

1
2
3
4

Appendix A
Appendix B
Appendix C

Future Land Use

This chapter outlines the desired future land uses for the Town of Sparta including categories of land use, suitable zoning districts and strategies for development design consistent with the goals, objectives, and policies defined in Chapter 2.

	Page
Future Land Use Map	3-2
Amending the Future Land Use Map	3-2
Interpreting Map Boundaries	3-2
Future Land Use Categories	3-4

Future Land Use Map

The Future Land Use Map (opposite) identifies categories of similar use, character and preferred density. These categories, and associated policies, are described in the preceding pages, including explanation of the Town's intent and design and development strategies for each.

This map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the Town to compel a change in zoning or a change in use. Except in rare instances when the Town may actively facilitate redevelopment of a priority site, the Town's use of this map will be only reactive, guiding response to proposals submitted by property owners.

Amending the Future Land Use Map

It may from time to time be appropriate to consider amendments to the Future Land Use Map. See Chapter 4 for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

1. Agricultural

The land does not have a history of productive farming activities or is not viable for long-term agricultural use, the land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

2. Compatibility

The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residencies. A petitioner may indicate approaches that will minimize incompatibilities between uses.

3. Natural Resources

The land does not include important natural features such as wetlands, floodplains, groundwater, erodible soils, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed development meets Monroe County's Shoreland-Wetland and Floodplain ordinances. The proposed development will not result in undue surface or ground water, air, light, or noise pollution. A petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

4. Emergency Services

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. The proposed development can be adequately served by existing emergency equipment and vehicles. Petitioners may also demonstrate how they will assist the Town with any shortcomings in existing equipment.

5. Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The Town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

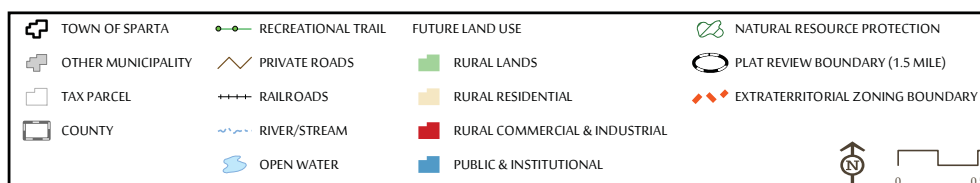
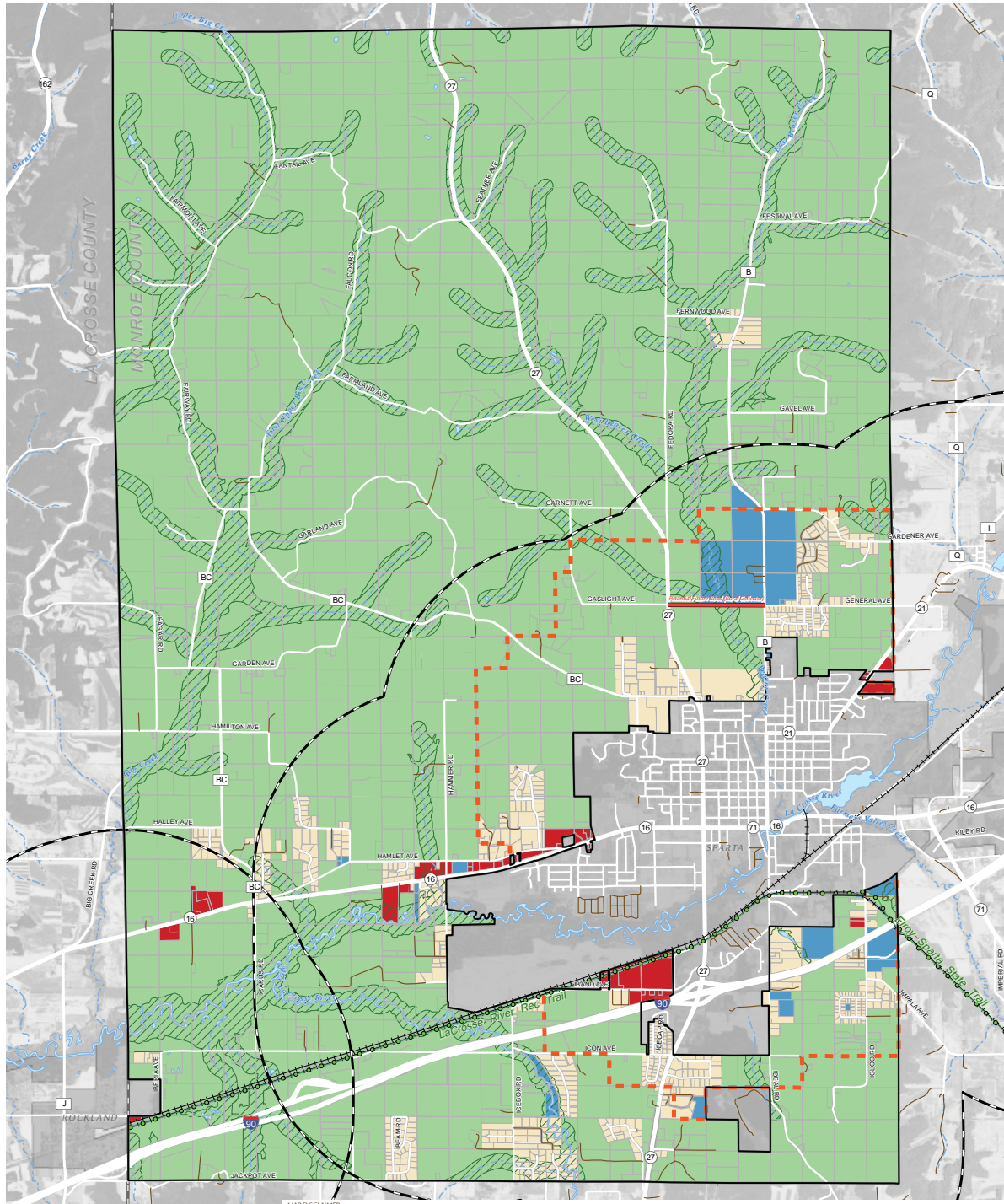
6. Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the Town, and the other goals, objectives, and policies of this plan.

Interpreting Map Boundaries

Questions regarding the location of boundary lines shall be determined by the Town Plan Commission where uncertainty exists due to the scale of the map.

Future Land Use Map



Future Land Use Categories

The future land use categories identify areas of similar use, character and preferred density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (*i.e. setbacks, height restrictions, conditional uses, etc.*); however, they do identify those Monroe County Zoning Ordinance districts that currently “fit” within each future land use category. For reference purposes, the County’s zoning districts as of May 2014 are:

“R-1”	Urban Residential
“R-2”	Suburban Residential
“R-3”	Rural Residential
“B”	Business
“IB”	Interstate Business
“I”	Industrial
“GA”	General Agriculture
“EA”	Exclusive Agriculture
“AO”	Agriculture Only
“C”	Community
“GF”	General Forestry
“EF”	Exclusive Forestry
“W”	Wilderness
“GD”	Group Development
“W-1”	Wetland

Each future land use category also includes references to those City & Town of Sparta extraterritorial zoning districts that currently “fit” within each future land use category. For reference purposes, the City & Town extraterritorial zoning districts as of May 2014 are:

“R”	Residential
“R-2”	Suburban Residential
“C-2”	Commercial
“M-1”	Manufacturing
“GA”	General Agriculture
“EA”	Exclusive Agriculture

The decision regarding which Suitable Zoning Districts are applicable within each future land use category (Monroe County vs. ETZ Boundary) will be determined based on whether the parcel proposed for rezoning is within or outside the ETZ Boundary.

The land use categories designated on the Future Land Use Map are described in the subsequent pages. The strategies listed with each category are provided to help landowners and Town officials make design decisions during the development process consistent with the intent of the land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set, if any. Some categories also feature design recommendations.

Each future land use category identifies preferred land uses to frame the overall intent of the land use category. The descriptions of preferred land uses are not exhaustive of all uses that may be appropriate within the future land use category. The principal and conditional uses of the applicable zoning districts will define a more thorough list of potential uses.

The identification of future land use categories and associated uses does not compel the Town to approve any and all development petitions consistent with the future land use category. Other factors may have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, and ability to provide services to the site, and the phasing of development before an application is approved.

Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely, infeasible, or undesirable for high intensity or dense development. Most of the Town is designated Rural Lands.

Suitable Zoning Districts - Monroe County

County zoning districts most consistent with the Rural Lands intent are the R-3, GA, EA, AO, GF, EF, W, and W-1 districts.

Suitable Zoning Districts - ETZ Boundary

Extraterritorial zoning districts most consistent with the Rural Lands intent are the GA, EA, and R-2 districts.

Future Land Use Categories, Cont.

Land Use Strategies:

1. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry/woodlands, quarries, bed and breakfasts and limited rural residential on well and septic.
2. The preferred gross residential density is one (1) dwelling unit per twenty (20) acres (.05 units/acre or less), of contiguous land under single ownership, rounded to the nearest whole number.
3. The minimum lot size is 1.5 acres, although larger lot sizes may be required under applicable Monroe County Zoning or City/Town Extraterritorial Zoning districts.
4. The development of residential subdivisions is discouraged in areas designated as Rural Lands. Proposals for residential subdivisions should seek areas designated on the Future Land Use Map as Rural Residential or petition an amendment to the map from Rural Lands to Rural Residential. In either case, conservation subdivisions are preferred if new subdivisions are proposed in Rural Lands areas.
5. New homes and other non-agricultural buildings should be sited on non-productive soils in ways that minimize disruption of agricultural uses and avoid the creation of new access points to state or county highways, where access to local roads can be provided. Refer to Community Character Policy CC3, Chapter 2.



Rural Residential (RR)

The primary intent of this classification is to identify areas suitable for non-farm residential subdivision development. Rural Residential areas include lands that are delineated as existing residential properties or platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or

where local roads and utilities exist to efficiently and economically serve the area.

Suitable Zoning Districts - Monroe County

County zoning districts most consistent with the Rural Residential intent are the R-1, R-2 and R-3 districts. Additionally, the County's GD zoning district may be used to establish new developments which contain more than eight single-family dwellings not on individual lots or parcels, but on 40 or more contiguous acres under one ownership, corporation or control.

Suitable Zoning Districts - ETZ Boundary

Extraterritorial zoning districts most consistent with the Rural Residential intent are the R and R-2 districts.

Land Use Strategies

1. Preferred uses in these areas include rural residential uses on well and septic, and open space.
- 2: The preferred housing density is 0.67 units per acre or less (e.g. one unit per 1.5 acres or less).
3. The minimum lot size is 1.5 acres, although smaller lot sizes may be considered under applicable Monroe County Zoning and City/Town Extraterritorial Zoning districts, particularly where public sewer or water is available.
- 4: Rural residential subdivisions are strongly encouraged to utilize cluster or conservation design strategies that minimize the disruption of natural features and rural character. Refer to Community Character Policy CC3, Chapter 2.
5. New homes should avoid the creation of multiple new access points to state or county highways.



Future Land Use Categories, Cont.

Rural Commercial & Industrial (RCI)

The primary intent of this classification is to identify areas suitable for industrial or commercial development. There are some existing scattered business developments throughout the Town and these areas are expected to stay in business use. Additional commercial and industrial land has been outlined primarily along WIS 16 and I-90.

Suitable Zoning Districts - Monroe County

County zoning districts most consistent with the Rural Commercial and Industrial intent are the B, IB, and I districts.

Suitable Zoning Districts - ETZ Boundary

Extraterritorial zoning districts most consistent with the Rural Commercial & Industrial intent are the C-2 and M-1 districts.

Land Use Strategies

1. Preferred uses in these areas include agriculturally-related businesses or businesses generally best suited for rural areas due to the lack of need for municipal sewer and water, land area needs, relationship to agricultural or rural uses, and compatibility with surrounding uses. Such uses include landscaping companies, nurseries, roadside markets, general stores, drive-in theaters, veterinary clinics, kennels, RV-sales, fuel storage tanks (LP), golf driving ranges, lumberyard, storage units, etc.
2. The minimum lot size is 1.5 acres, although smaller lot sizes may be considered under applicable Monroe County Zoning and City/Town Extraterritorial Zoning districts, particularly where public sewer or water is available.
3. The Town encourages the use of design strategies that will both maintain property values over time and mitigate conflicts with adjacent land uses. Refer to Community Character Policy CC4, Chapter 2.

Public & Institutional (PI)

Public & Institutional (PI) areas are intended for churches, schools, cemeteries, local government facilities/offices and other parcels that are owned by a public or quasi-public entity. Park and recreational uses are sometimes a primary or secondary use on these sites. Existing public and institutional uses have been identified on the Future Land Use Map. No future public or institutional growth areas are identified on the Future Land Use Map at this time.

Suitable Zoning Districts

Public and semi-public uses are generally permitted as principal or conditional uses in the County's 16 zoning districts, and the City/Town's 6 extraterritorial zoning districts, rather than as a stand alone zoning district. Therefore new public or institutional uses may be considered in the Rural Lands, Rural Residential, or Rural Commercial & Industrial areas under the suitable zoning districts of each future land use category.

Land Use Strategies

1. The Town does not intend to require an amendment to the Future Land Use Map when a new public or institutional use is proposed; however, map updates should be done as part of decennial updates to this plan.

Natural Resource Protection (NRP)

The Natural Resource Protection (NRP) overlay classification identifies sensitive lands that may be subject to development restrictions enforced by County, State, or Federal agencies. Mapped NRP areas include all land that meets one or more of the following conditions:

- Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory, or
- 100-Year Floodplains based on FEMA maps, or
- Shoreland-Wetland Zoning Districts as determined by Monroe County. Areas within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds or flowages and 300 feet of the ordinary high-water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

Future Land Use Categories, Cont.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the Town, and thus development in areas designated NRP shall be limited.

Suitable Zoning Districts:

NRP lands may be zoned as described by the underlying future land use category, but are subject to development restrictions defined by County, State, or Federal rules and regulations. These typically include, but may not be limited to, Shoreland-Wetland Ordinances, Floodplain Ordinances, and Erosion/Stormwater Control Ordinances.

Land Use Strategies:

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (Rural Lands, Rural Residential, etc.) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
2. Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under County, State, or Federal regulations. The Town maintains that some sites may be suitable for development with proper site planning. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements is encouraged.
3. Recreational uses, agricultural and silviculture operations are usually permitted in accordance with County, State, or Federal regulations. Best Management Practices are highly encouraged in these areas.

The Future Land Use Map includes two special planning areas denoting locations of intergovernmental planning areas.

Extraterritorial Zoning Boundary (ETZB)

The primary intent of this special planning area is to denote the location of the extraterritorial zoning boundary with the City of Sparta. The boundary is based on the 2011 Extraterritorial Zoning Map provided on the City's website.

Suitable Zoning Districts:

Refer to each specific future land use category (Rural Lands, Rural Residential, Rural Commercial & Industrial, and Public & Institutional).

Land Use Strategies:

1. Landowners and developers are advised that requests for zoning permits and variances will be governed by the regulations and procedures in Chapter 17.32 of the City of Sparta Zoning Code.

Plat Review Boundary (PRB)

The primary intent of this special planning area is to denote the location of the extraterritorial plat review boundaries with the City of Sparta and Village of Rockland.

Suitable Zoning Districts:

Not applicable.

Land Use Strategies:

1. Landowners and developers are advised that requests for subdivisions within these areas may trigger a review by the closest municipality. Since extraterritorial plat review boundaries change with each annexation the Town does not intend to update the Future Land Use Map after approved annexations; however, map updates should be done as part of decennial updates of this plan.



This page left intentionally blank