

**DEER PARK LAND USE PROJECTIONS**

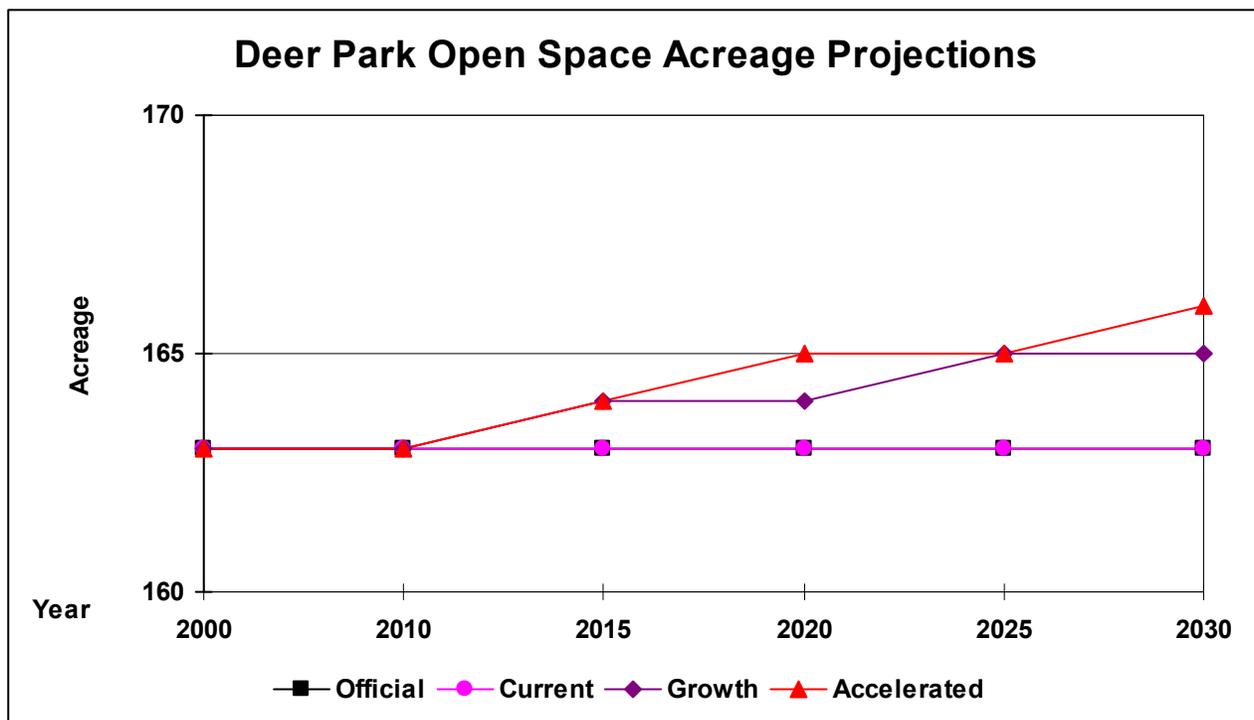
**OPEN SPACE PROJECTIONS**

The Village of Deer Park currently enjoys an open space to housing unit ratio of 1.73 acres for each unit. The Plan Commission anticipates that unless accelerated residential growth occurs there will not be an increased demand for open space in the village. The Plan Commission felt that generally open space should stay at its current level for the Official Trend and Current Trend projections. If residential growth occurs the demand for open space will also occur. The Plan Commission felt that open space should be provided at a realistic rate of 10 percent of new residential growth. Open space is projected for the Growth and Accelerated projections. That ratio is used to estimate the range of open space that would be needed for parks, recreation and natural areas for the future land use scenarios through 2030. Please see the chart below.

**Open Space Acreage Projections – 2000 to 2030  
Village of Deer Park**

YEAR	HISTORIC & CURRENT TRENDS ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	163	163	163
2010	163	163	163
2015	163	164	164
2020	163	164	165
2025	163	165	165
2030	163	165	166

Source: Deer Park Commission & St. Croix County Planning & Zoning Department. Projections.



**RESIDENTIAL PROJECTIONS**

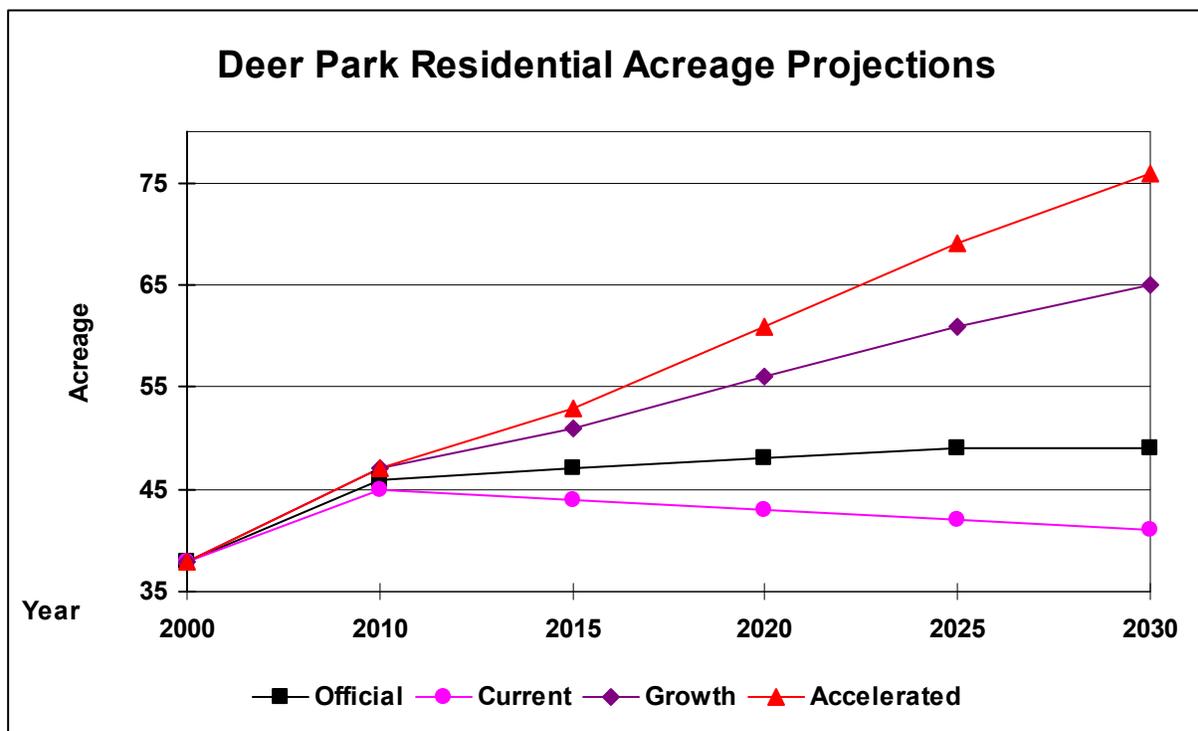
The residential land use projections for the Village of Deer Park were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference.

Deer Park’s acreage projections are based on 0.5 acres per housing unit which is the village’s sewered lot size. It does represent lot size and corresponds to the actual acreage owned or taxed as a residential building site. It does not include the associated infrastructure needed. The actual acreage owned or taxed as residential or agricultural building site property may be more than one-half acre.

**Residential Acreage Projections – 2000 to 2030  
Village of Deer Park**

YEAR	OFFICIAL TREND		CURRENT TREND		GROWTH TREND		ACCELERATED GROWTH	
	ADDITIONAL ACRES NEEDED	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE
2000	0	38	0	38	0	38	0	38
2010	-1	46	-2	45	0	47	0	47
2015	1	47	-1	44	5	51	7	53
2020	1	48	-1	43	5	56	8	61
2025	1	49	-1	42	5	61	8	65
2030	0	49	-8	41	4	65	7	76

Source: WI Department of Administration & St. Croix County Planning & Zoning Department Projections.



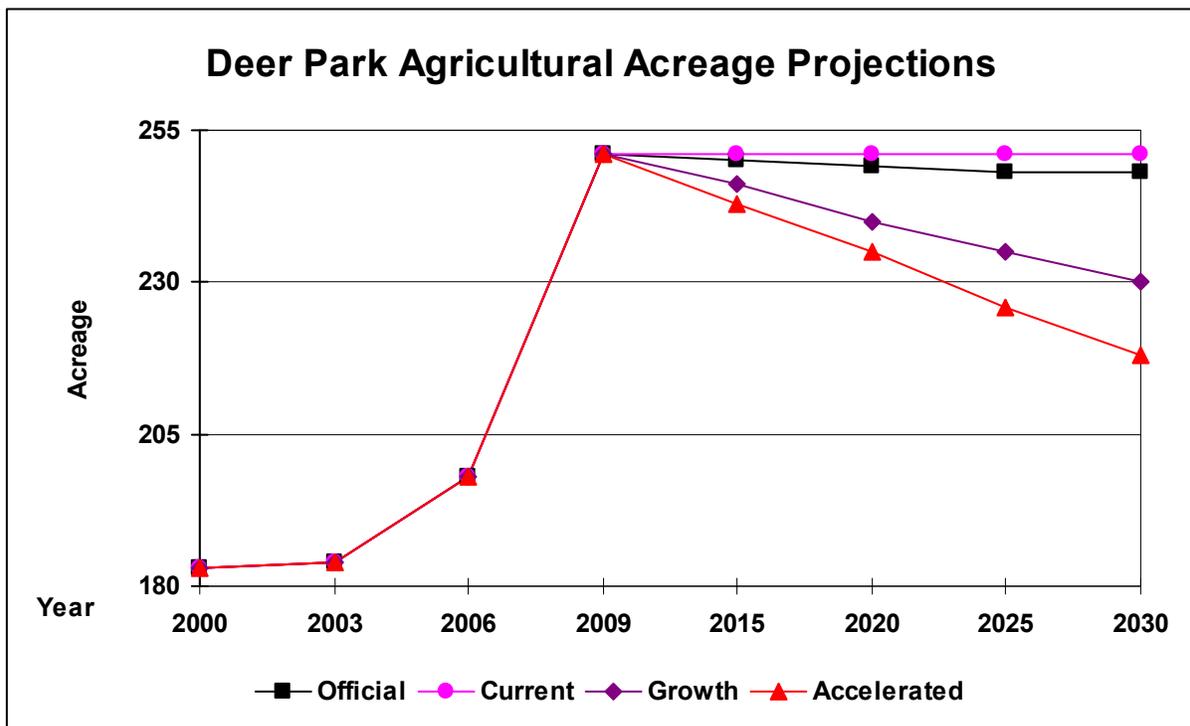
**AGRICULTURAL PROJECTIONS**

The Village of Deer Park generally expects the amount of agricultural land to decline or remain constant depending on the residential and commercial growth in the village. The agricultural acreage was held constant for the Current trends projections because any decline in residential or commercial land uses would not likely see an increase in agricultural land uses. For the Historic, Growth and Accelerated Growth trends the estimated amount of change in agricultural land will be related to the growth in residential, recreational and commercial land uses. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics; the residential acreage projections were subtracted from the existing agricultural acreage based on the village tax assessment categories.

**Agricultural Acreage Projections – 2000 to 2030  
Village of Deer Park**

YEAR	HISTORIC TREND ACREAGE	CURRENT TREND ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	183	183	183	183
2003	184	184	184	184
2006	198	198	198	198
2009	251	251	251	251
2015	250	251	246	243
2020	249	251	240	235
2025	248	251	235	226
2030	248	251	230	218

Source: Wisconsin Department of Revenue and St. Croix County Planning & Zoning Department Projections.



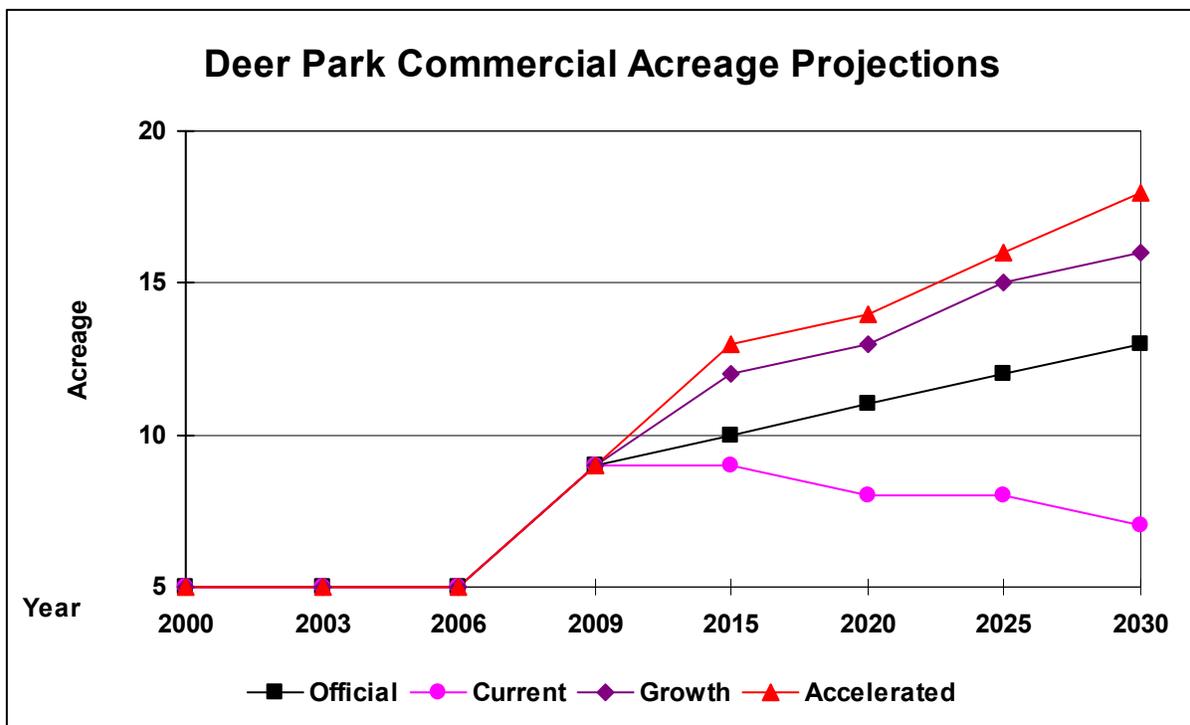
**COMMERCIAL & INDUSTRIAL PROJECTIONS**

The Village of Deer Park has identified commercial expansion along STH 46 as a priority and also encourages growth in existing businesses. These uses would center on providing local services for residents and the traveling public. The village would also encourage new home occupations. The village does not anticipate any industrial development as most industrial development could not be supported by the village’s sewer service and other infrastructure. Any commercial development should be consistent with the small community atmosphere in Deer Park. The existing commercial land uses are 0.24 percent of the total land use in the village. Projections to accommodate expansion of commercial land uses are identified based on the recommendations in Deer Park’s Goals, Objectives and Policies regarding location and amount of commercial uses. The amount of commercial land use will likely be driven by increases in residential development. To calculate these projections, ratios of commercial to residential land use were calculated and then used to estimate the change in commercial acreages. Please see the chart below.

**Commercial Acreage Projections – 2000 to 2030  
Village of Deer Park**

YEAR	OFFICIAL TREND ACREAGE	CURRENT TREND ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	5	5	05	5
2003	5	5	5	5
2006	5	5	5	5
2009	9	9	9	9
2015	10	9	11	13
2020	11	8	13	14
2025	12	8	15	16
2030	13	7	16	18

Source: Wisconsin Department of Revenue & St. Croix County Planning & Zoning Department Projections.



## DEER PARK LAND USE GOALS, OBJECTIVES & POLICIES

**Goal:** Plan for and develop land uses in a manner that balances private property rights with the community's vision while considering the impacts of development and minimizing potential land use conflicts. Direct land uses to designated areas to improve compatibility and decrease conflicts.

### Objectives:

1. Provide for adequate regulatory controls for new development.
2. Continue to manage the rate of development to maintain a distinctive small town community in the village.
3. Discourage land uses, which conflict with the village's limited utilities and community facilities.
4. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
5. Encourage the redevelopment and reuse of existing commercial sites.
6. Promote the development or redevelopment of land already serviced by public sewer and other services.
7. Encourage new residential development that offers a range of housing options consistent with the goals, objectives and policies outlined in the housing element.
8. Encourage planned commercial districts in appropriate areas that are large enough to accommodate anticipated economic growth.
9. Encourage, protect and preserve parks, recreational opportunities and open space for the use and enjoyment of Deer Park's residents.
10. Safeguard natural areas, including wetlands, wildlife habitats, surface waters, woodland and groundwater resources as the village develops.
11. Encourage land use development at densities and in locations that promote efficient development patterns, particularly encouraging patterns that are compact and contiguous.
12. Promote limited residential and commercial development along STH 46 and coordinate with Wisconsin Department of Transportation's highway plans.



Community support for local events is very strong in Deer Park. Photo by Carolyn Mertz.

13. Coordinate road improvements based on current and future land uses and land use plans.

**Policies:**

1. Direct development in distinct areas through the use of zoning districts, focusing on areas where services exist or are planned.
2. Maintain and rehabilitate existing residential and commercial structures when possible.
3. Encourage housing redevelopment within the village in order to revitalize the downtown.
4. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utilities and community facilities, public services, traffic volume and adjacent uses.
5. Develop a network of pedestrian routes between new neighborhoods and existing and future parks and village services.
6. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.



The Deer Park Library and Village Office is centrally located to serve residents in the Village. Many programs and services are provided in the facility. Photo by Carolyn Mertz.

7. Encourage the orderly phasing of residential development in order to ensure available land for future residential development.

8. Assess the housing

needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.

9. Promote the clustering of similar uses over time while also promoting community design.
10. Encourage land uses that create or preserve the varied and unique characteristics of Deer Park.
11. Review land use plan policies, subdivision and zoning ordinances prior to making a recommendation on a rezoning request. Rezoning will occur only in response to a proposal for an immediate change in land use.
12. Require developers to pay the costs associated with new roads or streets and to bond to pay for repairs from construction damage to existing streets. Research and consider other development impact fees if needed.
13. The Village of Deer Park does not provide municipal water service but does have a small, lagoon sewage treatment system. Therefore any new businesses need to be

compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character.



Deer Park is a very small community with a friendly atmosphere that provides it with a unique identity. Photo by Carolyn Mertz.

14. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.
15. Direct proposed development in areas that are compatible with the village's natural resources and to prevent negative impacts on those resources.
16. Conduct site reviews on proposed development and/or ask for sufficient documentation to ascertain potential impacts to the environment.
17. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
18. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
19. Evaluate official mapping as a tool. If supported, draft, adopt and record with the St. Croix County Register of Deeds an official map for the village that describes roads, sewer service, future recreation and future public facilities as allowed under Wisconsin Statutes 62.23(6).
20. Identify and maintain properly planned and zoned areas for residential development by utilizing the village codes. Review and update for consistency with this plan, the village's subdivision and zoning regulations.

## DEER PARK FUTURE LAND USE

The Village of Deer Park's future land use and zoning map shows general land uses over the life of the plan. While the map does show specific or exact locations, it is meant to reflect the general areas where land use changes will occur. Exact dimensions of zoning districts will depend on each development proposal. The future land use categories are described as follows: Residential, Commercial, Utilities, Industrial, Institutional, Conservancy and Agriculture. They are described as follows:

**Residential:** The primary future land use in the Village of Deer Park will be residential. The village anticipates a variety of residential uses including half-acre sewer



Scenic fall colors are found on many properties in Deer Park.  
Photo by Carolyn Mertz.

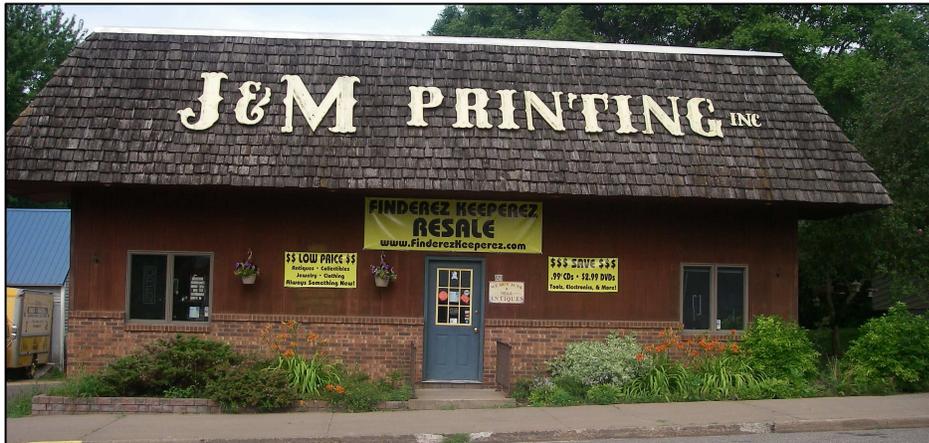
development on the edges of the village, traditional small lot, 8,750 square feet, residential infill development on existing platted lots in the older part of the village and multifamily development in appropriate amounts and locations determined on a case-by-case basis by the Plan Commission and Village Board. The village allows, but does not encourage, large suburban lots of three acres with private onsite waste-water treatment (private septic). These lots are expected only when connection to the village's sewage treatment facility would prove problematic or cost-prohibitive. The residential areas will also include compatible institutional uses such as the library, fire hall, community center, recycling drop-off, village storage, village park and local churches.

The existing and future residential land uses are presently zoned residential. Based on population projections and the expected rate of development not

all of this area will be needed for residential development. The rate of this development will depend on a variety of economic factors over the next 25 years.

**Commercial:** Commercial development that is compatible with and supports the small-community character of the Village of Deer Park will be encouraged to locate in the corridor along Main Street/STH 46. The village is planning for redevelopment of existing commercial sites, infill commercial between existing commercial and new commercial development between North Street west and CTH H on the west side of Main Street/STH 46. All proposed commercial is expected to connect to the village's sewage treatment facility.

Existing commercial land uses are zoned commercial. Future commercial land uses are also zoned commercial. Based on the projections and the expected rate of development



Redevelopment of existing commercial sites, like the reuse of this former printing shop is encouraged in the Deer Park. Photo by Carolyn Mertz.

not all this area will be needed for commercial development. The rate of this development will depend on a variety of economic factors over the next 25 years.

**Industrial:** Future industrial development is not compatible with the

small community character of Deer Park or with the sewage treatment facilities within the community. It is anticipated that the existing industrial, which consists of a County-owned non-metallic mining operation, will not expand but rather will be reclaimed in the future and the site will revert to residential use. The existing industrial use is presently zoned residential. There are no industrial projections.

**Parks, Recreation & Open Space, Grassland:** Expansion of park and recreation land in the future is not anticipated in the Village of Deer Park unless significant residential

growth were to occur. There is a large village park for active recreation and extensive U.S. Fish and Wildlife land for passive recreation within the village. This is anticipated to meet future needs so there is no change in this category. The existing village park property is zoned residential. The USFW land is zoned conservancy.



The ballfield is one of several active recreation facilities at the Village park. Photo by Carolyn Mertz.

**Agricultural:** Approximately 220 to 250 acres of land in the Village of Deer Park is expected to remain as agricultural in the future. The land is not needed for residential or commercial development. The land is zoned residential or agricultural.

### Future Land Use / Zoning Village of Deer Park, St. Croix County, WI

FUTURE LAND USE / ZONING	
	RESIDENTIAL
	COMMERCIAL
	UTILITIES
	INDUSTRIAL
	INSTITUTIONAL
	PARKS & OPEN SPACE
	AGRICULTURE
	GRASSLANDS
	WOODED
	CONSERVANCY
	WETLAND
	WATER
	FUTURE

Source: 2009 St. Croix County Assessment Records,  
NAIP Summer 2008 Orthophotography,  
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning  
purposes only. It is not intended for detailed site planning.

