

CHAPTER 9

Land Use

Introduction

The purpose of the Land Use chapter is to promote orderly growth while balancing the needs of residents and property owners.

The Land Use chapter will act as a guide for future land use decisions. The chapter inventories and maps existing land uses and helps analyze and understanding the influences of these on land use patterns. Once existing land uses patterns and projected land demands are understood, informed land use decisions can be made in the future. The Land Use chapter will examine projected population growth, existing land use patterns, topographic limitations, demand trends, and other relevant factors.

Land Use vs. Zoning

The difference between land use and zoning can be confusing. An existing land use map depicts how a piece of land is being used at a certain point in time. For example, if a parcel has a single family home on it, the use of that land is for residential purposes.

Zoning is a system of classifications and regulations, which designate the permitted uses of land. A zoning map shows which zoning classification is assigned to a parcel of land. The zoning code is the written regulations, which describe minimum lot sizes, permitted uses, setbacks, etc. that are associated with a zoning classification.

It is possible for land use and zoning to be different. A parcel of land may be zoned single family but have a commercial business on it. Therefore, in this case, the land use is commercial.

Influences on Land Use

Land use is influenced by several factors. Regulations can allow or prohibit different uses on a parcel of land. These regulations can be created at the federal, state, county, or local level. The Town of Erin Prairie has adopted the St. Croix County zoning code, which includes exclusive ag zoning. St. Croix County has other regulations that are in effect such as floodplain zoning, shoreland/wetland zoning, erosion and sanitary regulations, a subdivision ordinance, and numerous plans (County Development, Outdoor Recreation, Ag Preservation, and Land/Water Conservation).

The physical characteristics of the land can also influence its use. Wetlands and steep sloped areas are not good for the placement of structures. Water resources often attract residential development while prime soils are conducive to agriculture practices.

Land Use Classifications

Existing land use in Erin Prairie is divided into eight generalized classifications that reflect the landscape. The existing land use map was compiled by using the National Agriculture Imagery Program (NAIP) 2006 orthophoto and 2/25/2008 United States Department of Agriculture (USDA) Common Land Unit inventory that delineated agricultural land by natural and man-made boundaries, and input from the Plan Commission. Large parcels may have been assigned multiple land uses. Below is a description of each of the classifications.

- **Agricultural and Related:** All lands used for agricultural or related purposes. Land used for crops, grazing, orchards, or land formerly used for agriculture but may be enrolled in Conservation Reserve or other programs.
- **Commercial:** All lands used for commercial purposes. These can include retail establishments, personal service businesses, restaurants, banks, taverns, and other service businesses. Home businesses are classified as residential.
- **State and Federal Land:** All lands owned by government agencies and remaining in a natural state.
- **Industrial:** All lands used for industrial purposes. These can include manufacturing, warehousing, mining, or similar industries.
- **Institutional:** All lands used for quasi-public and instituted uses such as churches, schools, municipal buildings, libraries, and cemeteries.
- **Natural Areas:** All lands that are wooded, contain wetlands, or have other topographic restrictions that have limited the development of that land. This included land formerly cleared for agriculture but is reverting back to a natural state, whether intentionally or naturally.
- **Residential and Farm Structures:** All lands for residential uses including single-family homes, rental units, and farm-related structures on that property.
- **Transportation/Water:** Lands used for road right-of-ways or covered in water.

Existing Land Use Patterns and Acreages

Map 9-1 shows the existing land uses in the Town of Erin Prairie. Agriculture dominates the landscape. The Town has limited commercial, industrial, and institutional land uses due to the rural nature of the Town and being in close proximity to urbanized areas that have the population to support such businesses.

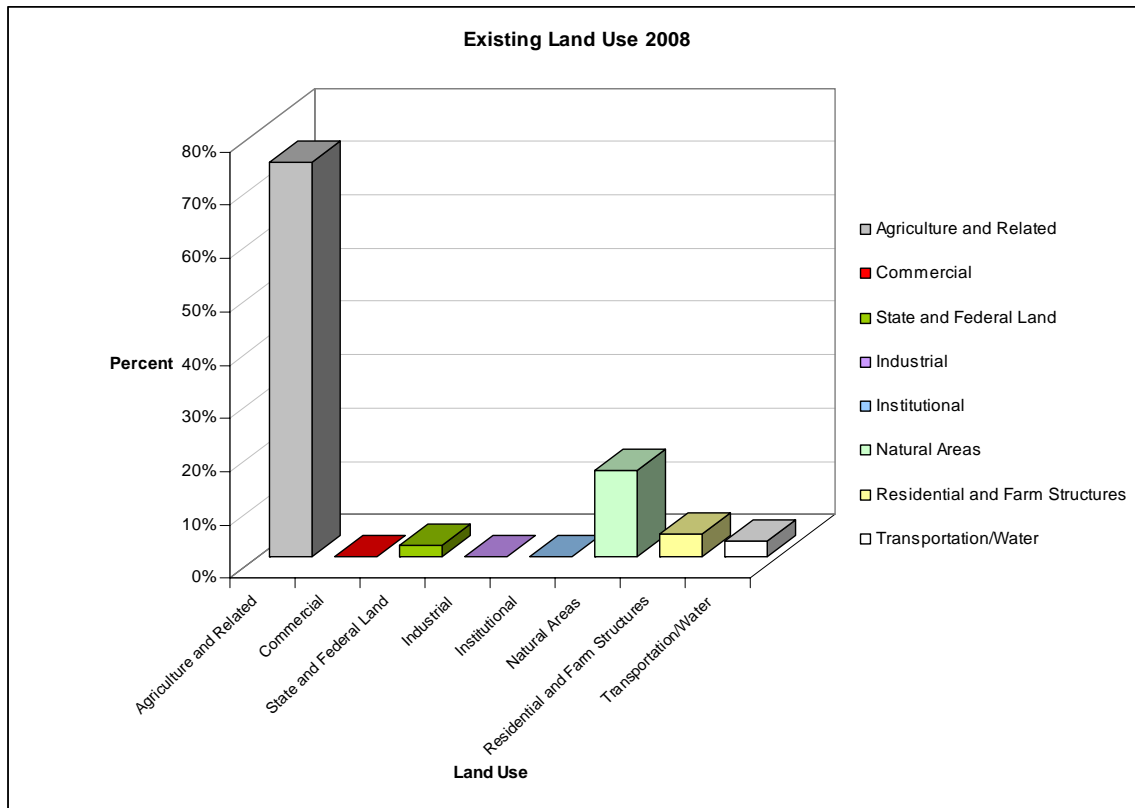
Table 9-1 and Figure 9-1 shows that over 74% of land in the Town of Erin Prairie is used for agriculture and related purposes. Natural areas make up the next highest percentage by being over 16% of total land use followed by residential and farm structures at over 4% of land use. Over 90% of land in Erin Prairie is used for agriculture or remains in a natural state.

Agricultural land uses can be found throughout the Town though natural areas and government land are concentrated in the northwest and southeast portions of Erin Prairie. These areas are generally where most physical limitations such as slopes, wetlands, and floodplains are located. Low-density residential development is dispersed throughout the Town but some higher densities can be found in the northwest corner. In general, the biggest influences on land use in Erin Prairie are agricultural practices, zoning, and physical limitations.

Table 9-1 - Existing Land Use Percentages

Land Use	Acres	Percent of Total
Agriculture and Related	16,877	74.10%
Commercial	6	0.03%
State and Federal Land	490	2.15%
Industrial	32	0.14%
Institutional	6	0.03%
Natural Areas	3,689	16.20%
Residential and Farm Structures	1,004	4.41%
Transportation	679	2.96%
Total	22,783	100.00%

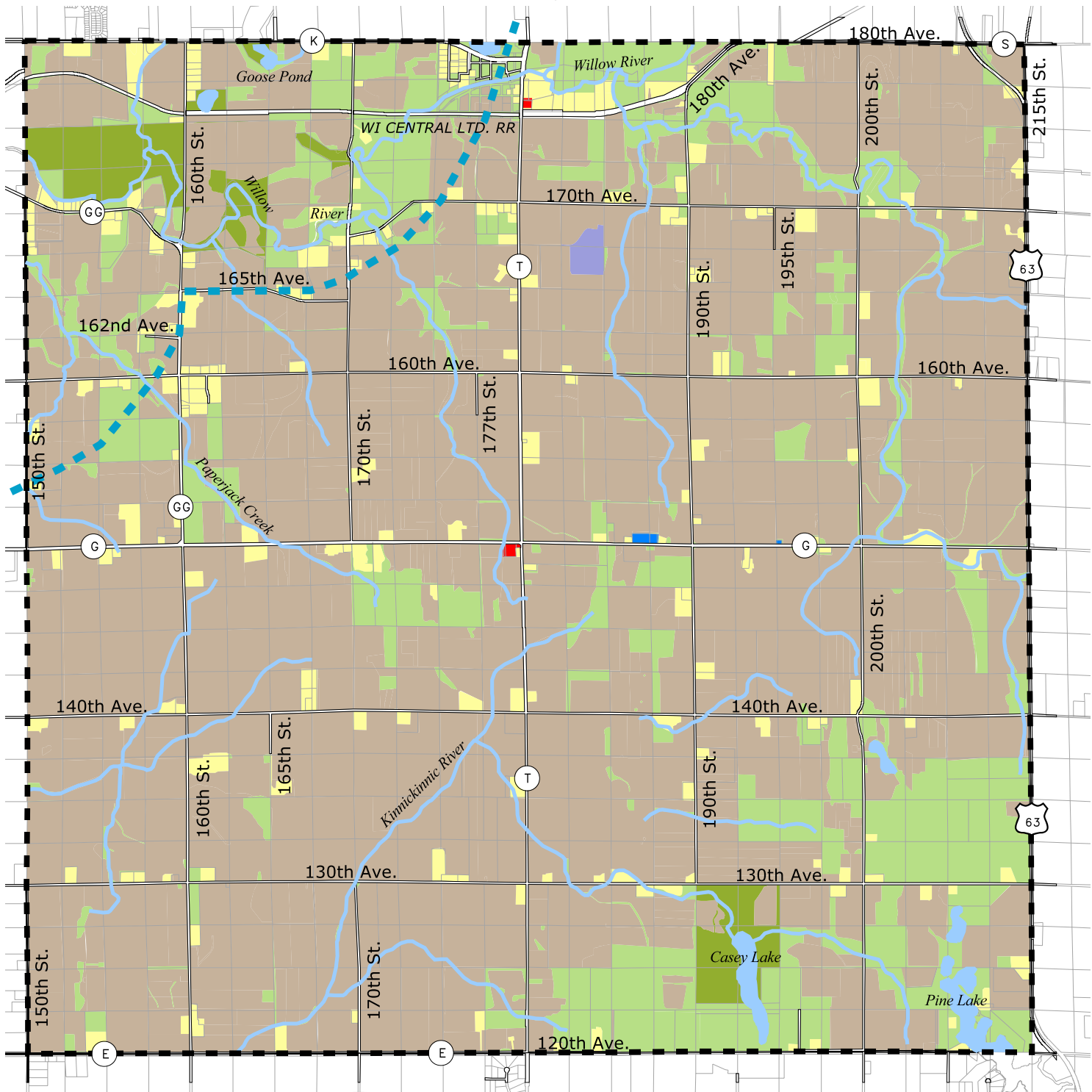
Figure 9-1 - Existing Land Use Percentages



EXISTING LAND USE

Map 9-1

Town of Erin Prairie
St. Croix County, Wisconsin



LAND USE CLASSIFICATIONS

- Agricultural and Related
- Commercial
- State and Federal Land
- Industrial
- Institutional
- Natural Areas
- Residential and Farm Structures

- Town Boundary
- Road Rights-of-Way
- Lot Lines
- Rivers, Streams, and Creeks
- Lakes and Flowages

- Approximate Extraterritorial Plat Review Boundary - New Richmond

Source: 2005 NAIP Aerial Photo and 2007 USDA

0.5 0 0.5 1 Miles



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Land Supply, Demand, and Prices

Agriculture will continue to be the dominant land use over the next 20 years in Erin Prairie. Beginning in the 1990's, western Wisconsin experienced a high amount of residential growth. Much of the growth was due to the in-migration of residents, mostly from the Twin Cities Metropolitan Area, who found land and home prices more affordable in western Wisconsin. In addition, Interstate 94 made it convenient for residents to enjoy more affordable housing and smaller communities while still having access to the wages, salaries, and employment opportunities that the Twin Cities Metropolitan Area offers.

Table 9-2 shows the growth rates of municipalities in St. Croix County between 1997 and 2006. Most municipalities experienced double-digit growth rates, while St. Croix County experienced nearly a 40% increase in population. During that period, Erin Prairie grew by 29 residents for a 4.4% increase. The low population growth can be attributed to a strong agricultural heritage and exclusive-ag zoning. Exclusive-ag zoning was implemented as a tool for farmland preservation to allow the continuation of agricultural free of conflicts with residential development and other incompatible land uses. It requires a minimum lot size of 35 acres and permitted uses are agriculture and one-single family dwelling with some exceptions related to conducting farm operations on the parcel. In Erin Prairie, over 85% of parcels are zoned exclusive-ag.

Table 9-2 – Population Growth St. Croix County

MUNICIPALITY	1997	2006	Numeric Change	Percent Change
TOWNSHIPS				
Baldwin	914	969	55	6.0%
Cady	663	794	131	19.8%
Cylon	633	671	38	6.0%
Eau Galle	783	1,002	219	28.0%
Emerald	647	789	142	21.9%
Erin Prairie	653	682	29	4.4%
Forest	593	626	33	5.6%
Glenwood	720	871	151	21.0%
Hammond	865	1,642	777	89.8%
Hudson	4,720	7,690	2,970	62.9%
Kinnickinnic	1,282	1,640	358	27.9%
Pleasant Valley	402	490	88	21.9%
Richmond	1,470	2,625	1,155	78.6%
Rush River	440	530	90	20.5%
St. Joseph	2,922	3,807	885	30.3%
Somerset	2,124	3,405	1,281	60.3%
Springfield	800	921	121	15.1%
Stanton	1,068	1,012	-56	-5.2%
Star Prairie	2,232	3,568	1,336	59.9%
Troy	3,124	4,431	1,307	41.8%
Warren	1,077	1,542	465	43.2%
VILLAGES				
Baldwin	2,106	3,519	1,413	67.1%
Deer Park	244	222	-22	-9.0%
Hammond	1,119	1,647	528	47.2%
North Hudson	3,386	3,691	305	9.0%
Roberts	1,056	1,479	423	40.1%
Somerset	1,347	2,250	903	67.0%
Star Prairie	550	628	78	14.2%
Wilson	171	201	30	17.5%
Woodville	1,049	1,309	260	24.8%
CITIES				
Glenwood City	1,081	1,227	146	13.5%
Hudson	7,571	11,700	4,129	54.5%
New Richmond	5,874	7,858	1,984	33.8%
River Falls	2,143	2,586	443	20.7%
River Falls*	9,326	11,100	1,774	19.0%
COUNTY TOTALS	55,829	78,028	22,199	39.8%

Source: Official Population Estimates, Wisconsin Dept. of Administration

During this same period, the demand for land for residential development was strong. A large part of the development in St. Croix County occurred in Towns or undeveloped/agricultural Town land was annexed into adjacent Villages and Cities.

Table 9-3 shows that between 2002 and 2008, changes in real estate classifications in Erin Prairie have only changed slightly, illustrating the effects of agriculture and related regulations on the land use. Because of this, land prices have remained stable with large parcels of farmland currently selling for \$2,000 to \$3,000 an acre.

Table 9-3 Real Estate Class Acreage Comparison

Real Estate Classification	2002 Acreage	2008 Acreage	Increase/Decrease in Acres	Percent Increase/Decrease
Residential	733	786	53	7.2%
Commercial	6	24	18	300.0%
Manufacturing	0	0	0	0
Agriculture	16,718	16786	68	0.4%

Source: 2002 and 2008 Statement of Assessment - Wisconsin Dept. of Revenue

Future Land Use Needs

Agriculture will continue to be the dominant land use over the next 20 years in Erin Prairie but some landowners have expressed the desire to sell their land for smaller lot development or develop it themselves to supplement retirement income. Uncontrolled residential growth could fragment farmland and consume valuable prime farmland. Therefore, it is important to consider the implications on growth on farmland.

In Erin Prairie, it is expected that there will be little, if any, increase in commercial or industrial properties since residents have access to commercial goods and industrial jobs in nearby communities. New commercial businesses will likely be home-based and not require land for development. Any industry will likely be agriculture related and occur on existing farms. Almost 75% of the land in the Town is already used for agriculture and little is available for future expansion due to physical limitations and associated costs. The biggest demand for land will likely come in the form of residential development.

Table 9-4 shows population and household forecasts for the Town of Erin Prairie. Between 2010 and 2030, it is projected that there will be 129 new residents in the Town equaling 46 new households who may require 46 new single family homes.

Table 9-4 – Population and Household Forecasts

Year	2000*	2005**	2010***	2015***	2020***	2025***	2030***	Numeric Change 30 years	Percent Change 30 years
Population	658	672	689	720	751	773	787	129	19.6%
Households	227	233	242	255	268	278	288	61	26.9%
Additional Households	-	6	9	13	13	10	10	-	-

Source: *U.S. Census

** Estimated Wisconsin Department of Administration

*** Projected Wisconsin Department of Administration 2008

Table 9-5 shows possible land needed for future residential growth based on current zoning options in St. Croix County. The table assumes that all future homes are constructed on parcels with identical zoning. In reality, some of these new homes may be built on existing lots zoned ag-res. It is also assumed that the new households are not farming land in Erin Prairie.

Table 9-5 Acreage needed for Projected 46 Additional Households (2010-2030)

Zoning - Minimum Lot Size	Acreage Needed for Housing
Agriculture (35 Acres)	1,600
Agriculture 2 (20 Acres)	920
Ag-Res (1.5 Acres) (2 Acre Average)	92
Residence (1 Acre)	46

Source: St. Croix County Zoning

The challenge of population growth in Erin Prairie is to support growth with minimal affect on agricultural land. Table 9-6 details the advantages and disadvantages of the various zoning classifications in relation to residential development and farmland preservation. With most of these options, parcels would have to be rezoned in order for the various densities to be realized.

Table 9-6 Zoning Comparisons

Zoning - Minimum Lot Size	Advantages	Disadvantages
Agriculture (35 Acres)	Largest amounts of open space maintained. Landowner can farm land or rent out for farming. Low-density housing keeps rural appearance.	Largest amounts of land potentially taken out of agricultural production. Landowner may not want to rent land for farming. Not cost efficient for farmers to rent smaller parcels of land for farming. Possible fragmentation of remaining farmland.
Agriculture 2 (20 Acres)	Large amounts of open space maintained. Landowner can have a farmette, hobby farm, or rent out for farming. Low-density housing keeps rural appearance.	Large amounts of land potentially taken out of agricultural production. Landowner may not want to rent land for farming. Not cost efficient for farmers to rent smaller parcels of land for farming. Possible fragmentation of remaining farmland.
Ag-Res (1.5 Acres) (2 Acre Average)	Less land used for development. Large amounts of land remain undeveloped or in agriculture.	Higher density development. No open space requirement. Developed land not available for agriculture. May not fit rural character.
Residence (1 Acre)	Least land used for development. Large amounts of land remain undeveloped or in agriculture.	Highest density development. No open space requirement. Developed land not available for agriculture. May not fit rural character.

Source: St. Croix County Zoning

With the four zoning options above, none guarantees that farmland will be preserved while meeting projected growth rates.

Alternative Scenarios

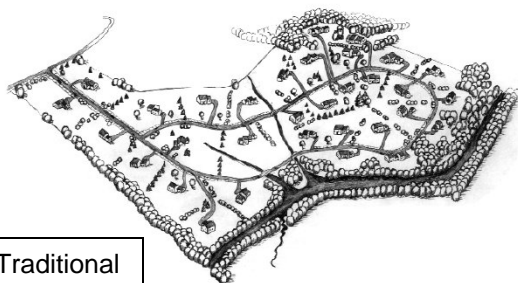
Several factors could affect the rate or type of growth that is projected in Erin Prairie. These factors would also influence the preservation of farmland.

1. The Town and St. Croix County will not support rezoning parcels of land that are in exclusive-ag to a classification that allows higher residential densities. This may make some types of development undesirable and slow residential growth.
2. Alternative development concepts such as conservation subdivisions, transfer of development rights, and density based development may be more desirable because there are various levels of farmland preservation built in.
3. The implementation of programs such as purchase of development rights or purchase of conservation easements by government (state, county, or local) could preserve farmland in perpetuity.
4. Outside groups, such as land trusts, would purchase development rights or land to preserve farmland and eliminate the ability to develop a parcel.

Alternative Development Concepts

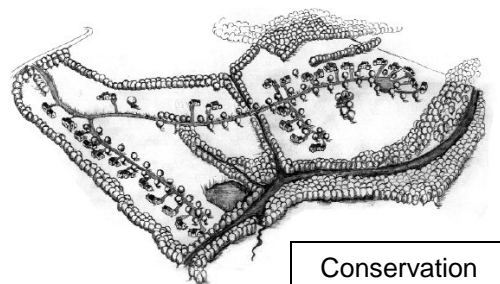
Conservation Subdivisions

A conservation subdivision is an alternative to conventionally designed subdivisions that allows for the preservation of important natural features, farmland, or cultural resources. In return for the preservation of these resources, a developer is permitted to “cluster” homes on smaller lots while preserving a portion of the original parcel through conservation easements.



Typically, a parcel is first designed as a conventional subdivision to determine the amount of allowable lots. This is called the base density. Incentives, such as allowing 25% more lots, are often provided. For example, if a parcel can be developed into 20 lots as a conventional subdivision, an additional five lots would be allowed if the same parcel was developed as a conservation subdivision.

The minimum lot size is reduced and the 25 lots are placed on a smaller portion of the original parcel and the remaining land is placed in a conservation easement that prohibits any further development. A common ratio is 35% developed/65% preserved. The preserved land can be used as common open space or farming. This option allows for residential development while providing permanent protection of land.



The figures above provide by the University of Connecticut, show a traditional subdivision and the same parcel developed as a conservation subdivision.

Advantages:

- Less land used for housing.
- Permanent protection of open space.
- May be preferable over large lot development.
- Better preservation of rural character.

Disadvantages:

- Smaller lots may be less desirable.
- Preserved area may not be suitable for farming.

Transfer of Development Rights (TDR)

Transfer of Development Rights (TDR) provides an avenue for landowners to transfer development rights from a sending area (typically prime farmland) to a receiving area (development land). It is a voluntary, market-driven program.

The TDR program facilitates the permanent preservation of the best farmable land in a Town by allowing owners to transfer development rights from their best farmable land to areas better suited for residential development. This preserves land from which development rights are transferred in perpetuity for agricultural uses and as open space, and allows other land better suited for residential subdivision to be developed at greater densities by transferring development rights away from agricultural areas and into suitable areas for which subdivision is proposed.

TDR provides an opportunity for developers and landowners to both benefit financially while preserving agricultural land.

Advantages:

- Provides an opportunity to create equity for landowners without developing land.
- Good for permanently preserving prime farmland and open space.
- Allows higher density development which uses less land.
- Remaining land can be farmed or preserved as open space.

Disadvantages:

- Market driven.
- May detract from the rural character of the Town.
- Complicated.

Density Based Development

Density based development creates a distinction between development density and minimum lot size. Usually, communities set a minimum lot size and that also becomes the density. For example, if a 40 acre parcel is zoned for a five acre minimum lot size, then the density for that parcel is eight lots.

With density based development, that same parcel may have a density of one home per five acres but the minimum lot size is two acres. Using this method, a 40 acre parcel is allowed potentially eight lots but, with a minimum lot size of two acres, the homes may occupy only 16 acres. This option provides the density specified under the existing zoning while using less land. The remainder of the parcel is considered fully developed.

Advantages:

- Less land used for housing.
- May be preferable over large lot development.
- Remaining land can be farmed or preserved as open space.
- Low density.

Disadvantages:

- Smaller lots may be less desirable.
- Lots may be in less desirable locations.
- No permanent protection of farmland or open space.

Natural Limitations

Natural limitations, such as wetlands, steep slopes, floodplains, and shallow groundwater can limit land development of certain land uses (see *Chapter 6*). In Erin Prairie, most of these areas are found in the northwest and southeast corners of the Town. These areas are not as intensively farmed as the rest of the Town. At the same time, these same areas may be suitable for the projected residential growth because it would have a minimal affect on agricultural land and present the ability to preserve farmland.

Soil Suitability for Septic Tank Absorption Fields

Soil characteristics can limit certain aspects of development. All homes and businesses in Erin Prairie have private onsite wastewater treatment systems. Soil acts as the filter for the septic systems and if the soils are not suitable for absorption fields, they could contaminate the groundwater. The main properties of soil that affect the soil's suitability for absorption are soil permeability, soil depth to bedrock, soil depth to the water table, and susceptibility to flooding. The NRCS interpret the various soil types and determine their ability to act as functioning absorption fields by looking at soils ability to maintain a properly functioning septic system but also the soils attenuation ability.

The Natural Resource Conservation Service (NRCS) has developed a limitations rating system for the various soil characteristics discussed in this chapter. Below are the descriptions of those limitations:

No to Slight Limitations: Soil properties and site features generally are favorable for the indicated use and the limitations are easy to overcome.

Somewhat to Moderate Limitations: Soil properties are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations.

Severe Limitations: Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance is required. In the case of severe limitations, questions regarding the economic and environmental feasibility of such development should be seriously considered.

Most soils in Erin Prairie have moderate to severe limitations for septic absorption (see *Map 9-2*). This does not mean septic tanks cannot be built on soils with these characteristics, however, residents should be aware of those areas and make sure their septic systems are designed and maintained properly to protect the areas wells and groundwater. Modern technology can still be used so that septic systems function properly in soils with severe limitations without adversely affecting the groundwater.

Soil Suitability for Dwellings with Basements

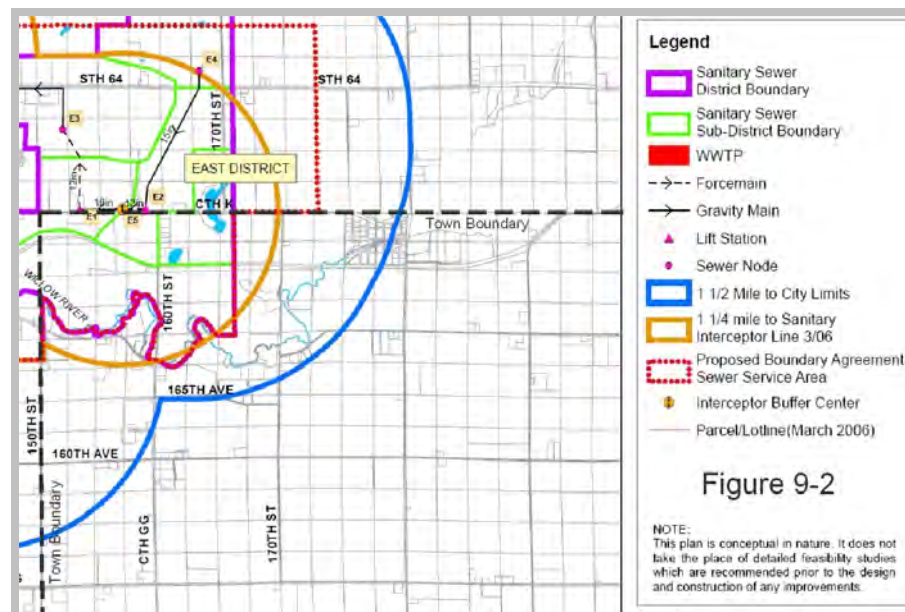
An important element of soils is their suitability for dwellings with basements. The soil properties that affect a soil's suitability are slope, depth to bedrock, moisture, and the content of rocks. These characteristics, when factored together, illustrate which areas will have limitations as well as the degree of limitations. A soil limitation on a person's property does not necessarily mean a basement cannot be built, but rather there may be an increased cost of construction.

Map 9-3 shows that over half of all soils in Erin Prairie have only slight limitations for dwellings with basements.

City of New Richmond Extraterritorial Plat Review

Influences on land use decisions can come from outside influences. The City of New Richmond exercises its extraterritorial plat review authority. Plat review authority allows villages and cities to apply their subdivision ordinance to any plat that occurs outside their corporate boundary. In the case of New Richmond, that authority extends 1.5 miles out from its current corporate limits. Plat review authority allows municipalities to review outside development in order to evaluate its affects on future growth plans of the City.

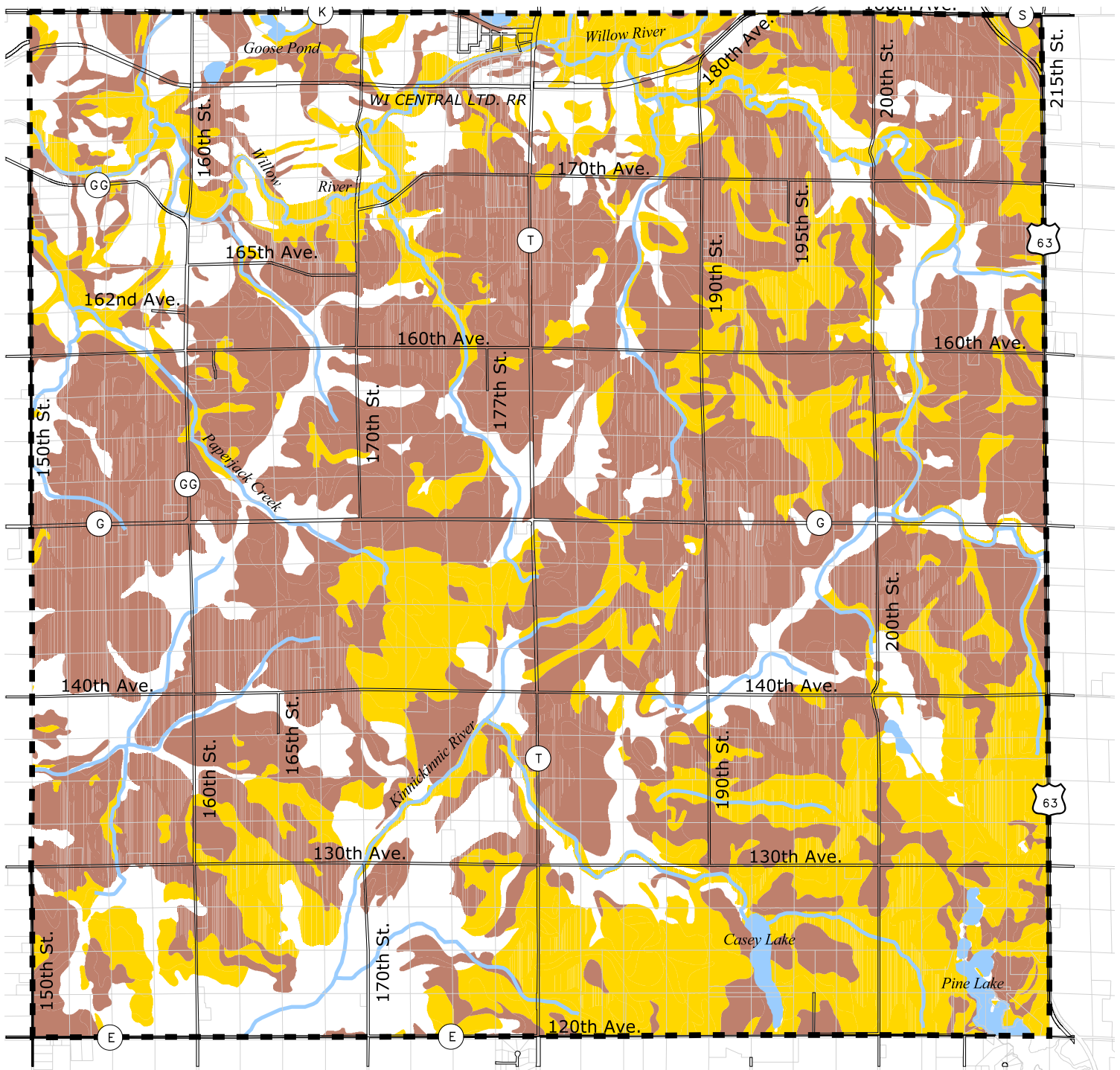
In Erin Prairie, plats in this 1.5-mile plat review boundary must go before the City of New Richmond for approval. The City requires any land division less than 35 acres must meet several performance standards which include creating a cluster subdivision with lot sizes ranging from 0.33 acre to 1 acre or combining sets of two or more lots ranging from 0.33 acre to 1 acre. The City of New Richmond municipal code that addresses its extraterritorial plan review jurisdiction is found in Appendix B.



SOILS SUITABLE FOR SEPTIC ABSORPTION

Map 9-2

Town of Erin Prairie
St. Croix County, Wisconsin



Soils suitable for septic absorption

- Severe
- Moderate
- Slight

- Town Boundary
- Road Rights-of-Way
- Lot Lines
- Rivers, Streams, and Creeks
- Lakes and Flowages

0.5 0 0.5 1 Miles

Source: St. Croix County Soils

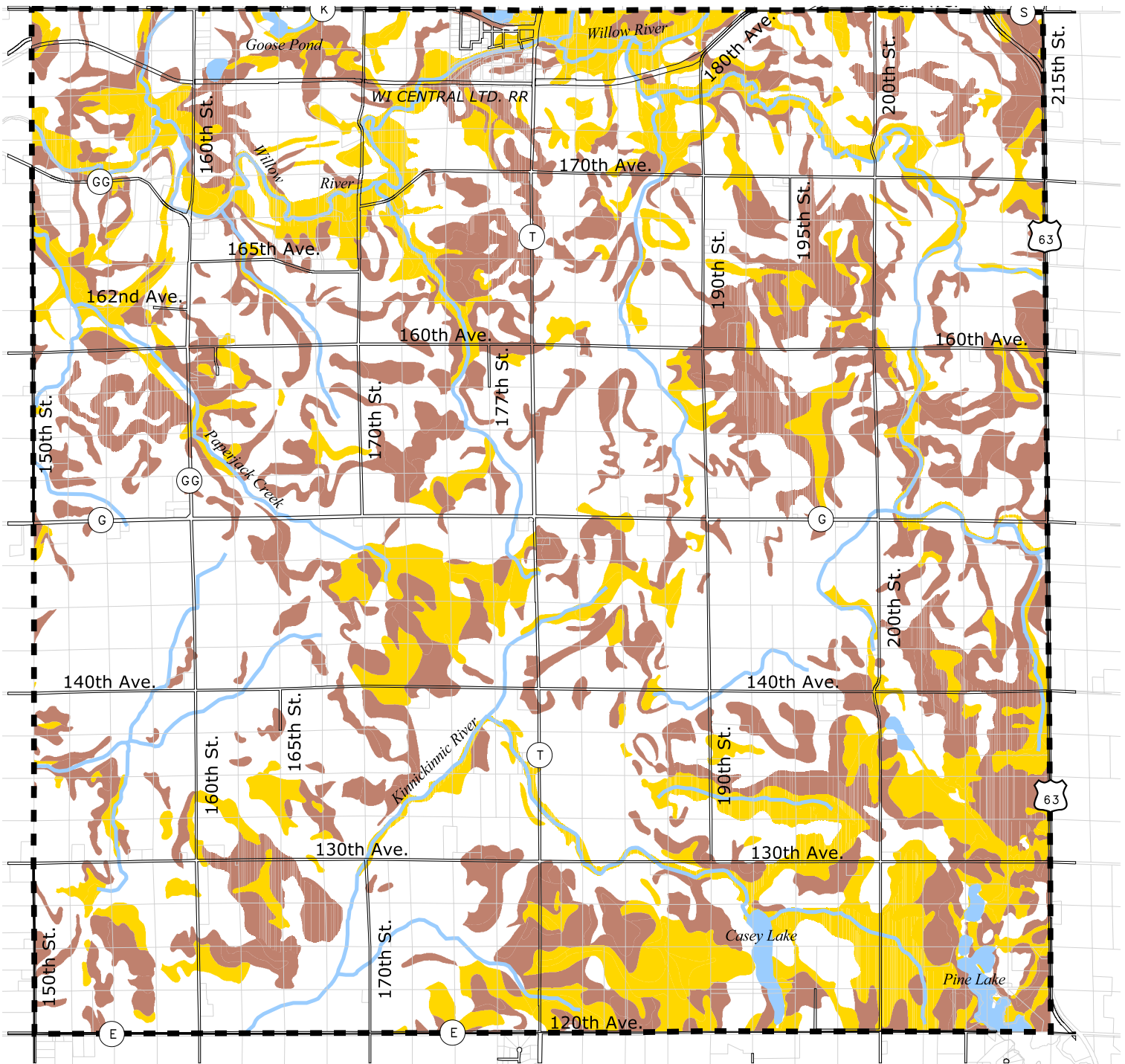


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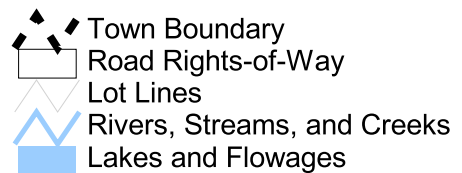
SOILS SUITABLE FOR DWELLINGS WITH BASEMENTS

Map 9-3

Town of Erin Prairie
St. Croix County, Wisconsin



Soils suitable for dwellings with basements



0.5 0 0.5 1 Miles

Source: St. Croix County Soils



Evaluating Appropriate Areas for Residential Growth

There are areas in Erin Prairie that are more appropriate for development than others are. Figure 9-3 shows areas developed outside of the Town of Erin Prairie but near its boundary. Undeveloped areas in the Town, near existing development outside of the Town, may be more appropriate for residential development. Specifically if the land is within the extraterritorial plat review jurisdiction of the City of New Richmond. This could provide an opportunity to allow residential development that meets the City's goals while allowing the tax base to remain in the Town.



Figure 9-4 shows land in Erin Prairie that is predominantly farmland. These types of areas may be less desirable for development because it would fragment farmland and could detract from the rural character. It could also lead to land use conflicts between residences and farming practices. These areas would be ideal for preservation options such as purchase of conservation easements or sending areas in TDR.

Figure 9-5 shows land in Erin Prairie that has already been developed as residential. These types of areas in the Town may be more suitable for further residential development because it would match existing development and reduce the potential for land use conflicts and farmland fragmentation.





Figure 9-6 shows land in Erin Prairie with little development but also not in agricultural production. These types of areas may be best for future residential development because there is the ability to “hide” development that could detract from the rural character of the Town. It would also provide “receiving” areas if TDR were to become a development option.

Existing or Potential Land Use Conflicts

The potential for land use conflicts in Erin Prairie will likely result from the proximity of residential development and certain agricultural practices. The Town should evaluate future development proposals to assess the potential for conflict.

Future Land Use

Determining future land uses can be difficult in a rural community such as Erin Prairie because there is an abundant source of undeveloped and agricultural land that can be easily developed. Map 9-4 shows future land uses and general land use concepts over the next 20 years. It does not specifically show exact locations of a specific future land use.

As stated earlier, there is little or no projected commercial or industrial growth in the Town of Erin Prairie. A majority of these land uses are found in nearby communities that will continue to provide a majority of commercial or industrial businesses. Most land use changes in Erin Prairie will be the result of residential development. Table 9-7 shows the amount of land needed for future population projections based on the requirements of exclusive-ag zoning. This is used because over 85% of Erin Prairie is currently zoned exclusive-ag. Three main factors that would reduce the amount of land needed for new households are listed below:

1. The minimum lot size is too restrictive for residential development.
2. Some undeveloped parcels are already zoned to allow a greater density and will be used for new homes.
3. Conservations subdivisions or Transfer of Development Rights are used or developed in Erin Prairie that allows for higher development densities while preserving farmland.

The Future Land Use map uses the same in classifications as the Existing Land Use map. The exception is that the Agricultural and Related classification and Natural Areas classification have been combined because these lands represent the “land bank” where future development will occur.

Map 9-4 also shows areas identified as environmental corridors in the Town of Erin Prairie. The map represents primary environmental corridors as classified by St. Croix County. The areas include environmentally sensitive areas and important wildlife

habitat. The protection and preservation of these areas should be evaluated as part of any future development.

Table 9-7 – Land Needed for Projected Residential Growth Town of Erin Prairie.

Year	2000*	2005**	2010***	2015***	2020***	2025***	2030***	Numeric Change 30 years	Percent Change 30 years
Population	658	672	689	720	751	773	787	129	19.6%
Households	227	233	242	255	268	278	288	61	26.9%
Additional Households	-	6	9	13	13	10	10	-	-
Residential Land Needed assuming 1 Household per 35 Acres		210	315	455	455	350	350		

Source: *U.S. Census

** Estimated Wisconsin Department of Administration

*** Projected Wisconsin Department of Administration 2008

The Future Land Use map designates two general locations, Area A and Area B. These areas are defined to provide two future land use scenarios in Erin Prairie.

Area A

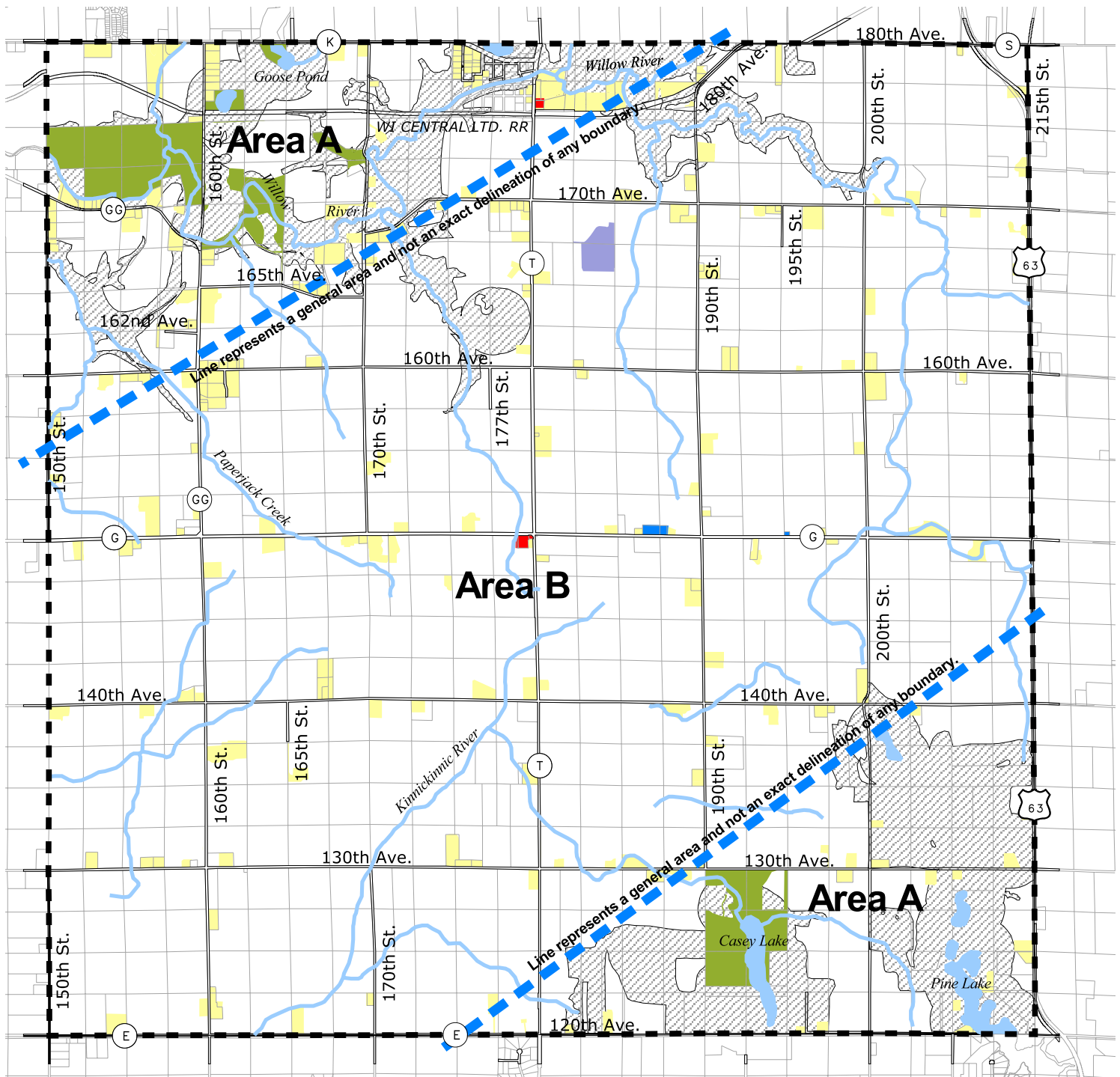
Area A represents portions of the Town that would best serve higher density residential development for the following reasons.

1. In the northwest portion of Erin Prairie, this area is within the City of New Richmond's Extraterritorial Plan Review jurisdictional area. Higher density development in this area would lend itself as a "receiving" area for the transfer of development rights, thus preserving farmland and allowing development.
2. Environmental corridors in this area could be used to buffer development to reduce the visual impact that could negatively impact the rural character of the Town.
3. This area is near City of New Richmond utilities and extending a sanitary district to include all of this area is possible. This would protect groundwater and water resources.
4. There is some smaller lot residential development already concentrated in this area.
5. Farmland in this area is fragmented.
6. In the southwest portion of Erin Prairie, environmental corridors in this area could be used to buffer development to reduce the visual impact that could negatively impact the rural character of the Town.
7. Farmland in this area is fragmented.
8. Development along intermittent streams may be appropriate if buffers are established to manage runoff, areas are large enough to accommodate homes, and development would not have an adverse effect on large contiguous parcels of prime farmland. Other factors to consider are slopes, soils, and the existing use.
9. Area A would not be appropriate for large livestock facilities.

FUTURE LAND USE

Map 9-4

Town of Erin Prairie
St. Croix County, Wisconsin



FUTURE LAND USE CLASSIFICATIONS

- Commercial
- State and Federal Land
- Industrial
- Institutional
- Agricultural and Natural Areas
- Residential
- Primary Environmental Corridors

- Generalized Area Boundaries
- Town Boundary
- Road Rights-of-Way
- Lot Lines
- Rivers, Streams, and Creeks
- Lakes and Flowages

Source: Town of Erin Prairie

0.5 0 0.5 1 Miles



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Area B

1. Land in this area is mainly used for agriculture and is the least desirable area for residential development.
2. This area would lend itself as a “sending” area for the transfer of development rights, thus preserving farmland and allowing development in Area A.
3. Development in this area would have a negative impact on the rural character of the Town.
4. Most residential development in this area is single-family homes not in a major subdivision.
5. Development along intermittent streams may be appropriate if buffers are established to manage runoff, areas are large enough to accommodate homes, and development would not have an adverse effect on large contiguous parcels of prime farmland. Other factors to consider are slopes, soils, and the existing use.

Land Use Goals, Objectives, Policies, Programs, & Actions

Goal 1: Support responsible growth that protects farmland and the rural character of Erin Prairie and pursue strategies to increase landowner equity to levels comparable with surrounding Towns while protecting valuable farmland.

Objectives

1. Preserve farmland.
2. Allow development that does not fragment farming land.
3. Avoid conflicts between farmland and residential areas.
4. Maintain the right to farm.
5. Increase landowner equity while preserving farmland.

Programs, Policies, and Actions:

1. Support managed growth in Erin Prairie.
2. Pursue development concepts such as Transfer of development Rights that help implement the Town’s Comprehensive Plan.
3. Promote and guide slow residential growth that preserves the right to farm, protects wildlife habitat, and preserves open/green space.
4. Work with St. Croix County and the City of New Richmond to allow growth that meets both their long-range goals and the Town’s.
5. Support higher-density development in generalized Area A and support low-density development in Area B shown on the Future Land Use map.