

CHAPTER 8 Land Use Element

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 natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which service 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.

The purpose of this plan's land use 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 express ideas that are consistent with the desired character of the community and the other chapters of this Comprehensive Plan.

Section 8.1 Existing Land Use

Table 8.1 and Map 8.1 illustrate the distribution of different land use categories across the Village.

Table 8.1: Village of Plover Existing Land Use Acreage, 2004

Existing Land Use Category	Acres	Percentage
Single Family Residential	1,609	27.0%
Duplex Residential (2 units)	101	1.7%
Multi-Family Residential (3+ units)	135	2.3%
Mobile Home	74	1.2%
Commercial / Office	293	4.9%
Industrial	429	7.2%
Institutional / Governmental	325	5.4%
Parks	137	2.3%
Agriculture	439	7.4%
Not Developable	380	6.4%
Transportation (Road & Rail ROW)	922	15.5%
Water	296	5.0%
Vacant	829	13.9%
Totals	5,969	100.0%

Source: Village of Plover and Portage County Planning and Zoning Department.

Existing land use will, to a great extent, determine the location and character of future development in the Village of Plover. Presently developed areas of the Town and Village of Plover will provide the framework around which future growth will occur.

A. Residential Land Use

Existing residential development is separated into single family, duplex, multi-family and mobile home categories. Single Family residential, the largest overall land use category, covers 1,609 acres, or 27% of the Village land area. Duplex residential (buildings with two dwelling units), accounts for 101 acres (1.7%) of Village land. Multiple family residential (three or more units per building) accounts for 135 acres, (2.3%). Mobile homes account for 74 acres (1.2%).

B. Commercial/Office Land Use

Commercial and office development accounts for 293 acres, or 4.9% of Village land area, and is concentrated in the Business 51 and Cty Rd B corridors.

C. Industrial Land Use

Industrial land use currently accounts for 429 acres, or 7.2% of Village area.

D. Institutional / Governmental Land Use

Institutional and Governmental land uses (Village buildings, school facilities, cemetery, churches, etc.) account for 325 acres, 5.4% of Village land area.

E. Park

Park land accounts for 137 acres, 2.3% of land area.

F. Agricultural Land Use

Agricultural land accounts for 439 acres (7.4%) of Village land area. Much of this is cultivated land located within the Golden Triangle area, in the south/central portion of the Village. Current owners of a large portion of the agricultural lands within the Village boundaries have expressed the desire to maintain their agricultural uses for an indefinite period of time. It is a possibility that these lands may not become available for urban development within the planning period.

G. Transportation (road and rail right-of-way)

This land use category includes all of the right-of-way within the Village, and at 920 acres, occupies 15.4% of the total Village area. Railroad right-of-way accounts for 64.5 acres, with the remainder (856 acres) being street and highway right-of-way.

H. Water

The Wisconsin River, Little Plover River (with the Springville Pond impoundment), Lake Pacawa and Lake Clar-Re, account for 296 acres, or 5% of area.

I. Vacant

In 2004, 853 acres (14.3%) of the Village were “vacant”. This designation was primarily applied to previously platted lots that contained no development and were considered developable in the future. This designation excluded agricultural lands.

Map 8.1: Existing Land Use

J. Not Developable

The Not Developable land use category, which accounts for 380 acres (6.4%) of Village area, includes environmentally sensitive areas (flood plain, wetlands, etc.) as well as areas utilized for storm water detention.

Section 8.2 Land Use Trend Analysis and Projected Land Use

The Village of Plover is a growing community that, while containing some area within its current borders for growth, will likely need to expand its borders to accommodate anticipated new development throughout and beyond the planning period. Table 8.2 compares the land use calculations from the 1992 Village Development Guide with the 2004 totals, and Table 8.3 compares overall Village development totals from the 1981 and 1992 Development Guides and the 2004 land use from this plan. The 2004 land use has been modified to approximate the categories used in the previous plans. For the actual existing land use distribution, please see Table 8.1 and Map 8.1 above.

Table 8.2: Village of Plover Land Use Trends

Existing Land Use	1991 Acres	2004 Acres	Change 1991 to 2004	
			Acres	Percent
Single Family Residential	1,125	1,609	484	43.0%
Two Family	33	101	68	206.1%
Three Family +	43	135	92	214.0%
Mobile Homes	106	74	-32	-30.2%
Commercial/Office	132	293	161	122.0%
Industrial	364	429	65	17.9%
Public / Semi-Public	98	325	227	231.6%
Parks	123	137	14	11.4%
Transportation	727	922	195	26.8%
Agriculture	641	439	-202	-31.5%
Water	208	296	88	42.3%
Vacant / Idle	1,420	829	-591	-41.6%
Total	5,020	5,969		

Source: Village of Plover, Portage County Planning & Zoning Department

Table 8.3: Village of Plover Development Trends

Existing Land Use	1981 Acres	1991 Acres	2004 Acres
Streets	350	660	858
Railroad	67	67	64
Total Developed	1,625	2,752	2,966
Total Undeveloped	3,002	2,268	3,003
Available for Development	2,601	2,060	1,268*
Total	4,627	5,020	5,969

Source: Village of Plover, Portage County Planning & Zoning Department

* “Available for Development” = Vacant + Agriculture land use areas; not all Agricultural lands will be actually available for urban development during the planning period.

A. Residential Land Use

As discussed in the Issues and Opportunities chapter of this Comprehensive Plan, the Village of Plover population increased by nearly 100% between 1980 and 2000. Table 8.2 illustrates the corresponding increase in acreage devoted to residential activities, which increased 47% between 1991 and 2004 (1980 totals for individual land use categories were unavailable).

B. Commercial Land Use

The Business 51 corridor was historically the center of commercial activity in Plover. Over the 13 years reflected in Table 8.2 commercial land use acreage has increased 121%, with a great deal of this occurring along Cty Rd B.

C. Industrial Land Use

Industry has migrated over time from the historic core along the railroad in the southern portion of the Village to several industrial parks across Plover. Future industrial activity is anticipated to occur in these Business Park locations. Industrial land use acreage increased by 18% between 1991 and 2004.

D. Agriculture

There has always been a large amount of agricultural land within the Village boundaries. Over time ag land has been converted to urban uses, however, 439 acres of Village land (7+%) remain identified as agriculture. The largest continuous portion of ag land lies within the Golden Triangle. Current owners of a large portion of the land within the Golden Triangle have expressed the desire to maintain their agricultural uses for an indefinite period of time. It is a possibility that these lands may not become available for urban development within the planning period. It is anticipated that nearly all of the land currently classified as agricultural within the Village will ultimately be converted to urban uses beyond the current planning period.

E. Trends in Land Values

Table 8.4 below describes the increase in the equalized values for the different property types, as compiled by the State of Wisconsin Department of Revenue.

Table 8.4: Equalized Property Values, Village of Plover

Type of Property	1980		1990		2000	
	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$76,744,000	70%	\$143,139,000	71%	\$331,273,000	64%
Commercial	\$11,240,000	10%	\$40,764,000	20%	\$144,859,000	28%
Manufacturing	\$8,029,000	7%	\$7,896,000	4%	\$20,835,000	4%
Agricultural	\$4,284,000	4%	\$1,937,000	1%	\$0	0%
Swamp and Waste	\$0	0%	\$0	0%	\$0	0%
Forest	\$0	0%	\$0	0%	\$0	0%
Other	\$0	0%	\$0	0%	\$0	0%
Personal Property	\$9,015,000	8%	\$7,390,000	4%	\$18,735,000	4%
Total Value	\$109,312,000	100%	\$210,126,000	100%	\$516,347,000	100%

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

Map 8.2: Village of Plover Potential Areas for Redevelopment and Infill

F. Redevelopment Areas (see Map 8.2 above)

- Katz property (SW corner of Hwy 54/ Business 51 intersection)
- Business 51 corridor (Cty Rd B to the north Village limits)
- Lokre site (SW corner of Cty Rd B / Interstate 39 interchange)
- Warehouse Specialist building (NW of the Cty Rd B / Interstate 39 interchange)

Each of these re-development areas is anticipated to be developed with commercial uses.

G. Infill Development Areas (see Map 8.2 above)

- 50 acres of land located on Hoover Avenue in the northeast corner of the Village, near Cty Rd HH, currently owned by the Stevens Point Area Public School District. This area is anticipated to develop as mixed use, with single-family residential and neighborhood commercial uses.
- 80 acres of land located along I-39 north of the Del Monte facility and Canadian National railroad, currently owned by Greg Kizewski. This area is anticipated to develop with industrial uses.
- Property within the “Golden Triangle” (bounded by Hoover Avenue, Maple Drive and STH 54), as well as adjacent land between Hoover Avenue and I-39, owned by the Worzella family. The Worzella’s philosophy is that farm land is important to them. They would take it out of agriculture if the right business came along, but would require like-size agricultural acreage somewhere else to continue their farming operation. This area is anticipated to develop either as mixed use with industrial and commercial uses or as institutional.
- Various properties north and south of Forest Drive in the southwest portion of the Village (excluding land owned by the Stevens Point Area Public School District). This area is anticipated to develop with single-family residential uses.

The following land areas are not considered to be developable within the next 15 years:

- 5 acres at the southwest corner of Forest Drive and Wilson Avenue
- North of Moodie/Helmrick/Okroy subdivision
- 40 acres on the southern edge of the Village which serves as a storm water detention area
- DNR-owned land on the north side of the Plover River (outside Village)
- Future new USH 10 interchange area

Section 8.3 Land Use Conflicts

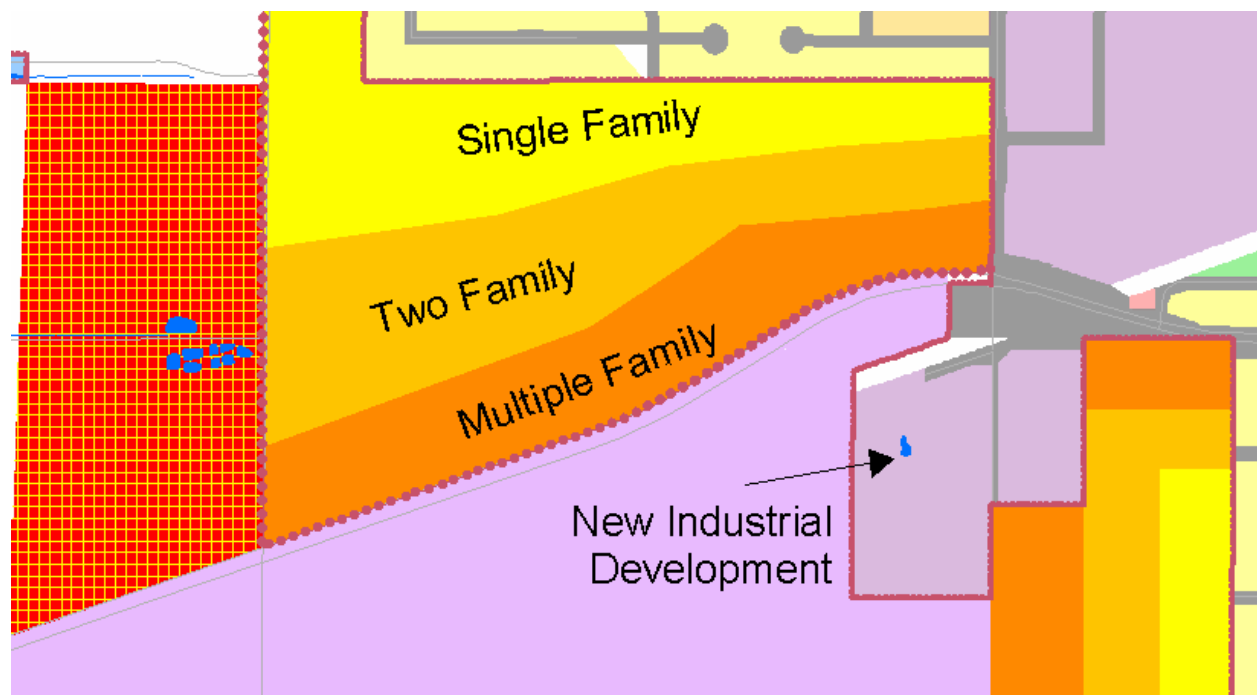
Land use conflicts occur when incompatible land uses are located adjacent to one another. Many of these conflicts occur when vacant land zoned for industrial or commercial development is proposed for development immediately adjacent to residential neighborhoods. Factors that create conflicts between residential properties and commercial or industrial uses include noise, traffic, odors, hours of operation, and lighting. In addition, certain residential property owners see duplex, multiple family and park uses as incompatible with single family residential development.

Land use conflicts are unavoidable, given past and existing zoning and development patterns within the Village. The Village utilizes the following methods to minimize land use conflicts when new developments are proposed:

A. Buffering

To minimize conflicts between residential and commercial or industrial uses, the Village has worked with developers to create land use buffers between single family and commercial and industrial developments. The buffers are a series of less intensive land uses radiating outward from the most intensive land use proposed. Figure 8.1 below illustrates the buffering concept. In this example, a new industrial development is proposed within the Village. Uses that are not as intensive as the proposed use are then proposed immediately adjacent to the industrial development. The further the distance from the intensive development, the less intensive the land use. In this example professional office development is proposed immediately adjacent to the industrial use. The next ring of development is multiple family development, followed by duplex development and finally single family development. The Village should continue to utilize this strategy to minimize impacts to adjoining properties.

Figure 8.1: Buffering Concept



B. Landscaping

Landscaping can also be an effective tool to minimize land use impacts to adjacent property. In many cases landscaping can be used in conjunction with land use buffering to further minimize impacts to adjoining properties. Berming, fencing, and utilizing evergreen materials are examples of landscaping methods that can be used to soften impacts to adjacent land uses. Increasing front, side and rear yard setbacks and requiring additional landscaping in these areas is also an effective method of minimizing impacts to adjacent properties.

The Village should continue to use buffering and landscaping to minimize impacts to adjacent properties. The Village should continue to work with developers to create land use and landscaping buffers on tracts of undeveloped land located adjacent to residential areas.

Section 8.4 Land Use Goals, Objectives and Policies

A. Goal

1. Provide a balance of land uses to serve existing and future residents of the Village, as well as non-residents, that allows for a strong economy and maintains the high quality of life that Plover currently enjoys.

B. Objectives

1. Minimize conflicts between adjacent land uses. Encourage development (both new and redevelopment) in buildable vacant areas of the Village that is consistent and compatible with surrounding areas.
2. The Plover Plan Commission and Village Board should periodically compare the ratio of residential, commercial and industrial land uses with Village goals objectives and policies.
3. The Plan Commission and Village Board should remain receptive to new or innovative ideas for quality residential, commercial, or industrial development within the Village of Plover.

C. Policies

1. Review Comprehensive Plan projections at a minimum every 5 years to evaluate the adequacy of future land use allocations.
2. Encourage safe and attractive development; ensure that the development site is physically suited to the proposed use; apply sound design and landscape principles in the planning, layout and construction of new development.
3. Ensure that proposed uses are compatible with surrounding uses; give consideration to the opinions of neighboring landowners and interests of the Village in general.
4. Promote the integration of housing types. i.e. single-family, multi-family, duplex and low to moderate income residences.
5. “Buffering” techniques should be incorporated as a means of promoting compatibility between land uses and diminishing the potential for land use conflicts.
6. Review environmental resources for potential impacts as pressures to develop wooded and other unique natural areas for urban use increase.
7. Utilize landscaping techniques as a means of buffering incompatible land uses whenever possible.

Section 8.5 Future Land Use Recommendations

The key to realizing an effective approach to land use management for the Village of Plover will be the promotion of proper timing and location for land development. Efficiently designed and well maintained areas will generate a similar type of development, while areas of uncontrolled growth could lead to increased utility extension costs, land use conflicts, and gradual deterioration. Future development and redevelopment should therefore be encouraged in an orderly pattern adjacent to and compatible with existing development, rather than creating scattered areas of development too small and too costly to provide public utilities and services.

Proposed developments should act as or create a buffer between higher and lower intensity land uses. In addition, the Village must strive to protect its environmental resources as pressures to develop wooded and other unique natural areas for urban use increase. Development should be prohibited in floodplains and wetlands, should not disrupt natural drainage courses, and should be compatible with soil conditions.

A. Land Use within the Current 2004 Village Boundary

As of fall 2004, the Village of Plover contained a total acreage of nearly 5,970 acres. Approximately 1,270 acres were technically considered to be “available for development” (vacant and agricultural lands, see Map 8.1 and Table 8.1 above). Sections 8.1(F) and 8.2(D) of this chapter, however, have described how some of the agricultural acreage may not be available for urban development within the planning period. Even with this uncertainty, the Village must identify appropriate uses for the properties within its borders. Table 8.5 and Map 8.3 contain the Future Land Use recommendations for the Village of Plover lands within its current (2004) corporate boundary.

Table 8.5: Village of Plover Future Land Use, 2020 (2004 Corporate Boundary)

Future Land Use Category	2004 Existing Land Use		2020 Future Land Use		Change 2004 to 2020	5-Year Change Increment
	Acres	%	Acres	%		
Single Family Residential	1,609	27.0%	2,042	34.2%	433	144
Duplex Residential (2 units)	101	1.7%	120	2.0%	18	6
Multi-Family Residential (3+ units)	135	2.3%	194	3.2%	59	20
Mobile Home	74	1.2%	74	1.2%	0	0
Commercial/Office	293	4.9%	501	8.4%	208	69
Industrial	429	7.2%	745	12.5%	316	105
Institutional / Governmental	325	5.4%	335	5.6%	10	3
Parks	137	2.3%	137	2.3%	0	0
Agriculture	439	7.4%	155	2.6%	-284	-95
Not Developable	380	6.4%	380	6.4%	0	0
Transportation (Road / Rail ROW)	922	15.5%	922	15.4%	0	0
Water	296	5.0%	296	5.0%	0	0
Vacant	829	13.9%	69	1.2%	-759	-253
Totals	5,969	100%	5,969	100%	0	0

Source: Village of Plover and Portage County Planning and Zoning Department.

Note: An undetermined percentage of future land use acreage will be consumed by road or rail ROW.

Land uses were distributed by the Village Plan Commission based on adjacent type and scale of existing development.

Map 8.3: Future Land Use Within the 2004 Plover Village Boundary

B. Projection of Village Land Use Needs for the Planning Period

The projected growth of Plover’s population to more than 15,000 persons by the year 2020 (see Section 1.6 (A) of the Issues and Opportunities chapter of this Comprehensive Plan) will result in an increased demand of land for residential, commercial, industrial and recreational uses. As previously discussed, the amount of agricultural and vacant land actually available for conversion to urban development within the Village limits will probably not be sufficient to meet land use needs through the year 2020. Because the Village is expected to need to expand its boundaries over the planning period, land use recommendations must also be developed for the “extraterritorial area”, with particular emphasis placed on areas immediately adjacent to the Village.

The process used to determine land use demands through the year 2020 included several steps. First, “acreage per resident” ratios were calculated for existing land use categories within the Village, as shown below. The acreage per resident ratio was then multiplied by the adopted population projection for 2020 to generate the preliminary estimates of acreage for each land use for the year 2020 that would be needed if historic patterns of use were maintained. The 2004 existing acreage for each land use was then subtracted from the preliminary 2020 acreage needs to obtain an initial estimate of required new acreage. Table 8.6 shows this calculation using the Census 2000 population of 10,520.

Table 8.6: Village Future Land Use Needs, Census 2000 Base

Land Use Category	2004 acreage	2000 population	Acreage per Resident Ratio	2020 population	2020 acreage	Acres Needed by 2020
Single Family	1,609	10,520	0.1529	15,327	2,344	735
Duplex	101	10,520	0.0096	15,327	147	46
Multi-Family	135	10,520	0.0128	15,327	197	62
Commercial	293	10,520	0.0279	15,327	427	134
Industrial	429	10,520	0.0408	15,327	625	196
Parks	137	10,520	0.0130	15,327	200	63
Total	2,704		0.2570		3,940	1,236

Source: Village of Plover, Portage County Planning & Zoning Department

The preliminary land use needs in Table 8.6 are based on past development realities within Plover, and do not reflect the nature and scope of developments approved or proposed in recent history.

The second step for land use forecasting was to introduce recent events into the discussion. The following factors must also be taken into consideration before future land use acreage projections can be finalized.

1. Well-head Protection Area

Section 6A of the Portage County Zoning Ordinance (the Wellhead Protection Ordinance), institutes land use regulations and restrictions to protect the municipal water supplies of the Villages of Junction City, Plover, Whiting, and Stevens Point. This ordinance divides the well recharge area into 3 parts: District A, which is the “cone of depression” surrounding the municipal wells; District B, which is the land which lies within the five- or ten-year time-of-travel zone upgradient from municipal wells; and District C, which is the remainder of the

recharge areas upgradient of District B, and includes surface water basins that may contribute to well recharge.

The Wellhead Protection Ordinance restrictions affect a large area of land within the Village of Plover extraterritorial area. Any new commercial, industrial, and most of the likely residential development in the Plover extraterritorial area would be required through the Wellhead Protection Ordinance to be sewered, and therefore should eventually be incorporated within the Village of Plover official Sewer Service Area. Based on this, the 2,150 acres located within A and B Districts should be taken into account when examining future land use needs.

2. Recent Commercial and Industrial Project Approvals

The Village of Plover has recently seen the construction and approval of large-scale commercial projects such as the Greentree development (Copps grocery, Shopko, Elder-Beerman department stores, 40+ acres), Crossroads Commons (Kohl's Department Store, Lowe's home improvement, and Wal-Mart Superstore, 120 acres), and the Village Park at Plover (NW corner of Cty Rd B and I-39, 50 acres). The Village recognizes that other projects of this type are very likely to occur over the planning period of this Comprehensive Plan. As such, adequate acreage must be identified to accommodate such projects.

3. Other Modifiers

Given the nature of the commercial and industrial projects that are either approved or "on the drawing board", spin-off residential, commercial, and industrial development can be anticipated to follow.

With regard to residential development, Section 2.2(B) of the Housing chapter of this Comprehensive Plan described Village housing unit projections through the year 2020. That Section states that an additional 3,100+ housing units may be needed within the next 15 to 20 years. Appendix J details the methodology utilized to project the possible amount of acreage needed to support those additional units. According to that analysis, approximately 1,200 additional residential acres would need to be developed to accommodate the future single family, duplex, and multiple family dwellings, if current development practices (typical lot size, units per acre, etc.) were sustained.

Based on the existing development pattern and moderating factors listed above, the Village entered into discussions with the Town of Plover to achieve shared vision and expectations for future land use within the extraterritorial area.

C. Village of Plover Extraterritorial Area

State Statutes allow communities to identify extraterritorial boundaries in order to implement zoning [s. 62.23 (7a)], control offensive industry (s. 66.0415), regulate smoke emissions (s. 146.10) and review plats (s. 236.10). The Village of Plover utilizes powers granted by State Statutes (ss. 66.0105, 236.10) to identify extraterritorial boundaries for the purpose of plat review. The statutes specify that the extraterritorial planning area extends 1½ miles beyond municipal limits and may not cross the corporate limits of another city or village. When extraterritorial areas overlap, the overlapping area must be divided on a line equidistant from the boundaries of each municipality concerned, so that only one municipality can exercise extraterritorial powers over one area. It was necessary to modify Plover's extraterritorial area in order to avoid overlapping the extraterritorial area of Stevens Point. The Village extraterritorial area is shown in Map 8.4.

Map 8.4: Village of Plover's Extraterritorial Area, with County Zoning (2004)

Map 8.5: Plover Extraterritorial Area Natural Development Constraints

State statutes provide the Village with an opportunity to monitor and guide development in the extraterritorial area. It is important that the Village take advantage of this ability, since any development in the extraterritorial area has the potential to impact the Village and because much of the land adjacent to the Village is conducive to development. The purpose of this section is to identify conditions that have the potential to affect development, identify conditions that have the potential to impact the Village and guide development in the extraterritorial area according to the goals, objectives and policies identified in the Comprehensive Plan.

1. Zoning

County zoning in the extraterritorial area is shown in Map 8.4. A majority of the extraterritorial area is located in the Town of Plover, with the remainder located in the Town of Stockton. The Village should continue working with the Towns of Plover and Stockton to periodically evaluate zoning strategies for the extraterritorial area to ensure compatibility with the goals and objectives developed by each Town and that strategies are sensitive to the Village's current zoning policies and practices. Specific issues that should be periodically evaluated include the following:

- Utilize zoning to protect lakes, streams, shorelands and wetlands.
- Utilize zoning to protect the Village's existing and proposed well recharge areas.
- Utilize farmland preservation measures to avoid the unnecessary conversion of good agricultural lands.

2. Natural Areas

Natural areas and other areas that could affect development within the extraterritorial area are shown in Map 8.5. Important or fragile environmental areas, including selected shorelands, wetlands and floodplains, should be protected because of their flood control, wildlife habitat, protection of water quality and recreational opportunity values.

3. Agriculturally Significant Soils

Agriculturally significant soils are defined as the most suitable soils for agriculture in the Towns of Plover and Stockton. The Soil Survey of Portage County was used to provide a list of the most suitable soils for agriculture in the County. From this list, the County Conservationist developed a list of the most suitable soils for the Town of Plover and Stockton (see Map 8.5). A majority of the extraterritorial area consists of agriculturally significant soils, and that many of the soils are being farmed.

Farming should continue to be supported to maintain and promote agri-business and industry, and to provide local jobs. In addition, unnecessary conversion of agriculturally significant lands should be avoided.

4. Well Recharge Areas

Since any development has the potential to affect groundwater quality, the recommendations listed under the Groundwater Protection section of the Comprehensive Plan should be implemented as they pertain to the extraterritorial area (see Map 8.6 below). Specifically, further hydrogeologic evaluation, identification of a wellhead protection area, identification of existing and potential pollution sources, and management activities should be explored.

5. Existing Residential Development

Residential development within the extraterritorial area is concentrated in the Bluebird Acres and Prainwood Estates Subdivisions.

Beyond the urban development boundary (see Section 8.5(C)(8) below), non-farm uses should be guided and regulated around the needs of agricultural uses. Low density (two acre minimum) residential land use should be implemented where sanitary sewer is unavailable and impracticable.

6. Existing Commercial Development

Commercial land use in the extraterritorial area is primarily located around the USH 51/STH 54 intersection, and at the Tree Acres golf course. There is also some scattered industrial activity and a utility substation. The extraterritorial land use guide identifies the STH 54 corridor, both west and south of the Village as having potential for future economic development.

7. Land Use Discussions with the Towns of Plover and Stockton

As the Village of Plover and Town of Plover began work on their respective Comprehensive Plans, it became apparent that it was in the best interest of both municipalities to work together to discuss and attempt to resolve land use and sewer service issues. To this end, a committee was formed to discuss and attempt to resolve these issues. The Town of Plover assigned members of the Town Board, Planning Committee and Long Range Planning Committee to be part of this committee. Village of Plover representatives included the Village President, Finance Committee Chairman, a Plan Commission representative (Mary Ann Sandstrom), the Administrator and Community Development Manager.

This Intergovernmental Committee began meeting in June, 2004. Issues that have been discussed to-date include land use planning in the Village of Plover Extraterritorial Area, Village of Plover sewer service extension issues, Town of Plover request for sanitary sewer and water service in certain areas of the Town (to remain in the Town), street reconstruction cost sharing (Porter Road) and revenue sharing (Crossroads Commons Project).

The Village and Town are working towards the enactment of an intergovernmental agreement that will include a revenue sharing agreement, a cost sharing agreement for the reconstruction of Porter Road, identification of future Village growth areas, identification of future areas that the Village would agree to provide municipal sewer and water without annexation to the Village and joint land use planning recommendations for the Village's Extraterritorial Area. It is anticipated that this Intergovernmental Agreement will be in place no later than April 15, 2005.

As Village growth continues towards the east, it will be necessary to discuss land use issues with the Town of Stockton. As such, the Village should initiate discussions with Town of Stockton officials when appropriate. Such discussion should take place in advance of annexation, if possible. A proactive approach with the Town of Stockton is intended to improve intergovernmental relations and cooperation on land use and other issues between the Village of Plover and Town of Stockton.

Map 8.6: Wellhead Protection Areas

Map 8.7: Village of Plover Future Land Use Recommendations
(Incorporated and Extraterritorial Areas)

8. Urban Development Boundary

The urban development boundary, shown in the extraterritorial land use guide, represents lands the Village has identified for future annexation, as well as lands that would potentially be extended sewer and water utilities while remaining in the Town of Plover. The Village recognizes that annexation is primarily a landowner driven process, and that annexations within the urban development boundary will depend on the availability of sanitary sewer. Since providing sanitary sewer would also lessen the potential for groundwater contamination of the Village's well recharge area, the cost and feasibility of extending sanitary sewer and water should continue to be explored.

D. Village of Plover Future Land Use Recommendations

Map 8.7 below contains the Future Land Use Recommendations for the Village of Plover Extraterritorial Area, 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 and maintain a quality living environment.

Land Use recommendations include both immediate and long range planning recommendations to be implemented. The long range Land Use 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.

Section 8.6 Future Land Use Categories

A. Residential

Future residential land use is broken up into four categories; Single Family, Duplex (2 Units), Multiple Family (3+ Units), and Mixed Residential. The Single Family category is intended for new residential development on Village sewer and water. The Duplex and Multiple Family categories are intended to provide areas of higher density living, along with possibilities for mixed-use development within the Village. Multiple buildings on a single parcel may be allowed as part of a conditional use or Planned Development District application, specifically reviewed and approved by the Plan Commission and Village Board.

1. Single Family – one-unit structures, one building per parcel.
2. Plex - includes structures that contain from 2 units, one building per parcel.
3. Multi-Family – includes structures that contain 3 or more units, one building per parcel.
4. Mixed Residential - includes a mix of single family, two-family and multiple family housing. The Planned Development Zoning District should be utilized for such development. Such development should be considered on a case-by-case basis.

B. Commercial Land Use

Future commercial land use will include the following categories:

1. Commercial / Office – includes small-scale neighborhood and large-scale regional retail and service establishments (i.e. stand alone buildings and strip centers, etc.). Office land use includes doctors, lawyers, financial services, government agencies, etc.

2. Commercial / Residential - This category is intended to allow a compatible mix of residential and commercial uses. Examples include golf courses and residential development, office parks and residential development and buffer situations where commercial development impacts are mitigated through the use of landscaping and transitions to multiple family and two family residential uses.
3. Commercial / Industrial – This category is intended to allow a compatible mix of light manufacturing and commercial uses in a business park setting, generally located by major highways.

C. Industrial Land Use

Industrial land use includes processing and manufacturing operations, trucking operations, as well as wholesale sales and establishments with large amounts of outside storage of materials.

D. Institutional / Government

Institutional and Governmental land uses include the Village Municipal Center/Fire Department, library, wastewater treatment plant, water tower, well fields, schools, churches and synagogues, cemeteries, etc.

E. Park: This category includes publicly owned land used for passive or active recreation.

F. Agriculture

This category is used to describe lands in which the primary use is planned for normal agricultural practices or in which no other development is planned over the next 10 to 20 years.

G. Road and Rail Right-of-Way: This category includes both rail and street right-of-way within the village.

H. Water: This category includes open water bodies such as ponds, lakes, rivers, streams, etc..