

Sample Land Use District descriptions From St. Croix County Comprehensive Plan

<http://www.co.saint-croix.wi.us/Town%20Plan/PDFs/2006HeartlandComprehensivePlanAdopted.pdf>

The Town of Baldwin's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are three future land use categories: Mixed Rural, Commercial and Industrial. They are described as follows:

Mixed Rural: The existing primary land use in the Town of Baldwin that will continue to occupy the majority of the landscape. It is characterized by large scale agriculture operations, hobby farms and very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Baldwin and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. This land use is presently zoned both Exclusive Ag and Ag Residential. Based on population projections and the expected rate of development not all of this area will be needed for rural residential development. The rate of this development will occur through the minor subdivision process.

Commercial: Infill commercial development that is compatible with and supports the agricultural economy of the Town of Baldwin and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways.

Industrial: Infill industrial development that is compatible with and supports the agricultural economy of the Town of Baldwin and does not negatively impact prime farmland, environmental areas, drainage areas or waterways.

The Town of Cylon's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are four future land use categories: Agricultural/Forest/Grasslands, Mixed Rural, Commercial and Industrial. They are described as follows:

Agricultural/Forest/Grasslands: The existing primary land use in the Town of Cylon that will continue to occupy the majority of the landscape. These areas include lands with soils classified by the Natural Resources Soil Conservation Service capability classifications as I, II or III, existing farms, and the majority of the land zoned Exclusive Ag.

Mixed Rural: Very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Cylon and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. For the amount of expected development in the Town of Cylon, these are the locations where the development could occur. However, based on the population projections and expected

development in the Town not all these areas will be needed for rural residential development over the timeframe of this plan. These areas are generally lands presently zoned Ag Residential. The rate of this development will occur through minor subdivision creation and use of transfer of development rights from land zoned Exclusive Ag. Some of the area will remain in agricultural uses.

Commercial: Infill commercial development that is compatible with and supports the agricultural economy of the Town of Cylon and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Additional commercial development should generally be located at the 4-corners area of STH 46 and 64 /USH 63 and should be east up to the Methodist Cemetery, west about the same distance, north and south to infill only and northeast for slight expansion and infill. This location is where the existing commercial development in the town is located and should continue to be located.

Industrial: Infill industrial development that is compatible with and supports the agricultural economy of the Town of Cylon and does not negatively impact prime farmland, environmental areas, drainage areas or waterways. It should generally be located to infill the existing industrial complex around the intersection of STH 46 and USH 63. This is the existing principal, ag-related industrial use in the town. This existing use directly supports agriculture in the town, is the kind of use that the town wants and is where it should continue to be located.

The Town of Hammond's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are six land use categories: Mixed Rural, Rural Residential, Commercial, Industrial, Government – Institutional, Utilities, Parks & Recreation. They are described as follows:

Mixed Rural: This area includes all lands currently used for agricultural production, farms, and scattered home sites and is generally compatible with agriculture. This is the existing primary land use in the Town of Hammond that will continue to occupy the majority of the landscape. The Mixed Rural land use is zoned Ag Residential and may transition to Rural Residential for residential major subdivisions.

Rural Residential: Medium-density, small-lot rural residential development that is generally comprised of residential subdivisions. These areas are presently adjacent to existing residential subdivisions with existing infrastructure such as road connections. The residential subdivisions in this area are encouraged to be conservation design to preserve open space and rural character.

Commercial: Commercial land use in the Town of Hammond is generally limited to the existing commercial areas, no new areas where commercial development is encouraged are planned. Commercial development will be reviewed and encouraged to locate near or in the Village's of Hammond and Baldwin where urban services are present.

Industrial: Industrial land use in the Town of Hammond is generally limited to the existing industrial areas, no new areas where industrial development is encouraged are

planned. Industrial development will be reviewed and encouraged to locate near or in the Village's of Hammond and Baldwin where urban services are present.

Government - Institutional: This land use area includes the Town Hall, Town solid waste and recycling site, and the wildlife area east of the Village of Hammond on US 12. No new sites are planned.

Parks & Recreation: This land use area is comprised of the Town Hall Park site, Pine Lake County Park and the two golf courses. No new sites are planned at this time however additional recreation opportunities may become important as the town grows.

The Town of Pleasant Valley's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are three future land use categories: Mixed Rural - Agriculture, Mixed Rural – Ag Residential, and Rural Residential. They are described as follows:

Rural - Agriculture: Low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Pleasant Valley and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. This area includes all lands currently used for agricultural production, farms, and scattered home sites and is generally compatible with agriculture. This is the existing primary land use in the Town of Pleasant Valley that will continue to occupy the majority of the landscape. The Rural - Agriculture land use is zoned Exclusive Agriculture and may transition to Mixed Rural – Ag Residential under the two dwelling units per 40 residential density policy or for a conservation design subdivision. Land in this category requires rezoning to Ag Residential for the use of the permitted density.

Rural – Ag Residential: Low-density, small-lot rural residential development that is generally compatible with the agricultural economy of the Town of Pleasant Valley and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. This area includes lands currently used for agricultural production, farms, scattered home sites, and major subdivisions and is generally compatible with agriculture. The Mixed Rural - Agriculture land use is zoned Ag Residential and is subject to the four dwelling units per 40 residential density policy. Land in this category has more permitted uses than land in Mixed Rural – Agriculture.

Rural Residential: Medium-density, small-lot rural residential development that is generally comprised of residential subdivisions. These areas are presently existing residential subdivisions. The residential subdivisions in this category shall be conservation design to preserve open space and rural character.

The Town of Stanton's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are five future land use categories: Agricultural/Grasslands/Wooded, Limited Hobby Farm, Possible Rural Residential, Commercial and Industrial. They are described as follows:

Agricultural/Grasslands/Wooded: The existing primary land use in the Town of Stanton that will continue to occupy the majority of the landscape. These areas include lands with soils classified by the Natural Resources Soil Conservation Service capability classifications as I, II or III, existing farms, and the majority of the land zoned Exclusive Ag.

Limited Hobby Farm: There will be some limited conversion of land to the Ag II zoning category. It will generally be very poor farm ground and it will be in locations that provide a good buffer to wildlife areas and where lower-density, larger-lot development is appropriate and can buffer various agricultural uses from the Rural Residential areas. Other than existing sites, these areas are not shown on the map because their future location is very site and use specific.

Possible Rural Residential: Very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Stanton and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. For the amount of expected development in the Town of Stanton, these are the locations where the development could occur. However, based on the population projections and expected development in the Town not all these areas will be needed for rural residential development over the timeframe of this plan. These areas are generally lands presently zoned Ag Residential. The rate of this development will occur through minor subdivision creation and use of transfer of development rights from land zoned Exclusive Ag.

Commercial: Only commercial development that is compatible with and supports the agricultural economy of the Town of Stanton and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways should be allowed. Specific locations would depend on the nature of the ag-related commercial activity and its exact relationship to agriculture in the town. Additional commercial development should be expansion of the existing commercial sites. These are the existing, historical commercial developments in the town and are where they should continue to be located and operated.

Industrial: The existing industrial development in the town, which is compatible with and supports the agricultural economy of the Town of Stanton and does not negatively impact prime farmland, environmental areas, drainage areas or waterways, will continue to operate. There should not be any addition or expansion of industrial uses in the town.