

2. LAND USE

The Land Use Element is the most important component of the Crawford County Comprehensive Plan. How land in Crawford County is used directly impacts all the other planning elements. It is vital to the success of the plan that the land use element directly reflect input gathered from landowners and residents during the planning process. The element contains background information on land use, a land use map and goals and strategies pertaining to future land uses.

LAND USE EXISTING CONDITIONS AND RESOURCES

Existing Land Use

Crawford consists of eleven towns, ten villages and a city. The City of Prairie Du Chien (county seat) is the largest populated municipality and is located in the southwest corner of the county along the Mississippi River. The ten villages are located throughout the county, none of which has a population exceeding 1,000 people. These incorporated communities represent the only areas in the county with comparatively denser development patterns. As Table 2.01 and Map 2.01 illustrates the unincorporated areas (towns) primarily consist of farmland and forests. Single-family homes are scattered throughout the landscape along with a few commercial and industrial developments.

Municipality	Agriculture	Forest	Wetland	Water	Transportation	Developed	Total
T. Bridgeport	5,343	4,722	2,003	2,601	114	117	14,899
T. Clayton	18,124	24,978	437	22	563	158	44,283
T. Eastman	19,246	24,007	1,415	1,188	468	124	46,448
T. Freeman	14,687	23,247	2,540	8,643	452	116	49,685
T. Haney	8,352	11,765	502	3	244	53	20,920
T. Marietta	11,503	16,208	1,948	639	356	78	30,731
T. Prairie Du Chien	7,291	11,318	1,703	2,546	209	172	23,238
T. Scott	9,970	12,467	7	7	298	72	22,821
T. Seneca	17,345	18,545	246	5,213	432	131	41,912
T. Utica	18,431	15,543	75	10	450	112	34,621
T. Wauzeka	9,445	12,303	4,587	1,387	267	55	28,044
Total (Unincorp. Areas)	139,737	175,102	15,463	22,260	3,853	1,188	357,603

The layer represents the existing use of land in Crawford County, Wisconsin. It was generated using the 2001 National Land Cover Grid, 2005 NAIP, 2003 WI DOT roads, and the 2000 USGS DRG. While this data is intended to be as accurate as possible, no warranty is made as to the accuracy of the actual current land use.

Undeveloped Areas

The agricultural uses present in the County primarily consist of cropland, grazing/pasture, and livestock related facilities/activities. Crops significant to the area are primarily corn, alfalfa, and soybeans.

Table 2.01 illustrates Crawford County can be classified as a rural County as 98.6% of the land in the unincorporated areas is either agricultural, forested, or a waterbody/wetland.

A large percentage of the County's landscape is forested (49%). Forested lands support apple orchards, timber related businesses and numerous recreational uses.

Developed Areas

Within unincorporated areas (Towns) of the County approximately 1,188 acres land area is devoted to residential or commercial uses based on the photo interpretation methods used to derive the data. The residential uses are primarily single-family homes that are scattered throughout the County with no specific pattern of development. Limited higher density residential development is located in areas served by sanitary districts or areas adjacent to cities and villages.

There are numerous commercial and manufacturing enterprises located throughout the unincorporated area of the County. The majority of commercial and manufacturing businesses are located adjacent to the city and villages.



A single-family home in rural Crawford County

Floodplain and Wetlands

Flooding has significantly impacted communities and residents of Crawford County. The Kickapoo River historically has been prone to flooding and has greatly impacted communities. The Village of Soldiers Grove business district was relocated in the 1970's and Gays Mills is presently considering a partial relocation of its business district and residents. Map 2.02 illustrates the flood prone areas in Crawford County based on information from the Federal Emergency Management Agency.

Wetlands are an important resource as they act as natural pollution filters making lakes and streams cleaner. They are also valuable as groundwater discharge/recharge areas and help retain floodwaters. The majority of wetlands can be found along the three major river corridors; the Mississippi River, Kickapoo River and the Wisconsin River. Wetland maps are available for viewing at the Crawford County Zoning Department. Potential wetland areas can be viewed online using the Wisconsin Department of Natural Resources Surface Water Data Viewer.

Existing Ordinances

Crawford County has several land use ordinances and requires some licenses for uses that effect land use in Crawford County: Non-metallic Mining Reclamation, Licensing Livestock Facilities, Telecommunications Regulations and Standards, Sanitary Code, Shoreland-Wetland Zoning, Highway Setback Line and Roadside Regulations, Subdivision and Platting, and the Floodplain Zoning Ordinance.

Analysis of Trends in the Supply, Demand and Price of the Land

Tables 2.02a – 2.02h located in Appendix 2 compare two Crawford County Statement of Assessments including the most recent from 2007, and then one from 2002, five years prior. The definitions of most categories have remained relatively constant. Land use categories in the data tables presented include Residential, Commercial, Manufacturing, Agricultural, Undeveloped, Agricultural/Product Forest, Other and Totals. This data is based on assessment information reported to the State from local units of government. It is important to keep in mind that the acreages are based on guidelines and definitions that assessors must adhere too. The guidelines and definitions might differentiate land uses differently than a resident would.

It is important to point out that the data is comprised of assessment acreage (% of land use) and assessment values, and a primary purpose of assessment values is to establish an equitable standard to assess taxes. Since the primary purpose of this data is for tax assessment, we should not draw significant land use conclusions. Given these limitations, however, the data may be used to create questions for further inquiry.

Depending on taxing policy, land uses are valued at different rates. For example, in 2007 agricultural land (for assessment purposes) was valued between \$66 and \$182 per acre in Crawford County. It is obvious that these

values do not represent the actual cost of agricultural land in a private sale. Therefore, drawing land value comparisons between individual land uses is not recommended but reviewing assessed value changes and “percent of land use” between years (2002-2007) does provide some interesting information.

- *From 2002 to 2007 assessed residential acreage declined by nearly .6% as a percentage of land use while the value of the land rose nearly 40 million dollars; a sixty percent (67.5%) rise.*
- *Commercial development in the County declined as a percentage of land use by .7% and over 50% in total commercial acreage from 2002 to 2007. As with the residential areas, commercial land increased in value, from just over 12 and a half million dollars to just over 17 million dollars.*
- *Agriculture dominates the land use for Crawford County, maintaining between 67 and 68 percent of the land usage during the five-year span.*
- *Manufacturing remained relatively steady over the five year period. While maintaining its percentage of land use at .2% it gained 8 %, or just over 180,000 dollars in land value from 2002.*

One final note to consider when reviewing the assessment data at the local unit of government level is that for some municipalities between the years 2002 to 2007 there has been a significant percent of land value change (between 76% and 260% increase). This more than likely indicates that these particular local units of government went through a complete municipal reassessment during the five year period that would account for the large increases.

Land Use Projections

Two sets of residential land use acreage projections for unincorporated municipalities (Table 2.03) have been prepared. The first set of projections (not in parenthesis) was created by using housing unit projections from Table 3.03 in Chapter 3 representing ten years of housing start information (1998-2007) from the Crawford County Zoning Department. The second set of projections (in parenthesis) was derived by using housing unit projections from Table 3.01 in Chapter 3 based on decennial census data. In both cases the number of projected housing units were multiplied by 1.5 acres to come up with projected residential land use acres. The calculation assumes that on average residential development in unincorporated communities consume 1.5 acres of land. By using housing unit projections from Table 3.03 to calculate future residential acreages, the resulting projections in all likelihood represent the maximum housing growth scenario since the time period from which housing data was taken represented a relatively good economic cycle and many new homes were being constructed. In contrast, the housing unit projections from the census are likely more representative of a lower housing growth scenario.



Cropland and forested land in southern Crawford County

Since housing start data was not available from incorporated municipalities, residential land use acreage projections for incorporated municipalities (Table 2.04) were derived by using housing unit projections from Table 3.01 in Chapter 3. The number of projected housing units in Table 3.01 in Chapter 3 was multiplied by .5 acres to come up with projected residential land use acres. The calculation assumes that an average single-family home in an incorporated community will consume .5 acres of land.

Commercial/Industrial land use acreage projections are based on individual municipalities 2007 ratio of commercial/industrial acres to 2007 residential development acres. Acreages from the Wisconsin Department of Revenue “2007 Statement of Assessments” were used in the calculations and projections. Population projections from Table 1.01 in Chapter 1 were used in projecting commercial/industrial land use acreages.

Agricultural/open space land use acreage projections were derived by adding the projected residential development acreage to the projected Industrial/commercial acreage and subtracting that number from total acreage. The sum of

Crawford County Comprehensive Plan 2009-2029, Land Use

residential and industrial land is assumed to decrease the amount of agricultural/open space. The method assumes that future residential, commercial, and industrial uses will use existing agriculture/open space when developed.

These projections are intended as a guide for further discussion about programs and policies that may affect land use in the county. It is important to point out that factors such as location and proximity to incorporated areas, changes in the economy, transportation and infrastructure issues, and social issues are not accounted for in projections but may have a significant impact on future land use in a given area. Further, projections at the town level are based on very small changes in land uses and may not accurately represent likely change over a long period of time. Based on these considerations, projections and policy decisions based on projections should be reviewed and updated every 3 to 5 years.

TABLE 2.03 LAND USE PROJECTIONS FOR TOWNS IN CRAWFORD COUNTY (IN ACRES)

Towns	2010	2015	2020	2025	2030	Total 2010-2030
Bridgeport						
Com./Indust.	5	13	13	13	13	57
Residential	13 (24)	32 (35)	32 (35)	32 (30)	32 (26)	141 (150)
Agriculture/Open	-18 (-29)	-45 (-48)	-45 (-48)	-45 (-43)	-45 (-39)	-198 (-207)
Clayton						
Com./Indust.	0	0	0	0	0	0
Residential	34 (21)	84 (6)	84 (6)	84 (3)	84 (0)	370 (36)
Agriculture/Open	-34 (-21)	-84 (-6)	-84 (-6)	-84 (-3)	-84 (0)	-370 (-36)
Eastman						
Com./Indust.	0	0	0	0	1	1
Residential	20 (5)	50 (0)	50 (0)	50 (0)	50 (0)	220 (5)
Agriculture/Open	-20 (-5)	-50 (0)	-50 (0)	-50 (0)	-51 (-1)	-221 (-5)
Freeman						
Com./Indust.	1	3	3	3	3	13
Residential	33 (0)	82 (6)	82 (5)	82 (2)	82 (0)	361 (13)
Agriculture/Open	-34 (-1)	-85 (-9)	-85 (-8)	-85 (-5)	-85 (-3)	-374 (-26)
Haney						
Com./Indust.	0	0	1	0	1	2
Residential	6 (0)	15 (0)	15 (0)	15 (0)	15 (0)	66 (0)
Agriculture/Open	-6 (0)	-15 (0)	-16 (-1)	-15 (0)	-16 (-1)	-68 (-2)
Marietta						
Com./Indust.	1	2	2	2	2	9
Residential	8 (0)	20 (2)	20 (0)	20 (0)	20 (0)	88 (2)
Agriculture/Open	-9 (-1)	-22 (-4)	-22 (-2)	-22 (-2)	-22 (-2)	-97 (-11)
Prairie du Chien						
Com./Indust.	3	7	7	7	7	31
Residential	10 (60)	24 (59)	24 (56)	24 (53)	24 (41)	106 (269)
Agriculture/Open	-13 (-63)	-31 (-66)	-31 (-63)	-31 (-60)	-31 (-48)	-137 (-300)
Scott						
Com./Indust.	0	0	1	0	1	2
Residential	10 (20)	26 (11)	26 (9)	26 (8)	26 (6)	114 (54)
Agriculture/Open	-10 (-20)	-26 (-11)	-27 (-10)	-26 (-8)	-27 (-7)	-116 (-56)
Seneca						
Com./Indust.	0	2	1	1	1	5
Residential	27 (5)	68 (14)	68 (14)	68 (11)	68 (5)	301 (49)
Agriculture/Open	-27 (-5)	-70 (-16)	-69 (-15)	-69 (-12)	-69 (-6)	-306 (-54)
Utica						
Com./Indust.	0	0	0	1	0	1
Residential	8 (2)	21 (6)	21 (5)	21 (5)	21 (5)	92 (23)
Agriculture/Open	-8 (-2)	-21 (-6)	-21 (-5)	-22 (-6)	-21 (-5)	-93 (-24)
Wauzeka						
Com./Indust.	0	0	0	0	0	0
Residential	9 (0)	22 (0)	22 (0)	22 (0)	22 (0)	97 (0)
Agriculture/Open	-9 (0)	-22 (0)	-22 (0)	-22 (0)	-22 (0)	-97 (0)
Crawford County Towns Total						
Com./Indust.	10	27	28	27	29	121
Residential	178 (137)	444 (139)	444 (130)	444 (112)	444 (83)	1,954 (601)
Agriculture/Open	-188 (-147)	-471 (-166)	-472 (-158)	-471 (-139)	-473 (-112)	-2,075 (-722)

Source: MRRPC 2009

The land use projections in Table 2.03 for the unincorporated areas illustrate the potential impacts of future development on agriculture, forests and open space. Limited acreage for commercial and industrial uses is projected in the rural areas over the 20 year period (121 acres). Residential development could have the greatest impact. As discussed previously, the two projection scenarios likely represent “most case” and “least case” residential development scenarios. It is expected that over the 20 year planning period between 600 and 1,960 acres of land will be used for residential development in the unincorporated areas of the County.

TABLE 2.04 LAND USE PROJECTIONS FOR CITIES AND VILLAGES IN CRAWFORD COUNTY (IN ACRES)

Villages	2010	2015	2020	2025	2030	Total 2010-2030
Bell Center						
Com./Indust.	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Agriculture/Open	0	0	0	0	0	0
Desoto (pt.)						
Com./Indust.	0	0	0	0	0	0
Residential	4	4	4	3	3	18
Agriculture/Open	-4	-4	-4	-3	-3	-18
Eastman						
Com./Indust.	0	0	0	0	0	0
Residential	4	3	3	3	2	15
Agriculture/Open	-4	-3	-3	-3	-2	-15
Ferryville						
Com./Indust.	0	1	0	2	0	3
Residential	0	0	1	0	0	1
Agriculture/Open	0	-1	-1	-2	0	-4
Gays Mills						
Com./Indust.	0	0	0	0	0	0
Residential	1	1	1	0	0	3
Agriculture/Open	-1	-1	-1	0	0	-3
Lynxville						
Com./Indust.	1	2	2	2	2	9
Residential	2	1	2	1	1	7
Agriculture/Open	-3	-3	-4	-3	-3	-16
Mt. Sterling						
Com./Indust.	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Agriculture/Open	0	0	0	0	0	0
Soldiers Grove						
Com./Indust.	0	0	0	0	0	0
Residential	1	0	0	0	0	1
Agriculture/Open	-1	0	0	0	0	-1
Stueben						
Com./Indust.	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Agriculture/Open	0	0	0	0	0	0
Wauzeka						
Com./Indust.	0	0	1	0	1	2
Residential	5	8	7	7	5	34
Agriculture/Open	-5	-8	-8	-7	-6	-36
CITY						
Prairie du Chien						
Com./Indust.	2	4	4	4	4	18
Residential	0	6	3	0	0	9
Agriculture/Open	-2	-10	-7	-4	-4	-27
Crawford County City/Village Total						
Com./Indust.	3	7	7	8	7	32
Residential	17	23	21	14	11	86
Agriculture/Open	-20	-30	-28	-22	-18	-118

Source: MRRPC 2009

Overall limited growth is expected in the incorporated areas (118 acres in total). This is significant in that future public service needs for these areas will more than likely remain relatively steady.

Table 2.04 addresses land use projections for cities and villages (incorporated areas) in Crawford County.

Existing and Potential Land Use Conflicts

Wisconsin's Comprehensive Planning Law requires that existing and potential land use conflicts be identified as part of the planning process. Land use conflicts identified by Crawford County during the planning process are listed below:

- recreational land users and traditional agricultural/forest land users
- incorporated communities(cities and villages) and unincorporated communities (towns) – annexations, etc.
- housing development in traditional agricultural areas
- location and size of Confined Animal Feeding Operations (CAFO's)
- development pressure around the City of Prairie du Chien

Crawford County believes that existing and potential land use conflicts listed can be managed through the comprehensive planning process and continued open communication with affected parties. It is understood that there are no easy solutions and never will all parties be satisfied, but with continued communication and information/education to affected parties a better understanding of the issues will be achieved and the possibility of amicable solutions.

Opportunities for Redevelopment

Opportunities for redevelopment were analyzed as part of the planning process. Based on the rural nature of the County and lack of historical development there are limited redevelopment opportunities. Throughout the County and primarily in incorporated communities there are numerous vacant buildings/storefronts. In some cases the structures could be reused as business locations while in other cases the structures are deteriorated to an unusable state. The plan does recommend that these locations be reused rather than new uses expanding and converting agricultural/open space areas to development. In addition, in Chapter 7 environmentally contaminated sites and their status (open/closed) have been identified. Many of these locations have been cleaned up and could potentially be reused for development purposes.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR LAND USE

Land Use Element Goals

Crawford County developed goals based on public input from surveys, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Crawford County desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal. In addition, after selected programs/actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goal A ► Support a development pattern that preserves working agricultural lands and forests, protects the environment, and preserves quality of life and the rural landscape of Crawford County.

1. Encourage the use of residential conservation subdivisions to preserve agricultural land, open space, and natural resources. Evaluate existing conservation subdivision ordinances and develop model ordinance guidelines specific to Crawford County for local units of government to consider using.

A conservation subdivision can be described as a development with common open space and compact clustered lots. Conservation subdivisions, when proposed/developed in the county will minimize future maintenance and service costs for the county, and the conservation subdivision will help preserve the rural character of the county. In contrast, traditional rural land use regulations and non-regulated rural developments typically create scattered large lot development patterns that consume large amounts of land, encourage inefficient land use, and facilitates land uses that compete with traditional agricultural.

Implementation 2010-2012

2. Evaluate creating a minimum lot size for residential development in the unincorporated areas of the county.
Implementation 2010-2012
3. Update the county's Farmland Preservation Plan based on the county Land Use Map. This is a requirement of the Working Lands Initiative.
Implementation 2010-2020
4. Update the county's Subdivision Ordinance in an effort to meet the changing needs.
Implementation 2010-2020
5. Inform/educate landowners and elected officials on the importance of forested lands in the county. Forested lands provide habitat for birds, animals, plants and flowers, all of which are vital to recreation and tourism opportunities.
Implementation throughout the planning period
6. Develop a land use map that encourages the preservation of working agricultural land (forests, open land that is pastured or tillable or capable of being pastured or tillable). The land use map is intended to be a direct reflection of input received by residents during the planning process.
7. Ensure that the County Land Use Map and Comprehensive Plan is consistent with the State of Wisconsin's Working Lands Initiative so landowners can benefit from this program.

Goal B ► Minimize incompatible land uses by guiding commercial, industrial, and residential development to areas where public sewer and water services are available.

1. Explore opportunities for Towns to work collaboratively with incorporated communities in the county. A possibility is for the county to facilitate or organize informational meetings for local units of government regarding annexation, intergovernmental service agreements, revenue sharing, extra-territorial zoning, etc.
Implementation 2010-2020
2. In an effort to protect scenic vista's continue enforcement of Crawford County's Telecommunications Regulations and Standards ordinance. The ordinance regulates the location and height of communication facilities (towers).
Implementation throughout the planning period
3. Evaluate policies, programs and/or ordinances aimed at guiding commercial, industrial and residential development to areas served by public infrastructure. Resident input gathered through survey responses expressed the desire for commercial, industrial and residential development to locate near or adjacent to incorporated communities and/or sanitary districts where public infrastructure services are available.
4. Guide future industrial development to established industrial/business parks within the county. There are five industrial/business parks within Crawford County that are served by public sewer and water and are ideal locations for businesses to locate or expand.
5. Encourage new or expanding commercial businesses to locate in areas served by public sewer, water and adequate transportation facilities. Throughout the county there are vacant business sites/parcels that are served by public facilities. Encouraging these areas to infill with development versus expanding to undeveloped areas will assist in preserving the county's rural landscape.

Goal C ► Encourage sustainable land use practices that do not negatively impact groundwater, surface water, scenic vistas, air quality, and other natural resources of the County and provide for the needs of future and existing residents.

1. Continue enforcement of the county's Floodplain, Shoreland and Wetland ordinances. The State of Wisconsin Department of Natural Resources delegates enforcement of Floodplain, Shoreland and Wetland ordinances to counties. Survey responses from residents overwhelmingly supported the protection of natural resources as over 80% of respondents believed it is important to protect wetlands, groundwater, rivers and streams.
Implementation throughout the planning period
2. Continue to evaluate the "Wisconsin Ag Siting Law" and determine its impacts on Crawford County's ability to manage the location of CAFO's and the County's local decision making power.
Implementation throughout the planning period
3. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in Crawford County.
Implementation throughout the planning period

4. Protect the County's "dark skies" from light pollution sources. This in part can be accomplished by informing/educating residents, businesses, and elected officials on methods to manage light sources. Other methods to consider would be creating lighting standards/requirements for significant light sources. Such activities will conserve energy resources and preserve the county's "dark skies".
Implementation throughout the planning period
5. Work to manage noxious weeds and nuisance species in the county. To address this issue, provide information to residents about the effects of noxious weeds and nuisance species.
Implementation throughout the planning period
6. Support local, state, and federal policies and programs aimed at assisting land uses that will use and enhance the natural resources of the county and benefit the local economy.

Goal D ► Evaluate policies, programs, and ordinances to effectively manage land uses in Crawford County.

1. Work cooperatively with towns to determine the most effective methods (with an emphasis on public input) to develop a detailed county/town Land Use Map and administer land management ordinance(s) that will achieve the goals of the Land Use Element. A fact sheet has been prepared to explain this process and is attached in Appendix 3.

Crawford County Land Use Map

Based on the land use goals established a generalized land use map has been prepared for the unincorporated areas of Crawford County (Map 2.03). The map is primarily based on existing land uses and existing development trends. The County Land Use Map uses four general districts. The districts are as follows:

Developed Areas – the district is made up of areas primarily used for single family housing, mobile homes/courts, multi-family developments, etc. and of non residential uses such as retail establishments, office buildings, industrial/warehouses, and commercial establishments.

Agriculture and Forest – the district includes all agricultural uses and forestlands.

Public/Institutional – the district consists of public and institutional buildings such as Town Halls, churches, cemeteries, county facilities, etc.

Environmental – the district is comprised of public parks, public recreational areas, public historic sites, and unique protected/preserved locations in the County.

Goal 4 (a) in this element further details the cooperative process recommended that the county and towns follow to arrive at a more detailed Land Use Map for the county. In the process each town is encouraged to develop a more detailed land use map. The maps prepared by each town and approved by the town board will then be included "as is" in the County Comprehensive Plan and incorporated by reference into the County Comprehensive Plan. Once the detailed maps are received from individual towns, the county Land Use Map will be modified to reflect the land uses designated on the town Land Use Maps. In future years at the Crawford County Board of Supervisors February meeting, the county land use map will be updated annually to reflect any changes to town land use maps over the previous year.

With each individual town preparing town land use maps the potential for land use conflicts associated with the various maps exist. To address these potential conflicts, it is recommended that as towns prepare their land use maps they consult with neighboring municipalities and review their land use maps to minimize the potential for conflicts. When the county receives the town land use maps from individual towns the Land Conservation, Planning and Zoning Committee will review the maps for potential land use conflicts between municipalities. If a potential conflict is discovered, the Land Conservation, Planning and Zoning Committee will notify the respective Town Boards

and request that the towns meet and/or discuss the potential land use conflict. Any decision to modify land use maps will be at the discretion of the towns. The county's role in the process is just to inform the towns of a potential land use conflict.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below are the Comprehensive Planning Goals described in State Statute that are related to the Land Use Element. Following each goal is a discussion of how it was addressed during the planning process.

- *Promotion of the redevelopment of lands with existing infrastructure and public services and maintenance and rehabilitation of existing residential, commercial and industrial structures.*
In the preparation of the plan this goal was addressed by encouraging new or expanding commercial businesses to locate in areas served by public sewer, water and adequate transportation facilities. The plan also recommends that vacant business sites/parcels that are served by public facilities be used and that these areas infill with development versus expanding to undeveloped areas.
- *Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.*
The goal is met by encouraging conservation subdivisions for residential developments, focusing development near existing development with public sewer and water availability.
- *Planning and development of land uses that create or preserve varied and unique urban and rural communities.*
This goal is addressed by using various land use districts that encourage the preservation of agricultural land and promote the use of conservation subdivisions.