

LAND USE

Introduction

Land is a limited resource, and as population density increases, greater care should be taken in how it is used. The land use element is defined as a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property.

Selected Survey Results

The following questions from the first landowner survey that were pertinent to Land Use are:

	Strongly Disagree	Disagree	Agree	Strongly Agree	No Response
1. The Town of Spring Brook should preserve as much farmland as possible.	19	58	163	141	38
2. A landowner or farmer should have the right to sell his or her farmland for purposes other than farming.	21	28	239	102	29
3. There should be a limit as to how many farm animals can exist on a farm.	81	135	137	39	27
4. Productive farm land should not be converted to non-farm uses.	41	142	136	70	30
5. There is a conflict between farm and non-farm neighbors regarding dust, noise and odors.	51	158	146	31	33
6. Agricultural land should not be used for residential housing purposes.	43	170	118	63	25
7. Agricultural land should not be used for commercial/industrial purposes.	43	117	124	104	31
11. The Town of Spring Brook should regulate the minimum size of a lot for rural housing.	79	85	148	88	19
12. Landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used.	70	108	141	74	26
13. Business/commercial development should be allowed only in designated areas.	32	72	184	106	25
14. Agri-business development should be allowed only in designated areas.	37	108	182	65	27
15. I am satisfied with the way things are happening in the Town of Spring Brook regarding land use and growth.	26	16	290	49	38
16. Land use/regulations, governing development in the Town of Spring Brook should be more restrictive.	76	126	141	42	34
17. Land use policies and regulations should be relaxed so that development can respond more freely to market conditions.	61	195	87	34	42
18. Land use policies and regulations should emphasize preserving the rural and agricultural character of the Town of Spring Brook.	28	50	185	112	44
21. Trees and open spaces are more important to me than neighboring houses.	17	38	179	148	37
22. It is important to preserve woodlands and environmentally sensitive areas in the Town of Spring Brook.	18	29	182	151	39
23. Gravel pit(s) should be allowed to operate in the Town of Spring Brook.	45	66	232	42	34
24. Unlicensed salvage or junkyards should be allowed to operate in the Town of Spring Brook.	169	149	40	27	34
25. More parks, recreational areas and green spaces are needed in the Town of Spring Brook.	56	161	128	40	34

32. What should be the minimum lot size for single family homes in the Town of Spring Brook?	1 acre	3 acre	5 acre	10 acre	35 acre	open
	109	73	104	31	13	60

Other, please state:

35. Do you anticipate subdividing or selling your land in the Town of Spring Brook for development within the next 5 years?	Yes	No	No response
	21	356	42

37. Currently the Town of Spring Brook does not have a comprehensive plan which sets out community goals and strategies to guide growth and development. Do you think the town should develop such a plan? 241 Yes 154 No 24 No response

38. Currently the Town of Spring Brook does not have land use ordinances regulating the use and development of land. Do you think the town should enact such ordinances? 178 Yes 21 No

44. What roles should elected officials of the Town of Spring Brook play in land use planning? (mark all appropriate)	Educational	Advisory	Regulatory	No role
	159	234	154	74

Relevant questions from the second landowner survey are:
 5. Our township is unique in that it has a large area of flat/open land ideal for raising agricultural crops. The land use map that has been developed by the agriculture subcommittee indicates 70% or more of the land in our township is currently used for agriculture. Would you like to see ordinances enacted to limit residential development of agricultural land in the Town of Spring Brook? Yes/No
Yes 141 (64%) No 66 (30%) No Response 13 (6%)

7. Do you feel that:
 A. As a landowner, you should have the freedom to use your property in any way and for any purpose you deem fit.
 B. As a landowner, you should consider the rights of your neighbors when making decisions about use of your property.
 Please circle A or B
A 75 (34%) B 134 (61%) No Response 11 (5%)

8. In the first survey, the majority of respondents indicated a desire for minimum lot size limits of 5 acres or less. Please circle as many of the following choices that describe your interest in a lot size limit:
 A. Concern for potential groundwater contamination (Some feel dense residential development utilizing septic systems can have a negative effect on groundwater) **110 Responses** out of 220
 B. Minimize land consumption/Sprawl **119 Responses** out of 220
 C. I prefer no limit **41 Responses** out of 220
 D. Maintain the rural character of the township **147 Responses** out of 220
 E. Privacy through larger lots **96 Responses** out of 220
 F. Other ___ (see comments page)

INVENTORY

Land Use Summary, Source: 2004 Dunn County Real Estate Valuation Statement

General Property	No.	Imp. parcels	Total Acres	*Town Net Density per Parcel	Average parcel size In acres
Residential	628	474	1,478	1:24.14	2.35
Commercial	5	5	22	1:1,621.64	4.4
Manufacturing	0	0	0	0	0

Agricultural	962	0	26,835	1:1.33	27.90
Undeveloped	590	0	2,166	1:16.47	3.67
Forest	357	0	5,049	1:7.07	14.14
Other	123	123	126	1:283.14	1.02
Total	2,665		35,676		

* Town net density per parcel represents the average amount of land for a use compared to the total land available. Example; Under the Residential category the Town net density per parcel is 1:24.14, this means that on the average for every 24.14 acres of land in the town a residential use exists.

Land Supply

Total acres in the Town is 35,676

Land Demand

Currently, the two major uses demanding land in the Town are maintaining or expansion of agriculture and residential development.

Land Prices

According to an informal poll of local realtors in the autumn of 2004, the lowest price farm land was selling for around \$1800 per acre, irrigated farmland up to \$4000 per acre. ♦ Residential property or property being bought for residential development ♦♦ was selling for about \$18,000 to \$40,000 for a one acre lot. ♦ Five to six acre residential lots were selling for about \$15,000 to \$30,000 per acre.

Redevelopment

The town is basically agricultural in nature. It is a rural environment with no incorporated areas, no blighted neighborhoods, and no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict, they can have significant impacts on a community ♦s quality of life and land values. Conflicts can also affect future land use development patterns. From discussions with elected officials and the general population, no land use conflicts have been identified. ♦♦♦♦♦♦♦♦♦♦

Maps

The following are explanation of maps found in ♦ [Appendix E](#).

Soil Productivity

♦♦♦♦♦ This land is necessary for the continuation of the production of food or fiber and was defined strictly by soil productivity. ♦ It did not reflect whether the land is currently being cropped or has a history of cropping. ♦ For planning purposes, soils are considered to be of high or medium production if they meet the following 3 criteria:

Floodplains

For the purpose of this plan the flooded soils have been mapped, and, as is the case with the FEMA maps, errors have been found. Therefore, it is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Wetlands

For the purpose of this plan hydric soils have been mapped. It is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Steep Slopes

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

Woodlands

Woodlands, for the purpose of this plan, are woodlots 10 acres or greater in size which is the minimum acreage required to be enrolled in the State's Managed Forest Program.

Water Quality Management

Every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. The Town's Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.

Existing Land Use

The primary purpose of the Existing Land Use map is to accurately inventory the Town's present land use situation. This process utilized photo interpretation, field surveys, and local review. The end result of this inventory process was the existing land use map. The inventory results confirm that the Town is a rural community with a large agricultural base and a healthy variety of natural areas and, according to the goals and objectives, hopes to be maintained as such.

To more accurately represent current land use patterns, eleven categories were developed. These categories are not assessment or taxation classifications nor are they zoning districts. For the purpose of this plan the following definitions were used;

INDUSTRIAL

Parcel of land zoned industrial or its primary use is industrial in nature.

COMMERCIAL

Parcel of land zoned commercial or its primary use is commercial in nature.

RESIDENTIAL

Parcel of land 10 acres or smaller with a primary use as residential, includes vacant lots.

RESIDENTIAL-WOODS

Parcel of land greater than 10 acres, is predominantly wooded and contains a private residence.

RESIDENTIAL-AG

Parcel of farmland greater than 10 acres and contains a private residence.

FARMLAND

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water and is predominantly agricultural in nature.

FARMLAND-WOODS

Parcel of farmland with a minimum of 10 acres as woods.

FARMSTEAD

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

MIXED

Parcel of land greater than 10 acres, is **not** residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

PUBLIC RECREATION

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

PUBLIC

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

Preferred Land Use

The Preferred Land Use map is intended to be a graphic and pictorial depiction of the desired pattern of land use showing general location, character and intensity of land uses for the foreseeable future. The map itself is not intended to be a rigid end-product document, but a necessary planning tool to help the community to evaluate its position on development issues and thereby formulating policies which will best achieve local objectives in an effective and flexible manner. The following were used as general guidelines in delineating preferred development areas:

- ◆ Proximity to existing development and roads.
- ◆ Terrain which is suitable for development, considering slope, wetlands, and other physical limitations.

Future Land Use Needs

Projections

	2010	2015	2020	2025
Number of Housing Units	68	72	75	79
Acres of Housing Units	156	163	172	180
Number of Commercial Units	0	0	0	0
Acres of Commercial Units	0	0	0	0

Boundaries of Public Service Areas

◆◆◆◆◆ For the purpose of this plan public utilities refer to public sewer and water service area plans. The City of Menomonie has such a plan but it affects only the Towns of Menomonie, Red Cedar and Tainter, subsequently that plan is not incorporated with this comprehensive plan.