

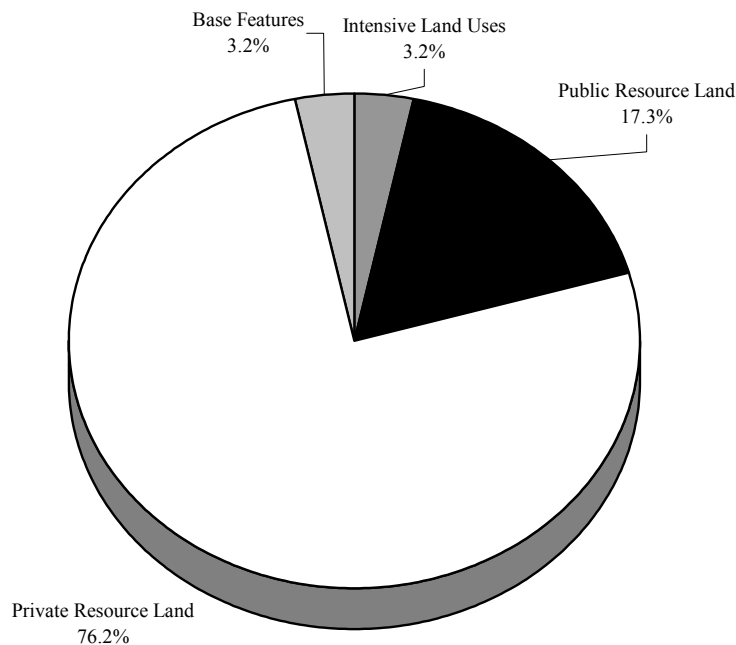
8. Land Use

This element provides an analysis of existing land use in Clark County. Transportation networks, ownership patterns (public and private), natural resources, market forces, existing ordinances, and resource management activities all contribute to the pattern of development that characterizes Clark County.

8.1 Existing Land Use (Current State)

Land use is a means of broadly classifying different types of activities relating to how land is used. The type, location, density and geographic extent of developed and undeveloped lands influence community character, quality of life, public service needs (e.g., roads, utilities, parks, emergency services), tax base, availability of jobs, etc. Existing land use as of 2001 was inventoried during the planning process using aerial photography, other existing maps, field verification, and input from local communities. The existing land use inventory incorporates land use classifications that were determined to best represent the character and features of the county. For example, there is a high percentage of land enrolled in the Managed Forest Law program, so a unique classification identifies these lands. Cropped farm land has planning implications different than other types of agriculture, so a unique classification calls out cropped farmland. Figure 8-1, Table 8-1, and Maps 8-1 through 8-45 detail Clark County's existing land use. See Appendix B for a complete description of the existing land use classifications.

Figure 8-1 Existing Land Use Clark County 2001



Source: Clark County Planning, Zoning and Land Information Department, 2001.

Table 8-1 Existing Land Use Clark County 2001

| Land Use Category | Acreage | % of Total |
|--------------------------------------|------------------|--------------|
| Intensive Land Uses | 25,256.5 | 3.2 |
| Single Family | 9,003.7 | 1.2 |
| Multiple Family | 78.6 | 0.0 |
| Multiple Manufactured Housing | 110.0 | 0.0 |
| Primary Farmstead | 5,116.4 | 0.7 |
| Other Farmstead | 1,789.1 | 0.2 |
| Seasonal Structures | 558.4 | 0.1 |
| Structures with no Residences | 601.8 | 0.1 |
| Commercial | 929.7 | 0.1 |
| Industrial/Manufacturing | 689.1 | 0.1 |
| Active Quarries | 925.8 | 0.1 |
| Transportation/Communication/Utility | 506.0 | 0.1 |
| Government Services | 140.9 | 0.0 |
| Institutional | 594.6 | 0.1 |
| Private Outdoor Recreation | 253.6 | 0.0 |
| Public Outdoor Recreation | 653.7 | 0.1 |
| Cemeteries | 201.4 | 0.0 |
| Undeveloped | 3,103.6 | 0.4 |
| Public Resource Land | 135,156.0 | 17.3 |
| County Forest Lands | 130,648.6 | 16.7 |
| County Resource Lands | 3,184.8 | 0.4 |
| State Resource Lands | 1,322.6 | 0.2 |
| Private Resource Land | 594,831.0 | 76.2 |
| Cropped Farmland | 268,385.6 | 34.4 |
| Managed Forest Lands | 38,522.5 | 4.9 |
| Tree Farm/Horticulture | 6,009.6 | 0.8 |
| Other Resource Lands | 281,913.3 | 36.1 |
| Base Features | 25,036.5 | 3.2 |
| Open Water | 5,970.4 | 0.8 |
| Public Roads | 18,253.6 | 2.3 |
| Railroad ROW | 812.5 | 0.1 |
| Total | 780,280.0 | 100.0 |

Source: Clark County Planning, Zoning and Land Information Department, 2001.

The pattern of land use in Clark County is indicative of a rural agricultural and forest based region with several small incorporated communities providing centers of commerce, services, and cultural resources. Public and private resource lands are dominant on the Clark County landscape, together covering 93.5% of Clark County. Intensive uses, including both urban and rural residential, commercial, industrial, recreational, and institutional uses, occupy only 3.2% of the county's land area. Base features, including waterways, roads, and railroads occupy another 3.2% of the land area.



Agriculture is Clark County's most common land use

The distribution of agriculture and forest land is strongly connected to soil productivity characteristics. Cropped farming appears in the northern, central, and eastern quadrants of the county where soil conditions are ideal for agriculture. The

wetter and sandier soils of southwestern Clark County, including the Clark County Forest Unit, are far less productive for agriculture and better suited to forest uses.

8.2 Development Patterns

Residential

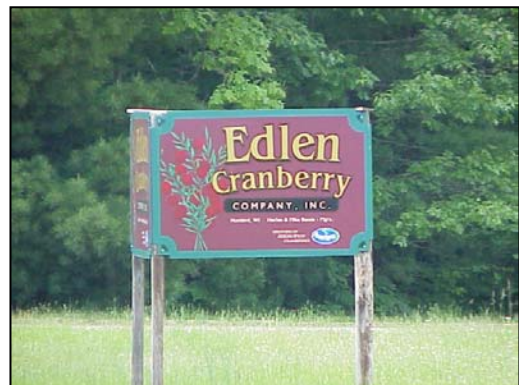
Residential development in Clark County consists mainly of single family housing including farmsteads. Limited multiple family housing, manufactured housing, and seasonal housing are also present. Concentrated residential development is found primarily in the incorporated municipalities. To a lesser extent, concentrated residential development is found along waterways where the shoreline is privately owned (e.g., Lake Arbutus, Rock Dam Lake, Snyder Lake, Mead Lake). Scattered residential development is found throughout rural Clark County and generally follows transportation corridors.

Public Resource Lands

Public resource lands include county forest land, other county lands not managed for intensive uses, and state owned land. These are areas in public ownership that are managed for passive recreational uses and/or resource extraction and occupy 135,156 acres in Clark County. Public resource lands do not include parks, playgrounds, swimming areas, boat launches, or athletic fields. The most expansive area of public resource land in the county is the Clark County Forest. The Clark County Forest Unit occupies approximately 130,649 acres in western and southern Clark County. Other county resource lands include the area surrounding Sportsman Lake, county owned gravel pits, and other isolated parcels. State resource lands in Clark County include a small segment of the Black River State Forest in the Town of Dewhurst, a wetland restoration area along STH 29 in the Town of Hoard, and other scattered parcels. In 2002 the Clark County Board of Supervisors authorized the sale of 567 acres of scattered, county-owned parcels to private buyers. None of the identified parcels were in the Clark County Forest Unit, but were determined to be of limited value to the county. To date, 133 acres have been sold.

Private Resource Lands

Private resource lands include cropped farmland, tree farms, orchards, other specialty crops, lands enrolled in the Managed Forest Law program, and other privately owned lands that are not being used for intensive development. This includes upland forest, wetland, pasture, grassland, and shrub land. The private resource lands category represents the largest land area of existing land use at 594,831 acres. Cropped farmland covers 268,386 acres. Other resource lands (upland forest, wetland, pasture, grassland, and shrub land) cover 281,913 acres. Dairy farms and cropland dominate the agriculture lands, but specialty farms are also present. There is a significant concentration of tree farms in the southwest portion of the county. The Town of Mentor, for example, has soil conditions



Cranberry farming-Town of Hewett

conducive to growing coniferous trees. Cranberry bogs are also present in southern Clark County.

Government/Institutional

Government and institutional land uses include developed public and quasi-public areas such as municipal buildings, highway and street maintenance facilities, emergency service facilities, post offices, museums, libraries, private and public schools, religious organizations, correctional institutions, civic organization facilities, parks, playgrounds, swimming areas, boat launches, athletic fields, campgrounds, golf courses, fairgrounds, and public parking. These uses are found scattered throughout the incorporated and unincorporated areas of Clark County and are identified in detail in the Utilities and Community Facilities element.

8.3 Land and Resource Management

Land and resource management takes place under both private and public land ownership. Public and private land and resource management programs are important in preserving the county's rural character and natural resource base. Public ownership of land in Clark County consists of county and state owned lands. There are two voluntary land and resource management protection programs with significant utilization on private lands in Clark County: Managed Forest Law and Conservation Reserve Program.

There are approximately 133,833 acres of county owned lands within Clark County. The vast majority is managed as the Clark County Forest Unit which is managed according to the *Clark County Forest, 10 Year Comprehensive Land Use Plan*. The county also owns 3,185 acres that are not designated under a specific resource protection program, however they are county controlled and will most likely remain as county resource land in the future. These lands are owned by Clark County for the purpose of natural resource management and also include land within a county park managed for natural environments and passive recreation uses.

Managed Forest Law (MFL)

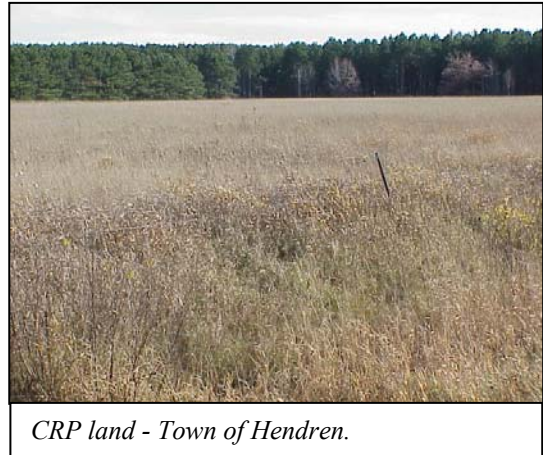
There are approximately 38,500 acres of MFL lands within Clark County but enrollment numbers change yearly. The MFL program is administered by the WDNR. The purpose of the Managed Forest Law is to promote sound forestry management practices by providing property tax reduction incentives to landowners. Wooded parcels at least 10 acres in size are eligible to be enrolled in the program. At least 80% of the land must be productive forest land in order to be eligible for the program. Lands may be enrolled for either 25 or 50 year periods. This requires a long term commitment from the property owners, but also provides long term protection from property tax escalations.

Preparation of an approved forestry management plan is required and can be prepared by a WDNR forester at no charge. Practices identified in the plan must be carried out for the duration of the contract period. Mandatory management activities required by the law include cutting mature timber, thinning plantations and natural stands, pine releases, planting, post harvest treatments, and soil conservation practices. Landowners have the right to close up to 80 acres of their land to the public, otherwise the land is classified as open, and public access is permitted

for hunting, fishing, cross-county skiing, sight seeing, and hiking. Proposed changes to the MFL program are currently pending.

Conservation Reserve Program (CRP)

The CRP is the Federal Government’s largest environmental protection program in existence. Administered by the United States Department of Agriculture (USDA), the purpose of the program is to provide wildlife benefits, tree planting benefits, water quality benefits, and economic benefits. CRP is a voluntary approach to improving the environment using partnerships between government and private landowners. The program provides incentives to farmers for establishing conservation practices which benefit resources both on and off the farm. Incentives are in the form of annual rental payments and cost-share assistance in return for establishing long-term, resource conserving measures on eligible lands. Rental payments are based on the agricultural rental value of the land, and cost-share assistance is provided in the amount up to 50% of the participant’s costs to establish approved practices. The contract duration is from 10 years up to 15 years.



8.4 Supply, Demand, and Price Trends of Land

The supply of land in Clark County is significant. Privately owned, undeveloped land covers nearly 600,000 acres of Clark County. Existing intensive uses occupy only 3.2% of the County. Although most of this 600,000 acres of vacant land is found in the towns, Clark County’s cities and villages also have significant supplies of undeveloped land within their borders.

The equalized value of real property provides insight into land pricing and is a vital component to the provision of public facilities and services. The increase in real property value in Clark County provides additional tax revenue necessary to fund public facilities and service programs in the county.

Equalized values are based on the full market value of all taxable property in the state, except for agricultural land. In order to provide property tax relief for farmers, the value of agricultural land is determined by its value for agricultural uses rather than for its possible development value, which is termed a “use value” system, rather than one based on full market value.

Equalized values throughout Wisconsin have experienced significant increases in recent years. For example, between 2000 and 2001, property values in 34 of the state’s 72 counties experienced double-digit growth, the largest one-year increase in property values in Wisconsin history. Table 8-2 displays the equalized value of property in Clark County.

Table 8-2 Equalized Valuation Clark County 1998-2002

| Year | Residential | Commercial | Manufacturing | Agricultural | Other* | Forest | Total Real Estate |
|------|---------------|--------------|---------------|---------------|---------------|---------------|-------------------|
| 1998 | \$454,805,300 | \$68,544,800 | \$35,346,300 | \$127,965,800 | \$157,178,600 | \$81,713,700 | \$925,554,500 |
| 1999 | \$506,426,100 | \$70,663,700 | \$39,066,500 | \$127,113,700 | \$169,139,900 | \$96,823,100 | \$1,009,233,000 |
| 2000 | \$557,476,600 | \$74,128,400 | \$43,064,000 | \$113,449,100 | \$191,819,900 | \$119,053,100 | \$1,098,991,100 |
| 2001 | \$621,328,400 | \$82,036,600 | \$45,233,100 | \$120,510,800 | \$206,688,100 | \$132,746,600 | \$1,208,543,600 |
| 2002 | \$697,526,300 | \$91,425,900 | \$46,442,700 | \$72,094,600 | \$216,006,100 | \$158,267,100 | \$1,281,762,700 |

Source: Wisconsin Department of Revenue, Statement of Changes in Equalized Value by Class and Item, 1998-2002.

*Includes swamp, waste, and other land.

Total equalized value of real estate in Clark County increased by approximately 38% from 1998 to 2002.

The sale of agricultural land is tracked by the Wisconsin Agricultural Statistics Service for every county in the state. These data provide insight into the supply, demand, and price trends of land. Table 8-3 presents this information for 1998 to 2002.

Table 8-3 Agricultural Land Sales Clark County 1998-2002

| | 1998 | 1999 | 2000 | 2001 | 2002 | # Change 1998-02 | % Change 1998-02 |
|--------------------------------------|--------|---------|---------|---------|---------|------------------|------------------|
| Ag Land continuing in Ag use | | | | | | | |
| Number of transactions | 142 | 112 | 119 | 101 | 93 | -49 | -34.5 |
| Acres sold | 12,868 | 8,234 | 9,664 | 8,001 | 8,042 | -4826 | -37.5 |
| Dollars per acre | \$888 | \$1,061 | \$1,212 | \$1,405 | \$1,501 | 613 | 69.0 |
| Ag Land being diverted to other uses | | | | | | | |
| Number of transactions | 20 | 15 | 21 | 13 | 14 | -6 | -30.0 |
| Acres sold | 949 | 526 | 735 | 479 | 478 | -471 | -49.6 |
| Dollars per acre | \$775 | \$1,054 | \$1,585 | \$1,105 | \$1,368 | 593 | 76.5 |
| Total of all Ag land | | | | | | | |
| Number of transactions | 162 | 127 | 140 | 114 | 107 | -55 | -34.0 |
| Acres sold | 13,817 | 8,760 | 10,399 | 8,480 | 8,520 | -5297 | -38.3 |
| Dollars per acre | \$880 | \$1,061 | \$1,238 | \$1,388 | \$1,493 | 613 | 69.7 |

Source: Wisconsin Agricultural Statistics Service, 1998-2002. Includes land with and without buildings and other improvements.

From 1998 to 2002, the value of land sold that will continue in agricultural use increased by 69.0%. For the same period, the value of agricultural land sold that will be diverted to other uses increased by 76.5%. While the price of land that is diverted to other uses has increased more than land that stays in agricultural use, the overall value of land that remains in agriculture is currently higher. However, if these trends continue, the price of agricultural land sold for other uses will soon surpass the price of agricultural land sold for continued agricultural use. These trends



Agricultural land use - Town of Seif.

indicate a growing demand for agricultural lands to be converted to other uses. For the years displayed in table 8-3, there has been a decline in the total number of transactions. This short term trend is most likely the result of the slowing national economy.

The sale of forest land is also tracked by the Wisconsin Agricultural Statistics Service for every county in the state. Table 8-4 presents this information for 1998 to 2001.

Table 8-4 Forest Land Sales Clark County 1998-2001

| | 1998 | 1999 | 2000 | 2001 | # Change 1998-01 | % Change 1998-01 |
|---|-------|---------|---------|---------|---------------------|---------------------|
| Forest land continuing in forest land | | | | | | |
| Number of transactions | 94 | 90 | 77 | 80 | -14 | -14.9 |
| Acres sold | 2,545 | 2,973 | 2,100 | 2,341 | -204 | -8.0 |
| Dollars per acre | \$688 | \$856 | \$1,024 | \$1,157 | \$469 | 68.2 |
| Forest land being diverted to other uses | | | | | | |
| Number of transactions | 20 | 14 | 17 | 13 | -7 | -35.0 |
| Acres sold | 674 | 365 | 592 | 311 | -363 | -53.9 |
| Dollars per acre | \$652 | \$1,314 | \$985 | \$1,210 | \$558 | 85.6 |
| Total of all forest land | | | | | | |
| Number of transactions | 114 | 104 | 94 | 93 | -21 | -18.4 |
| Acres sold | 3,219 | 3,338 | 2,692 | 2,652 | -567 | -17.6 |
| Dollars per acre | \$681 | \$906 | \$1,015 | \$1,163 | \$482 | 70.8 |

Source: Wisconsin Agricultural Statistics Service, 1998-2001.

From 1998 to 2001, the value of land sold that will continue in forest use increased by 68.2%. For the same period, the value of forest land sold that will be diverted to other uses increased by 85.6%. These trends indicate a growing demand for forest lands to be converted to other uses. For the years displayed in Table 8-4, there has been a decline in the total number of transactions. This short term trend is most likely the result of the slowing national economy.

8.5 Existing Clark County Development Regulations

Clark County and its communities currently administer a variety of codes and ordinances related to land use. Map 8-46, Existing Zoning and Land Use Controls, displays the level of existing land use regulation for Clark County communities. The following is a description of the land use ordinances administered by Clark County and a listing of codes and ordinances administered by Clark County towns, cities, and villages. It should be noted that although Map 8-46 shows many towns with no local ordinances or zoning control, there are county ordinances with jurisdiction in those areas. For example, the Clark County Shoreland/Wetland Zoning Ordinance, the Clark County Floodplain Ordinance, Clark County Subdivision Regulations, and the Clark County POWTS Ordinance apply throughout the unincorporated areas of the county. Some county ordinances also apply within the cities and villages (i.e., the Clark County POWTS Ordinance and the Clark County Nonmetallic Mining Reclamation Ordinance).

Clark County Shoreland/Wetland Zoning Ordinance

This ordinance contains zoning regulations for the use and development of shoreland and shoreland/wetland areas. Shoreland zoning jurisdiction extends to areas within 1000 feet of a

lake, pond, or flowage, and to areas within 300 feet of a river or stream. Shoreland/wetland jurisdiction applies to wetlands that are at least five acres in area and are located within or partially within the shoreland zone. Counties are required to administer shoreland and shoreland/wetland zoning by the Department of Natural Resources. The purpose of shoreland zoning is to further the maintenance of safe and healthful conditions, to prevent and control water pollution, and to protect spawning grounds, fish, and aquatic life. This ordinance establishes 3 zoning districts: Shoreland-Wetland, Recreational-Residential, and General Purpose. Major provisions of this ordinance include:

- ◆ Standards for the dimensions of building sites including minimum lot sizes
- ◆ Standards for the placement of structures including setbacks
- ◆ Permitted and special uses for each zoning district
- ◆ Limitations on the removal of shoreline vegetation
- ◆ Restrictions on filling, grading, and excavating
- ◆ Standards for nonconforming uses, structures, and lots
- ◆ Standards for off-street parking and loading
- ◆ Land division regulations
- ◆ Procedures for administration and enforcement

The Shoreland-Wetland district is established to protect wetlands identified on WDNR official wetland maps. Generally, only nonstructural land uses are permitted. Limited grading, filling, and excavating are only allowed to maintain existing agricultural drainage systems, to maintain public roads and other public facilities, to install utilities, and for silvicultural activities.



Mead Lake shoreline development

The Recreational-Residential District allows seasonal and year-round single family residential development as permitted uses. Recreational business uses may be allowed as special exceptions.

The General Purpose District is less restrictive and generally allows any commercial, agricultural, residential, forestry, or recreational use. Industrial uses may be allowed as special exceptions.

Clark County Forestry and Recreation Zoning Ordinance

The Clark County Forestry and Recreation Zoning Ordinance establishes limited county zoning regulations for the unincorporated areas of the county. The original ordinance was adopted in 1934 and was approved by all towns in Clark County. However, only the following towns are impacted by the requirements of the ordinance in practical terms: Butler, Dewhurst, Hewett, North and South Foster, Levis, Mead, Mentor, Seif, Sherwood, and Washburn. The ordinance was adopted with the intent of promoting orderly development in areas in and around county forest lands. Three zoning districts are established: the Forestry and Recreation District, the

Rural Residential District, and the Unrestricted District. Major provisions of this ordinance include:

- ◆ Permitted and conditional uses
- ◆ Minimum lot sizes
- ◆ Minimum building setbacks
- ◆ Maximum building heights
- ◆ Driveway access standards
- ◆ Standards for nonconforming uses, lots, and structures
- ◆ Procedures for administration and enforcement

The Unrestricted District applies to the vast majority of Clark County and portions of the towns listed above. All areas within the Unrestricted District are exempt from the requirements of the ordinance. No zoning permits are required, and there are no related zoning restrictions.

The Forestry and Recreation District is intended to provide for the continuation of forestry and recreational uses in the areas best suited for such activities. This district carries out the intent of the ordinance. Year-round homes are only allowed as conditional uses, and a minimum lot size of 2.5 acres is established. Smaller lots may be allowed as conditional uses. This provision to allow year-round homes was added in 1978.

The Rural Residential district was added in 1982 to establish areas where year-round homes are permitted uses rather than conditional uses. Only the areas of Mead Lake, Rock Dam Lake, and Lake Arbutus utilize the Rural Residential District at this time.

Clark County Floodplain Ordinance

This ordinance regulates development in areas prone to flooding as mapped by the Federal Emergency Management Agency (FEMA). Counties are required to regulate floodplains by the Wisconsin Department of Natural Resources. Land uses within the floodplain are limited and subject to specific development and engineering standards to minimize flood hazard. Open space uses are generally preferred to structural uses in the areas with the highest risk for flooding (floodways). Structural uses may be allowed with certain modifications in the areas with a lower risk of flooding (flood fringe). This ordinance applies to all mapped floodplains in the unincorporated areas of the county. Major provisions of this ordinance include:

- ◆ Obstructions to the conveyance of floodwaters are prohibited
- ◆ Allowed uses in the floodway include farm fields and pastures, loading and parking areas, airport landing strips, etc.
- ◆ Structures in the flood fringe must be raised to 2' above the regional flood elevation
- ◆ Areas not delineated as floodway or flood fringe require further detailed study before structural uses are allowed

Clark County Subdivision Regulations

This ordinance regulates the division or transfer of ownership of land that results in the creation of parcels and sets minimum standards for lot dimensions, improvements, and dedications. The ordinance generally applies when a land division occurs that results in the creation of three or more parcels that are less than five acres in size within a five-year period. This ordinance applies to all unincorporated areas of Clark County. Major provisions of this ordinance include:

- ◆ Subdivisions as defined by the ordinance must be surveyed by a registered land surveyor
- ◆ Consultation of sketch, preliminary, and final plat review process
- ◆ Land to be subdivided must be suitable for the proposed use
- ◆ Requirements for streets, water supply, storm drainage, and sanitary sewer service
- ◆ Minimum lots sizes, width, and areas for private onsite waste treatment systems
- ◆ Standards for cluster developments

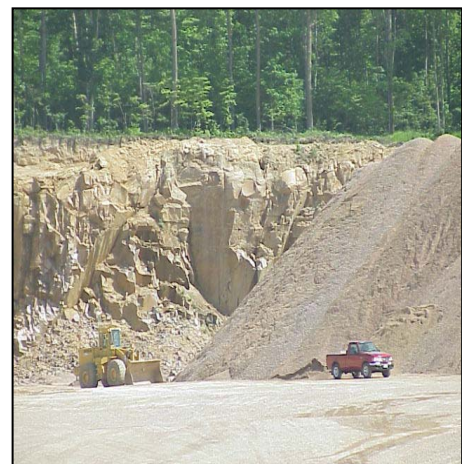
Clark County Private Onsite Waste Treatment System (POWTS) Ordinance

The Clark County POWTS ordinance was amended in 2000. Counties are required to regulate POWTS by the Wisconsin Department of Commerce. This ordinance works in conjunction with Department of Commerce rules (Wisconsin Administrative Code Chapter Comm 82-87) to regulate the installation, modification, and operation of private onsite wastewater treatment systems or septic systems. This ordinance applies to all areas (incorporated and unincorporated) of Clark County. Major provisions of this ordinance include:

- ◆ Structures intended for human habitation not provided with public sanitary sewer service must have a POWTS
- ◆ The use of a non-plumbing sanitation system (privy, incinerating toilet, etc.) is only allowed when a structure does not have indoor plumbing
- ◆ The installation of a holding tank is generally only allowed when no other alternatives are available
- ◆ The discharge of wastewater to groundwater or surface waters, bedrock, or the ground surface is prohibited



Failing POWTS, rural Clark County



Active nonmetallic mine site – Town of Pine Valley

- ◆ Owners of some types of POWTS (i.e., holding tanks) are required to maintain a service contract with a certified POWTS maintainer, service their system at least every three years, and report to the county after each servicing
- ◆ Authority for inspections and penalties for violations
- ◆ Procedures for application and issuance of sanitary permits

Clark County Nonmetallic Mining Reclamation Ordinance

This ordinance took effect in 2001 and works in conjunction with Department of Natural Resources rules (Wisconsin Administrative Code Chapter NR 135). Counties are required to regulate the reclamation of nonmetallic mines by the Wisconsin Department of Natural Resources. All nonmetallic mine sites are required to file reclamation plans and obtain an annual operating license. Generally, those sites that are regulated are those over one acre in size where materials are removed from the property for use at another location. Several exemptions are listed including domestic and farm use, pond excavations, and building site preparation. This ordinance applies to all areas (incorporated and unincorporated) of Clark County. Major provisions of this ordinance include:

- ◆ Reclamation plans must include reduction of slopes, reestablishment of topsoil, revegetation, and erosion control
- ◆ Financial assurance and plan review fees must be provided based on the size of the site
- ◆ Public notice and public hearing opportunity must be provided by the county for all new sites
- ◆ Procedures for administration and enforcement

Clark County Animal Waste Management Ordinance

The Clark County Animal Waste Management Ordinance was originally adopted in 1985 and was last amended in 1999. The purpose of the ordinance is to prevent pollution of water resources, protect the health of Clark County residents, prevent the spread of disease, and promote the prosperity and general welfare of the citizens of Clark County by regulating the management of animal waste. This ordinance applies to all areas (incorporated and unincorporated) of Clark County. Major provisions of this ordinance include:

- ◆ Standards for the placement and design of new animal waste storage facilities
- ◆ Standards for the alteration and closure of existing animal waste storage facilities
- ◆ Controls on the placement of unconfined manure piles
- ◆ Prohibition against grazing of livestock along streams where sod cover cannot be maintained
- ◆ Protection standards for wetlands, floodplains, and surface waters



Large dairy-Town of Mentor

- ◆ Procedures for administration, enforcement, variances, and appeals

Clark County Ordinance Regulating the Landspreading of Petroleum Contaminated Soil

This ordinance was adopted in 1997 and enacts the standards found in Wisconsin Administrative Code Chapter NR 718. In order to dispose of petroleum contaminated soils by landspreading, maximum allowable contamination levels must not be exceeded, and the method and location for landspreading must meet required standards. This ordinance applies to all areas (incorporated and unincorporated) of Clark County. Major provisions of this ordinance include:

- ◆ Permit and application and review requirements for landspreading of contaminated soil
- ◆ Penalties for violations

Local Land Use Regulations

- ◆ City of Abbotsford
City of Abbotsford Zoning Code – Adopted in 1974, this ordinance includes zoning and sign regulations.
- ◆ City of Colby
The City of Colby administers a zoning ordinance (adopted in 1978).
- ◆ City of Greenwood
City of Greenwood Land Use Regulation Ordinance – Adopted in 1987 (update pending), this ordinance includes:
 1. Floodplain
 2. Zoning
 3. Land Division
 4. Energy conservation
 5. Fair housing
- ◆ City of Loyal
City of Loyal Code of Ordinances – Title 10 of the code, Land Use Regulations, includes:
 1. Zoning
 2. Floodplain
 3. Mobile Home
 4. Subdivision Code
 5. One and Two Family Dwelling Code
 6. Building Regulations
 7. Solar Access
 8. Fair Housing
 9. Grievances Regarding Access to Public Buildings By Handicapped Persons
 10. Shoreland-Wetland
 11. Moving Permits

- ◆ City of Neillsville
The City of Neillsville administers the following land use regulations:
 1. Zoning Code
 2. One and Two Family Dwelling Code
 3. Subdivisions

- ◆ City of Owen
The City of Owen administers the following land use regulations:
 1. Zoning Ordinance
 2. Floodplain
 3. Shoreland-Wetland
 4. Land Division

- ◆ Village of Curtiss
The Village of Curtis administers a zoning ordinance (adopted in 1996).

- ◆ Village of Dorchester
The Village of Dorchester administers a zoning ordinance (adopted in 1992).

- ◆ Town of Colby
The Town of Colby administers a zoning ordinance (adopted in 1986).

- ◆ Town of Dewhurst
The Town of Dewhurst administers the following land use ordinances:
 1. Disposal of Refuse or Waste (Ordinance # 4)
 2. Driveways (Ordinance # 5)
 3. Health/Sanitation (Ordinance # 10)
 4. Dance Hall License (Ordinance # 11)
 5. Citation Ordinance

- ◆ Town of Green Grove
The Town of Green Grove administers a zoning ordinance (adopted in 2001).

- ◆ Town of Hewett
The Town of Hewett administers the following land use ordinances:
 1. Town of Hewett Zoning (Ordinance # 1-85)
 2. Regulation of Salvage Yards (Ordinance #1-92)
 3. Mobile Home Park Ordinance

- ◆ Town of Longwood
The Town of Longwood administers a zoning ordinance (# 1-85 adopted in 1985).

- ◆ Town of Loyal
The Town of Loyal administers a zoning ordinance (adopted in 1987).

- ♦ Town of Mayville
The Town of Mayville administers the following land use ordinances:
 1. Building Permit Ordinance
 2. Driveway/Culvert Permit Ordinance

- ♦ Town of Thorp
The Town of Thorp administers the following land use ordinances:
 1. Livestock and Steeled-wheeled Vehicles on Black Topped Roads (Ordinance # 77-1)
 2. Mobile Home Ordinance

- ♦ Town of Washburn
The Town of Washburn administers a zoning ordinance (adopted in 1977).

- ♦ Town of Weston
The Town of Weston administers a zoning ordinance (adopted in 1977).

8.6 Projected Supply and Demand of Land Uses Over Planning Period

Table 8-5 displays estimates for the total acreage that will be utilized by residential, commercial/industrial, institutional, and agricultural land uses for five year increments through 2030. These future land use demand estimates are largely dependent on population increases and should only be utilized for planning purposes in combination with other indicators of land use demand.

Table 8-5 Projected Land Use Demand (acres) Clark County 2000-2030

| Year | Residential* | Commercial/Industrial* | Institutional* | Agricultural (1) |
|------|--------------|------------------------|----------------|------------------|
| 2000 | 16,656.2 | 8,554.2 | 2,096.6 | 268,385.6 |
| 2005 | 16,816.0 | 8,636.3 | 2,116.7 | 266,775.3 |
| 2010 | 16,975.4 | 8,718.1 | 2,136.8 | 265,174.6 |
| 2015 | 17,181.8 | 8,824.2 | 2,162.8 | 263,583.6 |
| 2020 | 17,388.8 | 8,930.5 | 2,188.8 | 262,002.1 |
| 2025 | 17,595.3 | 9,036.5 | 2,214.8 | 260,430.1 |
| 2030 | 17,801.8 | 9,142.5 | 2,240.8 | 258,867.5 |

(1) Assumes 0.6% decrease of farmland per year, according to county trends.

*Residential includes: single family, multiple family, multiple manufactured housing, primary farmstead, other farmstead, and seasonal structures.

*Commercial/Industrial includes: commercial, industrial/manufacturing, active quarries, and tree farm/horticulture.

*Institutional includes: transportation/communication/utility, government services, institutional, and public outdoor recreation.

Agricultural includes: cropped farmland.

Year 2000 acreage figures are obtained from existing land use calculations as described below the table. Year 2005 to 2030 acreage calculations are projected by utilizing linear population projections. Projected demand for residential, commercial/industrial, and institutional land use assume that the ratio of the county's 2000 population to current land area in each use will remain the same in the future. In other words, each person will require the same amount of land for residential use in the future as today. The projected decline in agricultural land use is based on Clark County trends from 1992 to 1997. Data from the 1997 Census of Agriculture indicated

that farmland decreased by approximately 0.6% per year from 1992 to 1997. Projected agricultural land use acreages assume these trends will continue.

8.7 Land Use Trends and Outlook

Changes in land use are not isolated. They are related to changes in population, housing, transportation, community services, agriculture, natural resources, and economic development. The following land use trends are anticipated within Clark County over the next 20 to 25 years.



Rural housing - Town of Mayville.

Housing, Population, and Land Use

- ◆ The Clark County population will continue to grow, but at a rate slower than the state of Wisconsin as a whole.
- ◆ The number of persons per household will continue to decrease requiring more housing units and more land to accommodate the county's growing population.
- ◆ The number of housing units in Clark County will continue to grow, but at a rate slower than the State Wisconsin as a whole.
- ◆ The county's river fronts, woodlands, and highland areas will be desired as residential and seasonal use building sites and subdivisions.

Transportation and Land Use

- ◆ STH 29 will continue to be a significant force in attracting additional commercial development.
- ◆ Major highway intersections will continue to be targeted for commercial and industrial development.
- ◆ STH 29 will receive freeway status, and the resulting closure of local road access points will impact land use development and emergency service patterns.

Community Services and Land Use

- ◆ County and local government administration of land use regulations will increase in response to a growing population and the need to provide this service at a lower cost and higher level of efficiency.



Amish farming-Town of Lynn

Agriculture, Natural Resources, and Land Use

- ◆ The sale of forested, open, and agricultural lands for conversion to private recreational use will continue.
- ◆ Agriculture will maintain a strong presence in

Clark County. There will likely be a decreasing number of total farms, but increasing numbers of large farms.

- ◆ The Amish and Mennonite cultures will maintain a strong presence in Clark County and continue to keep small to medium size farms in productive use.
- ◆ Productive land uses like forestry and grazing will increase in order to take advantage of property tax breaks.
- ◆ Cash cropping and specialty farming will increase.
- ◆ Nonmetallic mine sites will continue to be developed to meet demands for sand, gravel, and other resources.

Economic Development and Land Use

- ◆ The types of businesses and industry attracted to the county will continue to be agriculturally based or related.
- ◆ Residential and highway corridor development will continue in order to accommodate those who commute to employment centers in Wood, Marathon, Eau Claire, and Chippewa Counties.

8.8 Land Use Plans and Programs Currently in Use

The following land use and related programs or plans are utilized within Clark County.

Clark County Planning, Zoning, and Land Information Department

The Clark County Planning, Zoning, and Land Information Department handles a variety of land use and development issues. This department protects Clark County's natural resources through the administration and enforcement of land management ordinances. Sanitary and land use permits are also issued from this department. The surveying division of this department remonuments section corners and surveys county owned lands. In the last few years Clark County has increased remonumentation efforts, reestablishing and maintaining many section corners that were neglected in the past. Land information is managed and updated utilizing a relatively new computer technology, Geographical Information Systems (GIS). Many digital land information data layers were compiled and created in the last three years by this department. This information is located in an accessible and easy to use format.

Clark County Farmland Preservation Plan, 1982

This plan was prepared to ensure that Clark County farmers would be eligible for tax relief under the Wisconsin Farmland Preservation Act. This plan sets goals and policies for the preservation of farmland and for controlled growth of potentially conflicting non-farm development. The plan includes maps of farmland preservation areas that generally cover all farmlands on parcels of 35 acres or greater. The plan was implemented through Farmland Preservation Agreements between landowners and the State of Wisconsin. In order to remain eligible for tax credits, enrolled lands must be kept in farm production and must be in compliance with soil conservation practices. Exclusive agriculture zoning was not a component of the Clark County Farmland Preservation Plan except in the Town of Colby.

Wisconsin Land Information Program

The Wisconsin Land Information Program is a voluntary, statewide program that provides financial support to local governments for land records modernization efforts. All 72 Wisconsin counties voluntarily participate in the program. The Wisconsin Land Information Board oversees the program's policies. The Board's statutory authority includes preparing guidelines to coordinate the modernization of land records and land information systems; implementing a grant program for local governmental units; approval of countywide plans for land records modernization; serving as the clearinghouse for access to land information; and providing technical assistance and advice to state agencies and local governmental units with land information responsibilities.

City of Thorp Comprehensive Plan, 2000-2020

This plan was prepared by the Thorp Planning Commission with assistance from the West Central Regional Planning Commission in September of 2001 and amended February 2002. The plan was completed in compliance with Wisconsin Statutes 66.0295.

City of Greenwood Land Use Plan, 1995-2015

This plan was prepared by the Greenwood Planning Commission in January of 1995 with technical assistance provided by the West Central Wisconsin Regional Planning Commission.

City of Neillsville Comprehensive Plan, November, 1986

The City of Neillsville Comprehensive Plan was prepared by the West Central Wisconsin Regional Planning Commission and adopted in November 1986.

City of Neillsville, Wisconsin, Policy and Planning Guidance, February, 2001

The City of Neillsville Planning Commission prepared this document with the assistance of the West Central Wisconsin Regional Planning Commission. The document was developed to enhance the effectiveness of the city's comprehensive plan. The "Guidance" is designed to be used as a policy by all Neillsville decision-makers, including the common council and its various boards, commissions, and committees.