

LAND USE ELEMENT

Introduction

What will the Town of Garfield look like in ten, twenty, even fifty years? Whether or not the Town changes rapidly or slowly, change is inevitable. And change does not have to be a bad. Planning for the future should be looked at as a way for communities to plan for the success of goals that will affect their vision of the community.

Although it may not always be obvious in some communities, change is inevitable. According to, "Guide to Community Planning in Wisconsin", Planning is a way to improve local decisions that affect land. Good land use planning can:

- Provide a way to make more informed decisions
- Coordinate individual decisions and actions so that development decisions complement each other rather than detract from one another
- Provide facts on current conditions and trends
- Assist communities in evaluating future development proposals in light of community objectives
- Explore alternatives
- Provide a common framework for dealing with community change

Community Survey Results

According to the community survey, the majority of residents realize that the Town of Garfield is going to grow and that the growth should be managed. This includes utilizing design standards and ordinances for residential development. While the majority of residents feel that minimum lot sizes should be increased, they also describe the most ideal residential development as single family homes on 1-5 acres lots.

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 shows 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 services of public utilities and community 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.

§66.1001(2)(h), Wis Stats

Some selectively chosen results from the community survey that pertain to the Land Use element are listed below:

What is your opinion towards future growth and development in the Town?

We need to support and encourage growth and development	34	9.60%
The Town is going to grow, but we need to manage it	186	52.54%
We need to slow down the rate of growth and development in the Town	34	9.60%
I would like to see the Town of Garfield stay the way it is	80	22.60%
Not sure	20	5.65%

When asked if the Town should develop and promote design guidelines, covenants, or standards for residential development, 24.36% strongly agreed, 38.97% agreed, 20.34% disagreed, and 9.29% strongly disagreed, while 6.28% had no opinion.

How would you rate current efforts by the Town to regulate and guide development?

Too much planning and too many regulations	44	12.94%
About the right amount of planning/regulations	120	35.29%
Not enough planning and regulations	55	16.18%
No opinion	121	35.59%

When asked if the Town should implement larger minimum lot sizes, 23.94% strongly agreed, 33.33% agreed, 19.09% disagreed, 8.48% strongly disagreed, while 15.15% had no opinion.

When asked if the Town should implement smaller lot sizes, 5.30% strongly agreed, 11.48% agreed, 38.32% disagreed, 25.86% strongly disagreed, while 18.69% had no opinion.

Which of the following options best describes your ideas on the optimal size of parcels/lots for new residential development?

Single family scattered on 35+ acres lots	31	9.90%
Single family scattered on 5+ acres lots	102	32.59%
Single family on 1-5 acres lots	113	36.10%
Cluster type development	36	11.50%
Smaller lots served by community sewer/septic and water systems	31	9.90%

Land Use Public Workshop

Instead of conducting a regular SWOT Analysis, the Town of Garfield Plan Commission, along with representatives from Stevens Engineers facilitated a public land use workshop on November 6th, 2007 to gather direct input from the public. About twenty people attended the workshop, which consisted of a PowerPoint slideshow on Land Use and two group activities followed by general discussion.

Group Activity #1 involved an open discussion with residents on what the most important land use issues facing the Town over the next 20-years were. Each participant was given paper to write down their thoughts while residents took turns around the room voicing their opinion on the most critical issues facing the Town today. The following are examples of responses that were given.

- Design standards/mobile homes
- Need to determine space desirable for recreation/tourism (for supplemental income).
- Preserving farmland
- Preserving wetlands, forests, lakes
- Good people
- Prime farmland
- Placement of residential development
- Eutrophication of lakes
- Loss of green space around lakes
- Lack of sewer systems
- Lack of enforcement of county ordinances
- Drugs
- Loss of 'neighbors' or 'community pride'
- Lack of young people
- Costs of services
- Preserve 'personality' of Garfield
- Rental property – trailer homes

Other discussions included the negatively perceived affects to a community after providing low income housing (crime, drugs, dilapidated buildings, etc.). Farmland preservation and the preservation of rural character were easily identified as the biggest concern. Other concerns were regarding the protection of natural resources, local economy, and population increase.

Additional comments received after the meeting included the lack of enforcement by Polk County on conservation related issues, such as run-off and erosion, and also on safety, such as enforcing the speed limits. Other comments included the encouragement of clustering homes that share water and septic services for future development in order to preserve open space and protect natural resources. Concern about the effects of large farms in the Town were also mentioned, specifically regarding water quality, fertilizers, herbicides, odor, and their effect on neighboring farms. Finally, additional comments included data from the community survey and the need for the Town of Garfield to base their decisions on the opinions and values of the citizens.

Group Activity #2 was a cognitive mapping exercise which was designed to allow each participant to show how they would want the Town of Garfield to look in twenty years. Participants were given existing land use maps as well as some land use projections.

Each land use was assigned a different color marker to allow participants to draw accordingly on the map. There were four land uses available; Agriculture/Open Space, Private Forest, Low Density Residential, and High Density Residential. The goal was to portray a map showing how the Town of Garfield could absorb the projected population growth without compromising the characteristics that make the Town of Garfield unique. Participants were also asked to show with red marker where any new commercial development should be located.

The results of this activity showed mixed opinions on where future housing should be located, but gave a general idea of where the Town would prefer to place any future commercial development, which would be along the State Trunk Highway 65 corridor in the south central portion of the Town. For residential development, participants had mixed opinions about the preferred density and location of future residential development. For the most part, residents felt that new residential development should be hidden from the open space along roads, should not disrupt the local agriculture, and should not harm the natural resources. With this, the Plan Commission was able to identify areas for residential growth based on existing development, land cover, and soil capabilities. In order to preserve lake shores and prime farmland which have not been developed yet, the Town identified areas in the central and Southwest corner of the Town for future residential development. Many of these areas have already been somewhat developed and also exist in areas of heavy vegetation. The concept was that future residential development could be hidden in the trees from the view from the road.

Existing Land Use

Table 8.1 (below) shows the breakdown of assessed acres in the Town of Garfield according to the Department of Revenue. The table shows the changes in land uses between 2003 and 2006. Government land use is high because it takes into consideration local, county, and federal government lands. Government, agricultural, swamp, and forest lands all decreased between 2003 and 2006 while the number of residential land increased dramatically.

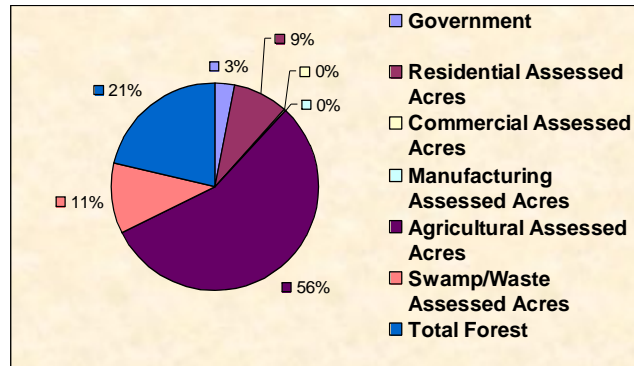
Table 8.1 – Department of Administration Land Use Data

Year	Government	Residential Assessed Acres	Commercial Assessed Acres	Manufacturing Assessed Acres	Agricultural Assessed Acres	Swamp/Waste Assessed Acres	Total Forest	Total Assessed
2003	682	1,607	13	0	11,662	2,262	4,459	20,685
2004	661	1,751	13	0	11,539	2,269	4,392	20,625
2005	623.48	1,779	13	0	11,596	2,256	4,423.68994	20,691.17
2006	623.83	1,812	14	0	11,580	2,253	4,411.68994	20,694.52
Change	-58.17	+205.00	+1.00	0.00	-82.00	-9.00	-47.31	(X)

Source: Wisconsin Department of Revenue

Figure 8.1

Figure 8.1 (right) shows the acres of each land use in 2006. While there is concern over the amount of residential development in the Town of Garfield, actual assessed residential acres represent less than 10% of the land use.



Existing land use represents how the land is used by people. The Town of Garfield existing land use map was created by interpretation of 2006 aerial photos and referencing the Town of Garfield Tax Roll. Uses were generally distinguished by parcels size. High density residential, for example, consisted of groups of parcels about 4 acres or less. Low density parcels were typically between 35 and four acres in size. Agricultural/open space and private forest were generally 35 acres or larger. (See Existing Land Use Map).

Residential

Residential land use in the Town of Garfield was given to parcels which were about 4 acres in size or less and were clustered with other lots of similar size in which some of the lots already have a home built on them. The majority of this land use consists of Lake Front Property and subdivisions. The main lake front properties exist around Lake Wapogasset, Big Lake, Bear Lake, and Basswood Lake. Other subdivisions include parts of Section 18 and the Wanderoos area.

Rural Residential

Rural Residential land use in the Town of Garfield was given to parcels which were between about 4 and 35 acres in size and contained a house or were next to an existing house. Exceptions were made for smaller lots with existing homes that were secluded and not located near any other houses.

Commercial

All lands used for commercial purposes; including wholesale and general retail, financial institutions, indoor recreation and entertainment. For the purposes of this plan, any land uses considered industrial also fall under commercial. All of the commercial land uses in the Town were identified from the tax role. Parcels with any commercial assessed property were entirely identified as commercial in order to make their appearance well known on the map. This means that commercial assessed land does not necessarily comprise the majority use on some of the parcels.

Because the Town of Garfield has a lower population and Wanderoos is no longer a viable Village, the commercial land uses are scattered throughout the Town. There are no areas in which commercial properties have been grouped together. Most of the commercial land uses are home-based businesses.

Agricultural/Open Space

These areas include all land under cultivation for row crops, small grains, and hay as well as any structures associated with a farming operation that includes residence, barns, and other outbuildings. Also included are lands not currently under agriculture such as pasture, fields under the conservation reserve program, and prairie. For the Town of Garfield, this land use generally was given to parcels about 35 acres or greater in size and were not heavily forested.

According to the Program on Agricultural Technology Studies, farms and forests continue to dominate Wisconsin despite population growth and development pressures. In 2005, more than four out of every five acres of private land was either covered in forest or used for agricultural production. In contrast, developed lands, including residential, commercial, and manufacturing, accounted for only 9 percent of all private lands. Although farmland and forest lands are on the decline, development is not entirely making up the difference. Of the land that was taken from farmland and forest lands, about half was developed, leaving the other half as fallow, undeveloped ground. St. Croix County is part of one of the three areas in Wisconsin which are losing agricultural lands at a fast rate. In recent years, Wisconsin has developed a number of policies in order to preserve these working lands. Use-value assessment or land-use taxation has been a main component of this. Over the past six years, farmland has been assessed by its value in production, and not its value on the open market.

According to the Polk County Land Use Plan, there were 12,611 acres of agricultural and vacant land in the Town of Garfield in 2000 (12,484 acres were assessed as agricultural).

Between 1991 and 1993, 66.1% of the land cover was agriculture, the third highest in Polk County. The Town was estimated to have 93 farms in 1990 and 87 in 1997, a -6.5% change. In comparison, the Town of St. Croix Falls had a -51.7% change. The Town of Garfield was estimated to have 30 dairy farms in 1989 and 17 in 1997, a -43.3% change. Between 1990 and 1997, the Town had 553 acres sold out of agriculture. The average value of an acre continuing in agriculture was \$799. Surprisingly, the average value of an acre converted out of agriculture was \$477 (in Polk county between 1990 and 1994, the average value of an acre continuing in agriculture was \$595 while an acre sold out of agriculture was \$799). In 1990, 20.2% of the population lived on a farm and 13.1% of adults worked on a farm.

Private Forest

This land use was given mostly to parcels 35 acres or larger in size and had forests as their major land cover. These parcels may have residential developments on them, but not to the point where it disrupts the land cover.

Conservation/Recreation

All lands used for recreation, including public and private recreational lands, and lands for active recreational pursuits such as golf, parks and campgrounds. Parcels that fall under this land use include all public property as well as the Lake Wapogasset Bible Camp.

Land Supply

The Town of Garfield, like most rural municipalities, has an abundance of available land supply. However, there are a handful natural and man-made factors that influence development. These include soil limitations, current land cover, and existing public utilities.

Soil Limitations (See Soil Limitations Map)

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The USDA Polk County Soil Survey identifies soil limitations for various types of buildings. These limitations are labeled as slight, moderate, and severe. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Land Cover (See Current Land Cover Map)

As described in the Agricultural, Natural, and Cultural Resources Element; a great deal of land in the Town of Garfield is covered by surface water, wetland, or floodplain. These lands are not viable to develop, but contribute a great deal of financial, environmental, aesthetic, and recreational value to the Town.

Public Utilities (See Community Facilities Map)

As described in the Utilities and Community Facilities Element, the only public utilities that exist in the Town of Garfield consist of the Lake Wapogasset Sanitary District. The sanitary district is discussed in further detail in the Utilities and Community Facilities Element.

Land Demand

Table 8.1 (below) breaks down the number of acres per capita for each land use classification in the Town of Garfield. By dividing the existing land uses by the population, one can calculate the acres per capita. This information can help us predict future land demand in particular land uses.

Table 8.1 – Acres per Capita

Land Use Type	Acres per Capita (2005)
Government	0.39
Residential	1.14
Commercial/Manufacturing	0.008
Manufacturing	0
Agricultural	7.43
Swamp/Waste	1.446
Forest	2.836

Source: Stevens Engineers, Inc.

Table 8.2 shows trends in the number of building and housing permits issued in the past three years.

Table 8.2 – Trends in Issued Permits in the Town

Year	Building Permits Issued	Housing Permits Issued
2005	59	23*
2006	50	18*
2007	48	19*

Source: Town of Garfield

*Estimated number based on permit description

Land Prices

Table 8.3 shows recent real estate sales in the Town of Garfield and surrounding area. These real estate sales include both residential and land only sales. Based on the land sales in the past three years in the Town of Garfield, the average value of an acre lies between \$4,500 and \$5,000.

Table 8.3 – Town of Garfield Land Sales

Township	Property Type	Total Acres	Total Real Estate Value	Price Per Acres	Date Conveyed
Garfield, Town of	Land and Building	1	\$187,900	\$187,900	30-Nov-07
Garfield, Town of	Land only	14	\$150,000	\$10,714	27-Dec-06
Garfield, Town of	Land only	27	\$157,500	\$5,833	25-May-06
Garfield, Town of	Land only	10	\$56,000	\$5,600	18-May-07
Garfield, Town of	Land only	19	\$96,200	\$5,063	7-Dec-06
Garfield, Town of	Land only	14	\$62,000	\$4,429	17-Aug-06
Garfield, Town of	Land only	75	\$262,500	\$3,500	28-Dec-07
Garfield, Town of	Land only	10	\$7,500	\$750	25-Aug-05
Garfield, Town of	Land only	64	\$36,600	\$572	28-Jun-06
Garfield, Town of	Land only	74	\$9,533	\$129	13-Sep-07
Garfield, Town of	Land and Building	0	\$159,900	\$0	12-Oct-07
Garfield, Town of	Land only	0	\$6,000	\$0	4-Oct-07

Source: Polk County

Table 8.4 (below) shows examples of recent real estate sales in municipalities that neighbor the Town of Garfield.

Table 8.4 – Neighboring Land Sales

Township	Property Type	Total Acres	Total Real Estate Value	Price Per Acres	Date Conveyed
Osceola, Town of	Land and Building	1	\$215,000	\$215,000	20-Dec-07
Osceola, Town of	Land and Building	1	\$179,900	\$179,000	29-Nov-07
Osceola, Town of	Land and Building	3	\$330,000	\$110,000	8-Oct-07
Lincoln, Town of	Land and Building	1	\$98,600	\$98,600	19-Oct-07
Osceola, Town of	Land and Building	5	\$185,000	\$37,000	8-Oct-07
Osceola, Town of	Land and Building	3	\$46,000	\$15,333	15-Oct-07
Lincoln, Town of	Land and Building	38	\$295,000	\$7,763	5-Nov-07
Osceola, Town of	Land only	4	\$30,000	\$7,500	10-Oct-07
Lincoln, Town of	Land only	60	\$244,375	\$4,073	1-Oct-07
Lincoln, Town of	Land only	11	\$35,000	\$3,182	18-Oct-07

Source: Polk County

Opportunity for Redevelopment

Redevelopment opportunities are parcels of land that had been previously developed and built upon, but are not abandoned or underutilized. Because the Town is mostly rural and undeveloped, there is little opportunity for redevelopment. The only possible areas for redevelopment include unincorporated Villages of Wanderoos and Deronda. The Wanderoos area contains known or perceived areas of contamination (brownfields).

Existing/Potential Land Use Conflicts

There are no existing land use conflicts. Residents have expressed concern about the following potential conflicts:

- Multi-family housing in rural areas
- Motorized recreation in rural areas
- Residential development within intense agricultural areas
- Increased Traffic along local roads
- Increased Lakeshore development degrading environmental quality

Private Property Rights

Property owners do not wish to be told what they can and cannot do with their land. The intent of this plan is to respect private property rights by showing the entire

planning process and making the rationale behind land use decisions that are made on a local level, translucent to the public. If a landowner disagrees with the existing land use map, future land use map, or any other part of this plan, they have the right to petition the Town to amend the document. Any amendments would occur through a public process, including a public hearing (see Implementation Element).

Projections

By using the acres per capita figures we calculated when looking at land demand, we can calculate the number of future residential land needed in the Town. Table 8.4 shows the additional acreage needed to accommodate the projected population growth in the Town. Between 2005 and 2025, about 450 acres will be converted to residential land use. Based on the land use trends shown in Table 8.1, the majority of new residential land will come from existing agricultural land, as well as some forest land. Please note that these projections account for only land that is assessed as residential. For example, a new home constructed in the middle of a five acre field would account for a small amount of space (residentially assessed acres), but the location of the house may force the entire field to be un-farmable.

Table 8.4 – Future Residential land use

Future Residential Land Use Needs based on population projections	Total Acres Needed					
	2005	2010	2015	2020	2025	(2005-2025)
Projected Population	1,560	1,676	1,778	1,871	1,957	
Residential Acres	1779	1,910.64	2,026.92	2,132.94	2,230.98	
Additional Acres Needed	(X)	131.64	116.28	106.02	98.04	451.98

Source: Stevens Engineers, Inc.

Table 8.5 (below) shows the same projections for commercially assessed acres. Based on the number of acres per capita of commercial land in 2005; the Town is looking at an extremely small increase in commercial land.

Table 8.5 – Future Commercial land use

Future Commercial Land Use Needs based on population projections	Total Acres Needed					
	2005	2010	2015	2020	2025	(2005-2025)
Projected Population	1,560	1,676	1,778	1,871	1,957	
Commercial Acres	12.48	13.41	14.22	14.97	15.66	
Additional Acres Needed	(X)	0.93	0.81	0.75	0.69	3.18

Source: Stevens Engineers, Inc.

The Land Use projections were developed by calculating the acres per capita from the 2006 assessment for residential and commercial land uses and from the trends shown in Table 8.1. Assuming that the number of acres assessed as government remains relatively the same, the Town is looking at a large increase in swamp/waste and residential land and a large decrease in agricultural land. One possible explanation for the high increase in swamp/waste land is the leftover land from residential development which is no longer farmed.

Table 8.5 – 5 year land use projections

Year	Government	Residential Assessed Acres	Commercial Assessed Acres	Agricultural Assessed Acres	Swamp/Waste Assessed Acres	Total Forest	Total Acres
2005	623.48	1,779.00	12.48	11,596.00	2,256.00	4,423.69	20,690.65
2010	623.48	1,910.64	13.41	10,876.16	2,824.14	4,442.82	20,690.65
2015	623.48	2,026.92	14.22	10,175.69	3,384.86	4,465.48	20,690.65
2020	623.48	2,132.94	14.97	9,485.54	3,945.57	4,488.15	20,690.65
2025	623.48	2,230.98	15.66	8,803.44	4,506.29	4,510.81	20,690.65
Percent Change (2005-2025)	0.0	+25.40	+2.55	-24.08	+99.75	+1.97	0.0

Source: Stevens Engineers, Inc.

Preferred Land Use (See Preferred Land Use Map)

A Preferred Land Use (or Future Land Use) Map is a community's visual guide to future planning. It is meant to be a map of what the community would like to happen. The map is not the same as a zoning map or an official map and is not a prediction of the future. The preferred land use map brings together most if not all of the elements in the comprehensive plan. Compared to the existing land use map, there are two new land use classifications.

Along with the public workshop, the Town of Garfield Plan Commission met several times to discuss the Preferred Land Use Map. Based on the discussions and the input from the public participation process, the following recommendations were developed to guide future land use decisions for the Town of Garfield:

- Land use decisions and policies should preserve prime farmland.

As mentioned in the Agricultural, Natural, and Cultural Resources Element, the Ubet flats consist of class II soils and make up some of the best farmland in the region. At the same time, these same soils have the fewest limitations for development, and therefore, are the cheapest and easiest areas to build houses. In order to protect this agricultural resource as well as limit any future land use conflicts, the Town has identified roughly a two mile radius around the southern tip of Bear Lake as preferred farmland preservation ground.

- Land use decisions and policies should attempt to conceal and concentrate future residential growth

Up to this point, the residential development in the Town has been fairly random, concentrating mostly around lakes and the Wanderoos area. Preferred future residential development would best be located within wooded areas and around existing development. This would allow the Town to preserve open space, prevent further fragmentation of the land, limit cost of services, and maintain the aesthetic appeal of the Town. Homes tucked into vegetated areas which do not

disrupt the countryside are more favorable than homes in the middle of a no longer viable field with little to no vegetation surrounding them.

- Land use decisions and policies should increase conservation and recreational land uses.

The Town of Garfield currently contains a diverse variety of conservation and recreational land that includes private, local, county, and state owned land. However, because lakefront property continues to be in demand, the Town would prefer to protect lakes that haven't already been completely developed around, such as Bear and Big Horseshoe Lake. In addition, being able to connect existing conservation/recreation lands would maximize the environmental benefits of these land uses as well as the recreational opportunities available to the Town.

- Land use decisions and policies should consider the Dresser to Amery trail as a non-motorized recreational trail.

This is not necessarily considered a land use and the Town has little influence on how the trail is developed. But the future development of Dresser to Amery Trail will be for recreational purposes that exclude the use of motorized vehicles, such as motorcycles, ATV's and snowmobiles. In order to be consistent with this type of trail, land use decisions within proximity to the trail need to take into consideration activities that would disrupt the trails amenities. When developed, these will include such characteristics as peacefulness, aesthetics, and level of human activity.

Land Use Regulations

The Town currently has no general zoning, either with the county or its own. If the Town of Garfield decides that general zoning ordinance is necessary, it can either join County Zoning or create its own zoning.

Join County Zoning:

By adopting county zoning, Polk County would cover the cost for administration. Polk County currently has three major land use ordinances:

1. Comprehensive Land Use Ordinance

The Comprehensive Land Use Ordinance was adopted by the County in 1971 and has been considered long out of date. The County's zoning ordinance identifies ten land use districts.

- Residential District
- Agricultural District (A-1)
- Exclusive agricultural District (A-2)
- Conservancy
- Restricted commercial District (C-2)
- Commercial District (C-1)
- Industrial District (I-1)
- Restricted industrial District (I-2)
- Recreational District

- Forestry District

2. Subdivision Ordinance

Polk County established a subdivision ordinance as part of its land use regulations on July 1, 1996. These regulations provide an overlay district on top of the regular zoning ordinance. Polk County defines subdivisions as the division of a piece of property that results in one or more parcels or building sites that are five acres or smaller in size. According to the County Statute, Town comprehensive plans will be given review consideration, but the responsibility for enforcing the plans belongs “primarily” to the Town. Also included in the County language is requirement that developers proposing subdivisions complete and submit to the County a “town government checklist,” which takes roads, culverts, surface drainage, erosion control, and soil permeability standards into consideration.

The Town is currently in the process of developing a subdivision ordinance which includes a complete developer’s packet. This ordinance would address Town goals relating to the housing element.

3. Shoreland Zoning Ordinance

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain whichever distance is greater.

The Town of Garfield does not have a more restrictive ordinance. According to the Community Survey, almost 82% of respondents believe that the Town should implement shoreland/lakefront protection.

Create own zoning:

The Town could write its own zoning ordinance after being approved by the County Board. Any Town ordinance needs to be as restrictive or more restrictive than existing County ordinance. Local zoning would give the greatest amount of control over zoning decisions. Disadvantages of this would be that the Town would be forced to cover the administration costs, which would include a zoning administrator (part-time) and enforcement (including legal expenses).

Goals, Objectives, Policies, and Programs

Goal: Encourage land uses that will maintain the Town’s rural character and agricultural heritage.

Objectives:

- Maintain consistency in land use planning
- Respect private property owner’s rights
- Separate incompatible land uses

- Promote orderly growth
- Allow commercial development along major transportation corridors
- Encourage public participation
- Land use decisions and policies should attempt to conceal and concentrate future residential growth
- Land use decisions and policies should consider the Dresser to Amery trail as a non-motorized recreational trail.
- Land use decisions and policies should preserve prime farmland.
- Land use decisions and policies should increase conservation and recreational land uses.

Policy

- Discourage subdivision development next to existing agricultural farmsteads
- Protect undeveloped lakeshore property from dense residential development
- Educate landowners on available land use options
- Require use of multiple housing designs in a subdivision
- Discourage subdivision development on productive farmland

Programs

- Develop and adopt Town subdivision ordinance as soon as possible which addresses design standards, conservation subdivisions, and encourages development patterns which are consistent with this plan.
- Review and update for consistency with this plan as rules and regulations change
- Draft, adopt, and enforce a public nuisance ordinance
- Look into creating a Town zoning ordinance. Should the Town decide to create a zoning ordinance, the following statements are given to reflect the content of the ordinance:
 - A Town zoning ordinance should restrict non-farm residential development to areas with soils classed IV through VII (as described in the Polk County Soil Survey) in order to preserve prime farmland (primarily the Ubet Flats)
 - Any zoning ordinance should be created based on the preferred land use map identified in this plan