

CHAPTER 8: Land Use

66.1001 (2)(h) Wis. Stat:

Land Use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based, The element shall 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 of areas to which service of public utilities and communities facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

The purpose of this chapter is to compile an inventory of existing land use patterns, and establish the goals, objectives and policies which will be used to guide public and private actions concerning future land use and development. These goals, objectives and policies should express ideas that are consistent with the desired character of the community and the other chapters of the Comprehensive Plan.

Section 8.1 Existing Land Use

To plan for the future land use and development in Amherst Junction, it is important to consider and understand existing land uses and past development. The existing land use inventory, Table 8.1 and Map 8.1, are snap shots of how different land uses were distributed across the Village in 2004.

Table 8.1: Existing Land Use in the Village of Amherst Junction, 2004

Existing Land Use	Acres	Percentage
Small Lot Residential	56.1	7.2%
Two to Four Unit Residential	2.7	0.4%
Large Lot Residential	112.9	14.4%
Commercial	11.9	1.5%
Industrial	26.4	3.4%
Institutional	0.6	0.07%
Agriculture	322.6	41.2%
Park	36.9	4.7%
Transportation (ROW)	126.3	16.1%
Vacant	85.9	11.0%
Total	782.2	100%

Source: Village of Amherst Junction and Portage County Planning and Zoning Department.
Existing land use is classified based on the primary use of a parcel

A. Residential Land Uses

In 2004, the Village of Amherst Junction had 171.7 acres of residential land, representing 22% of all land in the Village. Amherst Junction residential uses were broken down into three categories: Small Lot Residential, consisting of single family residential uses on lots smaller than 1.5 acres; 2-4 Unit Residential, which included residential uses greater than single family; and Large Lot Residential, consisting of single family residential uses on lots 1.5 acres or larger in size. The majority of residential land use is single family. In 2004, 169 acres were devoted to single-family homes, and only 2.7 acre was devoted to multiple family homes.

B. Commercial Land Uses

Commercial land uses occupied 11.9 acres (1.5%) of land in 2004. Commercial uses are generally defined by less intensive, business uses such as retail or office.

C. Industrial Uses

Industrial land uses occupied 26.4 acres (3.4%) of land in 2004. Industrial uses are generally defined as more intense uses such as manufacturing, processing, etc.

D. Institutional Land Uses

Institutional land occupies 0.6 acres (0.07 %) of Village land. Institutional uses include lands owned and used by the Village.

E. Park Land

The Village contains 36.9 acres of park land, in two parks: an approximately 20 acre portion of the County-owned Lake Emily Park located at the western edge of Amherst Junction, and 3.4 acres in Nelson Park, located in the center of the Village, just west of the downtown area. A 1.3 mile portion of the Tomorrow River Trail also runs through the center of Amherst Junction, accounting for the final 13.6 acres of park land.

F. Agricultural Land Use

Agricultural land is the largest existing land use category, containing 322.6 acres, or 41.2% of all land. This category is applied to a property if it is devoted primarily to agricultural practices.

G. Transportation (right-of-way)

The Village of Amherst Junction has 126.3 acres of right-of-way, of which 53.6 acres (42%) are accounted for by the construction of re-aligned US Highway 10, which runs for 1.18 miles through the heart of the Village.

H. Vacant

Parcels classified as vacant were those that contained no structures or apparent use (including agriculture) in 2004. Vacant land in Amherst Junction accounts for 85.9 acres, or 11% of land area. Some of these vacant parcels may be developable; others are within an existing residential neighborhood and are too small to be built upon. In some cases two vacant adjacent lots could be combined to create one larger buildable lot.

Map 8.1: Existing Land Use

Section 8.2 Land Use Trend Analysis and Projected Land Use

A. Trends in Land Use

Table 8.2 details the land use calculations from the 1980 Village Development Guide and the 2004 land use from this plan. The 2004 land use has been condensed to approximate the categories used in the previous plan. For the actual existing land use distribution, please see Table 8.1 and Map 8.1 above.

Table 8.2: Amherst Junction Land Use Trends

Existing Land Use	1979 Acres	2004 Acres
Residential	38.8	171.7
Commercial	2.2	11.9
Industrial	4.0	26.4
Public / Semi-Public	20.3	37.5
Transportation	46.5	126.3
Agriculture	358.1	322.6
Water	13.2	~
Vacant / Idle	155.3	85.9
Total	638.4	782.2

Source: Village of Amherst Junction, Portage County Planning & Zoning Department

The Village of Amherst Junction has seen a jump in population over the last 30 years, and is currently projected to increase by approximately 104 people by the end of the planning period (2020). The number of housing units within the Village has increased to more than 110 units (2000), and it is anticipated that an additional 32 housing units will be needed for the planning period.

B. Trends in Land Values

Table 8.3 below describes the increase in the equalized values for the different property types, as compiled by the State of Wisconsin Department of Revenue.

Table 8.3: Equalized Property Values, Village of Amherst Junction

Type of Property	1980		1990		2000	
	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$1,773,000	54%	\$3,707,000	55%	\$10,247,000	72%
Commercial	\$380,000	11%	\$1,034,000	15%	\$1,233,000	9%
Manufacturing	\$0	0%	\$960,000	14%	\$2,191,000	15%
Agricultural	\$841,000	25%	\$519,000	8%	\$129,000	1%
Swamp and Waste	\$0	0%	\$0	0%	\$1,000	0%
Forest	\$0	0%	\$0	0%	\$27,000	0%
Other	\$0	0%	\$0	0%	\$200,000	1%
Personal Property	\$311,000	9%	\$460,000	7%	\$240,000	2%
Total Value	\$3,305,000	100%	\$6,680,000	100%	\$14,268,000	100%

Source: Wisconsin Department of Revenue Statistical Report of Property Valuations, 1980, 1990, 2000

Section 8.3 Land Use Conflicts, Issues, and Conclusions

A. Existing land use conflicts

Outside of a strong concern over the safety of semi-truck traffic within the Village, there are no existing land use conflicts identified by the Plan Commission.

B. Potential land use conflicts

1. Uncertainty with the land use that will evolve in the area adjacent to re-aligned USH 10;
2. Lingering safety concerns with the continuation of semi-truck traffic through the Village;
3. Potential for conflicts between residential and agricultural land uses;
4. Annoyance of train whistles within the Village beyond what is necessary or required.

C. Land Use Issues and Conclusions

1. Give close scrutiny to annexation requests – don't let Village get too big.
2. The projected growth of Amherst Junction's population to 406 persons by the year 2020 will result in additional land being converted to residential and/or commercial use. The large amount of land available for urban-type development within the Village limits should be sufficient to meet land needs to the year 2020.

Section 8.4 Land Use Goals, Objectives and Policies

A. Goal: Provide a balance of land uses to serve existing and future residents of the Village

B. Objectives

1. Seek to maintain the desirable rural/small-town characteristics of the Village, while allowing for growth of the community.
2. Encourage safe and attractive development; ensure that the development site is physically suited to the proposed use (e.g. soils suitable for on-site waste disposal); apply sound design and landscape principles in the planning, layout and construction of new development.
3. Ensure that proposed uses are reasonably compatible with surrounding uses; give consideration to the opinions of neighboring landowners and interests of the Village in general.

C. Policies

1. Support land uses that primarily serve local community needs
2. Provide criteria and direction for protection and developing land.

Section 8.5 Future Land Use Recommendations

Table 8.4 below and Map 8.2 illustrate the Future Land Use recommendations of the Village of Amherst Junction Comprehensive Plan, and identifies how development should proceed in the future to meet the Village's goal of encouraging a pattern of community growth and development that will provide a quality living environment. Future development should be encouraged in an orderly pattern adjacent to and compatible with existing development. Land Use recommendations include both immediate and long range planning recommendations to be implemented.

Map 8.2: Future Land Use Recommendations

The long range Land Use Plan recommendations are not considered to be inconsistent or in conflict with the Village’s existing zoning map because they will be implemented over the course of the planning period as development proposals and land use changes are presented to the Village for consideration.

Table 8.4: Future Land Use in the Village of Amherst Junction, 2020

Existing Land Use	2004 Acres	Percentage	2020 Acres	Percentage	Change 2004 to 2020	5-year Change Increment
Small Lot Residential	56.1	7.2%	86.8	11.1%	+30.7	+10.2
2-4 Unit Residential	2.7	0.4%	2.7	0.4%	0	0
Large Lot Residential	112.9	14.4%	202.7	25.9	+89.8	+29.9
Commercial	11.9	1.5%	94.1	12.0%	+82.2	+27.4
Industrial	26.4	3.4%	26.4	3.4%	0	0
Institutional	0.6	>1%	0.2	>1%	-0.4	-0.13
Agriculture	322.6	41.2%	205.5	26.3%	-117.1	-39.0
Park	36.9	4.7%	36.9	4.7%	0	0
Transportation (ROW)	126.3	16.1%	127.1	18.0%	+0.8	+0.27
Vacant	85.9	11.0%	0	0%	-85.9	-28.6
Total	782.2	100%	782.2	100%	~	~

Source: Village of Amherst Junction and Portage County Planning and Zoning Department.

A. Small Lot Residential

This category was created to include the majority of the older residential structures in the Village, especially those on smaller lots. This category is intended to allow those uses currently existing today to continue to exist into the future and not create further non-conforming uses. This category is not meant to constrain existing uses except that they remain residential. Detailed regulations, along with issues related to non-conformity, will be dealt with in the Amherst Junction Zoning Ordinance.

B. Two to Four Unit Residential

This category accommodates the multiple family homes that are scattered through the Village, and establishes the intensity of multiple-unit housing the Village considers consistent with its desired future residential mix.

C. Large Lot Residential

Lands within this category are intended for new single family residential construction, with a minimum lot size of 1.5 acres (excluding road right-of-way).

D. Commercial

Lands designated for future commercial in the Village are intended for such uses as retail, office, and other uses associated with low intensity commercial activities.

E. Industrial. Lands intended for low intensity industrial development.

F. Institutional

Land designated for future institutional use will include uses similar to those identified in 2004 (public buildings, public lands, post office, etc.).

G. Agriculture

The agriculture and idle future land use designation is intended to accommodate farming related activities and land not suitable for residential development.

H. Park

Existing park and recreational facilities within the Village are considered adequate for the duration of the planning period.

Section 8.6 Redevelopment and New Development Opportunities

A. Redevelopment Areas

There are no areas identified by the Plan Commission as appropriate for redevelopment.

B. Development Areas

1. Residential

Large Lot residential with a minimum lot size of 1.5 acres has been designated to the southwest of Lake Drive and on the north side, of what will become, in late 2004, old Highway 10 (Cty Rd KK) along with other designated areas on Map 8.2.

2. Commercial

Potential development areas for Commercial (retail, and office) consists of the southeastern part of the Village, east of the new USH 10, along with east of new USH 10 and south of Main Street (see Map 8.2).

Approximately 83 acres of land have been newly designated as commercial in the southeastern part of the Village. This area was designated as commercial in anticipation of the USH 10 on and off ramps. Highway commercial activities such as a gas station or convenience store would be the most likely activities in this area.

Also noteworthy is the small commercial area east of US Highway 10 and south of Main Street. The current use is agriculture, residential, institutional and commercial. The designation of commercial for the future land use is intended to allow for the continuation of this mixed use.

Section 8.7 Extraterritorial Area

A City or Village less than 10,000 population has the opportunity to include in their planning efforts the area of land 1½ miles beyond their existing corporate limits; this is called their extraterritorial area. The Village of Amherst Junction has a large amount of vacant land within its current (2005) boundary, and it is anticipated that the growth/development for this planning period will occur inside that boundary. While that may be the case, the Amherst Junction Plan Commission still must examine the extraterritorial area for any potential for development conflicts. The Amherst Junction Plan Commission and Village Board feel that the appropriate approach to extraterritorial planning is to work cooperatively with the Town of Amherst, and with consensus, follow the recommendation of the Town of Amherst's Land Use Element/Map.

Map 8.3: Exterritorial Area