

# Land Use

## Major Findings

1. Agriculture and open land account for more than 92% of the land in the Town of Marshfield.
2. About 584 acres, or 6.4% of the area of the Town are either a farmette or residential parcel.
3. The Town issued 27 single-family building permits between 2003 and 2008 that were in the \$100,000 and \$300,000+ price range.
4. It is likely that the number of acres used for agricultural production will slowly decrease as land is converted to more intense uses, such as residential, commercial, and industrial.

## Recommendations

1. Agricultural lands are an important land use that should be promoted and encouraged.
2. The Town of Marshfield should limit the number of lots created by a Certified Survey Map (CSM) involving parcels that split-off land from farmfields, especially in areas that are zoned exclusive Agriculture.

## Goals, Objectives, Policies, and Programs

*Note: The following objectives are not the only ones that relate to land use in the Town of Marshfield. There are objectives and, in some cases, policies and programs, in the other elements of the Comprehensive Plan that also relate to land use).*

### Goals

1. The Town of Marshfield will address concerns of the majority of its constituent's to **preserve** the rural character and agricultural land use in the Town of Marshfield, and be consistent with the goals and purposes of the Wisconsin Livestock Facility Siting regulations and Working Lands Initiative.
2. Promote a sustainable land use pattern that maximizes compatibility between neighboring uses and allows the continuation and preservation of agriculture, forestry, and open lands.
3. Require the change of land uses that are contemplated by private or public entities (other than single family homes) to go through a Comprehensive Plan Amendment process.

### Objectives

1. **Consistency with Plan:** Require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan.
2. **Compact Development:** Residential subdivisions (five or more lots) will not be encouraged in the Town of Marshfield.
3. **Preservation of Farmland** Write or revise ordinances that minimizes consumption of agricultural land, limit the amount of non-farm land uses that could significantly impair or limit farming operations, and support preservation of farm fields in large, contiguous blocks. The following tools could be pursued:
  - a. **Platting limitations:** Establish limitations on the number of lots created by a certified survey map, based on the quality of soils and geographic conditions.
  - b. **Access Control Ordinance:** Write an access control ordinance that limits the number of access points on town roads, establishes rules on vision distance from curves or peaks of roads, and encourages shared entry locations.

- c. **Plat review policy:** Establish a plat review policy that gives the Town of Marshfield latitude to require adjustment to the location of proposed lots in a CSM or Subdivision to preserve large blocks of agricultural land and be consistent with an Access Control Ordinance.
4. **Site Plan Ordinance:** Write a site plan ordinance that requires the petitioner applying for a principal building permit to provide a scaled site plan that shows the elevation of the principal structure, setbacks from the roadway, side and rear lot lines, and any environmentally sensitive area on the lot, a stormwater drainage and erosion plan as required by Fond du Lac County ordinances, the location of a well and on-site-sewage treatment facility, width and cross-section of a private road, and adequate turn-around for emergency vehicles.
5. **Public Awareness:** Inform the public through the Town's website and notices through emails to public and private contacts that the Town of Marshfield will stringently enforce a Land Use Plan Amendment Process when a change in land use categories is proposed.

## Land Use Plan

*For existing land uses see Map 1 in the back of the Plan. For proposed land uses see Land Use Plan on page 5.*

- ❑ Slow growth will likely occur sporadically by the creation of parcel splits by certified survey map. This plan cannot predict who will sell their land in the next twenty years for development purposes. Because of this, the Land Use Plan does not visually identify a few sites but generally does not specific large areas of growth in five year increments.
- ❑ Table 3 projects the amount of land that could be absorbed for residential development in five-year increments over the next twenty years.
- ❑ The Land Use Plan for Marshfield shows future land uses. In some areas, the future land use is the same as the existing land use, while in other areas the land use is projected to change in the future.

## Future Land Use

- ❑ The Land Use Plan for the Town of Marshfield shows mainly existing land uses as they are today, with minimal changes expected in all land use categories.
- ❑ Land uses shown on the Land Use Plan (and Existing Land Use) legend(s) are generally described as follows:
  - **Farmette:** One-family home, possibly including a barn and outbuildings.
  - **Residential:** One-family residences
  - **Medium Residential:** Two-family residences
  - **Elderly Housing:** Homes occupied specifically for retired people
  - **Business:** Retail, food or beverage service, or office uses
  - **Industrial:** Manufacturing facilities, contractor storage, and office facilities and storage buildings related to industrial operations
  - **Quarries/Mining:** Extraction of non-metallic material
  - **Utilities:** Substations and other facilities associated with public or private utilities
  - **Government:** Town owned facilities
  - **Church:** Religious owned institutions
  - **Cemetery:** local church owned or publicly owned cemeteries
  - **Recreational:** County parkland
  - **Agricultural Transition:** Areas of the Town of Marshfield that are appropriate places for future residential development.
  - **Agriculture:** Farmland used for crops, including tree farms, pasture and livestock operations. This land use category may include a farmstead (as defined above) or individual

single-family homes scattered throughout the rural areas of the town (subject to this Comprehensive Plan and any existing or future land use ordinances).

- **Open Land:** Fallow or unused land, including vacant residential lots in subdivisions
- **Open Water:** Lakes, ponds, and streams
- **Transportation:** Highways, roads, and streets, public or private

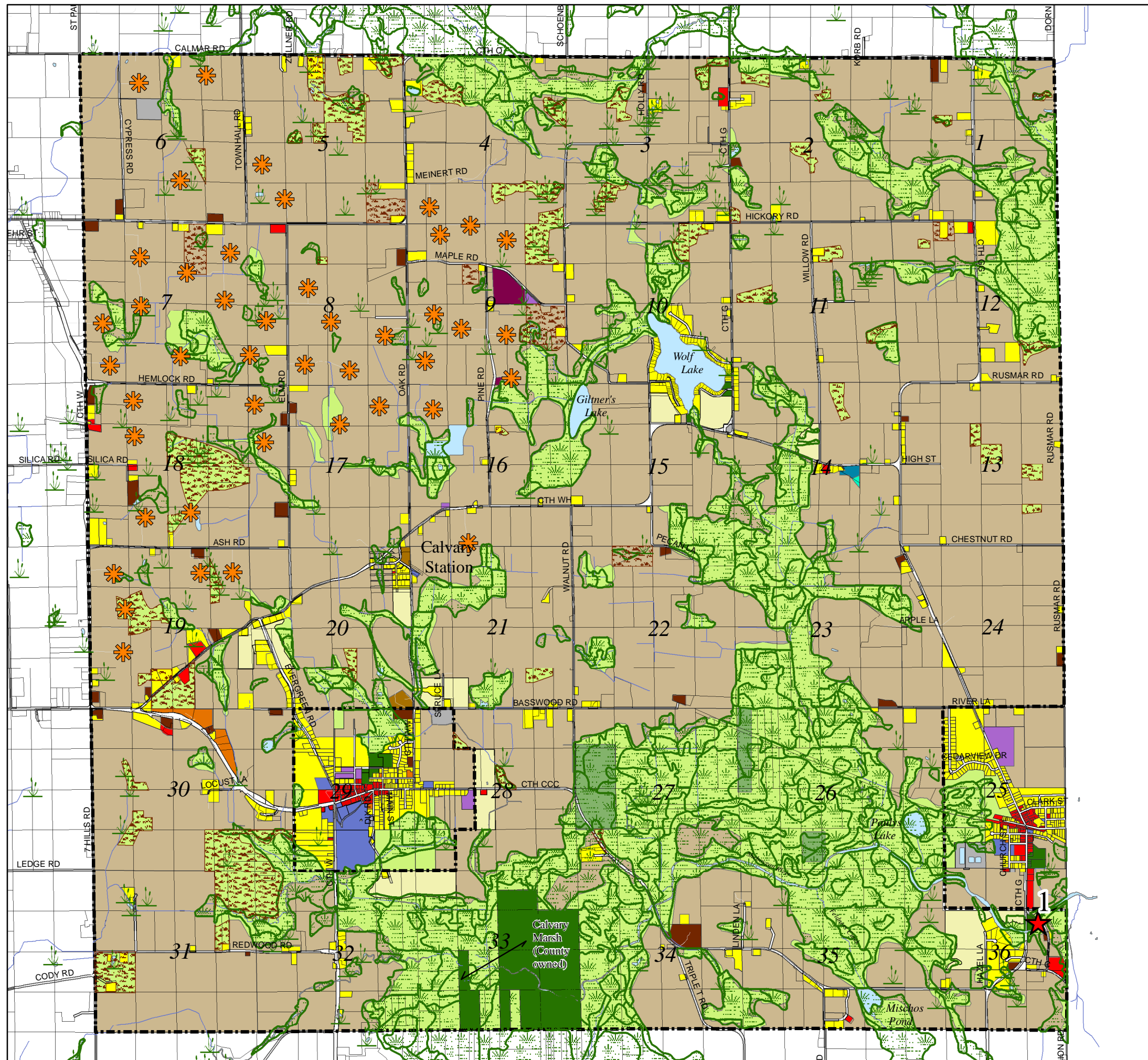
## Land Cover

- The Land Use Plan also shows land cover, the objective of which is to alert property owners and developers that natural resources or certain setbacks from those resources may restrict use of certain lands. The natural resources may be open water and wetlands, woodlands, or other topographic or geologic features.
- Woodlands can be developed as residential, but the environmental consequences of doing so – habitat destruction and the loss of air cleansing and cooling benefits of trees – should be considered.

# Town of Marshfield Land Use Plan



- Land Use Categories**
- Farmette
  - Residential
  - Medium Density Residential
  - Elderly Housing
  - Business
  - Industrial
  - Quarries/Mining
  - Utilities
  - Government/Institutional
  - Church
  - Cemetery
  - Recreational
  - State/Federal Recreation
  - Agricultural
  - Ag Transitional
  - Open Land
  - Open Water
- Coverages**
- Wetlands
  - Woods
- Historic Bridges
  - 1. Palm Tree Stone Bridge
  - Wind Turbines



The base map was created with data from Fond du Lac County Planning Department who in no event assumes any liability regarding fitness of use of the information and any application by others, is the responsibility of the user.

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## Background Information

### Land Use Characteristics

- Map 1 shows the existing land uses in the Town of Marshfield. Table 1 shows existing land use categories, including acreage, percentage of acreage by land use, and intensity/density.

**Table 1**  
**Existing Land Use**

(See the "Existing and Future Land Uses" section on Page 2 for definitions of the land use categories)

Category	Acres	%	Intensity	Density
Farmette	90.3	0.4	Low	Low
Residential	493.8	2.2	Low	Moderate
Medium Density	25.3	0.1	Moderate	Moderate
Elderly Housing	12.2	0.0	Moderate	High
Business	35.7	0.1	High	High
Industrial	3.6	0.0	High	High
Quarries/Mining	25.7	0.1	High	Low
Utilities	1.0	0.0	Medium	High
Government	1.1	0.0	Medium	Medium
Church	4.6	0.0	Low	Moderate
Cemetery	1.2	0.0	N.A.	N.A.
Recreational	257.4	1.1	N.A.	N.A.
State/Federal Recreation	126.5	0.5	N.A.	N.A.
Ag Transitional	329.1	1.4	Low	Low
Agricultural	14,570.7	66.3	Low	Low
Open Land (wetlands and woods)	5,279.1	24.0	N.A...	N.A.
Open Water (lakes, ponds, and rivers)	578.1	2.6	N.A...	N.A.
Transportation	114	0.5	N.A.	N.A.
<b>Total Acres</b>	<b>21949.4</b>			

Source: Town of Marshfield and Martenson & Eisele, Inc.

- Intensity is the degree to which a land use impacts the community. Along a scale of intensity, industrial activities are generally more intense compared to single family homes, which is low. Intensity is considered, however, in two ways: the overall land use and the specific type of land use at a particular location. An example would be a large feedlot and a small cheese factory. The type of agricultural – a feedlot that covers many acres, may generate odors and noise and would have greater impact on the town than a small industrial land use with limited activity.
- Density is the degree to which the facilities associated with a general land use cover the land. A mobile home park would obviously have a higher density than a single family subdivision.
- Table 1 illustrates that Agriculture and open land account for more than 90% of the land in the Town of Marshfield.
- Recreational land includes a four acre County Park on Wolf Lake, with the remainder of the 257 acres being in the "Saint Cloud State Wildlife Area" that lies between the Villages of St. Cloud and Mt. Calvary.

## Trends in the Supply, Demand, and Price of Land

### Agricultural

- ❑ Approximately 14,571 acres, or 66% of the land area, is currently used for various agricultural purposes.
- ❑ Some of the current agricultural land will eventually transition to more intense land uses, primarily residential.

### Residential

- ❑ Table 1 identifies 584 acres, or 6.4% of the area of the town, as either being a farmette or residential parcel.
- ❑ Table 2 shows that 27 building permits were issued by the Town for residential dwellings between 2003 and 2008.
- ❑ All of the permits for new dwellings were for single-family homes.
- ❑ The permit values ranged from less than \$100,000 to more than \$300,000. (Building permit values represent the *cost of construction, not the market value* of the total property.) A little over half of the homes issued were between \$200,000 and \$300,000+.

**Table 2**  
**Residential Building Permits and Construction Value**

Permits for Units by Value (in thousands)						
Year	Type	<\$100 Units	\$100 - \$150 Units	\$150 - \$200 Units	\$200 – \$300+ Units	Total Units
2003	Single-Family	0	1	1	2	4
2004	Single-Family	0	1	3	3	7
2005	Single-Family	0	2	1	3	6
2006	Single-Family	0	0	2	1	3
2007	Single-Family	0	0	1	4	5
2008	Single-Family	0	0	0	2	2
	<b>TOTAL</b>	0	4	8	15	27

Source: Town of Marshfield

Note: The Town of Marshfield did not issue any housing units with two or more families from 2003-2008.

### Commercial and Industrial

- ❑ Business and industrial lands are widely scattered throughout the town and cover only 39 acres or less than 1-percent of the total land area.
- ❑ Quarry operations account for 28 acres of land in the town.

## Conflict Between Adjacent Land Uses

### Within the Town of Marshfield

- ❑ Rural residential development can create a conflict between farmers and new residents over agricultural practices that create noise and odor.

### Wind Generation Farm

- ❑ Although wind farms are a land use, they are typically located on farmfields and are leased, so there is no actual acreage associated with these utilities.

- ❑ The Town of Marshfield, along with neighboring Town of Calumet, is the site of a large wind farm, called the Blue Sky Green Field Wind Farm. Blue Sky, which opened in 2008, consists of 88 Vestas Wind Systems. The turbines are approximately 262 feet tall, and reach 397 feet tall when the 134-foot blade is faced upwards.
- ❑ Because these wind systems can generate sound decibels and other negative aspects for nearby residents, there has been much debate around the state as to what setback standards should be applied.
- ❑ Because of concerns by town residents regarding these wind turbines, the Town established a Wind Turbine Committee to 'monitor' or 'mediate' issues that residents have concerning the turbines.

### **Between the Town of Marshfield and Adjacent Towns and the Village of St. Cloud and Village of Mt. Calvary**

- ❑ The Town of Marshfield is not aware of any conflicts and has excellent relationships with adjacent towns and the Village of St. Cloud and Village of Mt. Calvary.

### **Limitations on Development**

*These topics are discussed in more detail in the Agricultural, Natural, and Cultural Resources element.*

#### **Farmlands**

- ❑ Prime farmlands, as depicted on Map 3, should be preserved as much as possible.

#### **Topography**

- ❑ In some areas of the town, topography may present limitations on development.

#### **Environmental Characteristics**

- ❑ Water-related resources are highly regulated. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources. This is especially important because wetlands cover a relatively large portion of the town (especially between the Villages of Mt. Calvary and St. Cloud).

#### **Soils**

- ❑ Soils and wetland areas cause limitations to development in certain portions of the town.
- ❑ Before property is purchased and developed, a buyer should be strongly urged to consult soils maps and those who can properly interpret what they mean.

### **Land Use Projections**

#### **Agricultural**

- ❑ The amount of land in the town that is wetlands limits the amount of agricultural land.
- ❑ It is likely that the number of acres used for agricultural production will slowly decrease as land is converted to more intense uses, such as residential, commercial, and industrial.
- ❑ Nonetheless, agriculture will continue to be a major business in the town for many years.

**Residential**

- ❑ Table 3 shows the residential land projections for Marshfield. They are based on population and household projections of the Wisconsin Department of Administration (WDOA). “Households per Acre” is a calculation by Martenson & Eisele, Inc. of the ratio of households to residential acreage in 2000. That ratio is then used in future years to project residential land area requirements.
- ❑ Based on the projections and calculations in Table 3, the population is projected to decrease by 24 people if the 2009 estimate is accurate, even though the number of households are projected to increase by 16 units. It is the opinion of the Town of Marshfield that State population and housing numbers have been underestimated.
- ❑ If future residential growth occurs on lots larger or smaller than 1.25 acres per unit (on an average), more or less land will be absorbed. The amount of land absorbed will also depend upon what regulations are adopted by the Town to control residential development.

**Table 3  
Residential Land Use Projections**

Year	Projected WDOA Population	Projected WDOA Households	Projected Persons/ Households	Households per Acre*	Additional Acres ***	Total Add'l Acres
<b>2000 Actual</b>	1,118	373	3.00	--	--	--
<b>2010</b>	1,133	397	2.85	--	--	--
<b>2009 Est.</b>	1,157	--	--	--	--	--
<b>2015</b>	1,136	405	2.80	1.25	10	10
<b>2020</b>	1,140	410	2.78	1.25	6	16
<b>2025</b>	1,140	413	2.76	1.25	4	20
<b>2030</b>	1,133	413	2.74	1.25	0	20

Source: U.S. Census and Wisconsin Department of Administration

\* “Households per Acre” for 2010-2030 is fixed value based on 2009 ratio of residential acreage to number of housing permits issued in the past nine years plus 2000 housing census number.

**Commercial**

- ❑ Because the State of Wisconsin has projected a decreasing population from 2009 to 2030, the demand for more businesses would not exist. If any businesses would be established in the area, it would likely develop in sewered areas within the Villages of Mt. Calvary or St. Cloud.

**Industrial**

- ❑ The same situation would exist for industrial uses as commercial uses. Because the State of Wisconsin has projected decreasing population from 2009 to 2030, the expansion of industrial uses or the introduction of industrial uses in the Town of Marshfield would not likely occur. If any businesses would be established in the area, they would likely develop in sewered areas of the Villages of Mt. Calvary or St. Cloud.

## Development and Redevelopment Opportunities

### **Agricultural**

- ❑ The Town Land Use Plan identifies geographic areas where farming operations will be encouraged. This means that land uses other than agricultural uses will be highly discouraged but not prohibited. The Town should adopt ordinances that will require non-agricultural land uses to have the absolute minimum impact on farming practices.

### **Residential**

- ❑ Limited certified survey mapping to create buildable lots will be allowed but the size of the parcels may be restricted to minimize farmland absorption.

### **Commercial and Industrial**

- ❑ The Town of Marshfield cannot accommodate most commercial and industrial land uses because the Town cannot provide public sewer and water service. For this reason, the Town's Land Use Plan is not showing new commercial and industrial areas.
- ❑ The Town will strive to do whatever possible to support existing commercial and industrial uses that have not had adverse impacts on neighboring uses and have generated jobs for local residents.