

CHAPTER ELEVEN: LAND USE

Introduction

A very important aspect of comprehensive planning is the land use element. To understand how to use the land appropriately, the current use must be evaluated properly and then it should be determined if current practices are appropriate for local residents and the surrounding environment, or if changes need to be implemented. The other consideration for land use planning is the growth potential and direction the residents want to see the Town of Waubeek grow.

Current Land Use Characteristics

The Town of Waubeek has had a comprehensive zoning ordinance since 1978 and this ordinance has allowed for the orderly development of the various land uses.

The following is a list of current land use classifications based on the tax roll. See figure 11.1 for mapped areas.

- Agricultural
- Commercial
- County Land
- Managed Forest Land-Open & Closed
- Manufacturing
- Other
- Productive Forest Land
- Residential
- State Land
- Undeveloped

A breakdown of land use by acreage and percentage is listed in Table 11.1.

Table 11.1
Land Use in the Town of Waubeek

<u>Land Use</u>	<u>Acreage</u>	<u>Percentage</u>
Residential	315.2 acres	41.10%
Commercial/Industrial	249.6 acres	3.30%
Agricultural	2851.6 acres	37.20%
Undeveloped	420.1 acres	5.60%
Forest Land	2973.8 acres	36.90%
Public Land	807.5 acres	10.60%
Other	<u>29.0 acres</u>	<u>0.40%</u>
Total	7646.8 acres	100%

Future Land Uses

The existing zoning ordinance for the Town of Waubeek has the following categories:

- Residential District R-1
- Multi-Family Residential District R-2
- Business District B-1
- Industrial District I-1
- Conservancy District C-1
- Agricultural District A-1

The existing zoning ordinances for the Town of Waubeek are contained in Appendix C.

While these zoning ordinances have served the Town of Waubeek well, the Planning Commission is recommending that they be reviewed and updated as part of the implementation of this Comprehensive Land Use Plan.

An unofficial zoning and future land use map is shown in Figure 11.2, showing the approximate permitted land use areas in the Town of Waubeek. This map has not been officially updated since its creation but modifications through Town Board actions have been made. The Planning Commission recommends that a new updated official zoning map be created with more accurate boundaries and updated road and development plans included.

The only recommended major change to the existing zoning ordinances would be an increase in the minimum lot size for residential developments to 2 acres. Based on the public input and land use trends for housing and economic development, the existing zoning and future land use plan provides adequate land use availability for the next twenty years.

Maps showing natural limitations for building site development, floodplains, wetlands, are included in Chapter Three and Chapter Eight.

Goals

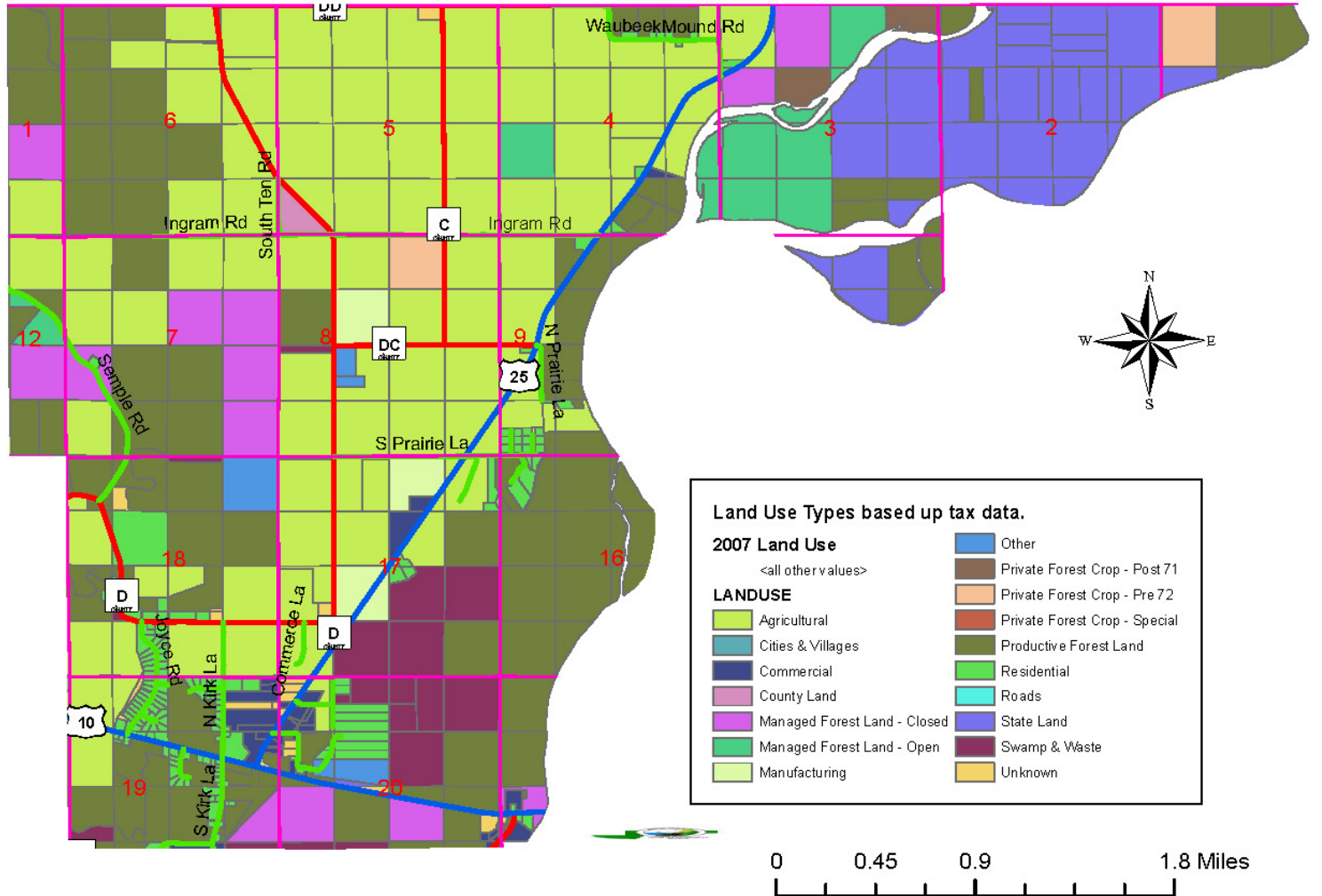
1. Periodically review trends in the housing, agricultural and economic development compared to proposed land uses identified in the Comprehensive Land Use Plan.

Objectives

1. Create an updated, digitally based zoning and future land use map.
2. Review and update current zoning ordinances.

Figure 11.1

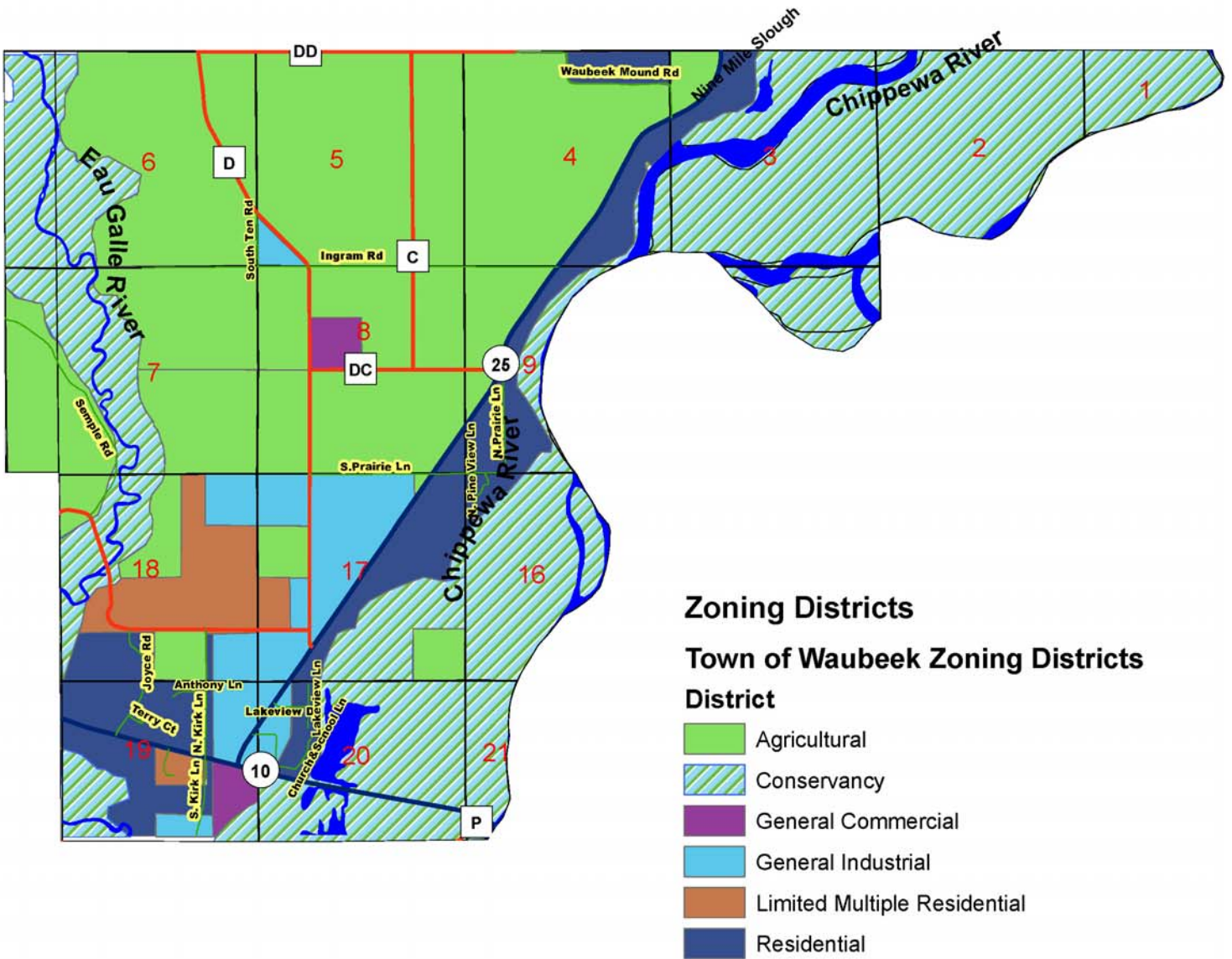
Town of Waubeek 2007 Land Use as Taxed



Map created using 2007 Pepin County tax database. Land Use code based upon majority of land use type within any one parcel.

Figure 11.2

Town of Waubeek Zoning Districts Future Land Use Plan



0 0.9 1.8 Miles



Map Created by Pepin County Land Management Office March 17, 2009