

SUBCHAPTER 8: LAND USE

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**21.800 PURPOSE**

The purpose of this Subchapter is to comply with §66.1001(2)(h) which requires this Plan to contain a compilation of objectives and programs to guide the future development and redevelopment of public and private property. It should contain a listing of the amount, type, intensity and net density of existing uses of land in the Town, such as agricultural, residential, commercial, industrial and other public and private uses. It should analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts. It should contain projections for twenty years, in five-year increments, of future residential, agricultural, commercial and industrial land uses, including the assumptions of net densities or other special assumptions upon which the projections are based. It should also include a series of maps that show current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries or barriers serviced by public utilities and community facilities and the general location of future land uses by net density and other classifications.

**21.801 OVERVIEW**

The Town of Lyndon covers about 17,933 acres in Juneau County, in an “L” shaped configuration, bisected by the I-90/94 corridor. The Village of Lyndon Station lies to the Northwest, and the City of Wisconsin Dells lies to the Southeast. The Eastern edge of the Town is the Wisconsin River. The Northwest portion of the Town is generally flat, with scattered rocky outcroppings and fairly extensive forest and scrubland. The Southwesterly portion of the Town is rolling hills and valleys, with extensive cropland.

**21.802 EXISTING LAND USES**

(1) **TYPES OF USES:** According to the real estate assessment records for the Town, the following chart itemizes the types of land use in the Town:

<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Residential	2,953	16
Commercial	344	2
Manufacturing	0	
Agricultural	5,094	28
Undeveloped	1,064	6
Forest Lands	3,253	18
Ag Forest	2,143	12
Managed Forest Lands	1,242	7
Federal Land	392	2
State Land	874	5
County Land	235	1
Other (taxed)	98	1
Other (non-taxed)	<u>240</u>	<u>1</u>
Total:	17,932	99

(2) **INTENSITY OF NON-RESIDENTIAL DEVELOPMENT:** Commercial, industrial and other non-residential development is generally disbursed throughout the Town, with the majority of development existing along the Highway 12/16 corridor. None of this development is very intense, especially when compared to the intensity of non-residential development typically seen in cities and villages. The most intense development is located closest to the City of Wisconsin Dells, and the I-90/94 interchange.

(3) **DENSITY OF RESIDENTIAL DEVELOPMENT:** Residential development is spread throughout the Town, mostly in low density, consisting of farms and secluded homes.

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However, the Town has several residential developments in which density is much higher:

- (a) Arbor Lake Estates
- (b) North Addition to Arbor Lake Estates
- (c) Mariposa Acres
- (d) Amherst Acres a/k/a Lyndon-Kildare Assessor's Plat
- (e) Oak Glen Circle
- (f) Hendricksen Subdivision
- (g) Whitetail Acres
- (h) Indian Heights

(4) **CAMPGROUNDS:** Campgrounds are addressed separately herein because they are a unique combination of commercial land use and residential land use. The Town currently has the following campgrounds:

(a)	Arrowhead Camp Ground	159.42 Acres
(b)	Bass Lake Camp Ground	21.52 Acres
(c)	Eagle Flats Camp Ground	45.19 Acres
(d)	Edge O Dells Camp Ground	20.32 Acres
(e)	In the Pines Camp Ground	25 Acres
(f)	River Bay Camp Ground	97.2 Acres
(g)	Stand Rock Camp Ground	115.83 Acres
(h)	Summer Breeze Camp Ground	5.48 Acres
(i)	Timberland Camp Ground	41.62 Acres

The Town also has a significant number of people who use secluded areas of the Town to install a camper for a few weeks or months each summer. These campers are not located in a commercial campground, but instead, are located on small lots owned by the camper, or on lots which are leased.

(5) **MAP:** Map No. 8 shows the "Current Land Use" in the Town.

**21.803 TRENDS AND PROJECTIONS**

(1) **POPULATION:** As noted above (§21.204(1)), the Town has experienced dramatic population growth, well above the state and county average. This growth is due primarily to the growth of the Wisconsin Dells tourism area and the natural resources of the Town. Over the past 20 years, the Wisconsin Dells area has been transformed from a seasonal destination (summers only) to a year-round destination. As a result of this transformation, the permanent population of the Wisconsin Dells area is rapidly expanding, along with the summertime population.

(2) **HOUSEHOLD PROJECTIONS:** As noted above (§21.402) the demand for housing is expected to increase. Furthermore, since the average household size in the Town is larger than the average for Juneau County and the State, the demand for housing units is likely to increase faster than the population.

(3) **2008 EQUALIZED VALUES:**

	<u>Real Estate Classes</u>	<u>Lyndon</u>	<u>County</u>
1.	Residential	\$93,754,200	\$1,606,441,200
2.	Commercial	\$13,232,700	\$188,713,400
3.	Manufacturing	-0-	\$50,116,100
4.	Agricultural	\$625,500	\$18,677,200
5.	Undeveloped	\$464,900	\$21,649,300
6.	Ag Forest	\$3,536,000	\$48,254,600
7.	Forest	\$10,734,900	\$178,716,300

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8.	Other	<u>\$4,580,700</u>	<u>\$83,736,200</u>
		<b>\$126,928,900</b>	<b>\$2,196,304,300</b>

Source: Wis. Dept. of Revenue

(4) **OPPORTUNITIES FOR REDEVELOPMENT:** The vast majority of the Town currently consists of open farmland, forestland, scrubland, and wetlands, all of which has experienced very little development. Hence, the need for “redevelopment” is negligible. Some developed areas were not initially “planned” or “designed” up to current standards. These areas may benefit from some modest improvement, but complete redevelopment would not be necessary or financially possible. Other developed areas suffer from a lack of proper maintenance but, again, these areas do not need complete redevelopment.

(5) **LAND USE CONFLICTS:** The Town suffers from the same use conflicts experienced by other rural communities which are adjacent to growing cities, or which enjoy significant natural resources. Farmland in Wisconsin has been under increasing pressure because a relatively poor agricultural economy has prompted farmers to sell land and a robust non-farm economy has enabled many to realize their dream of living in the country. As a result, the number of farms has been reduced, even while the population of the Town increases. Some farmland has been taken out of production, while other land has been consolidated into larger operations. At the same time, more and more people are establishing residences on attractive landscapes in rural areas.

This trend has pitted advocates of farmland preservation against advocates of development. Everyone recognizes the vital role which agriculture plays in our economy and in our sustenance. It is important to recognize a balance between preservation and development.

From the perspective of farmers and other land owners, development pressure is both a blessing and a curse. High land prices make it more difficult to enter farming or to expand existing farms. However, high land prices also enable older or exiting farmers to realize significant financial gains when they sell their farmland assets. Proceeds from selling farmland is often the only source of retirement funds for older farm families.

The trend of consolidating many farms into a few large farms creates other problems. Large farming operations often concentrate large amounts of livestock into small areas, thereby creating a greater potential for noise, dust, odor and other pollutants, which can be offensive to non-farming neighbors who have moved into the countryside for peace and quiet.

Finally, many types of development prefer access to municipal services (e.g. municipal sewer and water systems). As a result, as more and more development occurs, there will be efforts by landowners and others to annex land from the Town into adjoining municipalities which offer these services. This potential must be considered when designing zoning for areas adjacent to municipalities, and when evaluating development adjacent to municipalities.

(6) **MAP:** Map No. 9 shows the “Future Land Use” for the Town.

**21.804 PUBLIC INPUT**

According to the participation survey, Town residents are not against controlled growth and business expansion, but they want to maintain the peaceful, quiet, rural character of the Town. Maintaining the aesthetic beauty and natural resources of the Town is also very important. Most also want to keep lot sizes at 3 acres or higher. The biggest land use complaint focuses upon campgrounds and camping. These land uses cause a variety of undesirable secondary problems (traffic, noise, pollution, increased police calls, etc.) and, therefore, most residents want these uses to be strictly controlled.

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**21.805 GOALS, OBJECTIVES AND POLICIES**

- (1) **COMPREHENSIVE PLAN:** The Town will adopt, maintain and follow this Comprehensive Plan in making future planning and land use decisions.
- (2) **ZONING ORDINANCE:** The Town will adopt a new, up-to-date, zoning ordinance which incorporates this Plan and which gives the Town better control over development in the Town, especially commercial development, so that growth in the Town is orderly and consistent with this Plan and the wishes of the people.
- (3) **SUBDIVISION ORDINANCE:** The Town will adopt a new, up-to-date, subdivision ordinance which gives the Town better control over the design and creation of new subdivisions and the expansion of existing subdivisions. This ordinance will establish standards for road construction, and it will ensure completion and dedication of roads which are designed to meet the current and future needs of the Town, in a safe and efficient manner. The Town should also discourage the creation of new subdivisions until the existing subdivisions are more fully developed and occupied.
- (4) **CAMPGROUNDS AND CAMPING:** The Town has a large number of existing commercial campgrounds. Therefore, the Town should discourage the expansion of existing campgrounds, the creation of new campgrounds, and use on lands not located within campgrounds for camping, because of the burden which "camping" places on the Town, its scenic beauty, its natural resources, and its quality of life. Existing campgrounds should be encouraged to become more secluded and less visible from public roads.