

# 8 Land Use

## 8.1 Land Use Chapter Purpose and Contents

This element includes a brief summary of existing land use conditions and trends followed by a series of goals, objectives, and recommendations to guide the future development and redevelopment of public and private property in Waushara County.

The element also contains an analysis of opportunities for redevelopment and existing or potential land use conflicts. It concludes with an explanation of future land use designations and delineates these uses on the Future Land Use Map (Exhibit 8-3).

The Land Use Chapter consists of the following sections:

- 8.1 Chapter Purpose and Contents
- 8.2 Summary of Existing Conditions
- 8.3 General Land Use Policies
- 8.4 Opportunities for Redevelopment
- 8.5 Existing or Potential Land Use Conflicts
- 8.6 Land Use Goals, Objectives and Recommendations
- 8.7 Future Land Use Projections
- 8.8 Future Land Use Districts and Map

## 8.2 Summary of Existing Conditions

The following section identifies a summary of existing land use conditions and trends for Waushara County as identified by the East Central Wisconsin Regional Planning Commission (ECWRPC). A complete listing of existing resources information can be located in the *Waushara County Comprehensive Plan Volume Two: Existing Conditions Report*.

### Existing Land Use

- The Waushara County existing land use map was first developed in 2000 by East Central Wisconsin Regional Planning Commission and has been updated by the municipalities within the county as land management and comprehensive plans were developed. See Exhibit 8-1 (Volume Two.)
- County land use categories are agricultural, residential, commercial, industrial, transportation, utilities/communications, institutional facilities, recreational facilities, water features, woodlands and other open land.

**Table 8.1: Waushara County Existing Land Use, 2008**

Land Use	Total Acres	% Land Developed	% of Total
Single-Family Residential	10,535	33.7%	2.6%
Farmstead	2,811	9.0%	0.7%
Multi-Family Residential	96	0.3%	0.0%
Mobile Home Parks	124	0.4%	0.0%
Industrial	282	0.9%	0.1%
Recreational Facilities	3,327	10.7%	0.8%
Commercial	813	2.6%	0.2%
Institutional Facilities	767	2.5%	0.2%
Utilities	269	0.9%	0.1%
Transportation	12,203	39.1%	3.0%
<b>Total Developed</b>	<b>31,227</b>	<b>100.0%</b>	<b>7.7%</b>
Non-Irrigated Cropland	65,255		16.0%
Irrigated Cropland	53,442		13.1%
Planted Woodlots	44,851		11.0%
Unplanted Woodlots	140,879		34.5%
Active Quarry	279		0.1%
Other Open Land	63,325		15.5%
Water Features	8,656		2.1%
<b>Total Acres</b>	<b>407,914</b>		<b>100.0%</b>

- Waushara County encompasses approximately 407,914 acres. Approximately 8 percent (7.7%) of the total area is developed.
- Overall, cropland (irrigated and non-irrigated) accounts for 29 percent (29.1%) of the total land use, while woodlands (planted and unplanted) make up another 46 percent (45.5%).

### Zoning

- All unincorporated areas utilize Waushara County Zoning with the exception of the Town of Warren, which is not zoned, and the portion of the Town of Aurora that falls under the City of Berlin's extraterritorial zoning jurisdiction.
- The predominant zoning district in the County is "General Agriculture" (77.7%).

### Land Use Trends

- According to data collected by ECWRPC, the percentage change of commercial, residential, and institutional facilities increased, while the percentage of parks and recreation, industrial, and cropland decreased between 1980 and 2008.
- ECWRPC data is verified by Department of Revenue (WI) estimates which showed residential and commercial acreages increased, while agricultural land acres decreased between 1980 and 2005.

### Residential Density and Intensity

- Between 1990 and 2000, residential densities increased throughout the county and the state. During this time period, residential densities in the county increased by about 12 percent from 19.56 units per square mile to 21.83 units per square mile.
- Utilizing 2000 U.S. Census data and adding net single family units to match the latest land use data, the intensity for single family development was about 1.03 units per acre for Waushara County. At the same time, the intensity for multi-family development was 4.46 units per acre.

### Land Demand and Pricing

- According to the Department of Administration (WI), between 1990 and 2007, 3,166 net units were added in Waushara County. These units include a combination of single family, two unit structures and mobile homes, and multi-family units.
- From 2006 to 2008, land values increased by 19.8 percent in the County, 20.1 percent in towns, 21.0 percent in villages, and 7.2 percent in cities.
- State of Wisconsin housing statistics provided by the Wisconsin Realtors Association show that median sale price in Waushara County increased from \$81,800 in 1998 to \$105,000 in 2008. This represents a 28 percent increase.

## 8.3 General Land Use Policies

Policies are courses of action that identify a way in which activities should be conducted to achieve the Goals and Objectives cited in this chapter. The following policies suggest action for advisory and regulatory implementation of the comprehensive plan.

- A. This plan is adopted as a broad policy document that incorporates the more specific recommendations of city, village and town comprehensive plans. These local plans and policies should be adopted by reference except in instances where interests of the entire County are determined not to be served by specified portions of the local plan. It is not the intent of this policy for the County to supersede a local decision.
- B. Waushara County will coordinate with the towns, villages, cities and surrounding counties to resolve incompatibilities between local land use plans over the 20-year planning period.

- C. Waushara County will guide intensive new development requiring higher levels of municipal utilities and services to cities, villages, or rural hamlets with available services.
- D. Waushara County will encourage the preservation of cultural, historic, archaeological sites, and environmentally sensitive areas.
- E. Waushara County will encourage the protection of economically productive areas including farmland and forests.
- F. Waushara County will encourage the use of conservation neighborhood design for rural residential development in appropriate areas and where consistent with local community wishes. The County will also support other innovative approaches to land development where they achieve the goals of this plan.
- G. Waushara County will update codes, ordinances, and programs as necessary to implement recommendations contained in this plan.

#### **8.4 Opportunities for Redevelopment**

Generally speaking, opportunities for redevelopment within the county include promoting the stabilization of the economic base. This focuses primarily on agricultural production activities, but also includes retaining current industry of all types. Current efforts are focusing on modernization and evaluating the potential for developing component manufacturing opportunities throughout the county. From a land use perspective, a majority of these manufacturing opportunities are likely to occur in established industrial parks or along designated industrial development areas primarily located along highway corridors where direct access allows easy transportation of materials and finished products.

To a lesser extent, the redevelopment, or reclamation, or nonmetallic mineral operations in the rural areas of the county provides an opportunity for local renewal. Redevelopment of downtown areas in incorporated communities is also an opportunity to provide residents and visitors local shopping venues and may promote destination-based tourism.

#### **8.5 Existing or Potential Land Use Conflicts**

Existing or potential land use conflicts between municipalities, sanitary districts, school districts, and county or state agencies can be greatly reduced through regular communication and coordination. Areas where land use conflicts are likely to necessitate coordination in Waushara County are described below.

- a. Commercial or industrial land uses can provide conflicts with residential or agricultural uses due to increased automobile and truck traffic, building size, lighting requirements, and use of impervious materials. Key issues may include compatibility with adjacent land uses, minimizing environmental impacts, and utilization of existing infrastructure. Most communities in Waushara County concentrate commercial and industrial uses in areas where public utilities, such as sewer and water, are available.
- b. Concentrated Animal Feeding Operations (CAFOs) can be a land use conflict due to concerns about economics, air and water quality, community quality of life, and politics. Because regulation of these enterprises occurs at the state level, it can be difficult for communities to plan for appropriate land uses to protect against potential land use conflicts.
- c. Residential development that occurs in areas that were traditionally farmed can cause conflicts between farmers still managing working lands, and new owners who are not accustomed to the sounds and smells of agricultural activity. Most towns in Waushara County allow for residential

development to occur in rural areas though local decision makers try to maintain contiguous tracts of working lands where possible.

- d. Extraterritorial controls exercised by incorporated communities can conflict with land use plans developed by unincorporated communities where extraterritorial controls apply. Though few towns are currently affected by extraterritorial controls, every incorporated community is statutorily allowed to enable extraterritorial controls. When this occurs, every effort should be made to set up a committee of affected municipalities and establish a boundary agreement to allow for appropriate growth and planning within the extraterritorial area.
- e. Uncontrolled growth can have a significant impact on neighboring land uses and communities and conflicts may arise as a result of new traffic, noise, or environmental impacts. Communities, such as Warren, that do not have zoning controls, have the potential to create land use conflicts with neighboring communities.
- f. The management of DNR controlled lands has been a conflict for some communities in the county. Existing conflicts include the harvesting DNR forests in developed areas which can worry neighboring landowners about property values and environmental impacts. Public purchase of land is also a concern (reduces taxable area).

### **8.6 Land Use Goals, Objectives, and Recommendations**

The following section identifies goals, objectives, and recommendations to guide the future development and redevelopment of public and private property throughout Waushara County. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the desired outcome. Recommendations have been developed to enable local municipalities to implement local comprehensive planning initiatives, and for the county to develop regulations and programs necessary to provide effective assistance.

#### **Goal 8.1: Provide adequate programs and regulations for managing and coordinating development.**

##### Objectives

- a. Base land use decisions on adopted plans for future development.
- b. Locate more intensive land uses and development in areas that are contiguous to existing developed areas and/or areas with adequate infrastructure and services.
- c. Balance individual property rights with the desires of the County as a whole.
- d. Work with and encourage adjacent municipalities to work together to coordinate development along shared borders.
- e. Develop neighborhood / sub area plans for designated development areas.
- f. Measure the fiscal impact of development.

##### Recommendations

8.1.1 Continue to routinely update the zoning and subdivision regulations to ensure they support the goals and objectives outlined in the county and local comprehensive plans.

8.1.2 Continue to work cooperatively with municipalities to eliminate conflicts between county and local development regulations.

8.1.3 Encourage coordination between local, county, and state agencies on all matters concerning growth, development, reclamation, or naturalization of property.

8.1.4 Encourage municipalities that have identified “growth areas” to supplement their comprehensive plans with more detailed “neighborhood” or “sub area” plans. Municipalities should consider such plans for planned development areas greater than 40 acres. This is especially important for areas adjacent

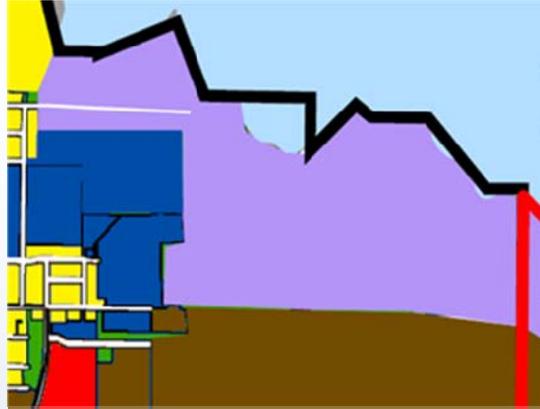
to sensitive environmental features, highway interchanges, or development areas adjacent to existing neighborhoods. These plans should include recommendations on street patterns, soils, drainage, design guidelines, and other information deemed appropriate by local officials. Plan maps should indicate the relationship of the site to surrounding features, including transportation corridors, bike/pedestrian trails, public facilities, railroads, wetlands, floodplains, steep slopes, viewsheds, historic sites, and adjacent and surrounding land uses.

Such plans should also include a public involvement process to ensure community support. Such plans shall be adopted as part of the local comprehensive plan to ease in the implementation of development in planned areas. Local comprehensive plans should indicate development areas in which such studies should occur.

8.1.5 Encourage municipalities to promote the use of fiscal impact analyses as part of development submissions. While new development will bring new tax revenues to communities, it will also create municipal costs to serve the development. The ratio of service costs to tax revenue is one key factor in determining the overall fiscal impact of development. Communities across Wisconsin are increasingly reviewing fiscal impact as part of the approval process for new developments. This is increasingly common for new commercial, industrial, and mixed use projects. To implement, codes such as zoning, land division, or other ordinances (e.g. "Big Box" Ordinances) should include provisions requiring such a fiscal or economic impact study be submitted. Upon being approved as part of the development review process, developers should be required to either prepare or fund an independent fiscal or economic impact study per the municipality's requirements.

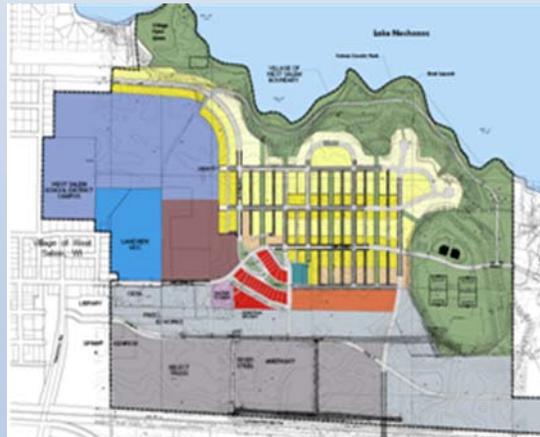
8.1.6 Continue to coordinate with local communities to determine preferred requirements for the operation of nonmetallic mining operations. Currently, the county may impose a variety of requirements such as exact hours of operation, clean-up of debris tracked onto roadways, and fencing, but these are conditions for approval and vary on a case-by-case basis.

Neighborhood Plans



(Above) Future land uses for a portion of a community are shown on a future land use map. It does not show design elements for projected uses.

(Below) A neighborhood plan showing land use, street network, and other connections provide more detailed development guidelines for targeted development areas.



**Goal 8.2: Preserve rural character by controlling density and design characteristics.**Objectives

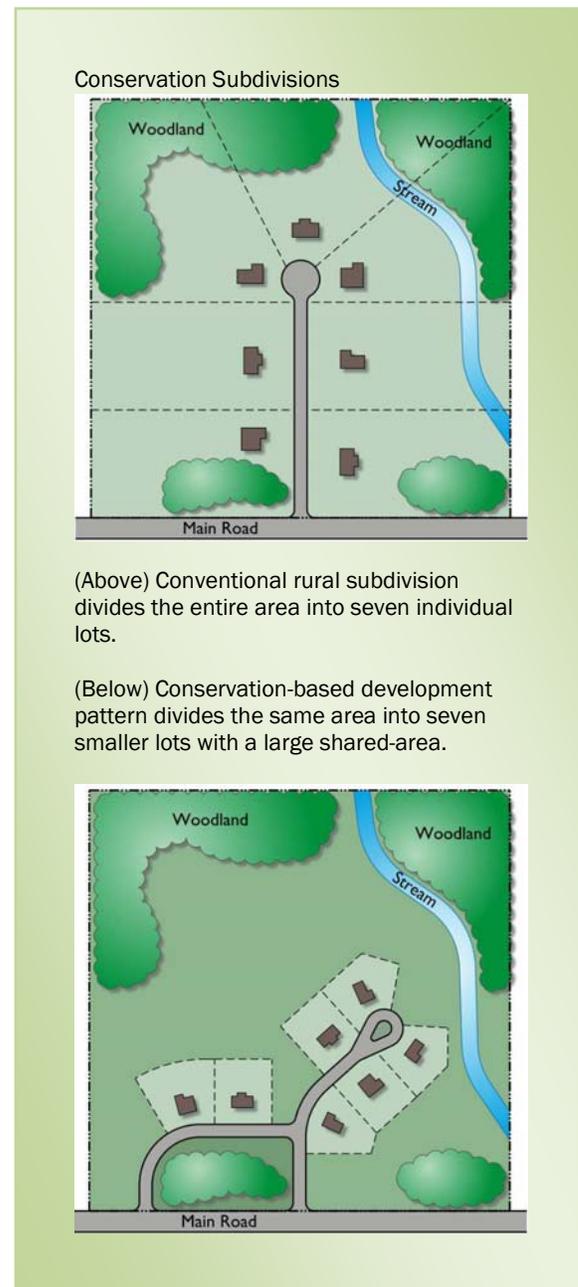
- a. Allow municipalities to determine appropriate lot sizes and densities that reflect the County's and local municipality's concept of rural character and minimizes fragmentation of natural areas and active farms.
- b. Where appropriate, encourage conservation subdivision design principals.
- c. Preserve rural viewshed corridors along highways.

Recommendations

8.2.1 Continue to work with county-zoned municipalities to determine appropriate minimum lot size requirements.

8.2.2 Where municipalities are considering residential subdivision development, encourage the utilization of conservation subdivision design standards. Sec. 42-87 of the County's subdivision regulations allow dwelling units to be grouped on lots below the minimum size required through zoning if certain conditions are met. Local communities that would like to develop a local ordinance to control subdivision design using conservation principals should consider the following requirements in addition to county requirements.

- i. "Hide" development from main roads through natural vegetation & topography.
- ii. Provide vegetative buffers between building sites and sensitive environmental areas.
- iii. Preserve mature trees, vegetation, and other attributes that relate to the site's historical or natural character.
- iv. Prohibit or limit the placement of homes and buildings on exposed bluffs or ridge lines.
- v. Create an interconnected network of streets and trails with connections to the larger community.
- vi. Integrate natural resources into the subdivision design as aesthetic and conservation landscape elements.
- vii. Restore degraded environmental areas within the subdivisions, such as streams and wetlands.
- viii. Encourage Best Management Practices (BMPs) for stormwater management, as opposed to conventional engineering strategies. Typical BMPs include overland transfer, natural landscaping to increase infiltration and reduce runoff, bio-infiltration systems, residential roof runoff directed to pervious yard areas, and



- maximum impervious surface ratios for development sites.
- ix. Provide wide areas for public access to parks and common open spaces.
- x. Maximize preservation of common open space in the neighborhood through public dedication and/or private management of open space.

8.2.3 Encourage local communities to develop design standards for highway commercial clusters that will control unlimited highway access points and discourage the proliferation of strip-styled commercial development. Although the highways and interstates are subject to general state and federal controls, these controls do not regulate the quality of development. Local and County guidelines are necessary to help ensure aesthetic and character concerns. Design guidelines can be implemented through local plans, intergovernmental agreements, and formal zoning “overlay districts” made specific to design corridors.

8.2.4 Continue to utilize and revise current sign standards (Section 58, Article V. Division 2).

**Goal 8.3: Make areas that are planned for development attractive to developers.**

Objectives

- a. Provide conditions for expedited approval.
- b. Offer incentives to make planned areas more attractive for development.
- c. Provide greater flexibility within the zoning code.

Recommendations

8.3.1 Work with municipalities to determine conditions for an expedited approval process in key growth areas. Conditions may include performance standards that exceed adopted regulations concerning traffic impacts, density, noise, light, and setbacks or stabilization of key environmental features on the site. Expedited review is also appropriate for developments that have already been master-planned as part of a public land planning activity. Examples include implementation of a site master plan developed in an open process in coordination with area landowners and municipalities.

8.3.2 Increase the flexibility of zoning regulations for developments that complement existing uses or add value to a developing area. This can be accomplished by developing an overlay district (which can be applied in certain zoning districts) where a set of criteria are established that if satisfied support a variety of development types. Approval of development within the overlay zone will be based on achieving objectives, not satisfying zoning standards.

**Goal 8.4: Preserve working lands and natural areas.**

Objectives

- a. Discourage non-farm development in identified prime farming areas and minimize fragmentation of large blocks of prime farmland.
- b. Minimize conflicts and incompatibilities between agricultural and non-agricultural land uses.
- c. Protect environmentally significant properties.
- d. Enforce regulations established to enhance community aesthetics.

Recommendations

8.4.1 Update the existing Waushara County Farmland Preservation Plan (1981) by January 1, 2013. Ensure consistency between this comprehensive plan the updated farmland preservation plan.

8.4.2 Continue to monitor compliance with soil conservation standards of the Land and Water Resource Management Plan (2005.)

8.4.3 Work with local communities to identify environmentally sensitive sites and use zoning overlay districts, such as the Groundwater Protection Overlay District (GWPOD), to protect them from development. Encourage municipalities to delineate these areas in their comprehensive plans.

8.4.4 Continue to prohibit new keyhole/pyramid development around lakes where one shoreline lot serves as an access point for several backlots which do not abut the water.

8.4.5 Coordinate with municipalities to enforce code violations. Local reporting of code violations can assist the county in the enforcing ordinances meant to protect health and well-being of area residents.

8.4.6 Work with local communities to determine stricter requirements for limiting the removal of shoreline vegetation.

### 8.7 Land Use Projections

Wisconsin statutes require comprehensive plans to include twenty-year projections for residential, commercial, industrial, and agricultural uses by five-year increment. Population projections indicate Waushara is expected to increase to 26,667 people by 2030. A summary of future land use projections developed by East Central Wisconsin Regional Planning Commission is provided below.

Based on Census and WI Department of Revenue information, there are approximately 14,655 single/two-family residential units in the County that occupied approximately 13,470 acres. It was assumed that about 20 percent of new single family dwelling units would be located within incorporated communities on lot sizes of a minimum of 12,000 SF. The remainder of the new single family dwelling units would constructed in towns. Therefore future single family residential land use was calculated utilizing 20 percent of the new dwellings on a minimum lot size of 12,000 SF and 80 percent on a minimum lot size of one acre (Table 8.2, high density residential); and 20 percent of new dwelling on a minimum lot size of 12,000 SF and 80 percent on a minimum lot size of five acres (Table 8.3, low density residential). **These calculations indicate Waushara County is likely to experience an increase of between 2,858 to 13,556 acres of new single family residential growth by 2030, depending on density.** Multi-family residential is anticipated to grow by 31.3 acres by 2030.

The ratio of existing population to non-residential land uses was used to project and anticipated **238 acres of commercial and 164 acres of industrial by 2030.** This assumes a 15 percent infrastructure and 20 percent market factor.

Future agricultural land use was calculated based on the assumption that the majority of future development would occur in areas that are currently wooded or farmed. Existing land use indicates that if these two land use categories are compared, about 61 percent would be wooded and 39 percent would be in agricultural uses. Based on these assumptions, **approximately 1,283 to 5,455 acres of agricultural land would be converted to other uses by 2030.**

**Table 8.2: Future Land Use based on High Residential Density (Min. 1-acre lots)**

Land Use	2008 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres	Change in Acres	% Change
Residential*	13,566	13,827	14,484	15,142	15,798	16,455	2,889	21%
Commercial	813	835	889	943	997	1,051	238	29%
Industrial	560	575	612	649	687	724	164	29%
Agricultural	118,697	118,580	118,289	117,997	117,705	117,414	(1,283)	0%

Sources: ECWRPC 2001 land use, household projections. US Census 2000. DOA. SAA.

\*Includes all residential uses

**Table 8.3: Future Land Use based on Mid Residential Density (Min. 5-acre lots)**

Land Use	2008 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres	Change in Acres	% Change
Residential*	13,566	14,800	17,888	20,977	24,065	27,152	13,587	100%
Commercial	813	835	889	943	997	1,051	238	29%
Industrial	560	575	612	649	687	724	164	29%
Agricultural	118,697	118,201	116,961	115,721	114,482	113,242	(5,455)	0%

Sources: ECWRPC 2001 land use, household projections. US Census 2000. DOA. SAA.

\*Includes all residential uses

## 8.8 Future Land Use Districts and Map

This section describes the future land use districts utilized on the Future Land Use Map (Exhibit 8-3) and describes the intent and placement of these districts.

### Future Land Use Districts

There is a direct relationship between the local and county plans. To accommodate minor differences in classification among local jurisdictional plans within Waushara County, broad categories were developed to “collapse” similar uses. The intent is that the broad County plan will generally depict the planned growth pattern, while local plans will dictate more specifically the type, amount, and intensity of allowable development.

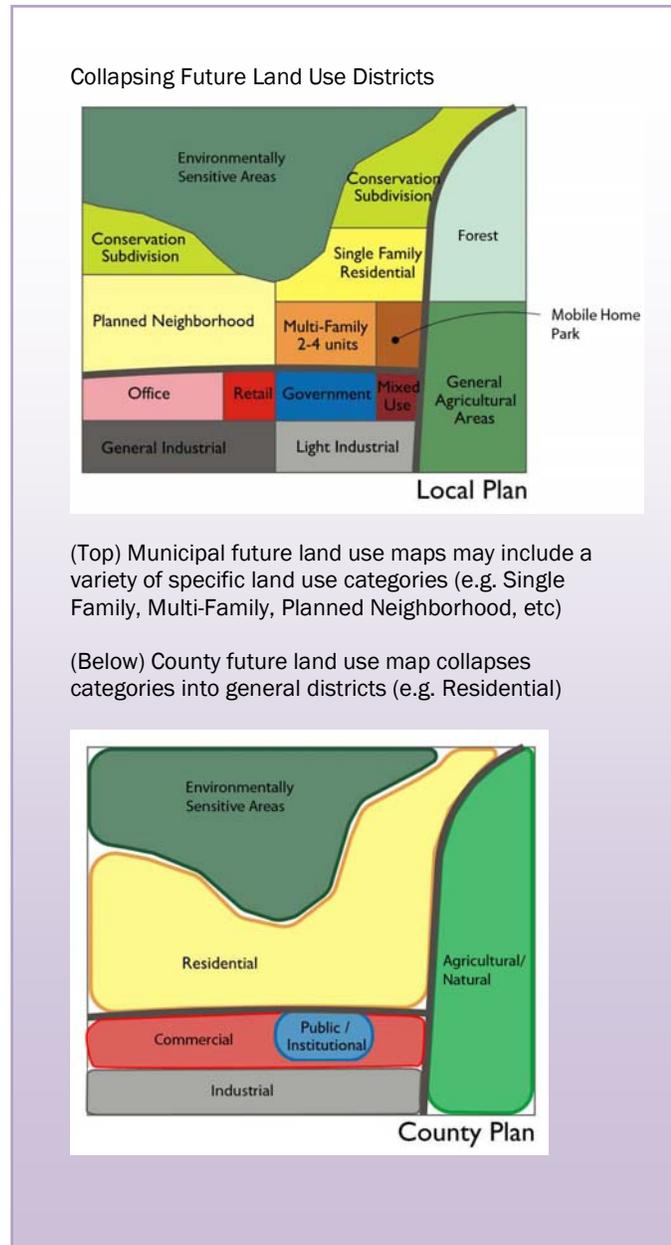
The following section describes the future land use categories utilized on the Future Land Use Map (Exhibit 8-3). Each category of land use contains an overall purpose statement that describes the intent of each district followed by typical applications of the district in local communities. Categories may be implemented through multiple zoning districts. Subcategories are not exhaustive as municipalities may utilize additional land use categories.

**8.8.1 Agricultural/Natural:** the agricultural/natural district is established for areas in which agricultural and certain compatible low intensity uses are encouraged as the principal uses of land. It also includes natural areas that have not been disturbed.

- a. Agricultural-Residential: permitted uses may include general farm operations, single-family dwelling units, and home-based businesses.
- b. Atrazine Prohibition Areas: the Department of Agriculture, Trade and Consumer Protection (DATCP) has placed a prohibition in these areas where atrazine or weed control products that contain atrazine cannot be used. The prohibition is based on groundwater testing.
- c. Forests: areas reserved for the continuation of forestry practices and related uses such as recreation.
- d. General Agriculture: areas reserved primarily for large scale agricultural uses related to the growing of crops and raising of livestock.
- e. Truck, tractor, automobile and implement dealers or other repair and service centers for vehicles or machinery.

**8.8.2 Residential:** the residential district includes land uses where the predominant use is housing. This includes large-lot residential development as well as more compact residential lots and mobile home parks. Compatibility with surrounding land uses is especially important in relation to this district since the sanctity of family-life in this area must be preserved to maintain an acceptable quality of life standard and to maintain property values. Local residential districts may include:

- a. **Single Family Residential:** areas reserved for development of single family residential structures and neighborhood facilities and institutions. Includes both urban and rural development densities. Also includes home-based businesses.
- b. **Multi-Family Residential:** areas established to accommodate multiple-family dwellings at an urban density. Generally speaking, these developments occur in areas serviced by sanitary sewer systems.
- c. **Planned Development:** areas where residential structures are developed as a planned neighborhood. These developments encourage preservation of natural features and open space.
- d. **Mobile Home Parks:** areas where manufactured homes are placed in close proximity on a single lot to form a dense neighborhood. In rural areas manufactured homes are conditional uses.
- e. **Residential Growth Area:** these areas exist in several unincorporated areas where the intent is to promote single-family development.



**8.8.3 Commercial:** the commercial district includes areas dedicated to the sale of goods or merchandise and office developments. These areas are primarily located in incorporated communities or along major arterials in rural areas. Local commercial districts may include:

- a. **Commercial – Retail:** this district includes areas dedicated to the sale of goods or merchandise for personal or household consumption. Structures include neighborhood stores, or designated shopping districts such as a downtown area. Commercial districts may also include malls or areas of intensive transportation access, such as interchange areas off highways and interstates.

- b. Office: areas where buildings are constructed to provide a workplace for primarily administrative and managerial workers. These areas generally require municipal utilities and modern technologies (such as high-speed internet.)
- c. Mixed Use: these areas may include more than one type of use in a building or set of buildings. These areas will be primarily located in or near incorporated communities or unincorporated villages (hamlets) such as Saxeville, Pine River, Spring Lake, Auroraville, Mount Morris, Richford, Tustin, Dakota, West Bloomfield, Poy Sippi, and Borth. Mixed uses are also anticipated along STHs 21/73 west side of Wautoma in unincorporated areas or as otherwise identified by municipalities.
- d. Commercial Growth Area: areas located primarily along highway corridors where the primary use is anticipated to be commercial development.
- e. Commercial & Residential Growth Area: areas located near state highways or incorporated communities where the primary use is anticipated to be a mix of housing and commercial development.

8.8.4 **Industrial:** the industrial district is established in select areas to enable industrial activities when compatible with adjacent land uses. In most rural areas industrial uses primarily include quarries. Industrial uses are often located in areas where there is direct highway access. Local industrial areas may include:

- a. General Industrial: includes activities such as assembly plants, manufacturing plants, industrial machinery, shipping, and trucking.
- b. Light Industrial: this use is less intensive than general industrial uses. Products are more consumer-oriented and generally there is a lower environmental impact than general industry.

8.8.5 **Public/Institutional:** this district includes a range of public, social, and institutional uses. These uses are public or semi-public, and are generally tax exempt. Specific uses include schools, libraries, parks, municipal buildings, health care facilities, places of worship, and transportation right-of-way corridors or other public lands.

8.8.6 **Environmental:** these areas have environmental limitations that limit their use as developable property. This does not mean these areas are not developable, only that additional restrictions, such as shoreland zoning, may apply in these locations. Environmental areas may include:

- a. DNR Lands: these areas have been identified to delineate publicly-owned properties that are managed by the state and not available for private development.
- b. Resource Protection Areas: these areas include a 1000ft buffer from lakes and ponds, 300ft buffer from streams, 50ft buffer from wetland areas, and floodplains per county and state regulations.
- c. Atrazine Prohibition Areas: the Department of Agriculture, Trade and Consumer Protection (DATCP) has placed a prohibition in this area where atrazine or weed control products that contain atrazine cannot be used. The prohibition is based on groundwater testing.

### **Future Land Use Map**

The Waushara County Future Land Use Map (Exhibit 8-3) shows all six general land use districts described in the previous section. The map identifies future residential uses near lake areas with major clusters north of Lake Poygan (town of Bloomfield), and surrounding the Silver Lake area (town of Marion). There are also significant residential uses shown surrounding the City of Wautoma.

Future commercial and industrial uses are scattered throughout the county. Major commercial nodes that show on the map include areas in the towns of Aurora and Bloomfield near STH 49. On the opposite side of the county major commercial clusters are also located along I-39 near Hancock and Plainfield.

Unincorporated villages (or hamlets) are identified as “mixed use” areas throughout the county. They offer a variety of uses, on a small-scale, and may be appropriate for a range of land uses based on existing uses and structures, moderately higher densities (than towns), and in certain cases, the availability of urban resources (such as sidewalks).

Environmentally sensitive areas are shown throughout the county, most of which follow local riverbeds and surround major bodies of water. The majority of the land use indicated countywide is “agricultural/natural areas” which include general agricultural operations, forests, and agricultural-residential lots.