

9.0 Land Use Element

9.1 Land Use Summary

9.2 Land Use Agencies and Programs

9.3 Goals, Objectives and Policies

*Wis. Stats. 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.*

The Land Use element is intended to provide important background data, analyze trends, and define future needs related to land use. This information will serve as the foundation for the development of goals, objectives, policies, and actions. This element must be defined and utilized in conjunction with the other eight planning elements and will serve as a guide to future growth and development in Chippewa County.

Defining appropriate land use involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many rural Wisconsin areas are facing problems due to unplanned growth: pollution, a loss of community character, traffic congestion, and sprawling development. Taxes have reached all time highs and infrastructure and maintenance costs continue to encumber the local units of government. By giving communities the opportunity to define the way they wish to grow and by developing a “vision” to reach that target, the magnitude of these problems can be reduced.

This chapter contains a listing of the amount, type, and intensity of existing uses of land and discusses opportunities for redevelopment within Chippewa County. This chapter will analyze existing trends in the supply, demand, and price of land and contains a future land use map that identifies Chippewa County’s vision for future land uses.

Overall, the intensity and density of all land use activities are relatively low due to the rural nature of the unincorporated areas of the County. Over the next 20-years, it is anticipated that overall density will remain at a fairly low level. However, land use activities associated with residential housing will continue to see demand in the rural areas of the County because of the difference in the value of the land for development versus the “perceived” value of the land for agricultural purposes.

9.1 Land Use Summary

Chippewa County is located in the west-central portion of Wisconsin. Predominantly agriculture in land use, the County has a growing residential component, as well as significant natural resources. There is

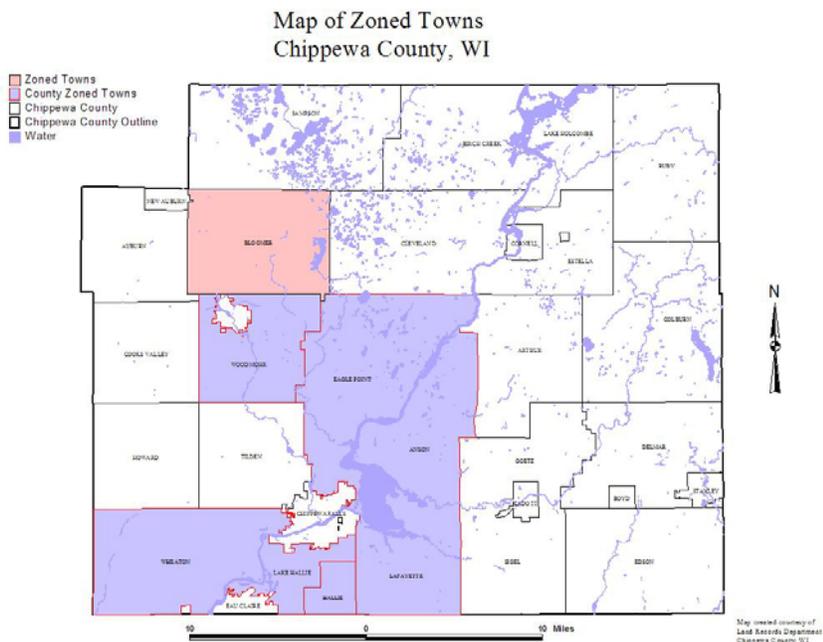
also a strong commercial and manufacturing base in the incorporated communities throughout the County.

Historically, the County has been impacted by two major sources – proximity and inclusion to the Chippewa-Eau Claire metropolitan area, and the amount of productive agricultural land in the County.

Because of the rural beauty and area recreational opportunities such as Lake Wissota, Lake Holcombe and Long Lake, as well as good transportation infrastructure and a good employment base, there has been an increasing demand for residential acreage within Chippewa County.

Chippewa County has and enforces zoning and subdivision regulations. Through the zoning ordinance, Chippewa County enforces a minimum lot size for residential of 20,000 square feet, and 1.50 acre minimum lot size for agricultural lands. Of the 23 towns in the county, the Towns of Anson, Eagle Point, Hallie, Lafayette, Wheaton, and Woodmohr have adopted County zoning. The Town of Bloomer has adopted their own zoning ordinance. These Towns are shown in Figure 9-1. While most unincorporated communities have chosen not to participate in County zoning or adopt their own zoning, some have ordinances for subdividing lots and minimum sizes. Of those, the smallest minimum lot sizes are the Towns of Eagle Point and Lafayette, with a 30,000 square foot minimum. The largest minimum lot size is five (5) acres, and is found in the Towns of Auburn, Cooks Valley, Howard and Wheaton. All of the incorporated villages and cities in Chippewa County do have zoning and subdivision regulations, with varying minimum lot sizes.

Figure 9-1 Chippewa County Towns with Zoning



Source: Chippewa County Planning and Zoning Department

Table 9-1 Town Zoning and Subdivision Regulations

Town	Zoning	Subdivision
Anson	Yes - County	Yes – 1.00 acre ⁽¹⁾
Arthur	No	No
Auburn	No	Yes – 5.00 acres
Birch Creek	No	No
Bloomer	Yes - Town	Yes – 1.50 acres
Cleveland	No	Yes – no min. lot size
Colburn	No	No
Cooks Valley	No	Yes – 5 acres
Delmar	No	Yes – 2 acres
Eagle Point	Yes - County	Yes – 30,000 square feet
Edson	No	Yes – 1.50 acres
Estella	No	No
Goetz	No	No
Hallie	Yes - County	Yes – 1.50 acres
Howard	No	Yes – 5.00 acres
Lafayette	Yes - County	Yes – 30,000 square feet
Lake Holcombe	No	No
Ruby	No	No
Sampson	No	No
Sigel	No	Yes – 1.00 acre
Tilden	No	Yes – 1.50 acres
Wheaton	Yes - County	Yes – 5.00 acre ⁽²⁾
Woodmohr	Yes - County	Yes – 2.00 acre

(1) – Anson has adopted a 1.00 minimum lot size for new development.

(2) - Wheaton has adopted a 1.33 acre minimum for Commercial/Industrial Development.

The number of farms in the County has been decreasing over the past 20 years. This trend is likely to continue as farming costs increase, the farming community ages, and the demand for residential housing increases. While one could assume that agriculture will still likely be the primary land use in 20-years, it is anticipated that the acreage and number of farms will continue to decrease.

Commercial and manufacturing uses will likely stay a small part of the County. Most of the commercial and manufacturing uses are likely to be developed in incorporated communities as they have the infrastructure needed to support these land uses.

Development Limitations

There are several development limitations that must be considered when discussing future land use. Most of these limitations revolve around the natural environment. When considering development locations, several figures from the Natural Resources element of this plan should be consulted.

Developed Soils

Developed soils should be viewed to determine how suitable the land being considered for development is for agricultural use. This may affect the desired uses for highly productive areas. A more complete discussion of developed soils is found in the Agricultural, Natural, and Cultural Resources element.

Floodplains

The flood map, Figure 6-9 in the Resource element, should be consulted to determine the potential for flood damage to impact the area. A more complete discussion of floodplains is found in the Agricultural, Natural, and Cultural Resources element.

Wetlands

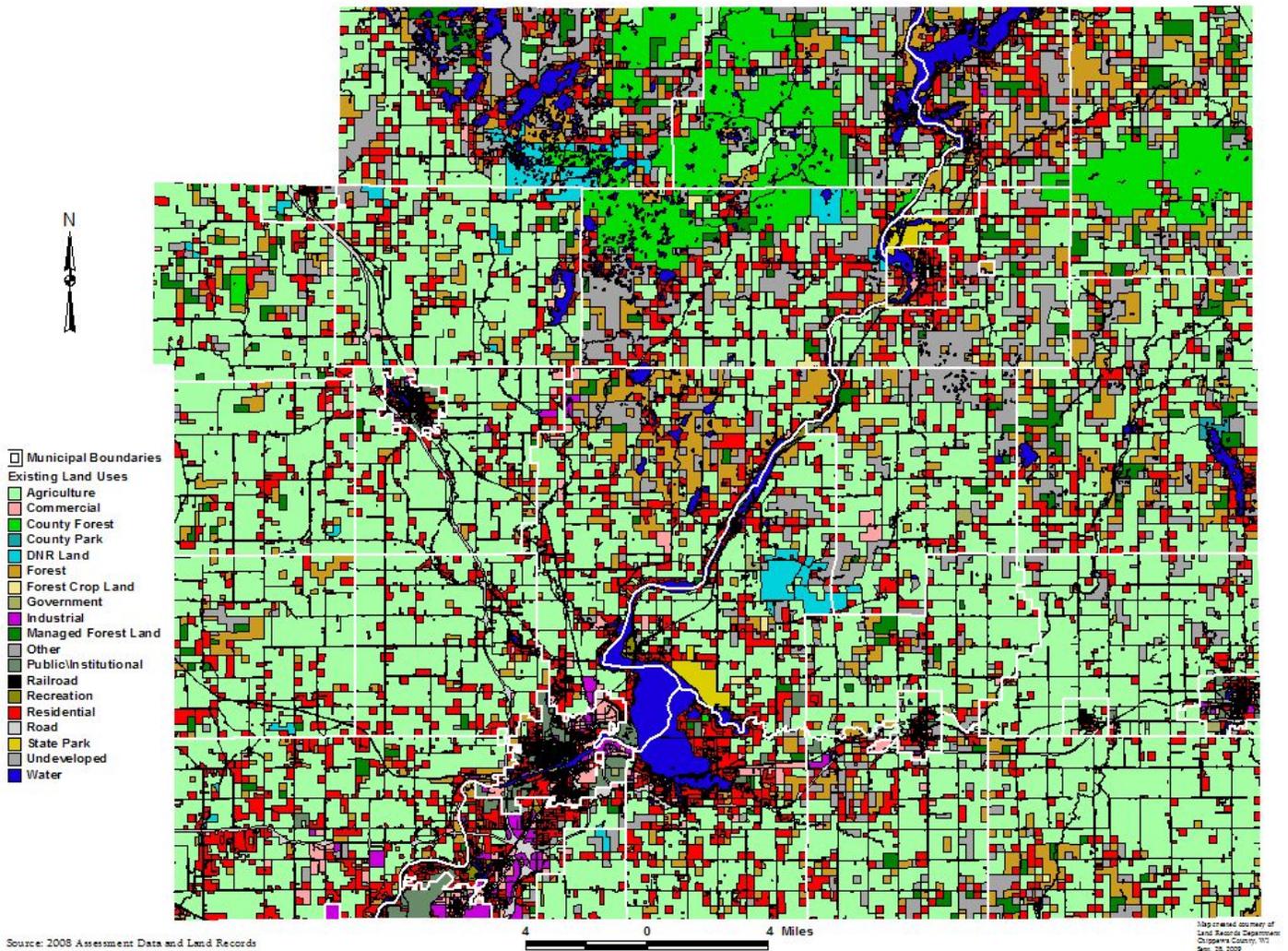
Development is generally not allowed in wetland areas (Figure 6-10 in the Resource element). Wetland areas are often habitats for protected wildlife and vegetation. A more complete discussion of wetlands is found in the Agricultural, Natural, and Cultural Resources element.

Slopes

Construction become significantly more difficult and expensive on areas with a slope of greater than 13 percent, as seen in Figure 6-3 in the Natural Resources element. A more complete discussion of slopes is found in the Agricultural, Natural, and Cultural Resources element.

By using these figures and illustrations, the County can manage and direct development to appropriate locations. It is also important to guide development towards locations that can be served by public utilities easily. These are shown in Figures 5-13 and 5-14 in the Utilities and Community Facilities Element.

Figure 9-3
Chippewa County Existing Land Use



Existing Land Use

Chippewa County is largely agricultural and forested, which comprises of almost 80% of the land base. According to assessment records, in 2007 over 50 percent of Chippewa County is agricultural.

As shown in Table 9-2, between 2002 and 2007, Chippewa County saw agriculture land decrease by just over 1 percent Chippewa County is seeing a relatively small amount of agriculture land being sold and no longer farmed. Commercial acreage increased by roughly 25 percent, but still remains less than one percent of all County acreage. The difference in total acres from 2002 to 2007, which shows a decrease of approximately 9,800 acres, represents the amount of land no longer being assessed for tax purposes.

**Table 9-2
Chippewa County Change in Real Estate Class Acreage 2002 to 2007**

Real Estate Class	Chippewa County					
	2002		2007		2002-2007 Change	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent
Residential	24,099	4.2%	26,723	4.8%	2,624	10.9%
Commercial	4,052	0.7%	5,170	0.9%	1,118	27.6%
Manufacturing	1,796	0.3%	1,696	0.3%	-100	-5.6%
Agricultural	296,044	52.4%	292,388	52.6%	-3,656	-1.2%
Undeveloped	61,250	10.8%	69,637	12.5%	8,387	13.7%
Forest*	173,455	30.7%	155,381	28.0%	-18,074	-10.4%
Other	4,535	0.8%	4,453	0.8%	-82	-1.8%
Totals	565,231	100.0%	555,448	100.0%	-9,783	2.3%

Source: Wisconsin Department of Revenue

* Forest and Ag. Forest Categories are combined.

Table 9-3, the most valuable real estate class in Chippewa County is residential, with the improvements making up the majority of land class values. The real estate classes represent the corresponding use that is being taxed.

**Table 9-3
Chippewa County Land Class Valuation - 2007**

Real Estate Class	Land Value	Improvement Value	Total Valuation
Residential	681,575,200	2,231,913,800	2,913,489,000
Commercial	117,051,200	381,228,600	498,279,800
Manufacturing	14,129,900	126,414,900	140,544,800
Agricultural	47,722,600		47,722,600
Undeveloped	28,732,300		28,732,300
Ag Forest	44,937,600		44,937,600
Forest	169,717,500		169,717,500
Other	16,389,300	155,781,500	172,170,800
Total	1,120,255,600	2,895,338,800	4,015,594,400

Source: Wisconsin Department of Revenue

Commercial Land Use

Table 9-4 shows that from 1997 to 2007 commercial acreage throughout Chippewa County increased by over 50 percent. However, commercial acreage accounts for less than one percent of Chippewa County's total land. Over half of the County's commercial land is in incorporated communities.

Unincorporated communities with the most commercial acreage in 2007 included the Towns of Eagle Point (494 acres), Lafayette (326 acres), and Arthur (302 acres). Over 75 percent of village commercial acreage is found in the Village of Lake Hallie.

**Table 9-4
Chippewa County Commercial Acreage**

Town	2002	2007	2002 to 2007 Change
Anson	207	204	-1.4%
Arthur	295	312	5.8%
Auburn	5	8	60.0%
Birch Creek	30	72	140.0%
Bloomer	112	136	21.4%
Cleveland	28	43	53.6%
Colburn	25	27	8.0%
Cooks Valley	51	56	9.8%
Delmar	23	20	-13.0%
Eagle Point	392	494	26.0%
Edson	17	17	0%
Estella	22	27	22.7%
Goetz	19	23	21.1%
Hallie	818	32	-96.1%
Howard	23	23	0%
Lafayette	322	326	1.2%
Lake Holcombe	171	162	-5.3%
Ruby	14	14	0%
Sampson	79	77	-2.5%
Sigel	24	30	25%
Tilden	63	63	0%
Wheaton	139	194	39.6%
Woodmohr	94	109	16.0%
TOTAL	2,973	2,469	-17.0%
Villages			
Boyd	9	15	66.7%
Cadott	312	320	2.6%
Lake Hallie	--	1,129	--
New Auburn	10	10	0.0%
TOTAL	331	1,474	345.3%
Cities			
Bloomer	121	132	9.1%
Chippewa Falls	406	629	54.9%
Cornell	93	111	19.4%
Eau Claire +	NA	198	--
Stanley	128	157	22.7%
TOTAL	748	1,227	64.0%
COUNTY TOTAL	4,052	5,170	27.6%

Source: Wisconsin Department of Revenue

In the towns under county zoning, there are two (2) options for commercial zoned land. Highway Commercial land allows car dealerships and repair facilities, bars and taverns, boat and mobile home sales, cleaning, laundering, and dyeing plants, department stores, engraving and printing shops, and appliance repair shops. Local commercial zoning allows in-home businesses such as assorted retail shops, office buildings, laundry facilities, and bakeries and food preparation for on-site sale and consumption.

Industrial Land Use

In the unincorporated areas within Chippewa County, manufacturing acreage is quite small. The exceptions are areas where non-metallic

mining occurs. More than two-thirds of manufacturing and industrial lands are located in the incorporated communities.

**Table 9-5
Chippewa County Industrial Acreage**

Town	2002	2007	2002 to 2007 Change
Anson	12	12	0.0%
Arthur	0	0	0.0%
Auburn	0	0	0.0%
Birch Creek	0	0	0.0%
Bloomer	0	0	0.0%
Cleveland	5	5	0.0%
Colburn	0	0	0.0%
Cooks Valley	0	0	0.0%
Delmar	10	10	0.0%
Eagle Point	190	190	0.0%
Edson	3	3	0.0%
Estella	0	0	0.0%
Goetz	1	1	0.0%
Hallie	298	0	-100.0%
Howard	0	0	0.0%
Lafayette	11	11	0.0%
Lake Holcombe	49	49	0.0%
Ruby	0	0	0.0%
Sampson	5	5	0.0%
Sigel	0	0	0.0%
Tilden	6	6	0.0%
Wheaton	24	100	316.7%
Woodmohr	109	109	0.0%
TOTAL	723	501	-30.7%
Villages			
Boyd	16	4	-75.0%
Cadott	9	12	33.3%
Lake Hallie	--	153	--
New Auburn	1	1	0.0%
TOTAL	26	170	553.8%
Cities			
Bloomer	61	66	8.2%
Chippewa Falls	365	315	-13.7%
Cornell	73	70	-4.1%
Eau Claire	463	465	0.4%
Stanley	85	109	28.2%
TOTAL	1047	1,025	-2.1%
COUNTY TOTAL	1,796	1,696	-5.6%

Source: Wisconsin Department of Revenue

From 2002 to 2007, manufacturing acreage decreased by a total of 100 acres, as seen in Table 9-5. Most of these losses occurred in unincorporated areas, with the Town of Hallie losing all 298 industrial assessed acres from 2002 (153 of which went to the Village of Lake Hallie).

Industrial zoned lands allow for warehousing, fabricating, assembly, and transporting goods, and accessory uses.

Residential Land Use

While the third most acreage in the County, residential land uses dominate Chippewa County in terms of valuation, as seen in Table 9-2. This trend is not surprising, considering the overall growth in Chippewa County as can be seen in Table 9-6.

**Table 9-6
Chippewa County Residential Acreage**

Town	2002	2007	2002 to 2007 Change
Anson	1,300	1,263	-2.8%
Arthur	497	572	15.1%
Auburn	762	840	10.2%
Birch Creek	495	400	-19.2%
Bloomer	544	624	14.7%
Cleveland	930	847	-8.9%
Colburn	797	1,091	36.9%
Cooks Valley	459	529	15.3%
Delmar	468	483	3.2%
Eagle Point	1,604	1,746	8.9%
Edson	625	759	21.4%
Estella	435	425	-2.3%
Goetz	489	636	30.1%
Hallie	2,315	180	-92.2%
Howard	574	767	33.6%
Lafayette	2,217	2,422	9.2%
Lake Holcombe	741	854	15.2%
Ruby	296	298	0.7%
Sampson	1,380	1,313	-4.9%
Sigel	552	680	23.2%
Tilden	1,019	1,233	21.0%
Wheaton	3,114	3,493	12.2%
Woodmohr	784	822	4.8%
TOTAL	22,397	22,277	-0.5%
Villages			
Boyd	16	16	0%
Cadott	162	215	32.7%
Lake Hallie	--	2,398	--
New Auburn	88	93	5.7%
TOTAL	266	2,722	923.3%
Cities			
Bloomer	124	184	48.4%
Chippewa Falls	443	571	28.9%
Cornell	540	520	-3.7%
Eau Claire	NA	119	--
Stanley	329	330	0.3%
TOTAL	1,436	1,724	20.1%
COUNTY TOTAL	24,099	26,723	10.9%

Source: Wisconsin Department of Revenue

From 2002 to 2007, Chippewa County has seen an increase in residential acreage of nearly 10 percent. The largest increases have been occurring in the incorporated areas. The Town of Colburn saw the largest increase of nearly 300 residential acres from 2002 to 2007. The Town of Howard saw an increase in residential acres of nearly 200, while the Town of Hallie saw a major decrease in residential acres due to its incorporation. The incorporated municipalities saw the largest percent increase of 30 to

50%, except for the Village of Lake Hallie, which saw a very large increase due to its incorporation.

Density in Chippewa County, as shown in Table 9-7, is approximately 54.2 people per square mile, with just over 22 housing units averaged per mile. The density in villages and cities is much greater than what is found in the unincorporated towns throughout Chippewa County. Most towns have a population density of less than 40 people per square mile and under 20 housing units per square mile. Most cities and villages are well over 100 in both categories.

**Table 9-7
Chippewa County Densities - 2007**

	Density Per Square Mile	
	Population	Housing Units
Anson	50.3	20.4
Arthur	16.5	6.4
Auburn	16.2	5.9
Birch Creek	11.7	8.7
Bloomer	19.7	7.1
Cleveland	16.6	6.3
Colburn	11.2	4.4
Cooks Valley	18.4	6.4
Delmar	21.9	7.6
Eagle Point	49.7	16.6
Edson	17.9	6.0
Estella	14.9	6.0
Goetz	23.2	7.9
Hallie	219.7	80.8
Howard	18.1	6.6
Lafayette	150.6	61.2
Lake Holcombe	37.5	20.4
Ruby	8.3	3.7
Sampson	13.1	7.2
Sigel	23.1	8.6
Tilden	32.9	11.5
Wheaton	43.2	15.9
Woodmohr	25.0	9.4
Villages		
Boyd	367.7	156.7
Cadott	405.1	175.0
New Auburn	171.5	67.7
Cities		
Bloomer	1,246.0	553.6
Chippewa Falls	1,191.2	544.2
Cornell	382.6	170.2
Eau Claire	503.5	179.5
Stanley	541.1	256.6
County TOTAL	54.2	22.6

Source: U.S. Census

Table 9-8 shows the housing unit fluctuation in Chippewa County from 1990 to 2000. In terms of actual numerical increases, the City of Chippewa Falls had the largest increases, with 567 additional housing units from 1990 to 2000. Many of the larger growth areas were in the unincorporated communities in the County. The Town of Lafayette saw a

319 unit increase. Other communities seeing over a 100 unit increase include the City of Bloomer (197 units), and the Towns of Anson (109 units) and Hallie (113 units).

**Table 9-8
Chippewa County Housing Trends**

Municipality Name	2000 Households	Number of Housing Units		Change in Units, 1990-2000	
		1990	2000	Net Change	Percent
Towns					
Anson	709	655	764	109	16.6%
Arthur	258	264	275	11	4.2%
Auburn	202	159	210	51	32.1%
Birch Creek	212	392	389	-3	-0.8%
Bloomer	321	314	335	21	6.7%
Cleveland	313	318	339	21	6.6%
Colburn	262	272	289	17	6.3%
Cooks Valley	214	178	218	40	22.5%
Delmar	314	320	328	8	2.5%
Eagle Point	978	922	1,018	96	10.4%
Edson	309	303	322	19	6.3%
Estella	167	173	190	17	9.8%
Goetz	231	198	235	37	18.7%
Hallie	1,690	1,616	1,729	113	7.0%
Howard	235	202	237	35	17.3%
Lafayette	1,980	1,793	2,112	319	17.8%
Lake Holcombe	413	587	548	-39	-6.6%
Ruby	152	196	197	1	0.5%
Sampson	330	705	449	-256	-36.3%
Sigel	294	252	307	55	21.8%
Tilden	399	352	413	61	17.3%
Wheaton	852	794	874	80	10.1%
Woodmohr	319	358	331	-27	-7.5%
Villages					
Boyd	274	253	290	37	14.6%
Cadott	562	540	581	41	7.6%
New Auburn	216	194	222	28	14.4%
Cities					
Bloomer	1,424	1,290	1,487	197	15.3%
Chippewa Falls	5,638	5,338	5,905	567	10.6%
Cornell	607	635	652	17	2.7%
Eau Claire	668	606	681	75	12.4%
Stanley	819	880	901	21	2.4%
Chippewa County TOTAL	21,356	21,024	22,821	1,797	8.5%

Source: U.S. Census

Residential zoning falls into three categories. R1 allows single-family dwellings excluding mobile homes, tents, and trailers. R2 zoning allows duplexes, in addition to churches, schools, parks, playgrounds, and accessory buildings. R3 zoning allows everything from R2, and multi-family housing and lodging houses.

Agricultural Land Use

Agricultural land use in Chippewa County has been decreasing, mirroring trends across the country. From 1987 to 2007 there was a 14 percent reduction in agricultural land in Chippewa County.

Table 9-9 shows that from 1987 to 2007, Chippewa County had a decrease of over 600 agricultural parcels, and over 70,000 agricultural acres. Nearly all of this decrease took place in the unincorporated communities throughout Chippewa County.

Table 9-9
Chippewa County Agricultural Assessed Parcels and Acreage

Town	Total Parcels			Total Acres			1987-1997	1997-2007
	1987	1997	2007	1987	1997	2007	% Change	% Change
Anson	529	482	451	14,834	13,319	11,362	-10.2%	-14.7%
Arthur	583	543	508	19,868	16,745	12,223	-15.7%	-27.0%
Auburn	530	536	527	14,347	13,635	12,531	-5.0%	-8.1%
Birch Creek	258	255	194	8,226	6,217	4,249	-24.4%	-31.7%
Bloomer	697	710	775	22,285	21,786	19,119	-2.2%	-12.2%
Cleveland	410	386	375	10,573	9,835	6,976	-7.0%	-29.1%
Colburn	711	712	670	20,626	20,429	16,106	-1.0%	-21.2%
Cooks Valley	564	572	588	16,437	15,997	15,032	-2.7%	-6.0%
Delmar	730	733	679	22,492	22,362	19,296	-0.6%	-13.7%
Eagle Point	866	856	677	26,037	24,534	17,683	-5.8%	-27.9%
Edson	728	732	798	23,139	22,856	23,530	-1.2%	2.9%
Estella	333	300	291	8,992	7,124	5,245	-20.8%	-26.4%
Goetz	447	426	418	14,083	11,617	11,520	-17.5%	-0.8%
Hallie	267	261	110	7,054	6,636	2,630	-5.9%	-60.4%
Howard	562	541	559	14,540	14,261	13,970	-1.9%	-2.0%
Lafayette	558	461	412	14,722	12,337	10,226	-16.2%	-17.1%
Lake Holcombe	199	198	129	5,962	5,692	2,609	-4.5%	-54.2%
Ruby	444	441	375	10,945	10,415	9,601	-4.8%	-7.8%
Sampson	401	388	358	10,517	10,145	8,748	-3.5%	-13.8%
Sigel	483	479	487	11,804	11,403	10,343	-3.4%	-9.3%
Tilden	630	610	629	18,611	17,958	16,111	-3.5%	-10.3%
Wheaton	864	853	851	24,751	23,110	21,114	-6.6%	-8.6%
Woodmohr	634	606	651	19,637	18,118	17,621	-7.7%	-2.7%
TOTAL	12,425	12,081	11,512	360,482	336,531	287,845	-6.6%	-14.5%
Villages								
Boyd	31	32	34	906	885	819	-2.3%	-7.5%
Cadott	55	44	29	1,206	1,016	707	-15.8%	-30.4%
Lake Hallie	--	--	148	--	--	1,331	--	--
New Auburn	56	50	41	1,667	1,394	894	-16.4%	-35.9%
TOTAL	142	126	252	3,779	3,295	3,751	-12.8%	13.8%
Cities								
Bloomer	12	9	30	215	156	111	-27.4%	-28.8%
Chippewa Falls	0	2	6	0	45	102	45,000%	126.7%
Cornell	33	22	14	636	377	149	-40.7%	-60.5%
Eau Claire +	0	0	1	0	0	134	0.0%	134,000%
Stanley	34	30	19	641	573	296	-10.6%	-48.3%
TOTAL	79	63	70	1,492	1,151	792	-22.9%	-31.2%
COUNTY TOTAL	12,466	12,270	11,834	365,753	340,977	292,388	-60.8%	-14.2%

Source: Wisconsin Department of Revenue

The Public Institutional zoning district allows for agricultural crop production, vegetation management to establish public greenway, prairie restoration, pest and disease control, or vegetative screening.

The Public Conservancy District allows for non-motorized trails, noncommercial vegetation management and commercial thinning of existing pine plantations, and wildlife control in the cases of wildlife damage and public nuisance.

Forested Land Use

The combined assessed acres in forestland amounted to 155,381 acres or 28.4 percent of the total County acreage. These lands included private and public forestlands. Because forested acreage within incorporated communities is very small, only Chippewa County towns are shown in Table 9-10.

**Table 9-10
Chippewa County Town Forested Acreage**

Town	Total Parcels					Total Acres					
	1987	1997	2007	1987-1997 % Change	1997-2007 % Change	1987	1997	2007	1987-1997 % Change	1997-2007 % Change	1987-2007 % Change
Anson	232	213	190	-8.2%	-10.8%	4,382	4,109	2,915	-6.2%	-29.1%	-33.5%
Arthur	173	261	386	50.9%	47.9%	5,961	7,961	7,478	33.6%	-6.1%	25.4%
Auburn	394	381	349	-3.3%	-8.4%	6,953	6,400	5,064	-8.0%	-20.9%	-27.2%
Birch Creek	226	311	321	37.6%	3.2%	6,081	7,303	5,486	20.1%	-24.9%	-9.8%
Bloomer	202	201	335	-0.5%	66.7%	5,717	5,433	5,917	-5.0%	8.9%	3.5%
Cleveland	513	501	591	-2.3%	18.0%	14,360	13,613	11,189	-5.2%	-17.8%	-22.1%
Colburn	573	578	698	0.9%	20.8%	17,726	17,490	15,651	-1.3%	-10.5%	-11.7%
Cooks Valley	280	285	275	1.8%	-3.5%	4,405	4,344	3,471	-1.4%	-20.1%	-21.2%
Delmar	137	136	129	-0.7%	-5.1%	3,197	3,029	1,761	-5.3%	-41.9%	-44.9%
Eagle Point	367	418	760	13.9%	81.8%	9,107	9,793	14,723	7.5%	50.3%	61.7%
Edson	362	365	404	0.8%	10.7%	10,742	10,655	7,679	-0.8%	-27.9%	-28.5%
Estella	275	358	389	30.2%	8.7%	7,314	9,647	8,244	31.9%	-14.5%	12.7%
Goetz	185	295	268	59.5%	-9.2%	3,744	5,701	4,340	52.3%	-23.9%	15.9%
Hallie	134	130	55	-3.0%	-57.7%	2,116	1,911	818	-9.7%	-57.2%	-61.3%
Howard	433	427	381	-1.4%	-10.8%	7,554	6,864	5,883	-9.1%	-14.3%	-22.1%
Lafayette	202	312	422	54.5%	35.3%	3,706	4,982	5,384	34.4%	8.1%	45.3%
Lake Holcombe	255	271	331	6.3%	22.1%	6,364	6,406	7,143	0.7%	11.5%	12.2%
Ruby	548	540	453	-1.5%	-16.1%	15,046	14,547	10,423	-3.3%	-28.3%	-30.7%
Sampson	643	632	605	-1.7%	-4.3%	16,275	16,242	11,418	-0.2%	-29.7%	-29.8%
Sigel	433	428	442	-1.2%	3.3%	8,899	8,675	7,738	-2.5%	-10.8%	-13.0%
Tilden	195	190	262	-2.6%	37.9%	2,950	2,764	2,983	-6.3%	7.9%	1.1%
Wheaton	495	537	541	8.5%	0.7%	6,577	6,918	6,033	5.2%	-12.8%	-8.3%
Woodmohr	127	156	164	22.8%	5.1%	1,771	2,043	1,913	15.4%	-6.4%	8.0%
TOTALS	7,384	7,926	8,751	7.3%	10.4%	170,947	176,830	153,654	3.4%	-13.1%	-10.1%

Source: Wisconsin Department of Revenue

From 1987 to 1997, forest acreage increased by 5,883 acres. However, between 1997 and 2007 assessed forest acreage significantly declined by 23,176 acres. Between 1987 and 2007 the greatest increases occurred in the Towns of Eagle Point (61.7 percent), Lafayette (45.3 percent), Arthur (25.4 percent), Goetz (15.9 percent), Estella (12.7 percent), and Lake Holcombe (12.2 percent). The greatest declines were seen in the Towns of Delmar (-44.9 percent), Anson (-33.5 percent), Ruby (-30.7 percent), Sampson (-29.8 percent) and Edson (-28.5 percent).

In addition to assessed forested acreage, several Towns have their own public forested holdings. Table 9-11 shows the number of Chippewa County Forest acres that are publicly held by towns. In addition to these numbers, The Town of Sampson has about 2,376 acres, and the Town of

Bloomer has about 440 acres, of mostly forested land in the Ice Age National Scientific Reserve, Chippewa Moraine Unit, which is owned by the Wisconsin DNR.

Table 9-11
Chippewa County Town Public Forestry Holdings - 2007

Town	Regular Acreage	Special Use Acreage	Total Acreage
Auburn	--	320	320
Birch Creek	11,734	101	11,834
Cleveland	6,965	171	7,135
Colburn	--	680	680
Estella	282	--	282
Lafayette	--	40	40
Lake Holcombe	240	--	240
Ruby	7,714	--	7,714
Sampson	4,741	120	4,861
TOTAL	31,675	1,432	33,107
Source: Chippewa County Forest and Parks Department			

The Conservancy zoning district allows for forest industries, as well as grazing and harvesting wild crops.

Public/Other Land Use

There are a number of public lands in Chippewa County, including land owned by the County, the WDNR, and other groups. These areas include State Parks, local parks, government facilities, and wildlife areas. Further discussion of these specific areas takes place in the Natural Resources and Community Facilities elements.

The recreation zoning district allows uses in the conservancy district, as well as parks, playgrounds, golf courses, trails, and beaches.

Land Demand and Prices

Land sales and prices can indicate changes in an economy and land use patterns. Particularly when agriculture and forested lands are sold and converted to alternative land uses, it is important to see if there is a desire to shift some of these lands to more intense uses, such as residential, commercial, or industrial.

The five year incremented trend shows a steady decrease in both total transactions and acres sold. The average dollars per acre, however, doubled to roughly \$800 from the \$400 per acre seen from 1997-2002.

Table 9-12
Chippewa County Agricultural Land Sales and Conversion

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Average Number of Transactions	Average Acres Sold	Average Dollars per Acre	Average Number of Transactions	Average Acres Sold	Average Dollars per Acre	Average Number of Transactions	Average Acres Sold	Average Dollars per Acre
1997-2002	55.2	3,604	1,048	22.4	907.8	1,454	77.6	4,511	1,127
2002-2007	46.2	3,176	1,846	18.3	779	2,688	64.5	3,955	1,964

Forested land does not bring nearly as much of a premium to convert land to other uses, as shown in Table 9-13. In 1998, buyers were paying about \$10 more per acre to convert forested land to other uses. By 2007, buyers were paying more for forested land that was going to stay in forestry use. There is also a significant amount more of transactions for forestry uses remaining in that classification.

Table 9-13
Chippewa County Forestry Land Sales and Conversion

Year	Forested land continuing in forest land			Forested land being diverted to other uses			Total of all forested land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
2007	40	1,699	1,770	6	742	1,480	46	2,441	1,681
2005	33	1,408	1,692	18	743	1,668	51	2,151	1,684
2001	52	1,670	1,169	26	672	1,217	72	2,362	1,215
1998	82	2,440	663	31	944	672	113	3,384	665

Source: US Department of Agriculture

When looking at assessments in Table 9-14, we can see that residential land has the highest assessed value in most Chippewa County communities. Commercial uses are generally the second highest values in communities. Agricultural lands tend to be assessed quite small due to special taxes, but sales of these lands, as seen previously, are generally quite a bit higher than their assessed values.

**Table 9-14
Assessed Land Value Per Acre - 2007**

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
Anson	28,661	8,361	11,033	173	770	806	1,945
Arthur	4,413	2,436	--	176	1	754	1,500
Auburn	2,229	2,375	--	141	280	663	1,297
Birch Creek	57,815	11,049	--	116	528	896	1,781
Bloomer	9,961	3,228	--	173	329	826	1,680
Cleveland	10,467	9,953	4,480	184	338	695	1,242
Colburn	15,060	8,789	--	148	364	643	1,322
Cooks Valley	4,066	2,618	--	168	279	700	1,400
Delmar	7,306	5,750	2,380	139	269	601	1,598
Eagle Point	32,642	8,172	2,705	198	901	909	1,311
Edson	1,944	1,971	2,867	146	372	626	1,228
Estella	7,108	4,778	--	175	304	675	1,114
Goetz	2,432	2,465	2,300	144	247	478	983
Hallie	4,094	2,884	--	123	148	583	1,118
Howard	2,588	1,500	--	146	289	447	906
Lafayette	45,826	14,040	2,118	110	1,054	1,008	1,855
Lake Holcombe	51,823	9,538	1,516	109	241	477	1,043
Ruby	2,943	2,036	--	126	449	604	1,201
Sampson	50,668	17,149	1,540	141	698	781	1,719
Sigel	7,603	5,490	--	162	535	835	1,699
Tilden	7,761	5,830	6,467	157	383	503	1,100
Wheaton	6,089	6,012	7,660	204	797	1,055	1,544
Woodmohr	4,421	3,622	2,367	178	104	618	1,530
Average for all Towns	19,256	7,531	3,736	160	419	717	1,383
Villages							
Boyd	130,131	17,147	5,025	193	100	661	1,500
Cadott	37,725	8,426	8,575	144	470	683	2,434
Lake Hallie	14,901	29,309	4,721	133	1,090	830	1,672
New Auburn	17,581	26,300	15,400	177	471	743	1,699
Average for all Villages	17,472	24,631	5,063	159	830	775	1,746
Cities							
Bloomer	107,934	42,165	11,055	219	6,625	--	--
Chippewa Falls	129,583	51,535	12,560	166	--	--	2,864
Cornell	11,442	14,104	4,256	199	541	693	1,094
Eau Claire	170,783	42,365	11,055	250	--	--	--
Stanley	22,668	11,236	4,339	197	599	--	--
Average for all Cities	74,017	40,505	10,339	205	636	693	1,550

Source: Wisconsin Department of Revenue

Land Use Analysis

Land use conflicts within Chippewa County are varied and diverse in nature. One predominant and increasingly apparent conflict is farm uses conflicting with residential uses. This conflict has the potential to worsen as more rural land gets diverted to residential uses. Another major area that sees land use conflicts is between towns and incorporated municipalities. These issues stem from annexation rights and extraterritorial plat review and/or zoning. While both are within the rights of incorporated municipalities, it can create land use conflicts if their visions don't match.

Another example of a land use conflict would be with the extraction and processing of sand and mineral operations. These types of activities may cause problems for non-farming and the farming communities as well as those incorporated communities.

One could theorize that unseen conflicts, unbeknownst at this time, will come into sight in the future. An example of this would be from the depletion of the aquifers and the fragmentation of the forest and working lands into smaller parcels. The effects of these activities may not be seen for many years down the road when it would potentially be too late to take the necessary corrective action.

As shown in the Agricultural and Natural Resources element, Chippewa County has significant soils that are productive for agricultural uses. While there are some natural development limitations, plenty of room for growth and expansion exists in Chippewa County. The difficulty lies in protecting farmer's rights, and allowing for rural residential development together.

The two largest land use categories are agricultural and forestry, which are generally lower density in terms of population and development. Very few commercial and industrial uses exist in the unincorporated communities, many times due to the lack of needed water and sewer infrastructure for these types of uses.

Redevelopment Opportunities

All redevelopment opportunities are handled at the town, city or village level. At this time Chippewa County does not have a formal policy for redevelopment, although this may change in the future.

Future Land Uses

Agricultural is a dynamic part of the county and efforts should be taken at the county level – to be the leader – in protecting the existing farms and open spaces for future generations. A concerted effort must be made to preserve the land and to limit sprawl. If development continues on the same trend, Chippewa County will continue to see a steady increase in future residential land use, while agriculture and forestry continue to see a decrease. But, through this planning process, especially at this particular point in time, Chippewa County has an opportunity to either stop or considerably slow this trend.

Commercial uses may increase to some extent, but primarily in the incorporated communities. Manufacturing uses, although a good source of jobs, will likely stay a relatively small part of the land use within the County. Public uses or pressures for public uses are likely to increase, as various local, regional, and state entities seek to preserve key environmental features found in the County. Further discussion on these issues can be found within the Agricultural, Natural Resources and Cultural Resources Element.

Based upon the official projections of the Wisconsin Department of Administration, Chippewa County is projected to grow at a rate similar to what the region saw in the 1990's.

Projected Growth

Projecting population is not a science in which absolutes can be placed. Consequently, there are limitations that should be remembered when reviewing and evaluating these forecasts. These limitations include:

- Population projections are based on historical trends of population growth that are extended into the future, and the assumption that those trends, and the factors behind them, will continue to some point in time.
- Forecasts of large area populations (e.g., states or counties) are more reliable. The smaller the area for which a projection is produced, like an individual community, the greater the possibility for error.
- The closer the projection year is to the base year; the more likely the population for that projection will be close to the true population.
- Population projections are, at best, guides and their limitations must be considered. Intimate knowledge of local conditions can help build local variables into population projections to enhance their validity.

The Wisconsin Department of Administration (DOA) population projections are, by state statute, the official population projections for Wisconsin. Between 2010 and 2025, the DOA projections predict an 11.2 percent increase in the Chippewa County population (about 5,000 more residents). NOTE: The Demographic Services of the DOA is exploring the possibility of conducting population projections in between the censuses as many communities have current population estimates that exceed the population projections for 2010.

Land use projections are an important part of a comprehensive plan. They are a “best guess” of the amount of land that will be needed for future development, and are based on population and household projections, community development standards (accepted density or intensity of various land uses) and community desires.

Tables 9-15 and 9-16 show the projections that were presented in earlier elements of the plan. These tables serve as an aid in looking at the future land uses in Chippewa County. However, the future predictions, which are for reference purposes only, are based on the increase in population from 2010 to 2025 and then divided by the constant figure of 2.50 persons per household. While this figure is somewhat less than the current average per household, Chippewa County has decided to utilize this for projection purposes only.

**Table 9-15
Chippewa County Population Projections**

Final Population Projections for Wisconsin Municipalities: 2000 - 2025								
(An * indicates that the municipality crosses at least one county line)								
(The 2000 Census counts include the latest corrections - November 25, 2003)								
Type and Name of Municipality	Census 1980	Census 1990	Census 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
T ANSON	1,590	1,634	1,881	1,958	2,079	2,191	2,294	2,363
T ARTHUR	856	756	710	695	697	695	691	677
T AUBURN	456	474	580	619	671	721	767	802
T BIRCH CREEK	540	500	520	522	536	547	556	558
T BLOOMER	930	880	926	951	998	1,041	1,079	1,102
T CLEVELAND	732	758	900	944	1,009	1,070	1,127	1,166
T COLBURN	760	731	727	720	731	738	742	736
T COOKS VALLEY	603	594	632	654	691	724	755	775
T DELMAR	1,062	994	941	924	929	929	926	911
T EAGLE POINT	2,750	2,542	3,049	3,236	3,499	3,746	3,978	4,150
T EDSON	1,061	913	966	975	1,008	1,035	1,058	1,066
T ESTELLA	483	449	469	474	491	505	517	522
T GOETZ	607	640	695	720	762	800	835	858
T HALLIE	4,275	4,531	4,703	323	351	374	395	403
T HOWARD	660	625	648	662	691	717	741	754
T LAFA YETTE	4,181	4,448	5,199	5,538	6,006	6,444	6,858	7,167
T LAKE HOLCOMBE	791	920	1,010	1,052	1,118	1,178	1,235	1,272
T RUBY	514	464	446	436	436	433	430	420
T SAMPSON	805	817	816	844	891	933	973	998
T SIGEL	782	736	825	848	891	929	964	984
T TILDEN	1,088	1,079	1,185	1,217	1,276	1,330	1,378	1,407
T WHEATON	2,328	2,257	2,366	2,435	2,559	2,672	2,774	2,836
T WOODMOHR	967	991	883	868	874	875	874	860
V BOYD	660	683	680	663	663	659	653	637
V CADOTT	1,247	1,328	1,345	1,333	1,354	1,367	1,375	1,365
V LAKE HALLIE	0	0	0	4,558	4,942	5,276	5,568	5,685
V NEW AUBURN *	452	459	547	559	585	607	628	639
C BLOOMER	3,342	3,180	3,347	3,326	3,383	3,424	3,452	3,432
C CHIPPEWA FALLS	12,270	12,749	12,925	12,935	13,244	13,490	13,690	13,691
C CORNELL	1,583	1,541	1,466	1,423	1,414	1,397	1,376	1,336
C EAU CLAIRE *	1,657	1,676	1,910	1,979	2,094	2,199	2,295	2,358
C STANLEY *	2,095	2,011	1,898	3,349	3,344	3,329	3,308	3,262
CHIPPEWA COUNTY	52,127	52,360	55,195	57,740	60,217	62,375	64,292	65,192
Source: Wisconsin Department of Administration								

Table 9-16
Household Projections - 2000 to 2025

Municipality	2000	Proj. 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	% Change 2000-2025
Towns							
Anson	709	748	811	869	924	967	36.4%
Arthur	258	256	262	266	269	267	3.5%
Auburn	202	218	242	264	286	303	50.0%
Birch Creek	212	215	226	235	243	247	16.5%
Bloomer	321	335	358	380	400	414	29.0%
Cleveland	313	333	363	392	419	440	40.6%
Colburn	262	263	273	280	286	288	9.9%
Cooks Valley	214	224	242	258	273	285	33.2%
Delmar	314	313	320	327	330	330	5.1%
Eagle Point	978	1,053	1,159	1,261	1,358	1,433	46.5%
Edson	309	317	333	349	361	370	19.7%
Estella	167	171	181	189	196	202	21.0%
Goetz	231	242	262	280	297	309	33.8%
Hallie	1,690	118	130	142	152	157	-90.7%
Howard	235	243	259	273	287	296	26.0%
Lafayette	1,980	2,139	2,365	2,584	2,792	2,962	49.6%
Lake Holcombe	413	436	473	508	540	564	36.6%
Ruby	152	150	154	156	157	155	2.0%
Sampson	330	346	372	397	421	438	32.7%
Sigel	294	307	328	349	367	381	29.6%
Tilden	399	416	445	471	496	514	28.8%
Wheaton	852	889	953	1,013	1,068	1,109	30.2%
Woodmohr	319	318	326	333	337	338	6.0%
Subtotal:	11,154	10,050	10,837	11,576	12,259	12,769	14.5%
Boyd	274	270	276	279	281	278	1.5%
Cadott	562	565	585	602	614	619	10.1%
Lake Hallie	0	1,661	1,838	1,996	2,139	2,217	#33.4%
New Auburn*	210	217	232	245	258	266	26.7%
Subtotal:	1,046	2,713	2,931	3,122	3,292	3,380	223.1%
Bloomer	1,424	1,434	1,488	1,534	1,569	1,583	11.2%
Chippewa Falls	5,638	5,722	5,974	6,194	6,373	6,469	14.7%
Cornell	607	597	605	608	608	599	-1.3%
Eau Claire*	670	704	760	812	861	897	33.9%
Stanley*	817	782	788	786	779	748	-8.4%
Subtotal:	9,156	9,239	9,615	9,934	10,190	10,296	12.5%
Chippewa County	21,356	22,002	23,383	24,632	25,741	26,445	23.8%
*Represents communities with areas outside of Chippewa County. This table only reflects the portions of these communities within Chippewa County.							

Source: Wisconsin Department of Administration

Chippewa County estimates development of approximately 1,990 residential dwelling units, 40 acres of commercial, 40 acres of industrial, and the conversion of approximately 3,000 acres from agriculture to other uses over the next 20 years. Below is a breakdown of these figures.

2010 to 2015

Over the first five years, we project 863 new residences, 5 new commercial entities, the conversion of 1,000 acres of agricultural to other uses, and 1 industrial start-up.

2015-2020

Within the next five years, we project an additional 767 new residences, 10 new commercial operations, conversion of another 1,000 acres of agricultural to other uses, and 2 new industrial start-ups.

2020-2025

Within the next five years, we project an additional 360 new residences, 5 new commercial businesses, conversion of another 1,000 acres of agricultural land converted to other uses, and 1 new industrial start-up.

Future Land Use Map

The County, from the beginning, decided to institute a “bottom up” design to our planning process. In terms of future land use, this means that all the decisions and maps created will be made at the town level. The maps created will be incorporated into the County Future Land Use Map only after they are approved at the town level first. This will be an ongoing process as more and more towns complete plans or amend existing plans. In an effort to complete the county future land use map the towns that decided to not participate in comprehensive planning will be marked as “town based planning.” This designation means that all decisions specifically concerning land use will be made at the town level. The towns that are marked as “town based planning” will still be under the jurisdiction of county-wide ordinances such as the shoreland, floodplain and land division ordinance. These ordinances were written specifically to not regulate land use. Figure 9-4 is a municipality map to help citizens find town of residency when referencing the future land use map.

Figure 9-5 shows the future land use map for Chippewa County.

Figure 9-6 shows the Future Land Use Map Legend page.

Figure 9-4
Municipality Boundary Map

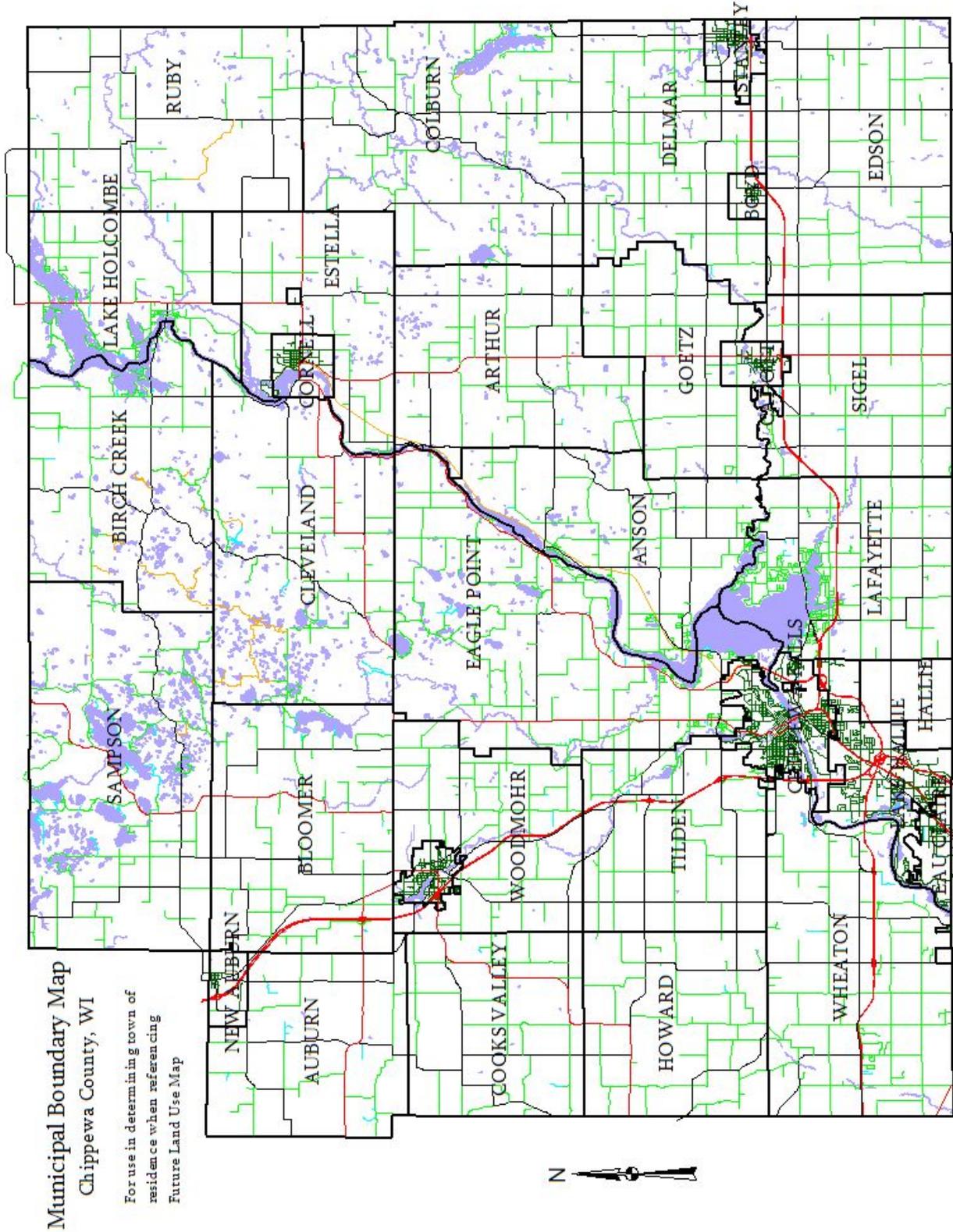
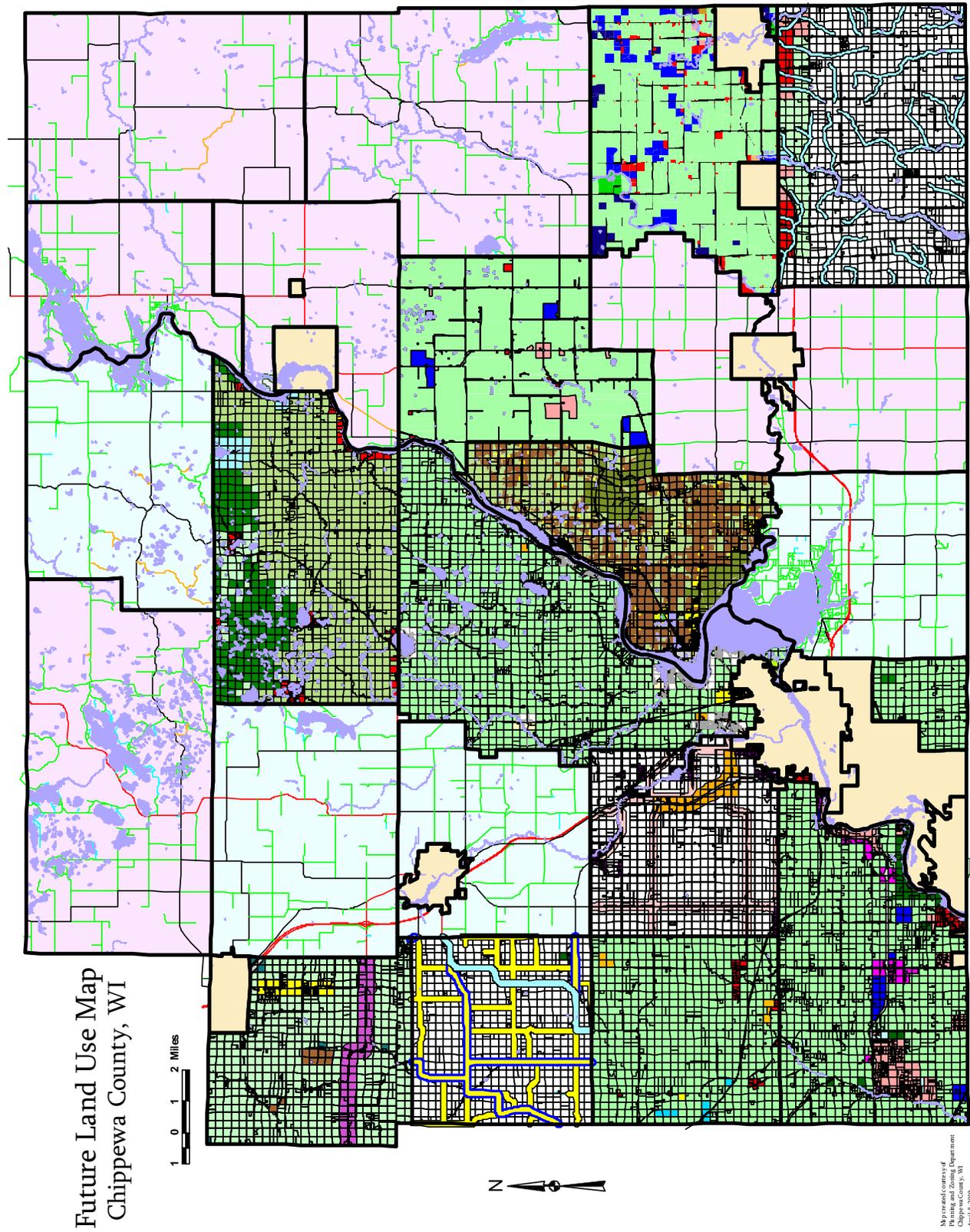


Figure 9-5
Future Land Use



Future Land Use Map Legend by Town:

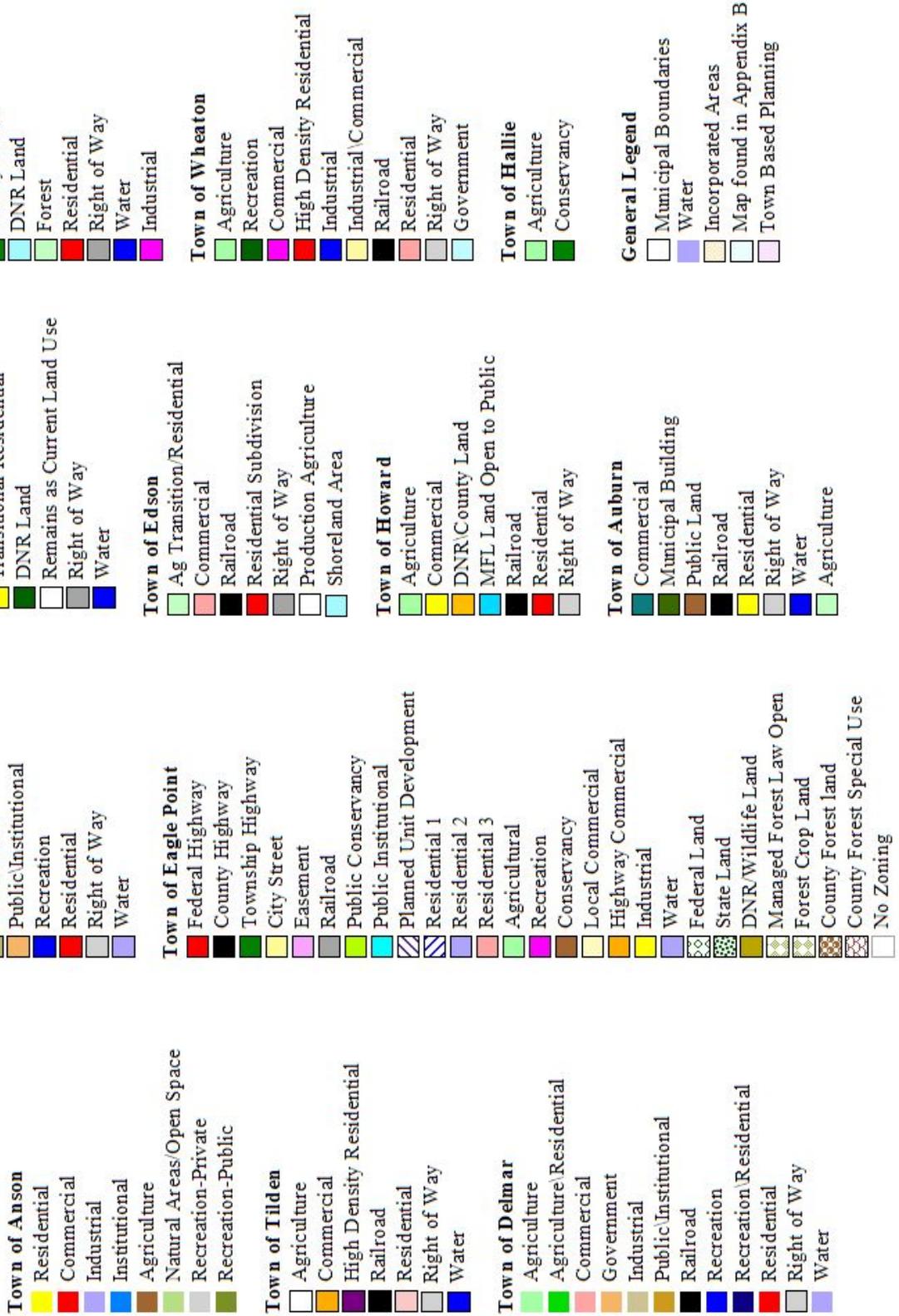


Figure 9-6
Future Land Use Legend

9.2 Land Use Agencies and Programs

There are a number of available agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs.

University of Wisconsin

The UW-Madison, River Falls, Milwaukee, and Stevens Point can provide research and outreach planning services to area communities.

West Central Wisconsin Regional Planning Commission (WCWRPC)

Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. For more information visit www.wcwrpc.org.

Chippewa County

Chippewa County has multiple departments that can aid in specific areas and specialties for land use projects. The Planning and Zoning Department administers the County zoning and subdivision regulations, as well as on-site septic and well systems. This department also enforces the Uniform Dwelling Code and Animal Waste Storage Facility regulations.

The Land Conservation Department keeps information on land and water resources, which should be consulted when considering development. This department also monitors runoff, waste collection, and farm and woodland preservation.

The Chippewa County Forest and Parks Department organizes timber sales and maintains forest and park lands. This department also keeps trail information for motorized and non-motorized recreational trails throughout the County. This department also manages the County Forest Comprehensive Land Use Plan, which is discussed in the Agricultural, Natural, and Cultural Resources element.

9.3 Goals, Objectives and Policies

Goals:

1. To work cooperatively with local governments to promote an economically efficient, environmentally sustainable and compatible development pattern.
2. To balance individual property rights with community interests and goals.
3. To continue to review, update or develop county ordinances and other land use tools in coordination with local municipalities in accordance with State Statutes and Administrative Codes.
4. To be a leader and resource in land use planning at the state and local level.

Objectives:

1. Continue to educate the general public on what Comprehensive Planning is and is not, along with the consequences of land use decisions.
2. Strive to uphold the principle of not taking private property rights without due process of law.
3. Review existing County and Town regulations related to land use to ensure they are consistent with adopted County and Town Comprehensive Plans.
4. Promote the communication between private and all governmental agencies.
5. Protection of natural areas, such as wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
6. Protection of economically productive areas, including farmland and forests.
7. Development of conservation design neighborhoods for rural residential development in appropriate areas and where consistent with local requirements.
8. Coordinate regulations and incentives to direct development away from areas that are in agricultural use, areas with historically productive farmland or areas that contain prime soils for farming.
9. Utilize the comprehensive planning process and the land use element as a foundation on which to build decisions from and give direction for land use decisions.

10. Define where and when “private property rights” trump the preservation of life.

Actions:

1. Periodically review the need for county ordinances and other land use tools. This would include the creation of a forest district as well as a voluntary agricultural preservation district for incorporation into the county comprehensive zoning ordinance.
2. Continue to review the need for and update the current Shoreland Zoning, Land Division, Zoning, Wellhead Protection, Private Septic & Wells, etc.
3. Plan for a sufficient supply of developable land for a range of different uses, in areas, types, and densities consistent with local town wishes and service requirements.
4. Work with towns, cities and villages to resolve potential incompatibilities between land use plans.
5. Continue to have the Planning & Zoning Committee monitor the performance against the Comprehensive Plan and work with other entities to resolve conflict.
6. Continue to work with state and county agencies on developing educational forums and ongoing communication designed to inform local officials and residents of opportunities related to land use, growth management and intergovernmental relationships.
7. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.
8. Encourage the coordination and cooperation amongst the towns, cities and villages for land use policies, so that consistency is gained between overlapping jurisdictions.
9. Encourage the planning & development of land uses that create or preserve varied and unique urban and rural communities.
10. Support other innovative approaches to land development to increase flexibility while achieving the goals of this plan.