution including sedimentation;
- c) Existing topographic and drainage features and vegetation cover on the site;
- d) The location of the site with respect to floodplains and floodways of rivers or streams;
- e) The erosion potential of the site based upon degree and direction of slope, soil type and vegetation cover;
- f) The location of the site with respect to existing or future access roads;
- g) The need of the proposed use for a shoreline location;
- h) Its compatibility with uses on adjacent land;
- i) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system;
- j) Structures or improvements within the prime agricultural district shall be consistent with agricultural uses.

The Town of Theresa's Zoning Ordinance also specifies findings to be made by the Planning Commission regarding decisions on petitions for rezoning areas that are zoned exclusive agricultural. These are as follows:

1. Adequate public facilities to serve the development are present or will be provided;
2. Provision of these facilities will not be an unreasonable burden to local governments;
3. The land is suitable for development;
4. Development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas;
5. The potential for conflict with remaining agricultural uses in the area;
6. The need of the proposed development location in an agricultural area;
7. The availability of alternative locations;
8. The productivity of the agricultural lands involved; and
9. The location of the proposed development to minimize the amount of agricultural land converted to nonagricultural uses.
10. The proposed rezoning must be consistent with the Town of Theresa Comprehensive Plan and the Dodge County Farmland Preservation Plan.

In the General Agricultural zoning district, a conditional use permit must be obtained to construct a non-farm residence. The Planning Commission is required to make the following determinations before issuing the permit:

1. That the proposed residential uses will not adversely affect agricultural operations in surrounding areas or be situated that future inhabitants of such residence might adversely be affected by agricultural operations in surrounding areas;
2. That the site(s) of the proposed residential uses are not well suited for agricultural use by virtue of wooded areas, topography, shape of parcel, soil characteristics, and similar factors;
3. That the site(s) proposed for residential use is particularly well suited for such use as indicated by rolling topography, wooded areas, soil types, vistas, proximity to lakes or streams, or other similar factors, proximity to school bus routes, traffic access and egress, established transportation routes, and adequacy of area schools to accommodate increased enrollment that might result from such development;
4. That the proposed residential use will be in conformance with the Town of Theresa Comprehensive Plan.

Criteria established in this Comprehensive Plan must also be used when determining the suitability of land for development. The greater the number of criteria that can be assembled to characterize the land in question, the stronger the argument can be made for a development proposal. Only one suitable characteristic, on the other hand, ought not to be sufficient criteria to support development on a property. Criteria are also suggested in this Comprehensive Plan for use in characterizing land that would not be suitable for development.

The quality of the soils for agriculture is an important factor, as seen in the repeated reference to soils in the findings, criteria, and determinations. The Soil Survey of Dodge County has aerial photo maps with locations of soils in each section of Dodge County, including the Town of Theresa. The Town of Theresa is covered in Sheets numbered 35, 36, 44, 45, 53, and 54. Appendix II is a U.S. Department of Agriculture, Natural Resource Conservation Service Cropland Interpretations technical guide to Prime Farmland. It lists soils in Dodge County that are considered highly productive prime farmland soil. Although nothing can supplant a soil test for accuracy, these materials provide good approximations with regard to the quality of farmland on specific properties.

The Town, therefore, has considerable authority in dealing with land use issues, especially with regard to the conversion of prime farmland to other uses. The Town can go farther in specifying reasonable standards for land use decision-making. To the degree that it does, according to its own priorities and goals as stated in the Comprehensive Plan, its decisions will be more consistent and rational, and, additionally, more defensible should they be challenged in court.

### Dodge County Ordinances

Land use within the Town of Theresa is also regulated by Dodge County through its Land Use Code. The Land Use Code of Dodge County, Wisconsin is a comprehensive, unified set of regulations that govern the subdivision of land, the development of land, and the use of land within the boundaries of Dodge County. Dodge County's Land Use Code regulations are intended to prevent the adverse effects of development on sensitive natural resources and the availability of water, water quality, roads and transportation, floodplains, wetlands, areas of shallow soils, and steep slopes in critical areas of the county.

Dodge County exercises jurisdiction over all lands within the unincorporated areas of the county which lie within the following distances from the normal high-water mark of navigable waters: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.