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## Chapter 9

### Land Use

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#### Introduction

The purpose of the Land Use chapter is to promote orderly growth by balancing the needs of residents and property owners, while maintaining the Village's natural resources.

The Land Use chapter will act as a guide for future public and private land use decisions. The element inventories and maps existing land use patterns and helps in analyzing and understanding the influences on these patterns.

#### Land Use vs. Zoning

The difference between land use and zoning can be confusing. An existing land use map depicts what activity is taking place on a parcel of land 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 or single family purposes.

Zoning is a system of classifications and regulations, which designate the permitted uses of land. A zoning map shows which zoning classifications are 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.

#### Current Zoning Regulations

The Village's zoning code is the main regulatory tool that influences land use. Zoning classifications determine the approved uses of land as well as minimum lot sizes, building setbacks, and building height.

#### Land Uses Classifications

**Residential Single-Family:** All lands used for single-family residential uses including single-family homes, mobile homes, single-family rental units, and condominiums.

**Residential Multiple-Family:** All lands used for multi-family residential uses including apartment complexes and single-family homes converted into apartments.

**Commercial:** All lands used for commercial purposes. These may include retail establishments, personal service businesses, restaurants, banks, taverns, and other service businesses.

**Industrial:** All lands used for industrial purposes. These may include manufacturing facilities, warehouses, mining, distribution centers, and similar industries.

**Institutional:** All lands used for quasi-public and instituted uses such as churches, schools, municipal buildings, libraries, hospitals, public utilities, and cemeteries.

**Park:** All lands owned by the Village, State, Federal government, or private entities for public use. All lands that are wooded, contain wetlands, or have other topographic restrictions that have limited the development of that land.

**Agriculture:** All lands used for agricultural or related purposes. Land used for crops, grazing, or orchards.

**Vacant:** All lands used as part of an industrial, commercial, or residential subdivision of land but not built upon.

## Existing Land Use Patterns and Influence on Patterns

The prominent land uses in the Village of Woodville are residential and industrial. In 2007, the Village had about 34% of its land assessed as residential, 10% as commercial, 8% as manufacturing, and 19% as agricultural. Only 15% is assessed as undeveloped and 14% as forest.

The acreage of each land use in the Village of Woodville has dramatically changed since 1987, as shown in Table 9-1. The total acres of land used for agriculture decreased by over 60% between 1987 and 2007, while the total acres of land used for residential increased by over 20% during the same time period.

Table 9-1 – Assessed Land Use Acreage

Village of Woodville	Residential	Commercial	Manufacturing (Industrial)	Agricultural	Undeveloped	Forest	Other	Total Acres
1987	55	12	17	329	0	0	0	413
1987 % Total	13.3%	2.9%	4.1%	79.7%	0.0%	0.0%	0.0%	100.0%
1997	165	19	31	268	12	19	5	519
1997 % Total	31.8%	3.7%	6.0%	51.6%	2.3%	3.7%	1.0%	100.0%
2007	240	69	59	135	109	100	2	714
2007 % Total	33.6%	9.7%	8.3%	18.9%	15.3%	14.0%	0.3%	100.0%

Source: WI Dept. of Revenue, West Central Wisconsin Regional Plan Commission

Map 9-1 and Table 9-2 show that over 50% of land in the Village of Woodville is currently vacant. This type of land use is valuable to a community because it provides a “land bank” of easily developable land. The next highest percentage of land use is for single-family homes followed by institutional land. A majority of institutional land is used as part of the Village’s wastewater treatment plant and the Viking Middle School.

Table 9-2 – Existing Land Use

Current Land Use	Acres	% Total
Single Family Residential	192.6	19.8%
Multiple Family Residential	31.1	3.2%
Commercial	21.3	2.2%
Industrial	88.0	9.0%
Institutional	123.5	12.7%
Parks	12.8	1.3%
Vacant	504.4	51.8%
<b>Total</b>	<b>973.7</b>	<b>100.0%</b>

Like most communities, the main commercial center of Woodville is along Main Street with residential areas developed in close proximity. The majority of the Village’s industrial lands are located along the southeast portion of the Village near the interstate. Additionally, large amounts of vacant land exist in this area, providing the Village with many opportunities to expand their industrial and commercial land uses in the future.

## Land Supply, Demand, and Prices

Due to a high demand of new or improved homes and businesses between 2000 and 2008, the value of land per acre has also increased. Agricultural and forested lands are used to develop new residential, commercial, and industrial lands.

Over the last twenty years residential and industrial development has had the biggest impact on the Village's landscape. Since 1987, the Village has gained 185 acres of residential land uses and 42 acres of industrial land uses. The high demand for land resulted in higher prices of land per acre. According to the Wisconsin Department of Revenue, in 2002, the assessed value per acre of residential use land jumped from \$31,647.00 to \$60,378.00 an increase of over 50%. During the same period, the assessed value per acre of industrial use land was at \$14,602.00, by 2007 that value increased to \$18,473.00 per acre. Some of the increases may be attributed to appreciation.

According to *Realtor.com*, there are a number of vacant residential lots available for sale in the Village. The majority of these vacant lots are located in the Carr Creek Estates subdivision. On average, a residential lot 0.52 acre in size is selling for about \$33,900.00.

Although current demand for land for development is low, over the next twenty years the Village should realize additional residential and industrial growth, continually changing the Village's landscape. In addition, the available undeveloped or vacant land in the Village offers a variety of opportunities for future residential and industrial development.

## Opportunities for Redevelopment

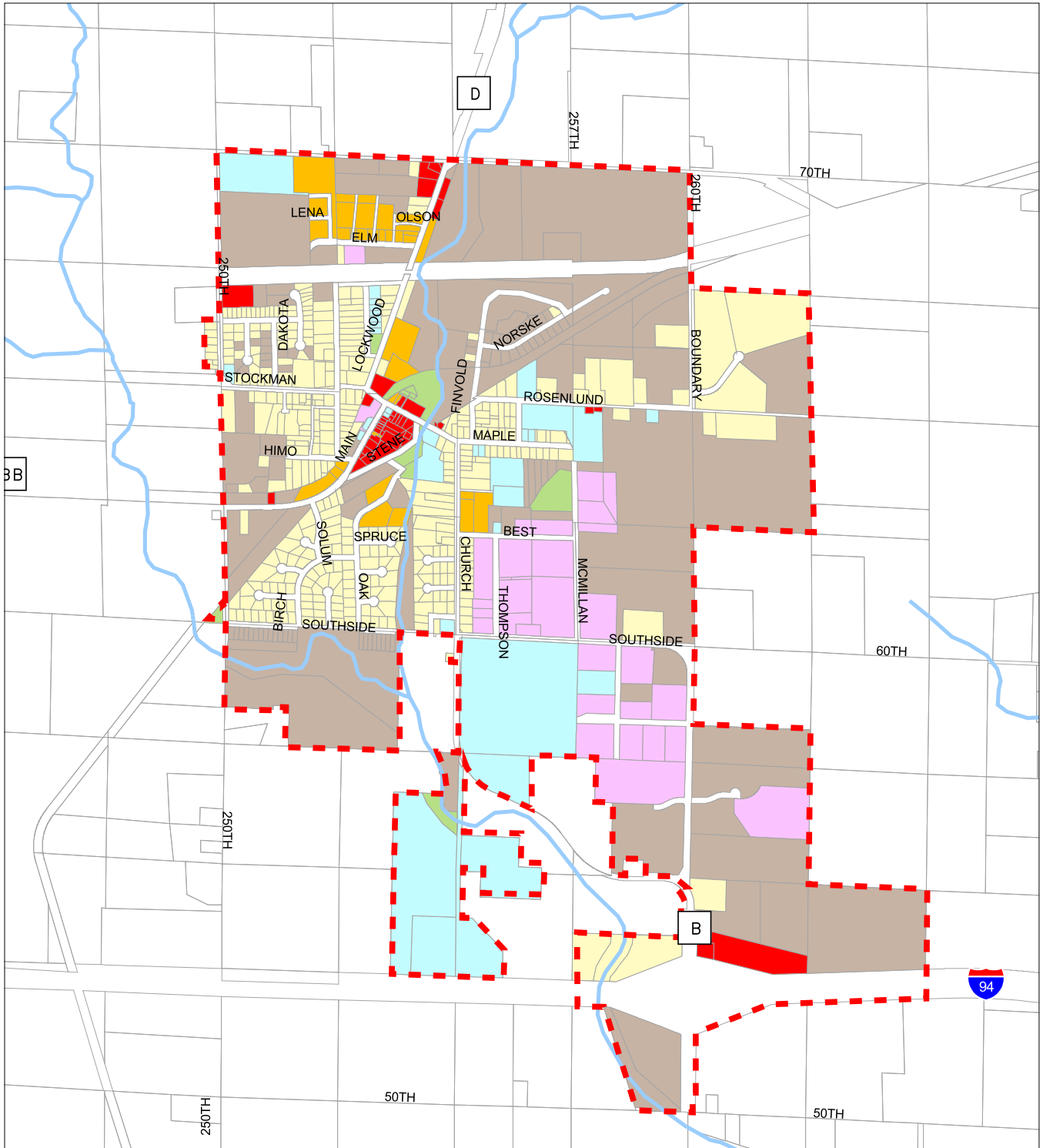
It is important to look at opportunities for redevelopment within the Village. By redeveloping properties, existing land can be used to meet future development needs, properties in poor condition can be fixed up, contaminated sites can be cleaned up, financial assistance may be available to future business owners, and the overall aesthetics of the community can be improved.

The Village can also work with property owners, the DNR, and the EPA to clean up identified contaminated lands. According to the Wisconsin DNR Remediation and Redevelopment Website, there are two open remediation sites within the Village limits. The Village has purchased one site for parkland expansion and is in the process of cleaning the site.

Other opportunities for redevelopment may also encompass the old grain elevator site and the Nordic Mall. Both sites are located within the downtown area and as the Village continues to grow, so will the need for larger commercial areas to serve the population. The old grain elevator site offers a great location for future commercial land uses. The Nordic Mall could also be redeveloped to house more businesses or expand the existing businesses.

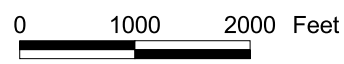
# CURRENT LAND USE

Village of Woodville  
St. Croix County, Wisconsin



- Village Limits
- Surface Water
- Parcels

- Current Land Use
- Single Family Residential
  - Multiple Family Residential
  - Commercial
  - Industrial
  - Institutional
  - Parks
  - Agricultural
  - Vacant



## Future Land Needs

The Village of Woodville is expecting growth and development to continue at a slower rate than it has since 1987, but anticipates that the majority of future needs will be for residential, industrial, and commercial land uses, with minimal needs for institutional and parkland uses. Table 9-3 shows the projected population and household need for the Village between 2000 and 2030. The housing projections were calculated by multiplying the projected population by the persons per household, then calculating the difference in total occupied housing units every five years. The table indicates that the Village should realize a need for about 408 additional residential units by 2030.

Table 9-3 – Housing Forecast

Year	2000	2005	2010	2015	2020	2025	2030	# Change '00-'30
Population	1,058	1,240	1,373	1,558	1,749	1,926	2,086	1,028
Person per Household	2.37	2.36	2.33	2.31	2.29	2.27	2.24	0.13
Total Occupied Housing Units	446	525	590	675	763	848	933	487
Additional Units Needed	-	-	65	85	88	85	85	408

Source: WI Dept of Administration: Population and Housing Projections

Table 9-4 projects the acres of future land uses based on the Future Land Use Map (Map 9-2), developed by the Village Plan Commission.

The Future Land Use Map should be consulted when addressing future rezoning requests, annexations, and land use issues. However, it is not meant to be a tool for a mass rezoning of Village properties in order to match the Future Land Use map. Based on the available land within the Village Limits, there is plenty of land to take on growth for the foreseeable future.

It is projected that no lands within the Village limits will be vacant in the next 20 years. All other land uses are projected to occupy the existing 504.4 acres of vacant land as shown in Table 9-2 and Map 9-1.

Table 9-4 categorizes the acres of each Future Land Use for properties currently within the Village boundary.

Table 9-4 – Future Land Use – Village Only

<b>Future Land Use - Village</b>	<b>Acres</b>	<b>% Total</b>
Single Family Residential	429.3	44.1%
Multiple Family Residential	50.1	5.1%
Commercial	53.3	5.5%
Industrial	207.6	21.3%
Institutional	116.9	12.0%
Parks	116.5	12.0%
Vacant	0.0	0.0%
<b>Total</b>	<b>973.7</b>	<b>100.0%</b>

Table 9-5 categorizes the acres of each Future Land Use for all properties within the Village's 1.5-mile planning boundary. Those properties without an identified land use on Map 9-2 have not been included in this data.

Table 9-5 – Future Land Use in 1.5 mile Planning Boundary

<b>Future Land Use - Village &amp; Town</b>	<b>Acres</b>	<b>% Total</b>
Single Family Residential	2,288.0	13.7%
Multiple Family Residential	125.0	0.7%
Commercial	320.8	1.9%
Industrial	415.8	2.5%
Institutional	126.6	0.8%
Parks	429.2	2.6%
<b>Total</b>	<b>16,719.4</b>	<b>100.0%</b>

The land use designations listed in Tables 9-4 and 9-5, and on Map 9-2 are estimates and are not to be interpreted as committing the Village of Woodville to developing that amount of land in the next 20 years.

## Survey Results

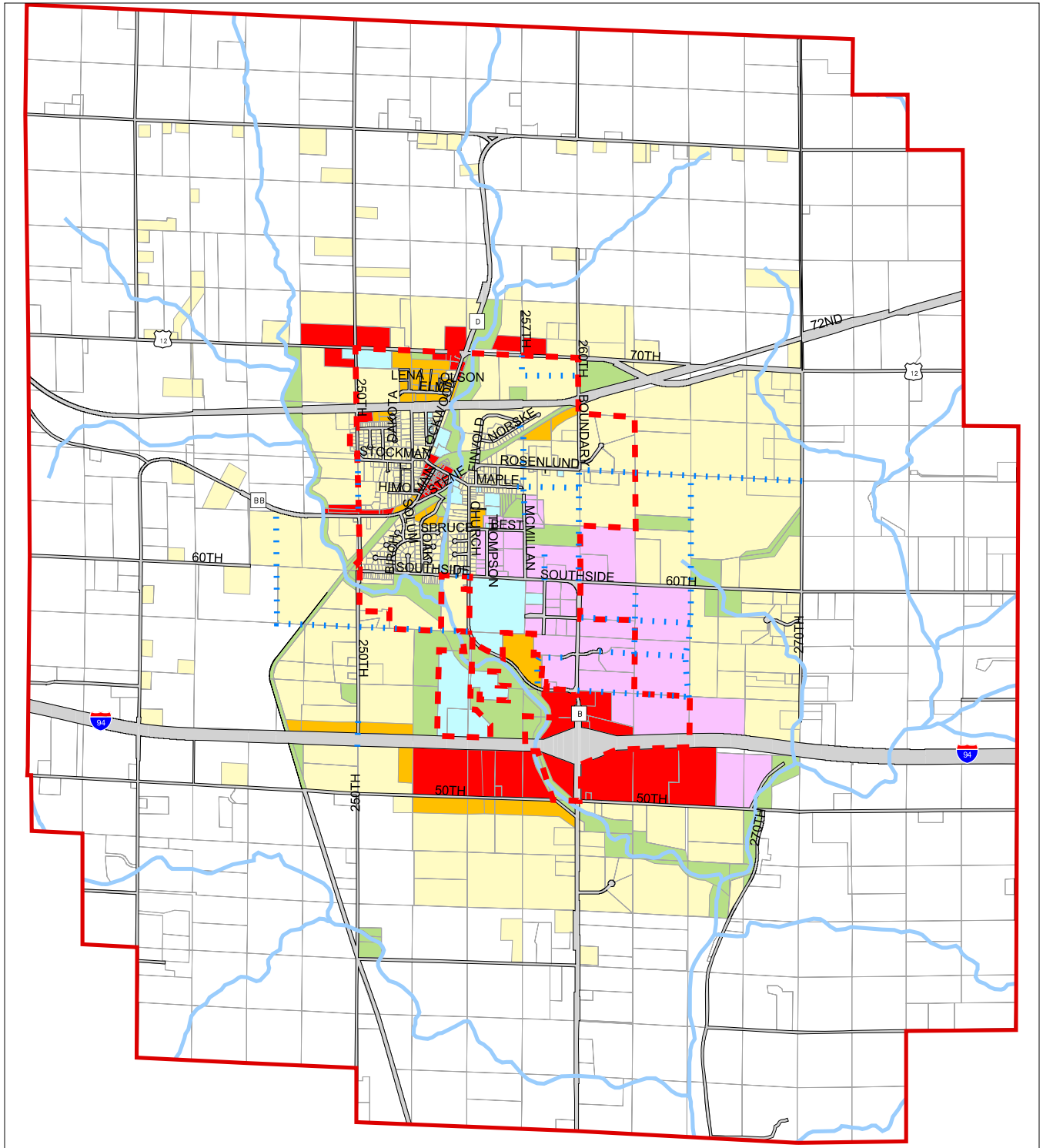
The Village of Woodville Community Survey results identified that residents generally disagreed with the statement *"There is no need for the Village to grow any larger"* (43.8%).

## Development Criteria







Any development that occurs in the Village of Woodville must comply with the Village's zoning ordinances and Comprehensive Plan.

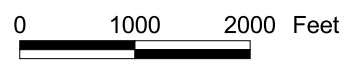
# FUTURE LAND USE

Village of Woodville  
St. Croix County, Wisconsin



-  Village Limits
-  Surface Water
-  Parcels

- Future Land Use
-  Single Family Residential
  -  Multiple Family Residential
  -  Commercial
  -  Industrial
  -  Institutional
  -  Parks
  -  Agricultural
  -  Vacant



## Goals, Objectives, and Policies

**Goal 1:** Promote orderly growth within and around the Village of Woodville.

**Objectives:**

1. Protect property values by reducing the potential for land use conflicts related to future development.
2. Define appropriate areas for future residential, commercial, and industrial growth.

**Policies:**

1. Consult the Land Use Chapter when making rezoning decisions.
2. Evaluate future development plans to identify possible land use conflicts and determine the best way to address them.
3. Utilize buffers such as berms and tree plantings to provide protection between incompatible land uses.
4. Consider purchasing adjacent land to expand the industrial park.
5. Promote redevelopment within the downtown through zoning and TIF District assistance.