

FUTURE LAND USE

The Town of Richmond's future land use map shows general land uses over the life of the plan. The map does not show exact locations, rather general areas of possible land use changes. These areas are intended to accommodate the historic growth projections of the town through 2030 including: 1,800-2,700 additional acres of residential land, 180-270 additional acres of protected open space land, 10,000-11,000 acres remaining in productive agriculture land (this includes crop land, forest land, grass or pasture land and alternative agriculture such as vegetables, flowers, llamas or organic), 40-90 additional acres of commercial land and 30-60 additional acres of industrial land.

There are five future land use categories: Parks, Recreation and Open Space; Mixed Rural; Rural Residential; Commercial; Industrial; and Institutional and Utilities. They are described as follows:

Open Space (1,110 existing acres, 1,350 future acres): These are lands which may be used for passive or active recreation, but are more likely to be protected open space.

The Willow River, Ten Mile Creek and Paperjack Creek corridors are identified as the resources enjoyed and utilized by most residents. The majority of the land along these corridors is undeveloped. Additional areas targeted as the most valuable to town residents and the most sensitive and in need of resource protection included the Anderson Springs and wetlands on the Upper Willow River. Most of the areas identified are unsuitable for construction and development, others are important for water quality protection. These areas could be publicly owned by agencies like U.S. Fish and Wildlife Service or the WDNR or they could be privately owned and incorporated into lots but protected by setbacks and other restrictions. There are some existing residential uses in these areas and there would probably be some new residential uses but residential density would be very low to protect the resources.

The town, working in conjunction with state, federal and local non-profit agencies, will utilize a variety of techniques, including conservation design development, conservation easements, park dedication, and purchase to protect these environmentally sensitive and future park areas. If state and county programs are established, the town



Open space protection of critical resources such as Ten Mile Creek will be an element of the future land uses in Richmond. Photo by Shawn Demulling.

may encourage purchase of development rights or transfer of development rights programs as resource protection techniques.

Rural Residential (3,000 existing acres, 15,000 future acres): The existing land use in the Town of Richmond that consists of existing traditional residential developments interspersed with agricultural operations. The vast majority of these lands are currently



Richmond's rural residential future land use will be a continuously changing mix of farm fields and housing development. Photo by Shawn Demulling.

farmed. It is characterized by large scale agriculture operations, hobby/small-scale farms and small-lot rural residential development that is compatible with the agricultural activity and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Future development will consist of scattered medium-density, small-lot conventional

subdivisions. Conservation design may be used to preserve environmentally sensitive resources. Development will occur through major and minor subdivision creation. This residential development does not negatively impact environmental resources, drainage areas or waterways. For the amount of projected development in the town, only a fraction of this area will be needed for development over the time frame of this plan. It is expected that some type of agriculture or open space will continue. These lands are presently zoned Ag Residential.

Institutional & Utilities (10 - 15 existing acres, no change): This land use area includes the town hall, recycling center, Boardman cemetery and wastewater treatment facility, communication and radio towers, electrical substations and churches. No change in the amount of these land uses is expected.



Open space in Boardman by Callie's Park and Town Hall. Photo by Shawn Demulling.



Richmond is planning for commercial development at STH 65 and CTH G and south of unincorporated Boardman. Photos by Shawn Demulling.



Commercial (175 existing acres, 400 future acres): New commercial development should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH 35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban

sewer and water services are present.

Industrial (350 existing acres, 475 future acres): New industrial land use is limited to expansion of the existing nonmetallic mining sites on CTH A as shown on the Future Land Use map. No other new areas of industrial development are encouraged or planned. Generally other large-scale, dense or high impact industrial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present or readily available.



Future industrial land uses in Richmond are limited to expansion of the existing nonmetallic mining sites on CTH G in the Town of Richmond. Photo by Shawn Demulling.

