

**EXECUTIVE SUMMARY**

The purpose of this section is to review and analyze land use in the Village of Highland. The land use element is the compilation of all other elements of this plan. Designating land uses and standards for development requires the village be able to adequately provide utilities, maintain roads, and support other services. Therefore, the goals, objectives, and policies of the land use element must be supported by all other elements of the plan. This section will consider both current and future land use in the Village of Highland. At the present time, the dominant developed land use is residential.



**Wisconsin State Statute 66.1001(2)(h)**

**(h) *Land-use element.***

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.

**LAND USE POLICIES**

The following are the land use policies for the Village of Highland.

- **Follow a current, long-range comprehensive plan, which serves as a guide for future land-use and zoning decisions.**

See Map H.1 in this Section for more information.

- **Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.**

See Section A, Issues and Opportunities Element for the Village of Highland's Vision Statement.

- **Restrict non-residential development from residential neighborhoods.**

- **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.**

The Village of Highland should encourage light manufacturing/light industrial businesses that would provide growth in our Industrial Park and create a need for additional housing. Basically, all land uses that will promote growth will be encouraged.

- **Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.**

See Section D, Utilities and Community Facilities Element.

- **Restrict development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.**

- **Ensure to the greatest extent possible that all future development proposals or redevelopment enhances the overall quality of life in the community.**

See Section A, Issues and Opportunities Element for the Village of Highland's Vision Statement.

- **Protect active agricultural lands that exist in, or border on the jurisdiction from encroachment by incompatible uses.**

See Section E, Agricultural, Natural, and Cultural Resources for more information.

**EXISTING LAND USE**

The Village of Highland currently has a mixture of land uses including agriculture, commercial, manufacturing, industrial, single- and multi-family home residential, parks, mixed residential and commercial, and public authority (schools, churches, government buildings).

The Village of Highland is a predominantly agricultural based community. See Maps E.2 and E.8 in Section E, Agricultural, Natural, and Cultural Resources Element, for existing Town of Highland land use maps.

Table H.1 is a breakdown by percentage for Highland land uses. As indicated, the Iowa County Tax Assessors Office defines the village as 61.2 percent agricultural land. However, the Village Plan Commission identified single-family residential as the dominant land use.

**Table H.1: Village Of Highland Land Use**

Classification	Percent of Land Area as Taxed
Agricultural	61.2%
Residential (Single- and Multi-Family)	3.8%
Commercial	1.6%
Manufacturing	2.4%
Production Forest	1.0%
DNR-MFL Forest	0.0%
Undeveloped (formerly Swamp/Waste)	0.9%
Other (Federal, State, County, School, Cemetery)	28.7%

(Source: 2004 Iowa County Tax Assessor Dept., SWWRPC)

**Agricultural**

At 61.2 percent, agriculture is the dominant land type assessed in Highland. 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**

Table H.1 indicates that residential land use accounts for 3.8 percent of the land area within the village.

**Commercial**

Commercial 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. The existing land use map does not differentiate between highway businesses, home occupations, or general businesses, but classifies all of the above as commercial. In the Village of Highland, commercial development occupies approximately 1.6 percent of the total land area.

**Manufacturing**

Manufacturing refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products. As indicated by Table H.1, approximately 2.4 percent of the total land area in the village is occupied by manufacturing uses.

**Forested**

This classification is Production Forests and DNR-MFL Forests acreages combined. Table H.1 shows that approximately 1.0 percent of the land area in the Village of Highland is forest under these classifications.

**Undeveloped**

This classification refers to areas that were formerly classified as swamp/waste. It is open land includes bogs marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland. Approximately 0.9 percent of the total land in the Village of Highland is classified as undeveloped land.

**Other**

Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries, are classified as "other". Approximately 28.7 percent of land in the Village of Highland is listed under this classification. Refer to Maps E.2 and E.8, Section E, Agricultural, Natural, and Cultural Resource Element for more information.

**RESIDENTIAL LAND USE TRENDS**

Residential land use occupies 3.8 percent of the Village of Highland. The following table indicates the changes in single-family residential units between 1990 and 2000 for the Village of Highland compared to Iowa County.

**Table H.2: Village Of Highland Single Family Housing Unit Change**

	1-Unit (1990)	1-Unit (2000)	% Change
Village of Highland	260	286	10.0%
Iowa County	6,632	7,796	17.6%

(Source: 1990 & 2000 US Census)

As indicated by Table H.2, the single housing units in Highland increased 10.0 percent between 1990 and 2000, while single housing units in Iowa County increased 17.6 percent.

**REDEVELOPMENT OPPORTUNITIES**

- A feed mill on the north side of Highland near the Industrial Park has been sold to an automobile dealer, presumably for expansion.
- A number of buildings on Main Street could become redevelopment projects, but as far as the Plan Commission knows, no such projects yet exist.
- Blabaum's Food Center is expanding their grocery store on Main Street. A tavern has been razed and construction on the expansion will begin spring of 2004.

**BROWNFIELDS OR OTHER PROPERTIES SUITABLE FOR REDEVELOPMENT.**

The Wisconsin Department of Natural Resources maintains a database referred to as BRRTS (Bureau for Remediation and Redevelopment Tracking System). The database lists contaminated lands and sites and includes the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to us or otherwise discovered. The database contains 19 records for the Highland area. The list includes the following four categories:

**LUST:** A Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by DNR and some are reviewed by the Dept. of Commerce.

**ERP:** Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.

**SPILLS:** A discharge of a hazardous substances that may adversely impact, or threaten to adversely impact public health, welfare or the environment. Spills are usually cleaned up quickly.

**No Action Required:** There was or may have been a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. Reports of UST closures with no action required are filed in state archives.

The complete database is available from the Department of Natural Resources Website. [www.dnr.state.wi.us](http://www.dnr.state.wi.us) Activities on these sites including remediation is available for review on the website or by contacting the Wisconsin Department of Natural Resources. The following listings contain the DNR Activity Number, Activity Type, Activity Name, Municipality, County, and a Priority Level. As stated above, additional information is available from the Wisconsin Department of Natural Resources.

**HIGHLAND LIST OF CONTAMINATED SPILLS AND SITES**

DNR Activity Number	Activity Name	Municipality	County	DNR Region
03-25-002510	DONS TIRE SERVICE	HIGHLAND	Iowa	South Central Region
04-25-043294	CTH I - 1 MI S OF HIGHLAND [HISTORIC]	HIGHLAND	Iowa	South Central Region
04-25-172034	CTH I 200' N OF FIRE LN 500	HIGHLAND	Iowa	South Central Region
04-25-039739	DRY DOG RD [HISTORIC SPILL]	HIGHLAND	Iowa	South Central Region
02-25-211160	HIGHLAND TN GARAGE	HIGHLAND	Iowa	South Central Region
03-25-002544	HIGHLAND TN GARAGE	HIGHLAND	Iowa	South Central Region
04-25-049964	HIGHLAND TN	HIGHLAND	Iowa	South Central Region
04-25-232654	4837 TOWER RD POLE # 7127010	HIGHLAND	Iowa	South Central Region
04-25-528389	RIVERDALE AG SERVICE INC	HIGHLAND	Iowa	South Central Region
03-25-002297	HIGHLAND HIGH SCHOOL	HIGHLAND	Iowa	South Central Region
09-25-296451	HIGHLAND SCHOOL	HIGHLAND	Iowa	South Central Region
04-25-179901	HWY 80 & CTH Q	HIGHLAND	Iowa	South Central Region
04-25-278894	OLSON, MARK - RP	HIGHLAND	Iowa	South Central Region
02-25-116703	J & S LIQUID FERTILIZER	HIGHLAND	Iowa	South Central Region
03-25-002200	MICHEK OIL	HIGHLAND	Iowa	South Central Region
03-25-002773	RICHGELS TRUCKING	HIGHLAND	Iowa	South Central Region
03-25-248359	HIGHLAND MACHINE	HIGHLAND	Iowa	South Central Region
02-25-000936	SCALES SALVAGE YARD	HIGHLAND	Iowa	South Central Region
09-25-295512	TRAUSCH DISTRIBUTING CO	HIGHLAND	Iowa	South Central Region

**Table H.3 Village of Highland Land Use Assessment Statistics Iowa County – 1993**

Real Estate Class	# of Parcels in 1993	# of Parcels in 2003	Land Values in 1993	Land Values in 2003
Residential	329	355	1,925,400	2,927,100
Commercial	50	54	353,100	563,900
Manufacturing	6	5	52,800	42,500
Agricultural	25	22	193,900	35,100
Swamp & Waste	1	NA	400	N/A
Forest	2	1	2,400	5,000

(Source: Wisconsin Department of Revenue-1993, 2003)

**IDENTIFICATION OF SMART GROWTH AREAS**

The Village of Highland Comprehensive Plan identifies smart growth areas in Section H of the plan. Smart Growth areas have been defined by this process as areas that make sense for future development. So for example, Map H.1 for the Village of Highland indicates areas for future residential development. These are hereby referenced as Smart Growth areas.

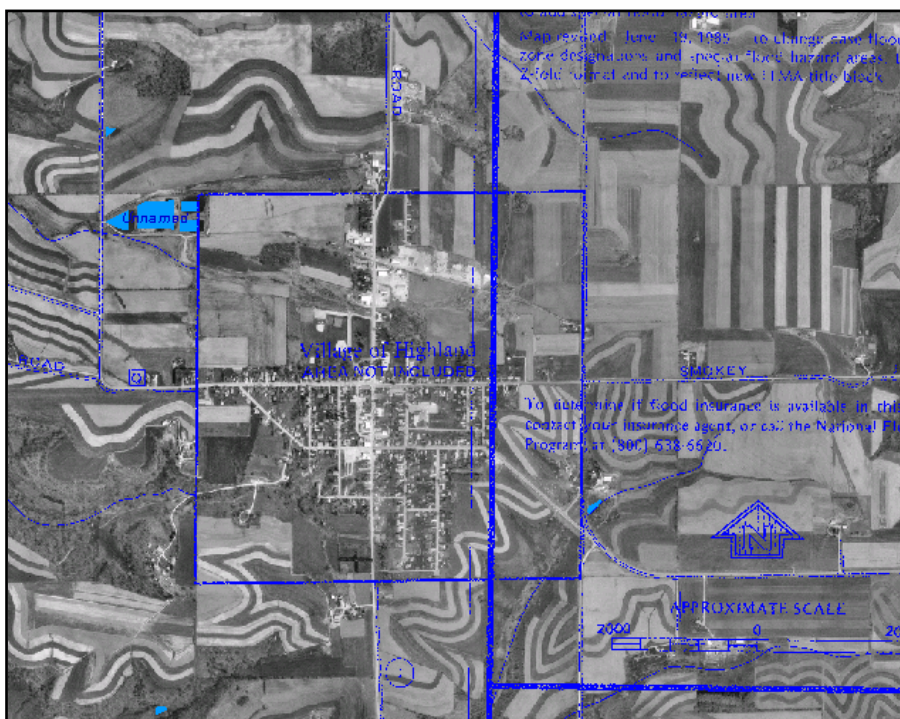
**LAND USE PROJECTIONS**

The following will be included as future residential land use projections, as included in Section A of the Village of Highland Comprehensive Plan.

PROJECTED RESIDENTIAL LAND USE	2000	2010	2020	2030
<b>Low Projection</b>	348	368	385	402
Change in Number of Households	---	20	17	17
3 Dwelling Units Per Acre	---	6.7	5.7	5.7
5 Dwelling Units Per Acre	---	4	3.4	3.4
<b>High Projection</b>	348	375	400	424
Change in Number of Households	---	27	25	24
3 Dwelling Units Per Acre	---	9	8.3	8
5 Dwelling Units Per Acre	---	5.4	5	4.8

**Village of Highland Area Flood Insurance Rate Map (Map E-5)**

The Wisconsin Department of Natural Resources (DNR) has scanned images of the FIRM maps provided by FEMA. The map below is intended only as a preliminary guide to review areas in the floodplain. Detailed flood insurance maps should be consulted for the specific area in question. There are few areas around the Village of Highland that are flood prone.



**FUTURE EXPANSION**

As Highland grows, it makes sense to look ahead and project what sort of development will work best in certain parts of the village. Current and future infrastructure can help guide the village's development decisions. The village has an Industrial Park of approximately 20 acres in the northeast quadrant. There are no limitations for housing growth as there are vacancies in Cardinal Heights Subdivision in the northeast, a proposed development in the southeast and possibilities in the south-central part of the village. Developers must incur all costs for development. For commercial development, there is available space in the north and east sections of Highland. The village should therefore encourage light manufacturing/light industrial businesses that would provide growth in the Industrial Park and create a need for additional housing. Basically, all land uses that will promote growth will be encouraged.

### **EXISTING AND POTENTIAL LAND USE CONFLICTS**

There are a variety of land uses that can potentially cause land use conflicts. Two common acronyms used to describe land use conflicts are NIMBY's (Not in My Back Yard) and LULU's (Locally Unwanted Land Uses). One of the most common occurrences, especially in rural settings, is the presence of agricultural operations near non-farm populations.

Agriculture can affect adjoining small rural lots, which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of agricultural enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage, and weed infestation, lack of understanding, and lack of communication to name a few. However, as the box on the right suggests, conflicts can arise from more than agriculture/residential situations.

#### **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
- Large Livestock Operations
- Industrial or Manufacturing Operations

Currently there are some conflicting land uses in Highland. Some residents will start up a small family business (lawn mowing, auto detailing, crafts) in their homes without getting a conditional use permit. There is not a lot of concern until the business exceeds the scope of the residence and interferes with neighbors rights. It is hard to clamp down on them because the village needs all the businesses it can get. These land use conflicts are likely to continue.

The Village Zoning Ordinance and Industrial Park Restrictions require a buffer between industrial and residential zones. Hopefully, growth will take place in the correct zones. Agricultural land development is not an issue for Highland. The village does not promote land uses that could create any environmental hazards. Such businesses would create toxic waste for the wastewater treatment plant.

### **INTEGRATED LAND USE**

Certainly education and communication at all levels is fundamental to land use conflict resolution. Finding a way to separate incompatible land uses while recognizing the benefits that can be achieved through land use integration is key. Integration may be achieved through physical separation or a simple vegetative buffer designed to screen one land use from another. Such practical strategies require landowners with potentially conflicting land uses to acknowledge their impacts and then design their operations or development to account for this impact. A community approach utilizing physical solutions, planning strategies, and a long-term vision for the land will enable multiple and differing land uses to exist.

### **FUTURE LAND USE**

Being near family and friends, a small town atmosphere, and low crime rates are the top three reasons why people choose to live in the Village of Highland. It stands to reason that people in Highland want to maintain their homes and property, protect their investments, and keep their lives the same as they have always been.

However, with Highland's growth, existing homes and buildings will need remodeling, repairs, or improvements, new buildings will be constructed; businesses will join the community. In order to achieve its vision, Highland needs to grow while maintaining its small town appeal.

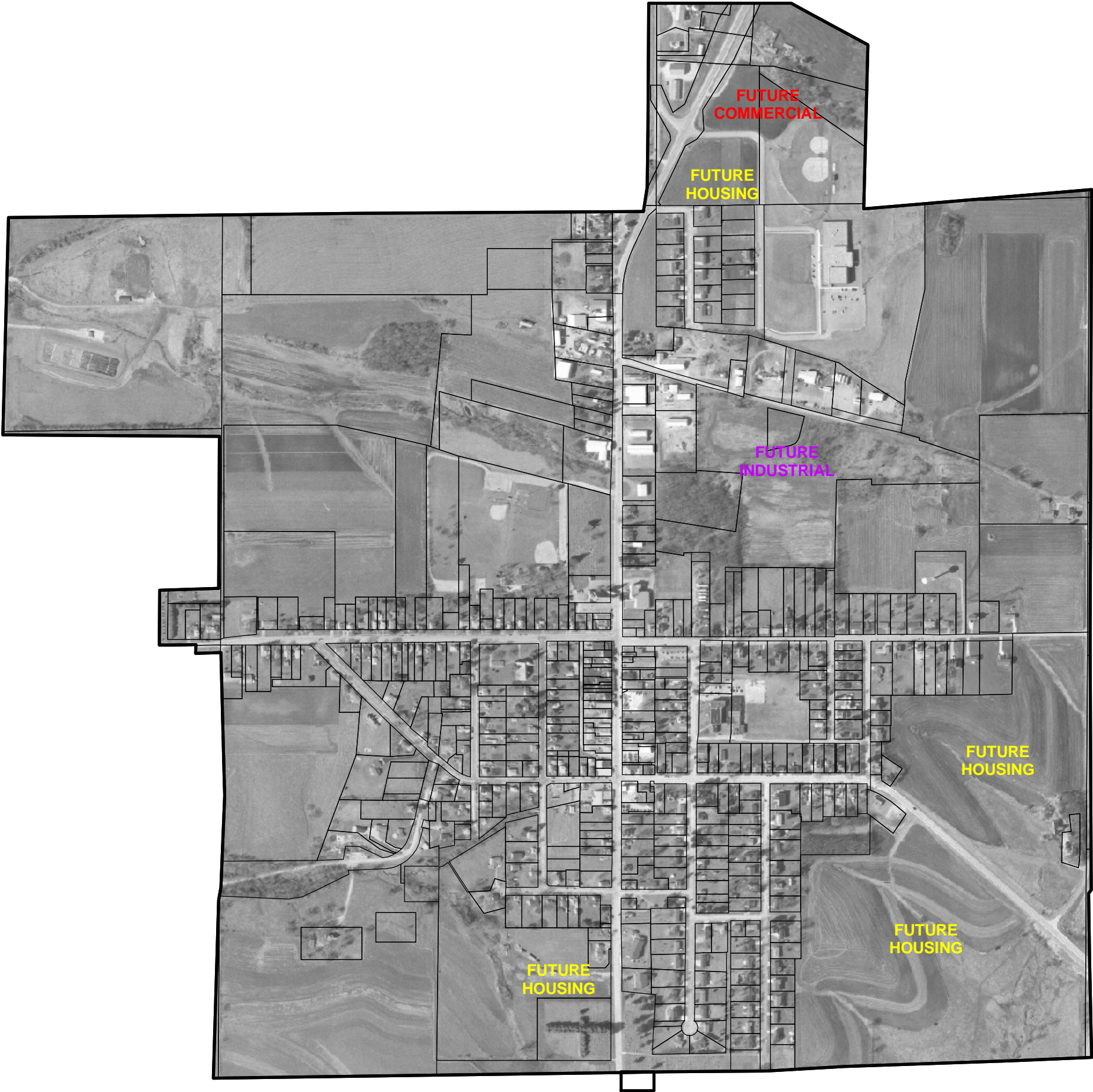


# EXISTING AND FUTURE LAND USE

## MAP H.1

### VILLAGE OF HIGHLAND

- IOWA COUNTY, WISCONSIN -



1 inch equals 0.13 miles



SOUTHWESTERN WISCONSIN  
REGIONAL PLANNING COMMISSION  
719 Pioneer Tower  
1 University Plaza  
Platteville, WI 53818

July 1, 2004  
Mr Sid-E-F Landuse HighlandVil 11X17