

## **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 regulations, and present desired future development strategies, as created by the Village Plan Commission. These will be used to guide public and private actions concerning future land use and development. Future actions express ideas that are consistent with the desired character of the community and other chapters of the Village Comprehensive Plan.

### **Section 8.1 Existing Land Use**

The Village of Junction City is approximately 968 acres in size, primarily consisting of agricultural land, single family homes on narrow streets, a major roadway, a major railroad network and several manufacturing companies. Table 8.1 below details the existing land use in the Village. The Village has never had a land use plan or Village Subdivision Ordinance; thus, there are no planned development areas currently designated in the Village. There is no zoning in Junction City and residents do not foresee a need for it in the future.

**Table 8.1 Village of Junction City Existing Land Use, 2004**

<b>Existing Land Use</b>	<b>Acres</b>	<b>Percentage</b>
Single-Family Residential	77.6	8.0%
Multi-Family Residential	1.8	0.2%
Mobile Homes	7.5	0.8%
Commercial	12.3	1.3%
Industrial	9.1	0.9%
Institutional/Governmental	37.2	3.8%
Park	36.4	3.8%
Agriculture	492.1	50.9%
Road/Railroad Right-of-way	81.7	8.4%
Vacant	211.9	21.9%
<b>Total</b>	<b>967.6</b>	<b>100.0%</b>

*Source: Village of Junction City and Portage County Planning & Zoning Department*

#### A. Residential

In 2004, the Village of Junction City had 86.9 acres of residential land, equaling 9% of total land area within the Village. Residential units are mainly located north of USH 10. However, there are some single family houses located along the south side of USH 10 in the eastern portion of the Village. Single family homes accounts for nearly 78 of these acres. Mobile homes account for 7.5 acres, located in the south central portion of the Village, south of the current USH 10. Multi-family accounts for the remaining housing land use, on approximately 2 acres located mainly in the center of the Village.

#### B. Commercial

Commercial land use accounts for 12.3 acres, or 1.3% of total land use in the Village. This includes retail, office, and services. The primary commercial area is located along Main Street (USH 10), east of the north-southbound railroad tracks. However, there is some commercial activity west of these railroad tracks.

While there is some land available for expanding commercial development, both natural constraints and lack of population deter an increase of commercial activity in Junction City.

#### C. Industrial

Industrial land use accounts for 9.1 acres, or 0.9% of the total Village land use. The majority of industrial uses (including Central Waters Brewery, Fliss Feeds, and Hub City Doors) are located along Main Street. However, some manufacturing, such as Quality Kitchens, is located behind the residential and commercial buildings on the south side of the USH 10/Main Street corridor.

#### D. Institutional/Governmental

Institutional and Governmental land use for Junction City includes Kennedy Elementary School, the Army Reserve Center, three churches, one cemetery, and the post office. There is also a Village water tower located in the southern part of the Village Park, and a cell tower and railroad communication tower south of USH 10. This land accounts for 37.2 acres, or 3.8% of the total land area in the Village.

#### E. Parks

The Village of Junction City has one park located within its boundary consisting of 36.4 acres, or 3.8% of the total land area.

#### F. Agriculture

Agriculture is the number one land use in the Village of Junction City, with 492.1 acres, or nearly 51% of the total land area. This includes a combination of non-irrigated cropland (412 acres); agricultural structures (barns, silos, etc, 6.5 acres); permanent pasture (5 acres); and confined animal operations (5.1 acres).

#### G. Right-of-Way

Transportation right-of-way land uses include Village and County roads, USH 10, and railroad networks. The railroad network in the center of the Village takes up a large amount of land. Combined, both of these types of right-of-ways account for 81.7 acres, 8.4% of the land in the Village.

Map 8.1: Existing Land Use

## H. Vacant

There are several vacant and open sites located throughout the Village. These vacant parcels are classed as having no structures or apparent use to them. Some of these parcels are in the urbanized area, but the majority of these lands are away from the urbanized area of the Village. These vacant lands account for 212 acres in the Village of Junction City, or 22% of the total land use. A portion of these vacant areas do not have good development potential, including areas just north of First Street West; north and northeast of Third Street West; and east of Chapley Avenue.

## **Section 8.2 Land Use Trend Analysis and Projected Land Use**

### A. Trend Analysis

There currently is not a lot of growth or activity occurring within the Village of Junction City. The top four land uses currently in the Village are: agriculture, vacant land, road/railroad right-of-ways, and residential. The Village has been losing population since 1980, but a more rapid loss has occurred in the most recent years. Residential building has been slow, averaging less than one house per year from 1990 to 2002.

### B. Projected Land Use

The Village Plan Commission feels that not much growth will occur in the Village of Junction City over the planning period. However, if growth does occur in the Village, it is anticipated to be residential and business development along the eastern and western edges of the Village. Residential growth in the eastern portion is foreseen east of Chapley Avenue. There will be limited growth to the north because of wet soil conditions.

The new route for USH 10 will possibly be constructed parallel to North Limits Road, along the northern edge of the Village. The Wisconsin DOT has projected construction of this facility in 2009.

### C. Trends in Land Values

Table 8.2 below describes trends in equalized value for the different property types in Junction City between 1980 and 2000, as compiled by the State of Wisconsin Department of Revenue.

**Table 8.2 Equalized Property Values, Village of Junction City**

Type of Property	1980		1990		2000	
	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$3,505,000	70%	\$4,224,000	62%	\$8,770,000	76%
Commercial	\$753,000	15%	\$1,789,000	26%	\$2,041,000	18%
Manufacturing	\$62,000	<1%	\$44,000	<1%	\$79,000	<1%
Agricultural	\$370,000	7%	\$329,000	5%	\$128,000	1%
Swamp and Waste	\$0	0%	\$0	0%	\$1,000	<1%
Forest	\$0	0%	\$0	0%	\$69,000	<1%
Other	\$0	0%	\$0	0%	\$114,000	1%
Personal Property	\$332,000	7%	\$398,000	6%	\$352,000	3%
<b>Total Value</b>	<b>\$5,022,000</b>	<b>100%</b>	<b>\$6,784,000</b>	<b>100%</b>	<b>\$11,554,000</b>	<b>100%</b>

Source: Wisconsin Department of Revenue Statistical Report of Property Valuations, 1980, 1990, 2000; < = less than

The value of residential units more than doubled between 1990 and 2000, while the value of commercial property only grew by 14% during the same time. Agricultural property values fell by 61% during the 1990's. This was primarily caused by the implementation by the State of Wisconsin of "use value assessment" on agricultural lands.

### **Section 8.3 Development Limitations**

1. Land in northern part of the Village is on the wetter side, so there will be limited growth.
2. There is a limited water supply in the Village, limiting new high capacity water usage developments.

### **Section 8.4 Land Use Issues**

#### **A. Existing Land Use Issues**

- The negative impacts associated with the potential construction of USH 10 route along the northern edge of the Village.

#### **B. Potential Land Use Issues**

- The railroad tracts split the Village into quadrants, creating safety and health concerns for residents.
- The Village does not see any potential land use conflicts other than USH 10 and the railroad

### **Section 8.5 Land Use Goals, Objectives and Policies**

Goal 1: Provide a balance of land uses to serve existing and future residents of the Village.

Objective 1: 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.

Objective 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.

Goal 2: Maintain the small community atmosphere in the Village.

Policy 1: Support land uses that primarily serve local community needs.

### **Section 8.6 Future Land Use Recommendations**

Table 8.3 below and Map 8.2 illustrate the Future Land Use recommendations for the Village of Junction City's 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.

Map 8.2: Future Land Use

**Table 8.3: Future Land Use in the Village of Junction City, 2020**

Existing Land Use	2004 Acres	Percentage	2020 Acres	Percentage	Change 2004 to 2020	5-year Change Increment
Single-Family Residential	77.6	8.0%	105.6	10.9%	+28	+9.3
Multi-Family Residential	1.8	0.2%	1.8	0.2%	0	0
Mobile Homes	7.5	0.8%	7.5	0.8%	0	0
Commercial	12.3	1.3%	16.6	1.7%	+4.3	+1.4
Industrial	9.1	0.9%	9.1	0.9%	0	0
Institutional/Governmental	37.2	3.8%	37.2	3.8%	0	0
Park	36.4	3.8%	36.4	3.8%	0	0
Agriculture	492.1	50.9%	461.7	47.7%	-30.4	-10.2
Road/Railroad (ROW)	81.7	8.4%	82.5	8.5%	+0.8	+0.26
Vacant	211.9	21.9%	n/a	0.0%	-211.9	-70.6
Natural Areas	n/a	0.0%	209.2	21.6%	+209.2	+69.7
<b>Total</b>	<b>967.6</b>	<b>100.0%</b>	<b>967.6</b>	<b>100.0%</b>	~	~

Source: Village of Junction City and Portage County Planning & Zoning Department

Future development and redevelopment should be encouraged in an orderly pattern adjacent to and compatible with existing development, while taking into account the land's ability or inability to embrace and sustain development. Although the Village has been losing its population base over the past several years, it is especially important for the Village to have a plan directing possible future growth and redevelopment since there is no zoning in the community.

Land Use recommendations for the Village of Junction City include both immediate and long range planning recommendations to be implemented, while striving to keep its quaint community atmosphere. The long-range Land Use Plan recommendations will be implemented over the course of the planning period as development proposals and land use changes are presented to the Village for consideration.

#### A. Residential

Residential growth is possible on both eastern and western edges of the Village, intended mainly for single family homes. The eastern growth is anticipated to occur in a northeast direction.

#### B. Commercial

The Village Plan Commission neither promotes nor discourages commercial/industrial development within the Village of Junction City. Commercial growth is predicted to occur on both the eastern and western edges of the Village. In addition, the Plan Commission would also like some basic services in the Village, such as laundromat, hair salon, sandwich/ice cream shop, etc., to be located on Main Street.

#### C. Agricultural

Agricultural lands will be farmed for as long as possible, until they either become idle or are converted to an urban use.

#### D. Transportation and Right of Ways

WisDOT plans on rerouting USH 10 from the Amherst area, east of Stevens Point, to the City of Marshfield, west of Stevens Point, for faster access. Junction City lies in the path between Stevens Point and Marshfield. The Wisconsin DOT has proposed a route to go just north of Junction City, along North Limits Road, with access points at State Highway 34 North and South. See the Transportation chapter of this plan for details on USH 10 relocation.

#### E. Natural Areas

Natural areas in the Village of Junction City are classified as being lands that are designated as undeveloped, or are unsuitable for development, including DNR wetlands.

#### **Section 8.7 Redevelopment and New Development Opportunities**

Redevelopment of the Village trailer park is needed due its current poor condition. Some of the current single family houses throughout the Village are in need of some refurbishment, also due to their poor condition.

#### **Section 8.8 Extraterritorial Area**

A City or Village with a population less than 10,000 has the opportunity to include in their planning efforts the area of land 1 ½ miles beyond their existing corporate limits; which is called their extraterritorial area. The Village of Junction City has a large amount of vacant land within its current 2004 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 Junction City Plan Commission still must examine the extraterritorial area for any potential development conflicts.

Map 8.3: Village of Junction City Extraterritorial Jurisdiction