

8 Land Use

8.1 Introduction & Overview

This element of the Comprehensive Plan contains existing conditions, goals, objectives, policies, and recommendations to guide the future development and redevelopment of public and private property in Brigham. This chapter also explains future land use designations and describes these uses on the Future Land Use Map (located in the appendix).

The analysis and consideration of land use issues is among the most critical components of the Town of Brigham Comprehensive Plan. This element was prepared pursuant to Section 66.1001 of the Wisconsin Statutes.

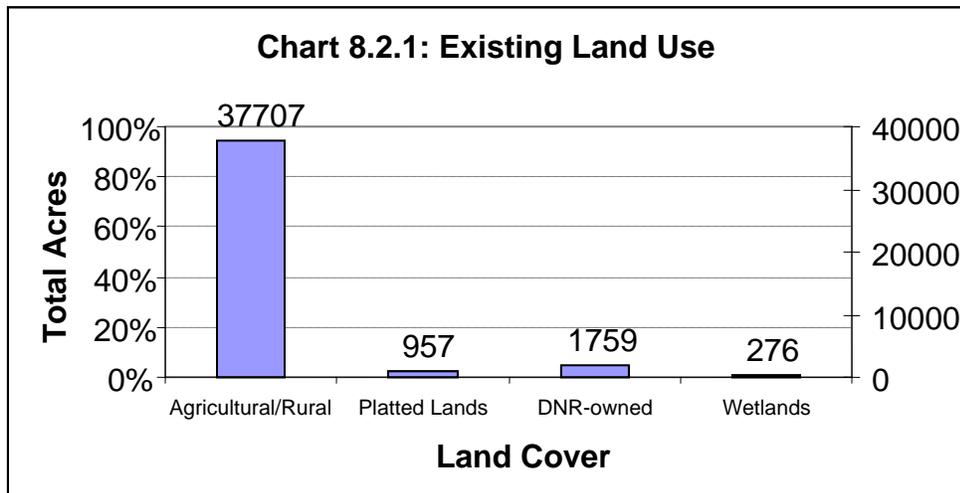
This Land Use Plan consists of the following sections:

- 8.1 Introduction & Overview
- 8.2 Existing Land Use
- 8.3 Opportunities for Redevelopment
- 8.4 Land Use Conflicts
- 8.5 Land Use Projections
- 8.6 Future Land Use Districts
- 8.7 Land Use Goals & Objectives
- 8.8 Land Use Policies & Recommendations

8.2 Existing Land Use

8.2.1 Land Cover

A majority of the land cover in Brigham is agricultural use. Large pockets of forestlands can be found in the northern portion of the town. Residential uses are interspersed throughout with some of these areas shown as “platted lands” on Map 8.1 “Existing Land Use”. These lands account for approximately 957 acres, or less than 3 percent of the total land area in Brigham. DNR-owned lands account for about 1,759 acres (4%) of the total 40,699 acres in the town. Wetlands cover about 276 acres in Brigham. See Chart 8.2.1 below.



8.2.2 Net Residential Density

The residential density for the entire Town of Brigham is 14.3 acres of platted residential land for each housing unit. This figure excludes agricultural parcels that may include a housing unit. Net non-residential land use is indicated by acreage total in Table 8.2.1.

8.2.3 Land Use Trends

The Town gained approximately 118 housing units between 1990-2000. As shown in Table 8.2.3, most residential units are single-unit detached structures. Single-family units remained the dominant housing type over the decade with over 89 percent of the total housing units. This housing type grew by 55 percent between decades providing for the greatest increase in units with a change of 129 units in 10 years. The number of mobile homes in the Town decreased by one-quarter (4) between the decades. The category of “other” decreased by 100 percent between the decades although it may be a result of Census reclassification. See Map 8.1.

Table 8.2.3: Changes in Housing Units, 1990-2000

	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
Total units	261	100	379	100.0	45.2
1-unit detached	234	89.7	363	95.8	55.1
1-unit attached	3	1.1	4	1.1	33.3
2 units	-	-	-	-	-
3 or 4 units	-	-	-	-	-
5 to 9 units	-	-	-	-	-
10 to 19 units	-	-	-	-	-
20 or more units	-	-	-	-	-
Mobile home	16	6.1	12	3.2	-25.0
Other	8	3.1	-	-	-100.0

1990,2000 Census STF-3

The following land use issues have been identified and will influence the way the Town of Brigham develops over the next 20 years:

- Brigham has issued 26 building permits for new residential construction between 2004 and 2005. This exceeds the historic rate of growth used by the state in preparing its official projections. At this rate, Brigham would have over 600 new households by 2030.
- Between 2004 and 2005, nearly 175 acres were converted out of Exclusive Agricultural zoning. During that time, 21 new residential lots were created. (Iowa County)
- Projecting these trends forward, Brigham could anticipate the conversion of over 2,000 acres of land to a residential use by 2030. When applying the common planning practice of “market adjustments”, Brigham could anticipate planning for the conversion of 4,000 acres. (Wisconsin DOA, SAA, Iowa County)
- Physical constraints for future development include steep slopes, wetlands, and floodplains in the Town.

8.2.4 Recent Building and Zoning Permits

The Town of Brigham has been one of the fastest growing towns in the County. The following table shows recent growth trends compared to nearby Towns.

Table 8.2.4: Recent Development Activity

Town	Building Permits for New Residential Buildings		New Residential Lots		Acres of A-1 Land that has been Rezoned	
	2004	2005	2004	2005	2004	2005
Brigham	13	13	12	9	77.46	97.7
Ridgeway	2	11	13	1	141.56	5.018
Arena	10	12	8	6	114.96	91.67

Source: Iowa County Planning and Development

8.2.5 Land Divisions

Brigham has an adopted land division ordinance (Ordinance #4.01). The current minimum lot size in the Town of Brigham is 5 acres for residential zoning purposes. There are no special provisions for clustered or conservation-style subdivisions within the subdivision code.

8.2.6 Equalized Values

According to the Wisconsin Department of Revenue, in 2005 the assessed value for real estate in the town was \$84,658,000. This represents a 10% increase in real estate value from 2004 (\$76,743,300).

8.3 Opportunities for Redevelopment

As with most rural communities without a traditional central business district, there are few opportunities for redevelopment in the traditional sense. However, the quarry located off Reeson Road has been identified as suitable for short-term reclamation and possibly reserved for recreation or other non-intensive uses.

8.4 Land Use Conflicts

A potential future conflict is the growth of residential development near active agricultural operations. A related conflict is the level of services that new residential development will expect from the Town, which historically offered a basic level of services consistent with low density and rural development patterns.

There is some need for land conservation entities operating in the Town to educate landowners about their activities, plans, and status. Many residents have different opinions about how these organizations operate and some public education may ease tensions or clarify issues.

8.5 Land Use Projections

The Wisconsin Department of Administration projects household growth in the Town of Brigham to increase over the next 20 years. If these estimates hold, Brigham can expect nearly 150 new housing units by year 2030.

The projected residential land use requirements through year 2030 are shown in Table 8.5.1 below. The calculations utilize an estimated residential acreage consumption of 14.3 acres/unit as estimated in 2005. If this current density is maintained into the future, over 2,000 acres could be expected to convert to new residential development before 2030.

The “Market Adjustment” figure doubles this estimate to account for increases in residential demand that may occur over time. This factor is an important planning tool if the Town decides to identify areas for preferred residential growth.

Table 8.5.1: Residential Land Use Projections (2030)

	Value
Households 2000	335
Projected New Households	147
Projected Total Households 2030	482
Average Acres per Residential Parcel (2005)	14.3
Projected New Acres (Baseline) 2030	2102
"Market Adjustment"	4204
<i>Derived from DOA Household Estimates and Iowa County GIS Data</i>	

Any non-residential growth would likely be limited to areas surrounding future interchanges, and the planning process will further identify feasibility and public support for such growth. These projections will be updated at that time.

It is likely that most non-residential uses will continue to develop in the Village of Barneveld. Agricultural land is the likely candidate for residential conversion and will decrease slightly with new development.

8.6 Future Land Use Districts

These Future Land Use Categories are used to describe the intent of each district depicted on the Future Land Use Map. Often, they forecast a zoning district or other implementation tool (such as overlay district) to implement the Future Land Use Map.

8.6.1 Prime Agricultural Areas

These are areas of Class I, II, and III soils. Structural development on these lands is prohibited by the Town’s Building Site Ordinance.

8.6.2 Environmental Areas

This district includes areas where special protection is required because of unique landscape, topographical features, wildlife, or historical value. They often contain the best remaining woodlands and wetlands, wildlife habitats, undeveloped shorelands and floodlands, groundwater recharge and

discharge areas in the town. The areas on the Future Land Use Map specifically include wetlands and floodplains. Development on these lands is restricted by state and county regulations.

8.6.3 Managed Open Space

The lands within this district may include lands that are owned or managed by the Wisconsin DNR (State of Wisconsin), or other state agencies or private entities, such as the Nature Conservancy or land trusts. In general, these lands are not proposed for development and are intended to remain free of development.

8.6.4 Rural Lands

This district includes areas in which agricultural and certain compatible low intensity uses are encouraged as the principal use, including limited residential development. This district will maintain highly productive agricultural lands by limiting encroachment of non-agricultural development, minimizing land use conflicts among incompatible uses and minimizing public service costs associated with non-agricultural development.

8.6.5 Residential

A residential district includes land uses where the predominant use is housing. Zoning for residential use may permit some services or work opportunities or may totally exclude business and industry. One type could include single-family homes that are detached, free-standing residential structures. The density should be no more than one dwelling unit per five or more acres. Another district could allow farming on parcels smaller than 40 acres while maintaining the ability to develop non-agricultural structures such as housing, but not to exceed one house per five acres.

8.6.6 Commercial

A commercial district includes uses that are business related including retail or light industrial. Commercial districts may also include areas of intense commercial development along major transportation routes, close to interchanges. Commercial A would, for the most part, be transparent. These commercial uses would include household occupations allowable in many zoning districts. Commercial B would include structures dedicated to the sale of goods or merchandise for personal or household consumption, such as neighborhood stores. Commercial C would include manufacturing of goods for consumer sale. In many cases these uses may be light industrial in producing products proposed for end users rather than for use by other industries, and include such things as feed mills, carpentry shops, or farm implement dealers.

8.6.7 Commercial Overlay District

This overlay will be used in areas forecast for new commercial development that may potentially contain Class I, II, or III soils where such development is otherwise prohibited. These areas were selected due to compatibility with surrounding land uses (often commercial) and primary access to transportation corridors and population centers. Properties within the overlay may be subject to commercial development through land owner petition following appropriate review and public comment. Types of commercial development encouraged for these areas include types B and C described above. Ordinarily, commercial development will be prohibited unless the proposed lots have direct access to county or state highways.

8.7 Land Use Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

8.7.1 Protect rights of landowners and residents.

The Town will utilize consistent policies and procedures, which are fair to all landowners and residents and encourage a sense of community among these individuals, while preserving public health, welfare, and the Town's character. Landowners, residents and Town officials will work together, using the comprehensive plan and ordinances, to enable orderly development, while assuring taxes received and services provided are in balance.

8.7.2 Follow and implement this Comprehensive Plan.

Recognizing the hard work and dedication of numerous groups, individuals and organizations, this comprehensive plan shall be implemented to realize the desired improvements. Development decisions will be consistent with the adopted plan, as required by State Statutes. Where recommended by this plan, the Brigham Town Board will update ordinances, assign tasks, or develop ad hoc committees to increase the likelihood of successful goal achievement, protection of residents' rights, preservation of land values and aesthetic appeal, and satisfactory delivery of town services in an efficient and cost effective manner. A procedure for reviewing and then amending this plan is provided within the plan in order to keep the document current and usable.

8.8 Land Use Policies & Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- 8.8.1** Prohibit new residential building sites on Class I, II, III soils.
- 8.8.2** Restrict building in wetlands, shoreland areas and floodplains (per state statutes and county codes).
- 8.8.3** Allow up to 4 land divisions per parent property every five years, being the act of subdividing larger property to create a new parcel, lot or tract of land that is less than 40 acres. A parent property shall be that tract of land as described on a recorded deed on file with the Iowa County Register of Deeds prior to the effective date of this plan. The five-year time period is intended to require a minimum of five years between the effective date of a second land division of a parent property. Any dispute over alleged building sites or rights transferred with divided property shall be resolved by the affected property owners, not the Town, and shall be resolved prior to Town action on any request impacting any such property.
- 8.8.4** Consider commercial development at Highway 18/151 access points and County Highway ID corridor where commercial development might be allowed on Class I, II, III soils. Update standards for this exception within the Building Site Regulations (Ordinance 4.06) to enable.
- 8.8.5** Discourage development on steep slopes. Require special mitigation techniques for development on slopes greater than 20%.

- 8.8.6** Maintain 5-acre minimum lot size for all new residential lots.
- 8.8.7** Prohibit new subdivisions defined as land divisions creating five (5) or more parcels or building sites within a five-year period.
- 8.8.8** Encourage new development to follow conservation-based guidelines:
- a. Provide vegetative buffers between building sites and sensitive environmental areas.
 - b. Preserve mature trees, vegetation, and other attributes that relate to the site's history or natural character.
 - c. Restore degraded environmental areas, such as streams, prairies and wetlands.
 - d. Encourage Best Management Practices (BMPs) for storm water management and erosion control.
- 8.8.9** Review the driveway ordinance (Ordinance 3.01) for possible revision incorporating input from emergency service providers, residents, and other interested parties, as deemed appropriate.

