

8.0 LAND USE



8.1 CHAPTER SUMMARY

In many cases, communities land use decisions were made with little regard to limitations on development or the interests of the community as a whole. Today, with better knowledge of these limitations, communities have the opportunity to make better choices as to where development should occur. However, instead of working with a clean slate, communities must contend with existing uses and how new development might affect or be affected by them.

The purpose of this chapter is to analyze how land in your jurisdiction is currently being used and how to guide development in the future. The land use decisions in this chapter take into account the knowledge and policies of the other elements of this plan. Based on the information in this chapter and preceding chapters, a set of goals and policies have been developed to guide land use decisions in Grant County over the next 20 years.

Wisconsin State Statute 66.1001(2)(h)

(h) Land Use

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in [par. \(a\)](#), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in [par. \(d\)](#), will be provided in the future, consistent with the timetable described in [par. \(d\)](#), and the general location of future land uses by net density or other classifications.

8.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Below are the Land Use Goals that are a compilation of all the other element goals of this plan.

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preserve cultural, historic and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.
9. Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

8.3 OBJECTIVES, POLICY, AND PROGRAM RECOMMENDATIONS

The following land use objectives and policy recommendations (not in order of priority) support the above goals and will help the County guide its land use decisions over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Support land uses, densities, and regulations that result in efficient development patterns.**
2. **Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize our vision for the future.**
3. **Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.**

4. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

Below are listed the land use objectives and policy recommendations from each participating town:

PARTICIPATING TOWN POLICIES ARE NOT LISTED IN ORDER OF PRIORITY.

Table 8.1a

Town of Bloomington	
1.	Encourage new development to be harmonious with the surrounding natural landscape.
2.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
3.	Protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
4.	Encourage the preservation of green space and environmentally sensitive areas.
5.	Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion and the disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.
6.	Recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.
7.	Our community will encourage all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
8.	Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

Table 8.1b

Town of Cassville	
1.	Carefully weigh pros and cons of future development to maintain the small-town character of the jurisdiction.
2.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
3.	Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
4.	Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.
5.	Recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.
6.	Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.
7.	Our community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
8.	Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.



Table 8.1 c

Town of Clifton	
1.	Support land uses, densities, and regulations to control densities of residential development in the Township.
2.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, and scenic roads play in defining and enhancing our community's distinctive rural character.
3.	Protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
4.	Preserve agricultural fields in the community from encroachment by incompatible development by limiting the fragmentation of crop fields.
5.	Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. <u>The conservation of ag lands will be required.</u> The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.
6.	Our community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
7.	Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.
8.	Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized as they pertain to Livingston and further annexation into the Township.
9.	Encourage the use of conservation neighborhood design strategies for rural residential development in appropriate areas.
10.	Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
11.	Discourage heavy industrial businesses in the community.
12.	A sign ordinance shall be adopted and enforced to help preserve the visual quality of the community.

Table 8.1 d

Town of Ellenboro	
1.	Strive to maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Support land uses, densities, and regulations that result in efficient development patterns.
3.	Strive to protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
4.	Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities.
5.	Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.
6.	Keep up-to-date records for the communities' land use decisions, including burial records.

Table 8.1 e

Town of Harrison	
1.	Strive to maintain the rural character of the jurisdiction by avoiding developments that would alter its character.
2.	Our community will require all proposed development and rezones to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
3.	Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.
4.	Require detailed development plans for any developers larger than single family, require developers to bear the costs of these plans.

Table 8.1 f

Town of Hazel Green	
1.	Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	The Town of Hazel Green wants to encourage new development in our area, maintaining the natural landscape, and recognizing the critical role our farmland, natural scenery, natural resources, and historical architecture play, while supporting all land uses and regulations to maintain efficient development patterns, in order to enhance our community's distinctive rural character.
3.	As an agricultural community, the Town of Hazel Green wants to encourage the protection these lands for future use and have the land used properly, including preservation of green space and other environmentally sensitive areas.
4.	Our Town of Hazel Green encourages any development that will not disturb any wetlands or floodplains that we have in our community. We also want to avoid development of driveways, or buildings on steep slopes to minimize soil erosion or the disruption of wildlife habitat. We recognize these environmental features are important in defining the distinctive character of our community.
5.	Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.
6.	Our community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
7.	For new development in our community, surface water run-off shall be minimized and detained on site if possible or practical. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-ways should be maintained as nearly as possible.
8.	Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
9.	Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities unless the developer wants to pay the cost of such facilities.
10.	Hazel Green will encourage development on lands that are vacant or underutilized and require a detailed neighborhood development plan prior to any subdivision that a developer might propose.

Table 8.1 g

Town of Hickory Grove	
1.	Strive to protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
2.	Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion and the disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.
3.	Recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.

Table 8.1 h

Town of Jamestown	
1.	Encourage new development to be harmonious with the surrounding natural landscape.
2.	Support land uses, densities, and regulations that result in efficient development patterns.

Table 8.1 i

Town of Liberty	
1.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
2.	Recognize that sensitive environmental features such as floodplains, wetlands, steep slopes and ridge tops are extremely important in helping to define the distinctive character and scenic beauty of our community.
3.	Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
4.	Recognize the importance that the pace of development does not exceed the capacity of utilities, roads, and community facilities.

Table 8.1 j

Town of Lima	
1.	Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Encourage new development to be harmonious with the surrounding natural landscape.
3.	Recognize the critical role that farmland, open space, and natural resources play in defining and enhancing our community's distinctive rural character.
4.	Protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
5.	Preserve agricultural fields in the community from encroachment by incompatible development.
6.	Recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.
7.	Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.
8.	Encourage development in areas where adequate utilities and community services exist or can be provided in a cost effective manner.
9.	Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities.
10.	Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
11.	Encourage agriculturally related commercial businesses in the community.
12.	A sign ordinance shall be adopted and enforced to help preserve the visual quality of the community.

Table 8.1 k

Town of Little Grant	
1.	Maintain the small-township character of the jurisdiction by avoiding developments that would alter its character.
2.	Support land uses, densities, and regulations that result in efficient development patterns.
3.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
4.	Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
5.	Encourage the preservation of agricultural fields in the community from encroachment by incompatible development by limiting the fragmentation of crop fields.
6.	Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.
7.	Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion and the disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.
8.	Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.

Table 8.1 l

Town of Mount Hope	
1.	Strive to maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.

Table 8.1 m

Town of North Lancaster	
1.	Maintain the agricultural character of the jurisdiction by avoiding developments that would alter its character.
2.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
3.	Protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
4.	Preserve agricultural fields in the community from encroachment by incompatible development by limiting the fragmentation of crop fields.
5.	Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

Table 8.1 n

Town of Potosi	
1.	Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Encourage new development to be harmonious with the surrounding natural landscape.
3.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
4.	Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
5.	Encourage the preservation of agricultural fields in the community from encroachment by incompatible development by limiting the fragmentation of crop fields.
6.	Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.
7.	Encourage citizens to recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.
8.	Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.
9.	Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.
10.	Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
11.	Encourage heavy industrial and commercial businesses in the community in appropriate areas.

Table 8.1 o

Town of Smelser	
1.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
2.	Protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
3.	Preserve agricultural fields in the community from encroachment by incompatible development by limiting the fragmentation of crop fields.
4.	Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion and the disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.
5.	Recognize that ridge tops are important groundwater recharge areas. Concentrated sources of pollution such as landfills and truck yards will not be allowed in these areas.
6.	Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.
7.	Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.
8.	Our community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
9.	For new development in our community, surface water run-off shall be minimized and detained on site if possible or practical. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-ways should be maintained as nearly as possible.
10.	Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.
11.	Encourage the use of conservation neighborhood design strategies for rural residential development in appropriate areas.
12.	Direct rural residential development toward existing platted subdivisions.

Table 8.1 p

Town of South Lancaster	
1.	Maintain the rural-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Support land uses, densities, and regulations that result in efficient development patterns.
3.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and river scrapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
4.	Encourage active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
5.	Recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.
6.	Encourage rural residential development toward existing platted subdivisions.

Table 8.1 q

Town of Waterloo	
1.	Encourage the protection of economically productive areas, including farmland, forests, and cultural, historic and archaeological sites.
2.	Strive to balance individual property rights with community interests and goals.

Table 8.1 r

Town of Watterstown	
1.	Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Support land uses, densities, and regulations that result in efficient development patterns.
3.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
4.	For new development in our community, surface water run-off shall be minimized and detained on site if possible or practical. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-ways should be maintained as nearly as possible.
5.	Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.
6.	Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.

Table 8.1 s

Town of Wingville	
1.	Work to protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
2.	Discourage disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.
3.	Our community will require all proposed development, including public recreation development, to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.

Table 8.1 t

Town of Woodman	
1.	Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
3.	Protect active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
4.	Preserve agricultural fields in the community from encroachment by incompatible development by limiting the fragmentation of crop fields.
5.	Encourage the preservation of green space and environmentally sensitive areas.
6.	Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.
7.	Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion and the disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.
8.	Recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.
9.	Recognize that ridge tops are important groundwater recharge areas. The Town discourages the location of landfills and truck yards in these areas.
10.	In the event of a quarry development proposal, the Town will hold a public hearing.
11.	Our community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
12.	Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.
13.	Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities.
14.	Require detailed neighborhood development plans and phasing plans prior to platting and development of planned residential areas.
15.	Encourage the use of conservation neighborhood design strategies for rural residential development in appropriate areas.

Table 8.1 u

Town of Wyalusing	
1.	Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
2.	Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.
3.	Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize our vision for the future.
4.	Encourage the preservation of agricultural fields in the community from encroachment by incompatible development by limiting the fragmentation of crop fields.
5.	Encourage the consideration of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.
6.	Consider adopting and enforcing a sign ordinance to help preserve the visual quality of the community.

NOTE: *The Towns of Beetown, Boscobel, Castle Rock, Fennimore, Glen Haven, Marion, Millville, Mount Ida, Muscoda, Paris, Patch Grove, and Platteville did not participate in the Grant County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole. City and village data is not included as the County does not have jurisdiction in these communities.*

8.4 EXISTING LAND USES

8.4.1 Land Use Types

Agriculture – Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

Residential - Residential land includes any land with a residential home that does not fall into the agricultural land classification.

Commercial – Commercial land refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment.

Manufacturing – Manufacturing land refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products.

Forested – Forested land including production forests and DNR-MFL.

Ag-Forest – Land that is producing or capable of producing commercial forest products if the land satisfies any of the following conditions:

- It is contiguous to a parcel that has been classified in whole as agricultural land, if the contiguous parcel is owned by the same person that owns the land that is producing or capable of producing commercial forest products. In this subdivision, "contiguous" includes separated only by a road.
- It is located on a parcel that contains land that is classified as agricultural land in the property tax assessment on January 1, 2004, and on January 1 of the year of assessment.
- It is located on a parcel at least 50% of which, by acreage, was converted to land that is classified as agricultural land in the property tax assessment on January 1, 2005, or thereafter.

Undeveloped – This land classification refers to areas that were formerly classified as swamp/waste. It includes bogs, marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland.

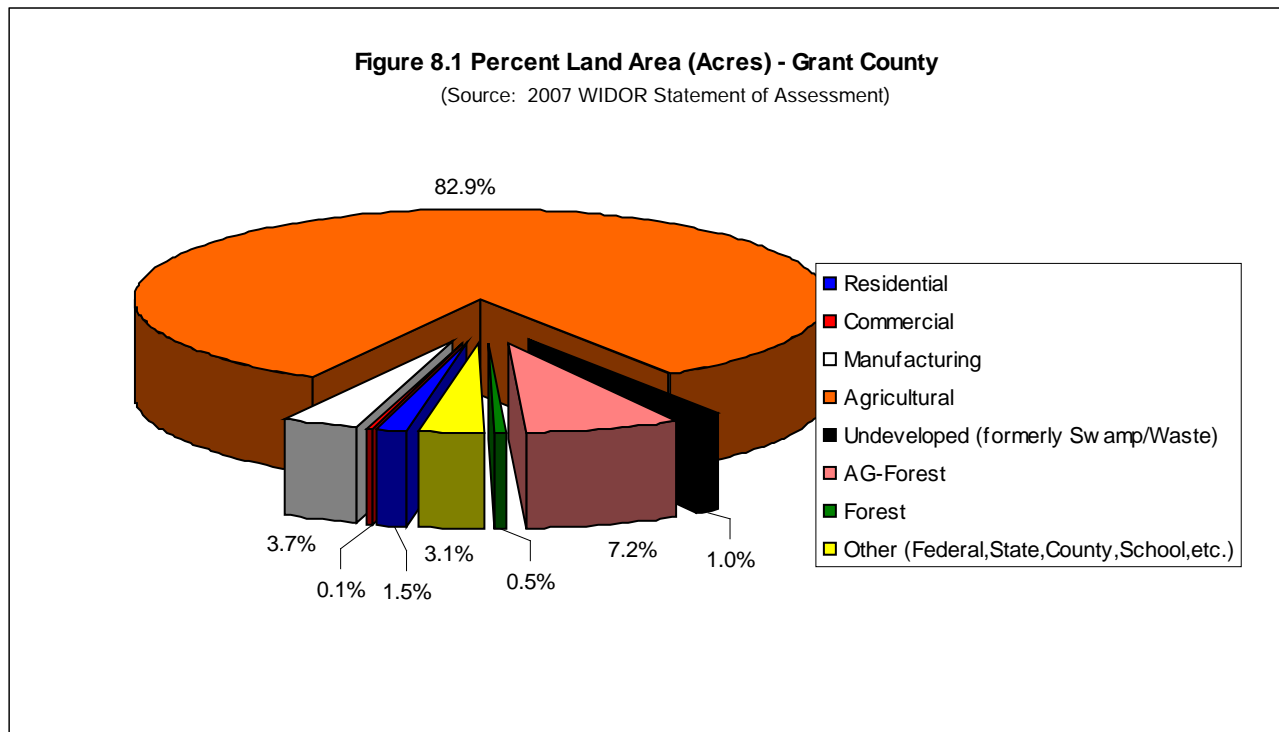
Other – Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries.

The following table lists the amount of land in each major land classifications for Grant County in 2007. Currently the dominant land use is agriculture.

Table 8.1 Grant County Land Use – 2007

Classification	Land in Acres	Parcel Count	Average Parcel Size	Percent of Land Use (Acres)
Residential	9806	16578	0.6	1.5%
Commercial	3558	2124	1.7	0.5%
Manufacturing	812	92	8.8	0.1%
Agricultural	556,365	22537	24.7	82.9%
Undeveloped (formerly Swamp/Waste)	24623	10221	2.4	3.7%
AG-Forest	48,403	4037	12.0	7.2%
Forest	20,553	1717	12.0	3.1%
Other (Federal, State, County, School, Cemetery)	6916	4561	1.5	1.0%
Real Estate Totals	671,036	61,867		100.0%

(Source: WI Department of Revenue, 2007 Statement of Assessments)



(Source: WI Department of Revenue, 2007 Statement of Assessments)

8.5 LAND USE TRENDS

8.5.1 LAND SUPPLY

Tables 8.2 to 8.6 display the trends in land use for Grant County (counting from 2007) over the last 25, 20, 15, 10, and 5 years, respectively. The information is from the WI Department of Revenue. Use caution when comparing years since some land classifications have been changed over the years, some jurisdictions did not report in certain years, and technological advances have given the WI-DOR better land identification techniques. These changes can account not only for some land classifications not having a value in one year, but also then having values in another year. Local assessors have changed over time, which contributes differences as well.

Table 8.2 Grant County Land Use Assessment Statistics - 1982

Classification	1982 Total Acres	1982 Percent of Land Use in Acres
Residential	4635	0.7%
Commercial	1072	0.2%
Manufacturing	394	0.1%
Agricultural	584,020	90.3%
Swamp & Waste	10729	1.7%
Forest	46,231	7.1%
Real Estate Totals	647,081	100.0%

(Source: WIDOR, 1982 Statistical Report of Property Values)

Table 8.3 Grant County Land Use Assessment Statistics - 1987

Classification	1987 Total Acres	1987 Percent of Land Use in Acres
Residential	4204	0.7%
Commercial	774	0.1%
Manufacturing	568	0.1%
Agricultural	495,076	79.6%
Swamp & Waste	6094	1.0%
Forest	114,982	18.5%
Real Estate Totals	621,698	100.0%

(Source: WIDOR, 1987 Statistical Report of Property Values)

Table 8.4 Grant County Land Use Assessment Statistics – 1992

Classification	1992 Total Acres	1992 Percent of Land in Acres
Residential	5342	0.8%
Commercial	1160	0.2%
Manufacturing	701	0.1%
Agricultural	538,399	78.8%
Swamp & Waste	6425	0.9%
Forest	130,954	19.2%
Other (Federal, State, County, School, etc.)	5342	0.8%
Real Estate Totals	682,981	100.0%

(Source: WIDOR, 1992 Statistical Report of Property Values)

Table 8.5 Grant County Land Use Assessment Statistics – 1997

Classification	1997 Total Acres	1997 Percent of Land in Acres
Residential	6928	1.1%
Commercial	1462	0.2%
Manufacturing	615	0.1%
Agricultural	510,374	79.3%
Swamp & Waste	6502	1.0%
Forest	115,484	17.9%
Other (Federal, State, County, School, etc.)	2296	0.4%
Real Estate Totals	643,661	100.0%

(Source: WIDOR, 1997 Statistical Report of Property Values)

Table 8.6 Grant County Land Use Assessment Statistics – 2002

Classification	2002 Total Acres	2002 Percent of Land in Acres
Residential	9166	1.4%
Commercial	1702	0.3%
Manufacturing	874	0.1%
Agricultural	560,103	82.8%
Swamp & Waste	22743	3.4%
Ag-Forest	0	0.0%
Forest	74,681	11.0%
Other (Federal, State, County, School, etc.)	7231	1.1%
Real Estate Totals	676,500	100.0%

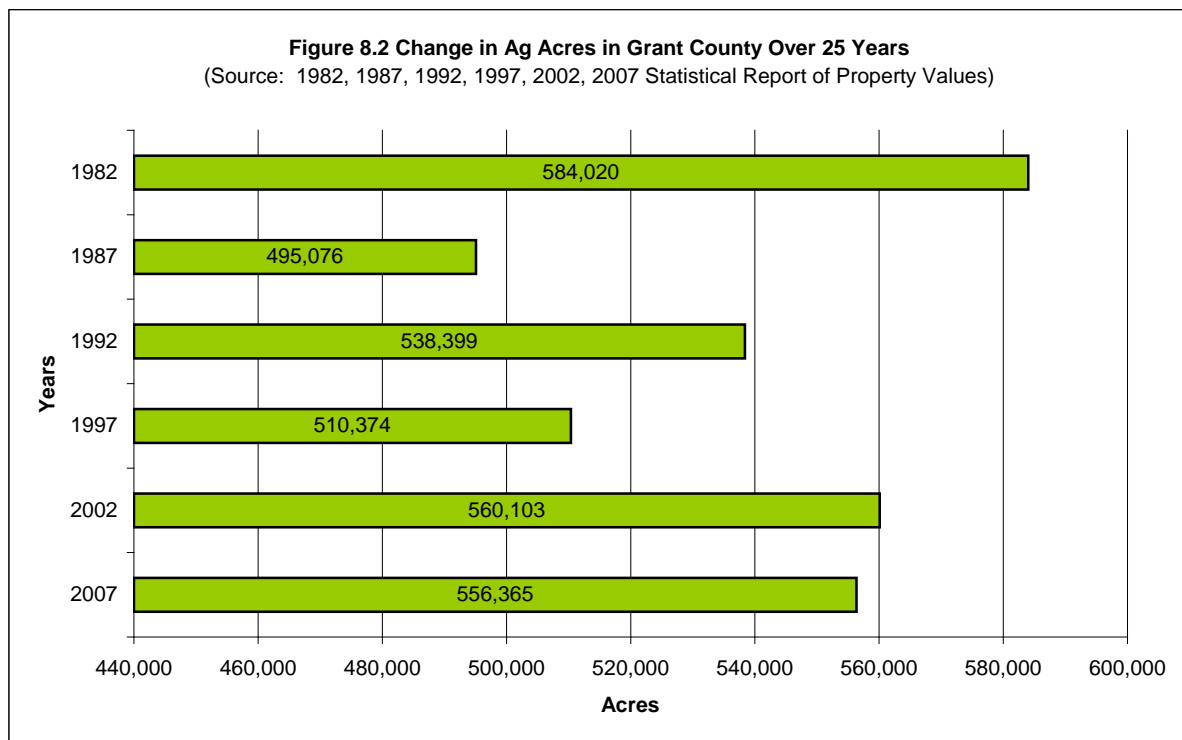
(Source: WIDOR, 2002 Statistical Report of Property Values)

Please note that by 2002, “Forest” had been divided into two new classifications: “Ag-Forest” and “Forest”.

LAND DEMAND

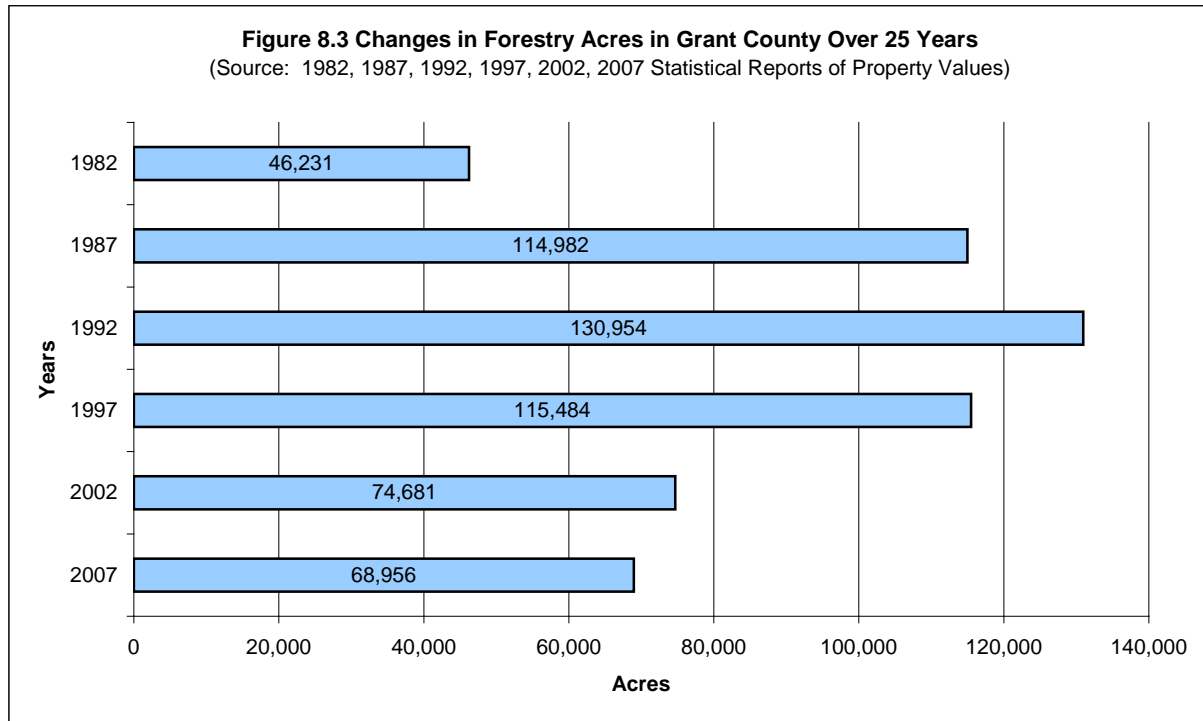
Historically, agriculture has been the dominant land use throughout Grant County. Forestry is the second largest land use classification in the County, with manufacturing as the third largest. Residential has used very little of the land area in the County compared to other land uses over the past 25 years, although it has grown steadily. See Figures 8.2, 8.3, and 8.4 below.

Figure 8.2 Grant County Agricultural Land Changes Over 25 Years



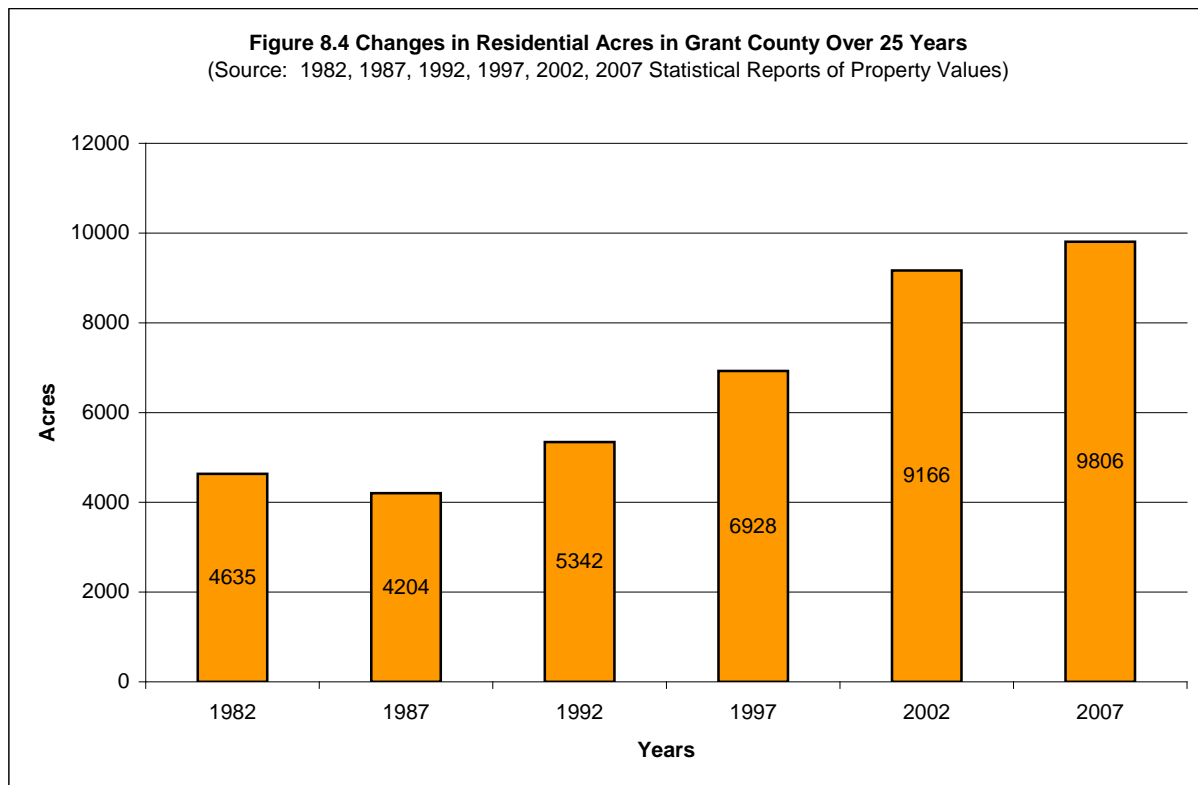
(Source: WI Department of Revenue Report on Property Values)

Figure 8.3 Grant County Forest Land Use Acres Over 25 Years



(Source: WI Department of Revenue Report on Property Values)

Figure 8.4 Grant County Residential Land Use Acres Over 25 Years



(Source: WI Department of Revenue Report on Property Values)

8.5.2 LAND PRICES

Land prices for agricultural land averaged \$3520 per acre in the summer of 2008, according to the participating jurisdiction planning commissions. See Table 8.7 for a list of the town’s average land prices in summer, 2008.

Table 8.7 Average Price per Acre - Summer 2008

Jurisdiction & Price/Acre	Jurisdiction & Price/Acre	Jurisdiction & Price/Acre	Jurisdiction & Price/Acre
T Bloomington - \$4000	T Hickory Grove - \$2800	T North Lancaster - \$3500	T Wingville - \$3000
T Cassville - \$2300	T Jamestown - \$3500	T Potosi - \$3500	T Woodman - \$3500
T Clifton - \$4000	T Liberty - \$4500	T Smelser - \$5500	T Wyalusing - \$3000
T Ellenboro - \$3800	T Lima - \$4000	T South Lancaster - \$4000	
T Harrison - \$3000	T Little Grant - \$5000	T Waterloo - \$3000	
T Hazel Green - \$4000	T Mount Hope - \$3000	T Watterstown - \$3000	

8.6 FUTURE LAND USE

8.6.1 LAND USE CHANGES

To adequately plan for future growth, a community must be aware of its future land needs. The projection of land needed is based on historical community growth trends and some assumptions: forecasting is an inexact process. Since a number of outside factors can affect the rate of growth, the resulting forecasts should only be used as a general tool for charting future courses of action. SWWRPC has forecast the jurisdiction’s future land needs by looking at the change in land use acres from 1982 to 2007. By this calculation, Table 8.8 below shows how the acreages have changed since 1982.

Table 8.8 Average Annual Grant County Land Use Change from 1982-2007, per Land Use Classification

Grant County	Average Annual Change 1982-1987	Average Annual Change 1987-1992	Average Annual Change 1992-1997	Average Annual Change 1997-2002	Average Annual Change 2002-2007	Average Annual Change 1982-2007
Residential	-109	228	529	320	213	202
Commercial	-29	77	101	34	619	106
Manufacturing	29	27	-29	37	-21	16
Agriculture	-18488	8665	615	7104	-1246	-1246

(Source: WIDOR Statement of Assessment, SWWRPC)

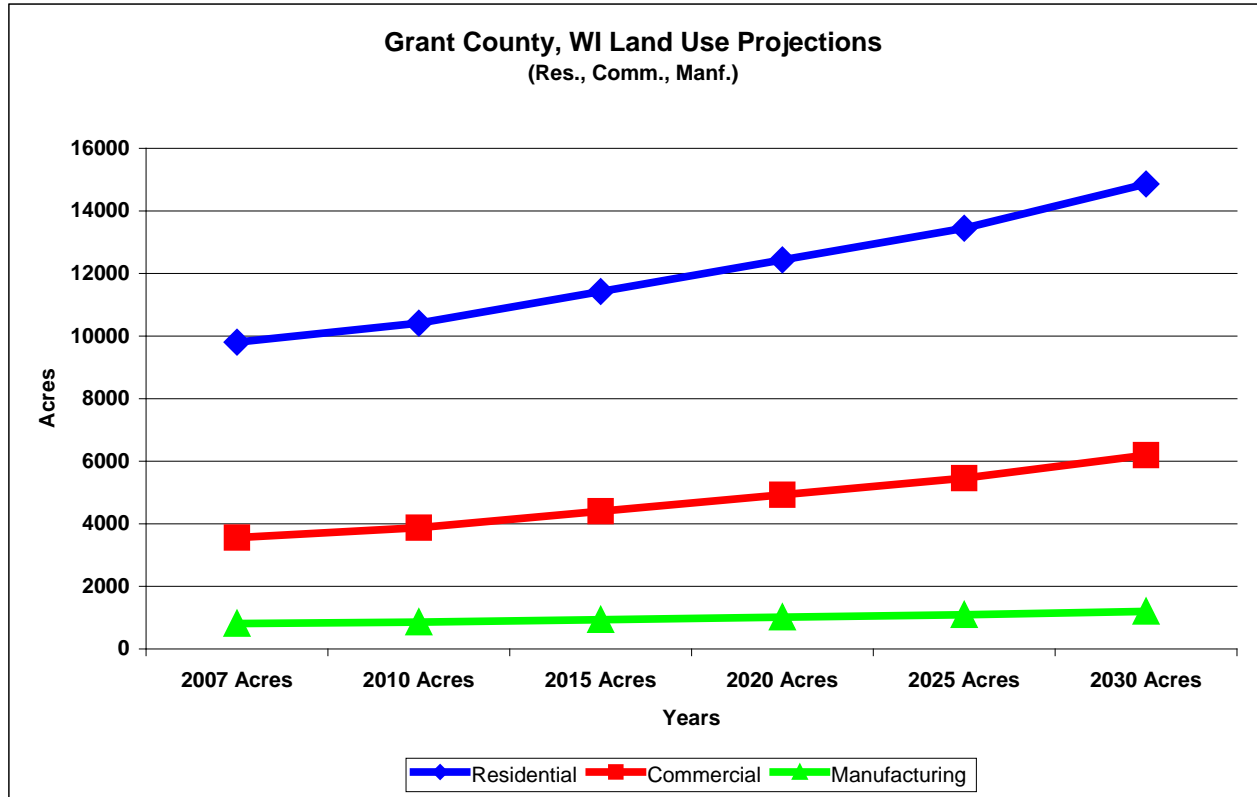
8.6.2 LAND USE PROJECTIONS

Past land area changes were used to project the amount of land needed in the future per classification. The average annual change from 1982-2007 was used to create future projections. To arrive at the average annual change in each category, the current (2008) number of acres was subtracted from the earliest data available: 1982. The grant requires projections for land classified as residential, commercial, industrial (which is labeled “manufacturing” in the plan), and agricultural.

As noted in section 8.5.1 caution should be used in considering land use projections, as the methods employed to retrieve and report data has changed over the years. Some classifications never existed in certain communities and in other cases, for certain years no data was recorded, even if the land use did exist. Data is only as accurate as the person reporting it: therefore, some discrepancies exist which are decades old, and are impossible to correct. Projections are created to show trends and relative magnitude of change and should be used only as a general guide.

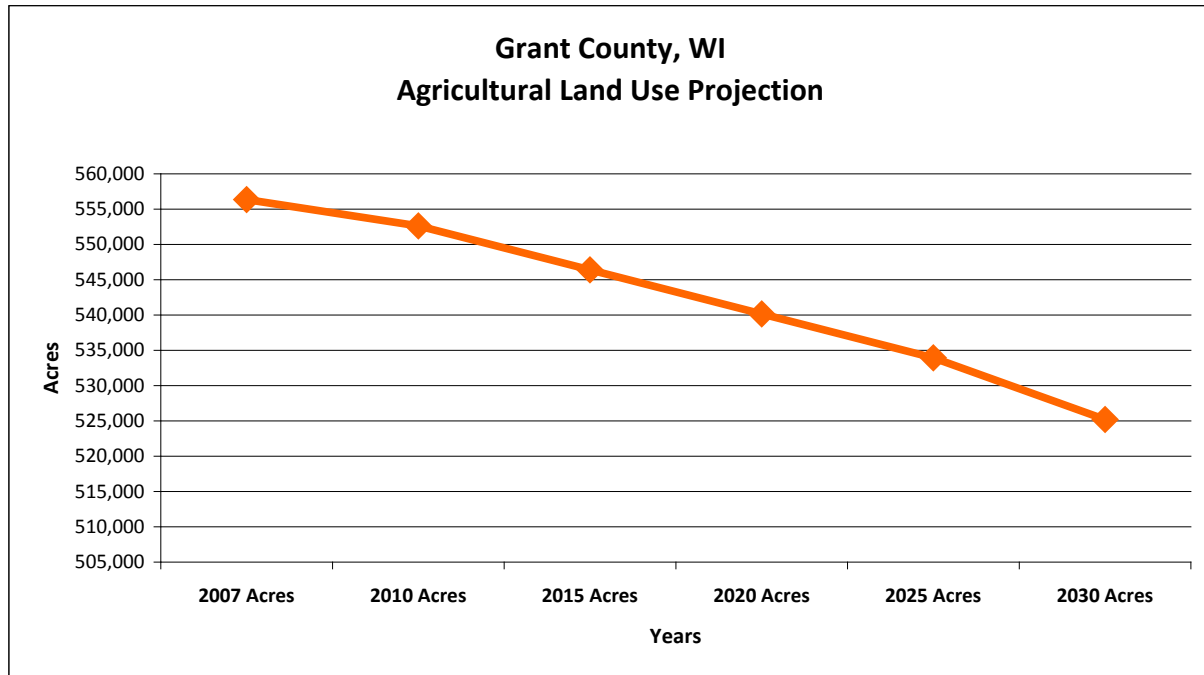
Note: because there are such large differences in the amount of agricultural land to other classifications in Grant County, agricultural land use projections are shown separately in Figure 8.6.

Figure 8.5 Forecasted Grant County Manufacturing, Commercial, and Residential Acres for 2010, 2015, 2020, 2025, and 2030.



(Source: WI Department of Revenue Report on Property Values, and SWWRPC)

Figure 8.6 Forecasted Grant County Agricultural Acres for 2010, 2015, 2020, 2025, and 2030



(Source: WI Department of Revenue Report on Property Values, and SWWRPC)

8.6.3 DEVELOPMENT LIMITATIONS

Development should only take place in suitable areas, which is determined by several criteria, including:

- A community’s vision statement
- Land use goals and policies
- Surrounding uses
- Special requirements of the proposed development
- The ability to provide utility and community services to the area
- Transportation and economic development factors
- Cultural resource constraints
- Various physical constraints

One common way a town can control land development is through its driveway ordinance. The location of a driveway can not only help a town decide if a development should be located in the town (access), the placement and design of a driveway laid out in an ordinance can help keep town roads safer, since its correct placement on a parcel is such an important safety factor. Refer to Table 8.9 for a list of participating town driveway ordinances and access standards.

Table 8.9 Town Driveway Ordinances and Access Standards

Jurisdiction	Have Driveway Ordinance?	Have Access Standards?	Jurisdiction	Have Driveway Ordinance?	Have Access Standards?
T Bloomington	No	Yes	T Mount Hope	No	No
T Cassville	Yes	Yes	T North Lancaster	Yes	Yes
T Clifton	Yes	No	T Potosi	No	No
T Ellenboro	No	No	T Smelser	No	No
T Harrison	Yes	Yes	T South Lancaster	No	Yes
T Hazel Green	Yes	Yes	T Waterloo	No	No
T Hickory Grove	No	No	T Watterstown	Yes	No
T Jamestown	Yes	NA	T Wingville	No	No
T Liberty	Yes	Yes	T Woodman	Yes	Yes
T Lima	Yes	Yes	T Wyalusing	Yes	No
T Little Grant	Yes	No			

8.6.4 DENSITY STANDARDS/LAND DIVISION

A density standard is a measure of how many lots (or homes) for a set number of acres. Density standards can have a minimum lot size requirement, a maximum lot size requirement, or both. For example, in a town with a density standard of one home per 30 acres, a landowner who owns 90 acres has three opportunities to build a home (1 per 30). The landowner may decide to sell some of this property. If there is no minimum lot size associated with the density standard, in order to build a home, a full 30 acres would be needed by a home builder. If the density standard has a minimum lot size requirement of 5 acres (for example), the landowner would only need to sell 5 acres, not the entire 30. The density standard would be met. (Farmland Preservation might need to be considered in developing a density standard as it might affect minimum lot sizes from town to town.)

Some communities have a minimum and a maximum lot size associated with their density standard. In this case, if the minimum lot size is 5 acres and the maximum 10 acres, with a one per 30 density, the landowner could sell anywhere between 5 and 10 acres to someone to build a home. The density standard of one per 30 acres and the lot size requirement(s) would be met.

Only one participating town, Hickory Grove, has a town density standard. And only the Town of Jamestown has its own land division/subdivision ordinance (although as a result of the planning process, some other towns are investigating land division, a.k.a. “crop field fragmentation” ordinances). No Grant County town had a planned unit development (PUDs).

There are a number of unzoned and participating towns in Grant County, including Bloomington, Cassville, Hazel Green, Little Grant, Mount Hope, North Lancaster, Smelser, Waterloo, Woodman, and Wyalusing. Towns which are unzoned and *not* participating in the Grant County Comprehensive Planning Project include Boscobel, Castle Rock, Patch Grove, Glen Haven, Marion, and Beetown.

8.7 PHYSICAL DEVELOPMENT LIMITATIONS

8.7.1 DEPTH TO WATER TABLE/FLOOD HAZARDS

A review of Map 3.2.1, Water Resources, Map 3.2.2 Depth to Water Table, and Map 3.2.3 Flooding Frequency reveal development limitations associated with water resources. Because of the potential for flooding, and the problems associated with wet soils, these areas should be precluded from development.

8.7.2 SLOPE LIMITATIONS

A review of Map 3.2.6, Slopes, reveals areas in the jurisdiction where development limitations occur due to steep slopes. Slope is an important limitation to consider since problems for development are usually associated with areas with extreme slope (due to erosion and other factors). In general, areas with slopes under 12% are best suited for development.

8.7.3 SEPTIC LIMITATIONS

Septic limitations apply to domestic sewage disposal systems; primarily filter fields and seepage beds. How well a sewage disposal system functions depends largely on the rate at which effluent from the tank moves into and through the soil. If permeability is moderately slow, sewage effluent is likely to flow along the surface of the soil. If permeability is moderately rapid or rapid, effluent is likely to flow into the aquifer. Detailed testing at specific site locations may reveal pockets with fewer restrictions than indicated. Engineering interpretations of the soil survey indicate the degree to which sub-grade materials are influenced by surface drainage, depth of frost penetrations, and other factors.

8.7.4 DEPTH TO BEDROCK

A review of Map 3.2.7, Depth to Bedrock, reveals areas in the jurisdiction where development limitations occur due to the depth to the bedrock. Depth to bedrock is an important factor influencing other limitations such as septic tanks and building foundations. Bedrock too close to the surface not only hampers surface water absorption by the soil, but also poses obstacles to construction.

8.7.5 THREATENED AND ENDANGERED SPECIES/RECREATION RESOURCES/ENVIRONMENTAL CORRIDORS

A review of Map 3.2.4, Threatened and Endangered Species, and Map 3.2.5, Natural Corridors and Recreational Resources reveal areas in the jurisdiction where other development limitations may occur.

8.7.6 MINE LOCATIONS

Grant County had an active and extensive mining industry in the 19th and early to mid 20th centuries. Obviously, this industry left an indelible mark on the County, particularly on its southern side (see Map 3.3.1, Cultural Resources, which displays historic mines). Generally, most mines do not have much of an impact on current land use decisions. However, the potential of intersecting with old mine works is possible in well drilling and it is possible that a land parcel may have an old, uncovered (and unsafe) mine shaft opening.

8.8 REDEVELOPMENT OPPORTUNITIES

The WI-DNR Bureau for Remediation and Redevelopment maintains a database listing contaminated lands and sites including the following: spills, leaks, Superfund sites, and other contaminated sites reported to the WI-DNR or otherwise discovered. These sites represent the possibility of redevelopment opportunities.

Liability Exemptions for Local Governments

Previously, local governmental units (LGUs) and economic development corporations (EDCs) that acquired contaminated property, even if they did not purchase it, were considered responsible under Wisconsin's Hazardous Substance Discharge Law, also known as the Spill Law (s. 292, Wis. Stats.), because they "possessed or controlled" a contaminated property. As a result, they were required to investigate and clean up the contamination.

The Land Recycling Law (1993 Wisconsin Act 453) and the 1997-1999 and 1999-2001 State Biennial Budgets removed this liability and created incentives for LGUs and certain EDCs to redevelop property, depending upon how the property is acquired. This exemption for local governments has helped spur renewal of many contaminated properties.

Brownfield Funding for Local Governments

The Wisconsin State Legislature and federal government have established special brownfield financial incentives for local governments, including a new revolving loan fund through the Wisconsin Brownfield Coalition. Refer to Chapter 6, Economic Development, for a list of locations in Grant County that are currently listed as LUST or ERP sites.

8.9 EXISTING AND POTENTIAL LAND USE CONFLICTS

A variety of land uses with no separation between incompatible uses can potentially cause conflict. Land use conflicts may arise in such situations through noise, odor, chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations. For instance, agriculture can affect adjoining small rural lots used for residential purposes. Similarly, the presence of small residential rural lots can create an adverse influence on the continued operation of agriculture enterprise.

- Potential Land Use Conflicts**
- Landfills or Waste Facilities
 - Jails or Prisons
 - Halfway Houses or Group Homes
 - Airports, Highways, Rail Lines
 - Low Income Housing
 - Strip Malls and Shopping Centers
 - "Cell" Towers, Electrical Transmission Lines
 - Wind Farms
 - Large Livestock Operations
 - Industrial or Manufacturing Operations

Most participating towns in Grant County do not have any land use conflicts (current or potential) with either their neighbors or the County itself. However, there are a few who do. See Table 8.10 below:

Table 8.10 Land Use Conflicts amongst Grant County Participating Towns

Jurisdiction	Current Conflicts	Potential Conflicts
T. Clifton	NA	Golf course (V. Livingston)
T. Lima	NA	Boundary issues w/C. Platteville
T. North Lancaster	C. Lancaster	C. Lancaster
T. Potosi	Sandpit issues w/Grant County	Sandpit issues w/Grant County
T. South Lancaster	NA	Sewer/water issues w/C. Lancaster

8.10 LAND USE AGENCIES AND PROGRAMS

AGENCY NAME	AGENCY DESCRIPTION	CONTACT INFORMATION
Center for Land Use Education (CLUE)	<p>The Center for Land Use Education is a joint venture of Cooperative Extension and the College of Natural Resources at the University of Wisconsin-Stevens Point. CLUE uses a team-based approach to accomplish its dual missions of campus based undergraduate and graduate education and Extension outreach teaching related to</p> <ul style="list-style-type: none"> • Land use planning, • Plan and ordinance administration, • Project impact and regional trends analysis and • Public involvement in local land use policy development. 	<p>Center for Land Use Education University of Wisconsin – Stevens Point – CNR 800 Reserve St. Stevens Point, WI 54481</p> <p>Phone: 715-346-2386 http://www.uwsp.edu/cnr/landcenter</p>
Wisconsin Land Council – WI Department of Administration	<p>The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system, and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin’s local governments and to improve the coordination and cooperation of state agencies in their land use activities.</p>	<p>Wisconsin Land Council – WIDOA 17 South Fairchild 7th Floor Madison, WI 53703</p> <p>http://www.wisconsinplanners.org</p>

AGENCY NAME	AGENCY DESCRIPTION	CONTACT INFORMATION
<p>University of Wisconsin</p>	<p>The UW-Madison’s department of Urban Planning can provide research and outreach services to area communities. The University also has the Land Information and Computer Graphics Facility (LICGF). The overall mission of the LICGF is to provide research, training, and outreach in the use of land and geographic information systems (LIS/GIS). Their mission focuses on land record modernization, land and natural resource management applications, and the use of information for land-use decision-making.</p>	<p>UW-Madison Dept. of Urban Planning 925 Bascom Mall Room 110 Music Hall Madison, WI 53706-1317</p> <p>Phone: 608-262-1004 http://www.wisc.edu/urpl</p> <p>UW Land Information & Computer Graphics Facility 500 Babcock Drive Rm. B102 Madison, WI 53706</p> <p>Phone: 608-263-5534 http://www.lic.wisc.edu</p>