

FUTURE LAND USE PROJECTIONS

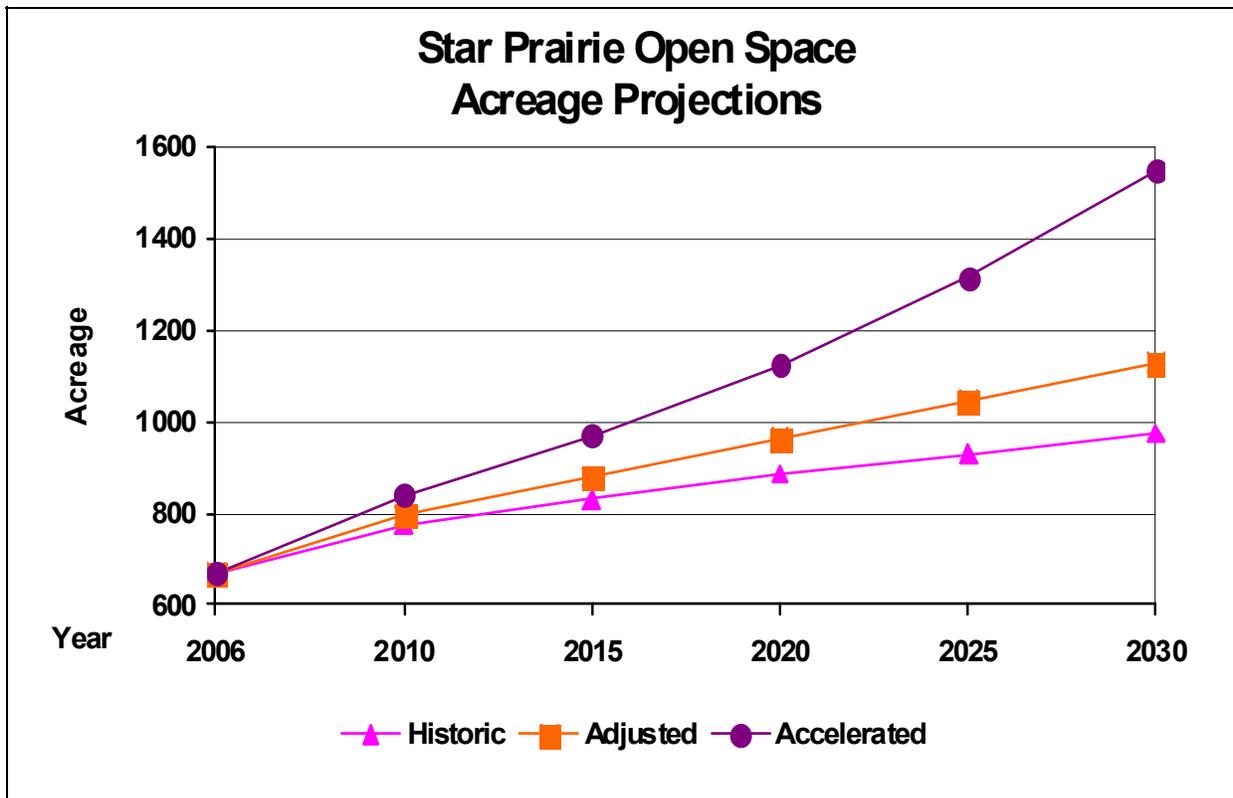
OPEN SPACE PROJECTIONS

The Town of Star Prairie anticipates that as residential growth occurs the demand for open space will also occur. The Plan Commission felt that generally open space should be preserved at a rate of 10 percent of residential growth. That ratio is used to estimate the open space that would be ideal for parks, recreation and natural areas for the three land use scenarios through 2030. Please see the chart below.

**Open Space Acreage Projections – 2000 to 2030
Town of Star Prairie**

Year	HISTORIC TREND		ADJUSTED GROWTH		ACCELERATED GROWTH	
	Additional Acres Needed	Total Acreage	Additional Acres Needed	Total Acreage	Additional Acres Needed	Total Acreage
2006	0	670	0	670	0	670
2010	106	776	127	797	172	842
2015	162	832	211	881	300	970
2020	216	886	294	964	455	1125
2025	260	930	377	1047	645	1315
2030	305	975	462	1132	881	1551

Source: Star Prairie Plan Commission & St. Croix County Planning & Zoning Department 2010, 2015, 2020, 2025 and 2030.



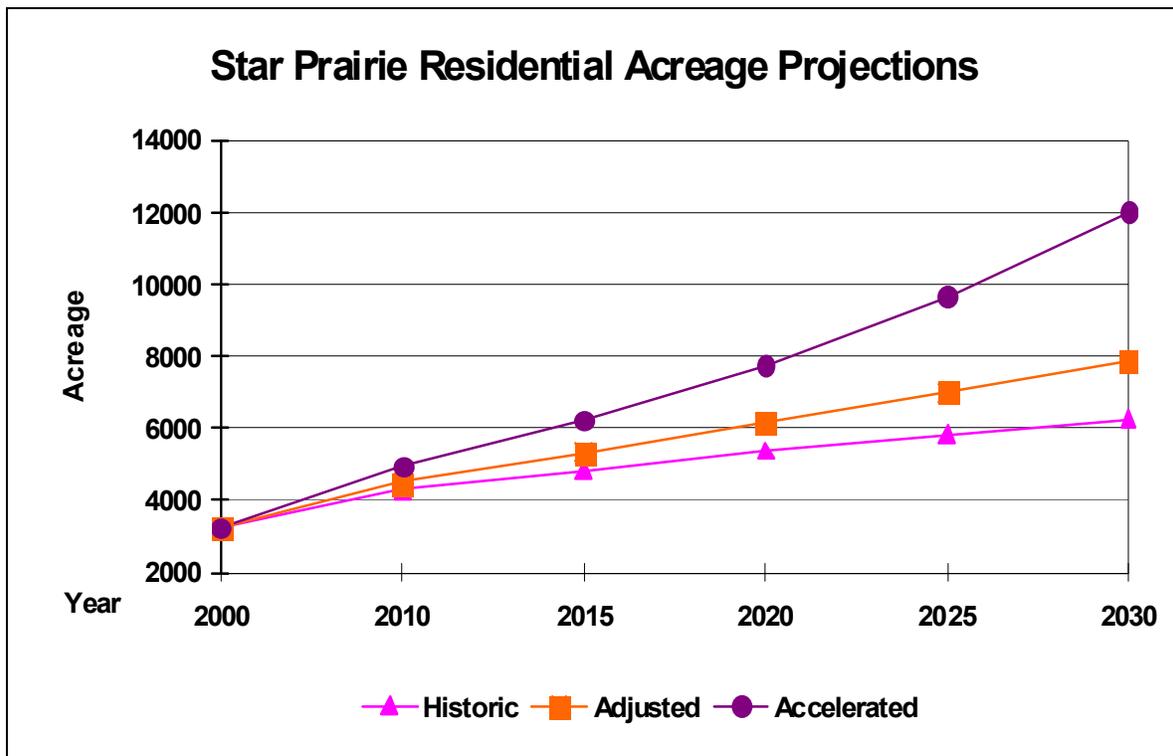
RESIDENTIAL PROJECTIONS

The residential land use projections for the Town of Star Prairie were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference. The Acreage Projections are based on an average of three acres per housing unit. The 3.0 acres per housing unit was used to estimate acreage used for residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.

**Residential Acreage Projections – 2000 to 2030
Town of Star Prairie**

YEAR	HISTORIC TREND		ADJUSTED GROWTH		ACCELERATED GROWTH	
	ADDITIONAL ACRES NEEDED	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE
2000	0	3,237	0	3,237	0	3,237
2010	1060	4,297	1267	4,504	1719	4,956
2015	1616	4,853	2107	5,344	2995	6,232
2020	2157	5,394	2938	6,175	4545	7,782
2025	2596	5,833	3768	7,005	6445	9,682
2030	3048	6,285	4616	7,853	8810	12,047

Source: U.S. Census Bureau, Wisconsin Department of Administration & St. Croix County Planning & Zoning Department Projections



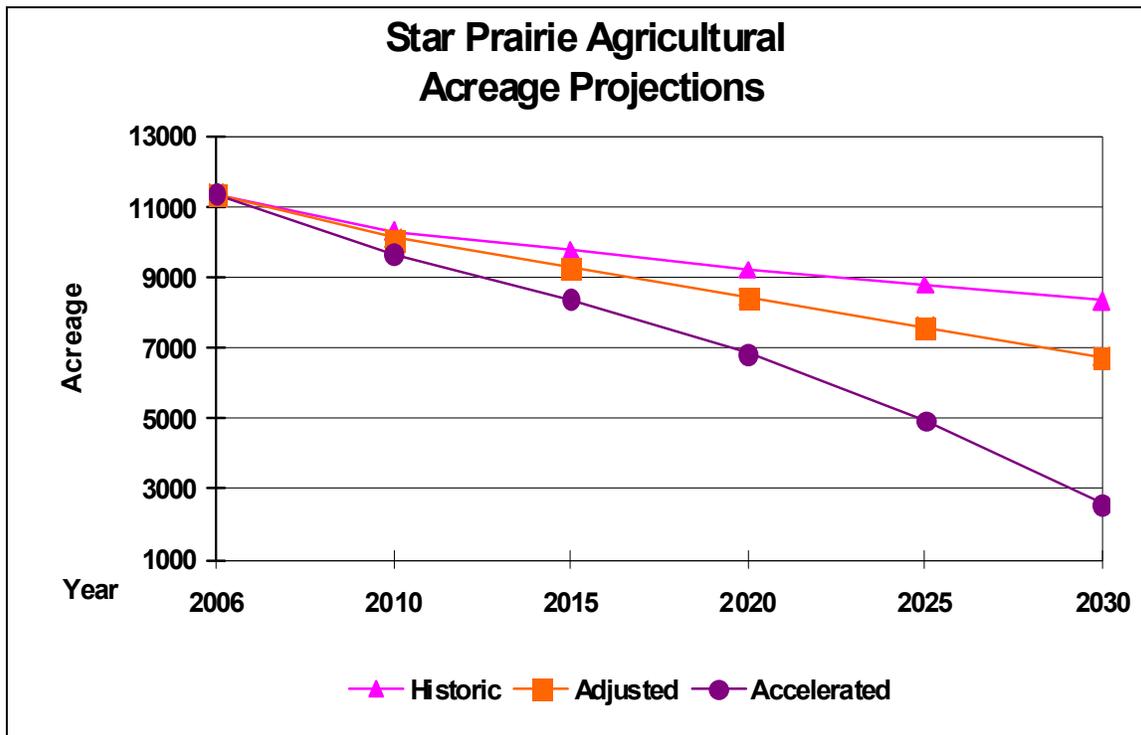
AGRICULTURAL PROJECTIONS

The Town of Star Prairie generally expects the amount of agricultural land to continue to decline in the town as land is converted to residential or other land uses. The amount of change will be directly related to the amount of residential land use that occurs and somewhat related to the growth in recreational, commercial and industrial land uses. The town has identified specific areas of agriculture that are on highly productive soils and should continue in agriculture and/or compatible open space within the town. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics. They were created by subtracting the Historic Trends, Adjusted Growth and Accelerated Growth residential land use projections from the existing agricultural land use statistics.

***Agricultural Acreage Projections – 2000 to 2030
Town of Star Prairie***

YEAR	HISTORIC TREND ACREAGE	ADJUSTED GROWTH ACREAGE	ACCELERATED GROWTH ACREAGE
2000	12,542	12,542	12,542
2003	11,205	11,205	11,205
2006	11,398	11,398	11,398
2010	10,338	10,131	9,679
2015	9,782	9,291	8,403
2020	9,241	8,460	6,853
2025	8,802	7,630	4,953
2030	8,350	6,782	2,588

Source: St. Croix County Statistical Report of Property Values 2000, 2003 & 2006 Wisconsin Department of Revenue and St. Croix County Planning & Zoning Department 2010, 2015, 2020, 2025 and 2030.



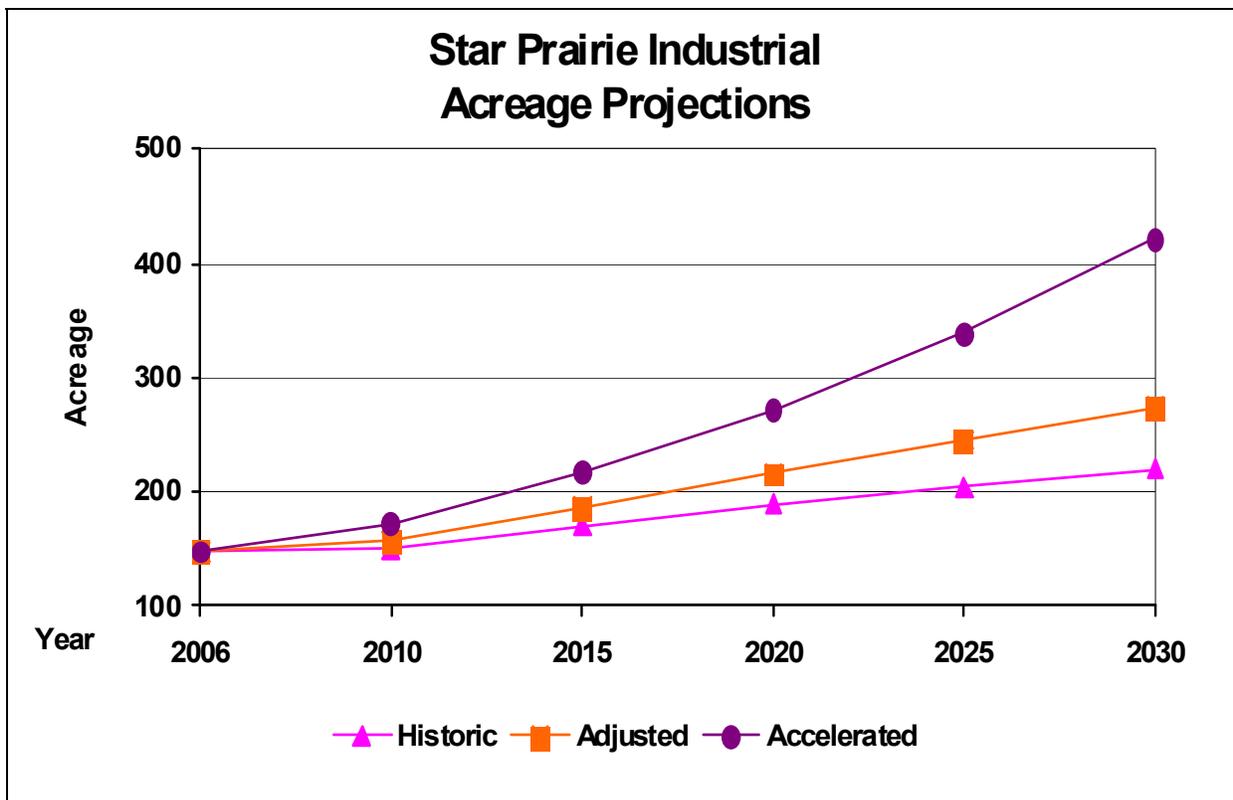
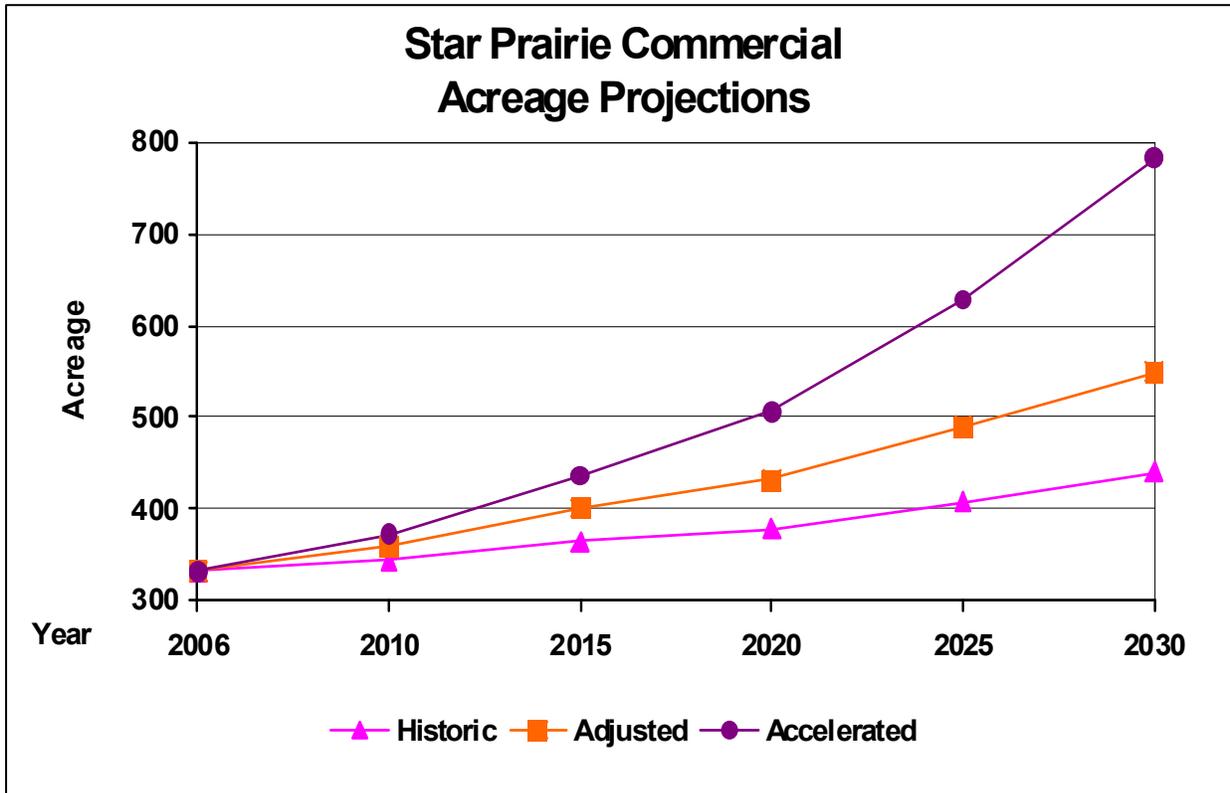
COMMERCIAL & INDUSTRIAL PROJECTIONS

The Town of Star Prairie has identified limited expansion of commercial and industrial uses in the town. These uses would center around major highway intersections and to a limited extent existing businesses. The town has also identified some expansion of home occupations. The town generally recommends any intensive new commercial and industrial development should be located in the neighboring city or villages. Extensive commercial and industrial development would not be consistent with the rural character and community goals of the town. The existing commercial and industrial land uses are two and one percent of the total land uses, respectively. Limited projections to accommodate expansion of commercial or industrial land uses are identified based on the recommendations in Star Prairie’s goals, objectives and policies regarding location and amounts of commercial and industrial land uses. The amounts of commercial and industrial land use will likely be driven by increases in residential development. To calculate these projections, ratios of commercial and industrial to residential land use were calculated and then used to estimate the change in commercial and industrial land use acreages. Please see the chart below.

**Commercial & Industrial Acreage Projections – 2000 to 2030
Town of Star Prairie**

YEAR	HISTORIC TREND ACREAGE		ADJUSTED GROWTH ACREAGE		ACCELERATED GROWTH ACREAGE	
	COMMERCIAL	INDUSTRIAL	COMMERCIAL	INDUSTRIAL	COMMERCIAL	INDUSTRIAL
2000	290	51	290	51	290	51
2003	287	152	287	152	287	152
2006	332	148	332	148	332	148
2010	344	150	360	158	372	173
2015	364	170	401	187	436	218
2020	378	189	432	216	506	272
2025	408	204	490	245	629	339
2030	440	220	550	275	783	422

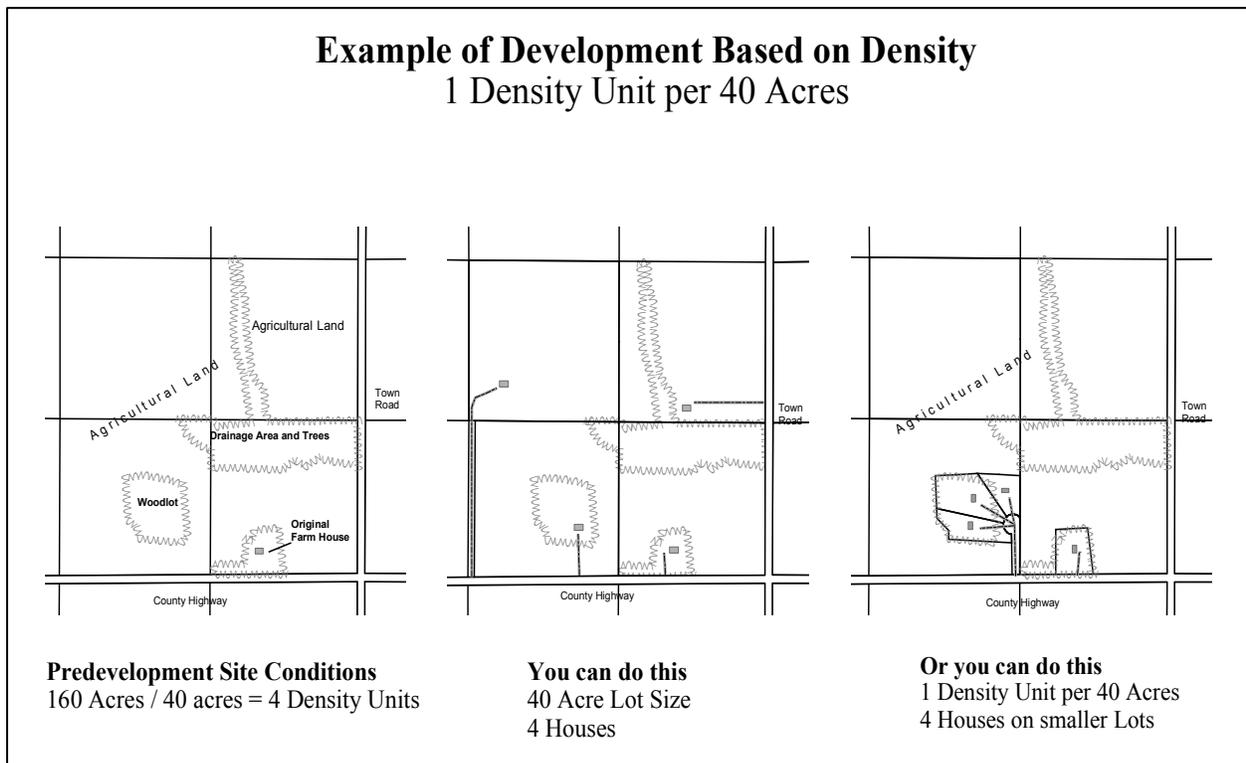
Source: Wisconsin Department of Revenue & St. Croix County Planning & Zoning Department Projections 2010, 2015, 2020, 2025 and 2030.

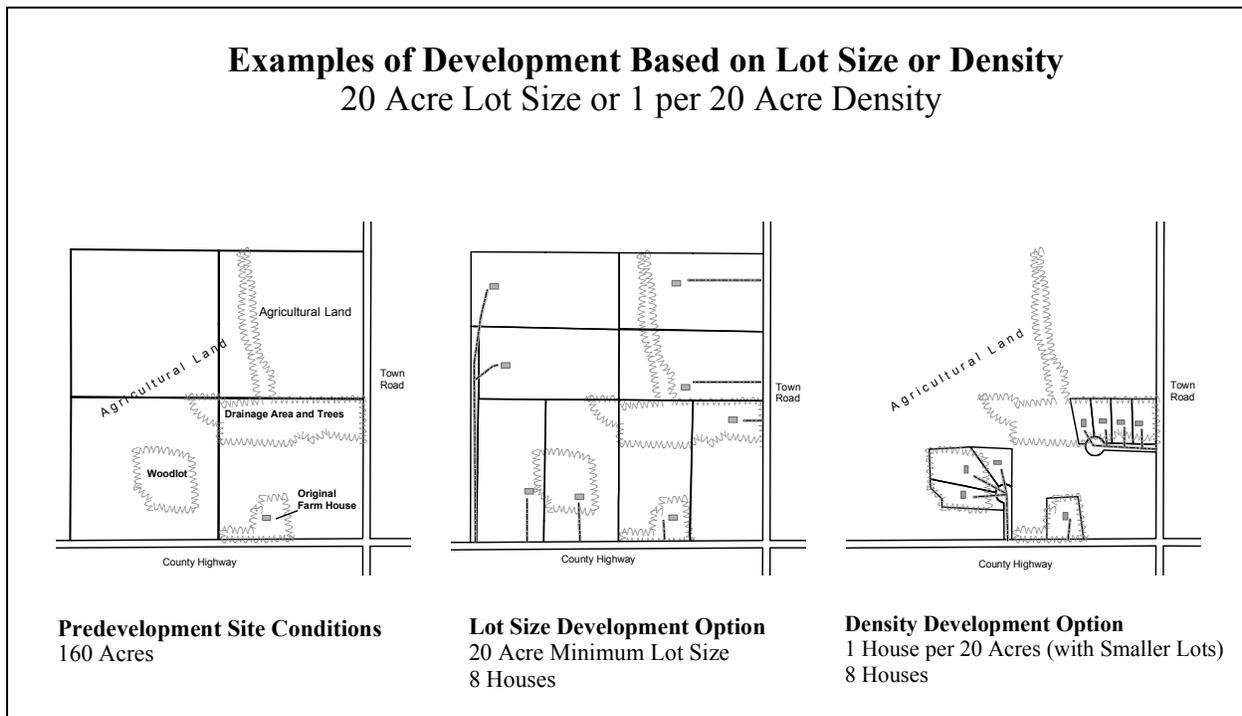


LAND USE ALTERNATIVES

DENSITY BASED DEVELOPMENT REGULATION

Density based development regulation is a tool to allow communities to regulate the amount of development and the size of lots separately from each other. Historically, communities have set the amount of development (maximum density) and the minimum lot size at the *same* number, i.e. 35 acre minimum lot size = 1 house every 35 acres, 5 acre minimum lot size = 1 house every 5 acres. With a density-based approach these two standards are separated. Minimum lot size regulations set how big individual homesites or lots must be. Maximum density regulations set how many homesites or lots can be divided from a larger parcel regardless of how big individual homesites or lot size must be. Establishing maximum density standards in addition to minimum lot sizes is density based development regulation. The figures below illustrate this concept.



**Advantages:**

- Often provides low to medium income housing.
- Enables the developer to earn a greater return on their investment.
- Focus increased development density within selected portions of the community.
- Can achieve environmental, agricultural and social benefits of greater variety of housing types, required open space, agricultural preservation and protection of environmentally sensitive areas.

Disadvantages:

- Limits flexibility on what can be constructed and where.
- Focuses more development in rural areas where land is readily available and relatively inexpensive.
- Consumers may not want development.
- Occasionally promotes monotonous development patterns.

TRANSFER OF DEVELOPMENT RIGHTS

Transfer of Development Rights (TDR) is an incentive-based tool used by some communities to help achieve land use goals – generally at little or no public expense. TDR is usually used in concert with other land use tools such as zoning and subdivision regulations. Although it is used to achieve community objectives, the concept of TDR is fundamentally linked to private property rights. All owners of private property in the United States hold with it an interest in a “bundle of rights.” Sticks in the bundle may include the right to maintain the present land use, the right to mine or excavate and the right to build or subdivide. These rights may be limited through laws like zoning enacted by government. TDR suggests that the right to develop property can be transferred from one property owner’s bundle to another owner’s bundle.

TDR programs can be modest or broad in scope they can include a few or nearly all property owners. However there are some essential features shared by nearly all TDR programs.

A TDR program allow the transfer of one or more rights to develop from properties that a community desires to preserve or prefers not to see developed to properties where a community is willing to accept development. A community can identify and designate areas to preserve or limit development for a variety of reasons including protecting productive farmland, environmentally sensitive areas, open spaces, scenic areas, historic buildings, etc. Landowners in these areas are restricted from developing their land to its maximum economic use through zoning and other regulation. However these landowners can move, send or sell their development rights to areas where the community encourages development.

- The sale (“transfer”) of one parcel’s development rights (the “sending” parcel) to the owner of another parcel (the “receiving” parcel) allows more development on the receiving parcel while reducing or preventing development on the sending parcel. A conservation easement or deed restriction is placed on the sending parcel to prevent further development in either the short term or long term depending on the adopted regulations.

When a land owner sells development rights, development of that property is prevented through a deed restriction or conservation easement. All other rights remain with the property. For example, a farmer who transfers a development right retains title to the land and may continue farming. Through the sale of development rights, TDR allows property owners to achieve some to all of the economic gain that could otherwise be realized through actual development of their property.

A conservation easement is:

A less-than-fee, non-possessory interest in a parcel of land, recorded by a real estate deed. Acquired by public agencies or private conservation organizations through purchase or donation.

The holder of the underlying possessory interest retains certain rights to the land (e.g., the right to sell, the right to farm, the right to hunt).

The holder of the easement has the right to prevent certain activities on the land consistent with the terms of the easement.

May prohibit all ground-disturbing activity on a parcel. May last for a specified term or be a perpetual restriction on the use of land.

A deed restriction is:

A limitation recorded against a deed and filed in the Register of Deeds Office.

Landowners may purchase development rights from other landowners. Communities usually designate on a land use map where new or additional development is appropriate. Criteria for determining areas where development should be located could include: good access to transportation networks, poorer farm lands, access to public sewer and water systems.

Typically the use of transferred development rights allows the areas where development is acceptable to develop at higher densities than would otherwise be allowed. For example, a land owner may be permitted to building only 1 house under her property’s base zoning but with the use of transferred development rights, the property owner may be able to develop 4, 6, etc. houses. The system must be constructed so that landowners that purchase development rights

can enjoy a greater economic return on their properties by purchasing and using development rights than by developing under the standard rules.

Development rights or TDRs are bought and sold in a private market much like real estate. Their price, therefore, is dictated by the laws of supply and demand. Public involvement and expense is generally limited once a program is established.

Advantages:

- Provides landowners with options.
- Can protect large tracts of sensitive areas, such as endangered resources, viable agricultural soils and drinking water supplies.
- Provides financial incentives for landowners in both sending and receiving areas.
- Can allow developers in receiving areas to build increased density developments above and beyond normal zoning regulations.
- Provides certainty about where development will happen.
- Creates incentive for developers to buy development rights.
- Creates a competitive market between buyers and sellers.

Disadvantages:

- Complex and difficult to administer.
- For this program to work there must be development pressures in both sending and receiving areas.

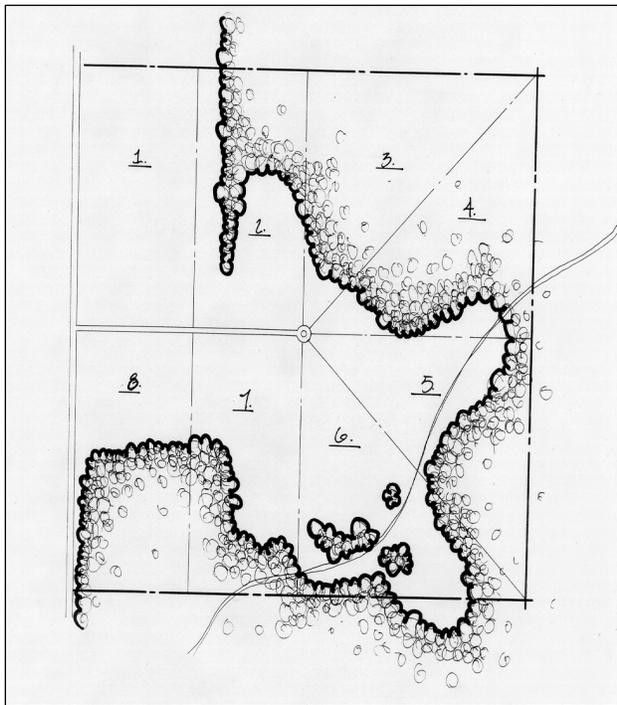
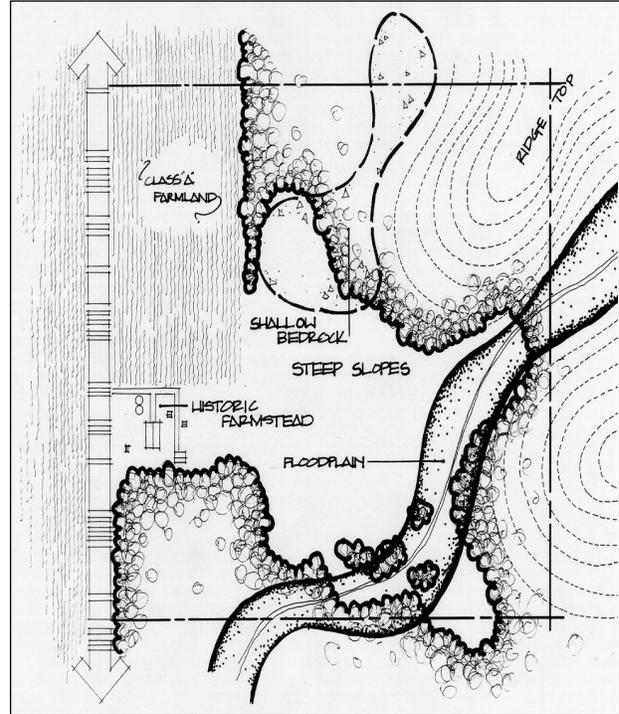
CONSERVATION DESIGN SUBDIVISIONS

Conservation design development, or conservation design, is a subdividing method that focuses on maintaining open space and conserving significant natural and cultural features. This is accomplished by preserving a significant portion of a development site as undivided open space with the remaining land used for the house lots and necessary roads. The open space is permanently preserved through conservation easements. It is important to note **that a conservation design subdivision provides the developer with the same number, or possibly more, lots than could be accomplished through a conventional subdivision.**

As a method for maintaining desired rural character in towns that allow major subdivisions, the conservation design development concept can be a key tenet of the comprehensive plan. This technique can help Towns preserve many of the natural and agricultural features that first attracted new residents by improving the design of future residential developments.

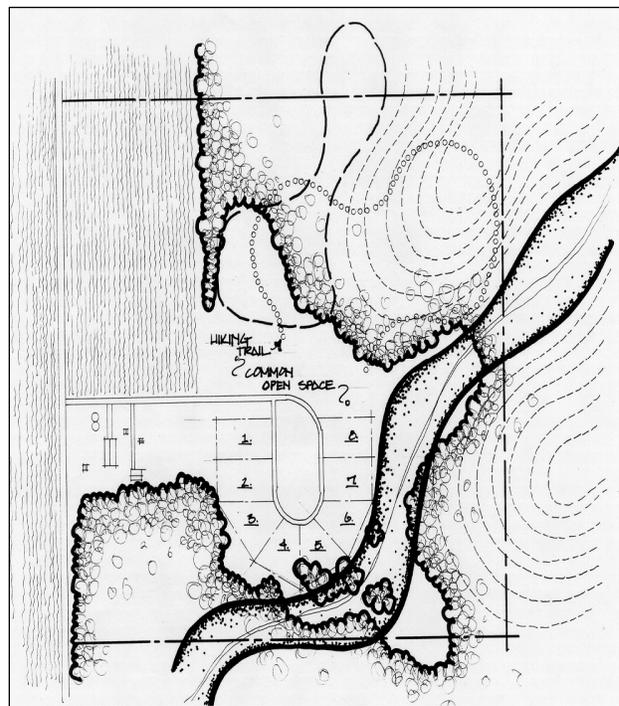
The conservation design example below uses the same number of house lots from the conventional layout but completely alters the design by simply reducing the lot size and being sensitive to the environmental features in order to preserve farmland. The following sketches are from “A Model Ordinance for a Conservation Subdivision” prepared by the University of Wisconsin Extension.

Step 1: Inventory and mapping of existing resources for a hypothetical 40-acre site.



Step 2: Development yield as permitted under existing ordinances (zoning, etc.) for the 40-acre site and assuming a 5-acre minimum lot size zoning standard. Eight lots would be permitted under this scenario.

Step 3: Concept map of the conservation subdivision showing the eight lots that would be permitted, plus the historic farmhouse, which would be preserved, for a total of nine dwelling units.



The following are some observations from comparing the conventional subdivision to the conservation design subdivision:

- Conventional layout – all parts of the tract are either house lots or roads.
- Conservation layout – close to half of the site is undivided open space or agricultural land that can be permanently preserved.
- Conventional layout – view from across the road to the trees and creek is disrupted, and houses can be seen in all parts of the development.
- Conservation layout – view from across the road to trees and creek is almost entirely preserved.
- Conventional layout – only four property owners have access to parts of the creek.
- Conservation layout – all property owners have access to the length of the creek.
- Conventional layout – no common space; each lot owner only has use of his own five-acre parcel.
- Conservation layout – creates a number of common open space areas with a large area remaining for active agricultural use.
- Conventional layout – no pedestrian-ways unless sidewalks are included in the construction of the roads.
- Conservation layout – trail network can be completed and can link with neighboring subdivisions.
- Conventional layout – no area for neighborhood facilities.
- Conservation layout – central green area can include children’s play area, shelter, or other amenities.

Given the strong desire of residents to retain rural character and preserve natural features and farmland, conservation design subdivisions offer a preferable alternative to typical subdivisions with large house lots blanketing entire tracts of land.

There are several recommendations relating to conservation design developments.

They include:

- Conservation design should be the preferred method for future major residential subdivisions.
- Require a minimum of 50 percent or more of the acreage of the conservation design subdivision to be dedicated to open space, natural areas or agricultural uses. The 50 percent or more requirement can include undevelopable land, such as wetlands, creeks, and other water features, in the calculation.
- Prime agricultural land, in addition to natural resource features, such as wetlands, steep slopes, and floodplains, should be included within the preserved open space to the greatest extent possible. Additional features that the Town feels adds to its rural character, such as blocks of upland woods, should be identified as secondary conservation areas and are preferred for the balance of the open space areas, if needed.
- The open space within the conservation design subdivisions should be owned by any of the following four entities: land trust, homeowners association, individual landowner, or Town and should be spelled out and agreed upon in writing before the subdivision is approved.

NATURAL LIMITATIONS TO DEVELOPMENT

Decisions on land use are based on a variety of factors both internal and external to a particular site. Some factors are beyond a property owner's control, i.e. government regulation, the economy, interest rates and market demand. Other factors such as management are completely controlled by the property owner. However, these factors can and will change over time, whereas the natural physical features of the site are usually unchangeable or change is severely limited. Physical features, such as soil type, soil productivity, slope, wastewater treatment capacity, depth to groundwater, depth to bedrock, environmental sensitivity, etc., can direct or limit land use alternatives for a property owner. For specific details on the natural physical features that can impact land use alternatives and decisions please see the Natural Resources Section, on page 178.

INTERACTIVE LAND USE WORKSHOP RESULTS

The development projections for residential, agriculture, commercial, industrial and open space land uses were utilized as the basis for the second night of the interactive land use workshop. The first part consisted of an interactive slide show of land uses where participants individually and then as a group worked to determine an appropriate list of land uses for the town. The second part was a land use mapping exercise where the different projections were mapped to allow participants to determine the scope of future development and identify potential locations for the identified land uses.

Three of the four groups reached consensus that the historic growth levels were appropriate for the Town of Star Prairie and that higher growth levels should be actively discouraged through policies and regulations. The groups also showed strong support for conservation design development, especially south of the Apple River and CTH C; protection of high quality agricultural resources especially in the Star Prairie flats area; protection of natural resources especially along the Apple River, Strand Lake, Cedar Lake and Squaw Lake; and for appropriate commercial and industrial development in limited locations in the Town, around the airport and along STH 65 to the north, around the new diamond interchange at 110th Street, and along the rail line.

All four groups discussed annexation and generally recognized that much of the potential commercial and industrial development could and should be annexed by the City of New Richmond and Village of Somerset. There were also good discussions of the area around the water line and consensus was this area should be developed first with residential housing and use of conservation design to decrease lot size for cost-effective service. These results are incorporated into the land use goals, objectives and policies and the future land use map and narrative.

LAND USE GOALS, OBJECTIVES & POLICIES

The following goal statements were developed by the Plan Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey, the vision statements, the interactive land use workshop results and the land use policies that have historically been followed in the Town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the historic rate of development is acceptable in the town but that there needs to be some policy changes regarding the type and location of residential, commercial and industrial growth and the protection of open space areas. The Plan Commission has identified changes that enhance and direct land use options that would best fit the future needs, growth and preferences of Star Prairie's residents while preserving the town's rural character.

Goals:

1. The Town of Star Prairie will encourage a desirable mix of land uses that will maintain the town's rural character and preserve its agricultural heritage, while allowing moderate residential, commercial and industrial development.
2. Protect the town's abundant and high quality natural and agricultural resources to maintain the town's rural atmosphere and community character.
3. Promote the continuation of agriculture and farming as one of the primary land uses.
4. Maintain the integrity of zoning districts by considering distinct uses and separation.
5. Direct land uses to designated areas to improve compatibility and decrease conflicts.
6. Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.
7. Encourage limited residential development that keeps housing affordable.
8. Coordinate land use planning with utility and community facility systems, natural resource and transportation systems planning.
9. Large-scale industrial and commercial development should be directed to St. Croix County's urban centers.
10. Support a limited number of dwelling units with three or four units in a structure in conjunction with conservation design development.

Objectives:

1. Manage and control the rate of development to maintain a distinctive rural community in the Town of Star Prairie.
2. Retain rural features to protect rural character.
3. Minimize the visual impact of development to maintain rural, undeveloped character and feeling.
4. Discourage residential, commercial or industrial development that is incompatible with the rural character and agricultural heritage of the Town of Star Prairie or

would cause land use conflicts and negative impacts to natural resources and agricultural.

5. Allow residential development in location, forms and densities, which supports the preservation of open space and prime agricultural soils.



Rural residential development. Photo by Kathy Mlynarczyk.

6. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.
7. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents whether developed by the town or in conjunction with neighboring communities.
8. All housing should be located and sited to enhance and maintain rural character.
9. Encourage housing sites in the town that meet the needs of persons within a variety of income levels, age groups, and special needs.
10. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
11. Support new developments that are primarily single-family homes or two-family homes.
12. Promote conservation design subdivisions as the preferred method for rural residential development.
13. Ensure that home sites are safe from seasonal flooding or ponding.
14. Encourage high density development and other more intense land uses to locate where public utilities are available.
15. Rural economic development should promote alternative agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs that is compatible with neighboring land uses
16. Identify locations for future environmentally-friendly businesses to locate within the Town.
17. Encourage the commercial redevelopment and reuse of the town's existing commercial sites.
18. Prevent unplanned commercial development along major roadways.
19. Encourage land preservation programs.
20. Preserve highly productive farmlands for continued agricultural use.
21. Manage the pace of growth to help limit conflicts between agriculture and non-farm land use.

22. Discourage land uses that conflict with agriculture.
23. Use density and minimum lot size regulations to allow growth and development while protecting productive farmlands on prime agricultural soils.
24. Discourage nonagricultural development on prime agricultural soils.
25. Preserve Star Prairie's most important and sensitive natural resources and areas.
26. Direct development away from environmentally sensitive areas, natural resources and productive forest lands.
27. Preserve the Town's scenic beauty, historical heritage and archeological resources.
28. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
29. Work with neighboring municipalities to resolve boundary issues and other conflicts that exist or may develop.
30. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern.
31. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.

Policies:

1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in this comprehensive plan.
2. Work with the villages of Star Prairie and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities.
3. Promote conservation design development in major subdivisions and common septic systems to protect natural resources and highly productive agricultural soils and provide services in a cost-effective manner.
4. Require the low building opening (LBO) for each development site to be staked with a base elevation reference point for all ponding, elevations and driveways.
5. Work to change land division regulations to require new development to stub future driveways to the right-of-way line. This will prevent conflicts with stormwater management ponds, LBOs and construction site erosion and sediment tracking.
6. As new development occurs, discourage new private roads and explore options to make existing private roads public to improve access for emergency services, improve maintenance and decrease conflicts.
7. Review this plan prior to making a recommendation on a rezoning request.
8. When considering rezoning requests recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.
9. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.

10. Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.
11. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals.
12. Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered on the edges of farm fields. Tree lines should be preserved.
13. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas.
14. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
15. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards.
16. Permit home-based businesses where there will be little impact on surrounding properties.
17. To reduce the conversion of prime agricultural land to other uses, request that St. Croix County amend the County zoning ordinance so that the exclusive agriculture-zoning district would regulate based on both density and lot size rather than just lot size.
18. Set the Town of Star Prairie's development density to one lot per quarter –quarter section or "platted 40 acres" on land zoned exclusive agriculture.
19. Review St. Croix County's Land Division Ordinance for conservation design development to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the Town's needs work with the St. Croix County Planning and Zoning Department in the development of the town subdivision ordinance.
20. The maximum gross density for development shall depend on the location of the development. The gross density may not be the minimum lot size in all cases. In conservation design development the minimum lot size shall be ½ acre per dwelling unit, with a two-acre gross density. Two-acre density for conventional



Scenes like this one represent the rural character of the Town of Star Prairie. Future development should try to protect and incorporate the traditional rural elements of treelines, hedgerows and fencelines. Photo by Kathy Mlynarczyk.

development and one-acre density for development in the Boundary Agreement Area.

21. Ensure that commercial and industrial activities are not located within Environmentally Sensitive Areas by placing environmentally sensitive areas in conservancy zoning. Environmentally sensitive features should be included in the design of business developments as integral amenities and maintained in common ownership.
22. Commercial and industrial development shall be designed with consideration of the parkways that this plan identifies along the Town's primary drainage corridors, which include the Apple River, Willow River, Cedar Creek, Squaw Lake, Cedar



Lake, Strand Lake and Hatfield Lake. These parkways would allow the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the Town's rural atmosphere, provide stormwater management areas and provide potential trail linkages to the rest of the Town. Where appropriate, the Town shall require the dedication of land for trails or parks before approving development proposals.

23. Continue to allow small-lot residential development of two to five acres to promote rural character and protection of natural resources on infill sites between existing development.
24. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
25. Explore options to provide senior housing opportunities in the Boundary Agreement Area at densities greater than one single-family unit per acre and more than four attached, single-family units.
26. Notify property owners and developers that development located within three nautical miles of the airport will need to meet insulation or sound reduction requirements and are required to have deed restrictions acknowledging the airport and its related noise impacts.
27. Additional mobile home parks or multi-family or multi-unit dwellings do not fit the rural character of the Town of Star Prairie and should not be developed, except in the Boundary Agreement Area as designated on the Future Land Use Map. See Future Land Use section, page 235. Multi-family housing, multi-unit dwelling or a mobile home park is defined as five or more units in a structure or on a lot.

28. Business signage, landscaping, screening, and lighting should be compatible with the rural character of Star Prairie. Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination timeframes to maintain dark skies.

Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses.

29. Discourage large amounts of “side of the road” residential and commercial development on State and County highways and arterial town roads to prevent congestion and preserve rural character and safety.



This local business in Star Prairie blends well into the rural residential landscape. Photo by Kathy Mlynarczyk.

30. New commercial activities should be located at the future diamond interchange at the intersection of 110th Street and STH 64 and along STH 65; coordinate with Wisconsin Department of Transportation’s highway plans.
31. The Town shall develop a site plan review process to identify minimum standards for commercial and industrial sites. These could include all commercial and industrial development in the Town but flexibility should be allowed to address the concerns of existing businesses.
32. Commercial and industrial site plans shall include sidewalks, parking preferably behind buildings and parking lot landscaping standards, including landscaped islands or rain gardens within large parking lots that break up the expanse of asphalt.
33. Implement and enforce the road and driveway ordinance to regulate any change to an existing driveway or creation of a new driveway and implement town road construction standards.
34. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fence rows, or existing vegetation wherever possible.
35. Joint or shared driveways may be allowed where beneficial, but the shared amount should be the least amount necessary.
36. Support exclusive agriculture zoning, agriculture enterprise area designation and other land use measures, which discourage non-farm development in identified Agricultural Preservation Areas, specifically the Star Prairie Flats in sections 4, 5, 6, & 7, the west half of section 14 and the east half of section 15 up to the Apple River, and the west half of section 1 and east half of section 2. Please see the

proposed Squaw Lake Agricultural Enterprise Area narrative and map on the Star Prairie Town website.

37. Support buffer zones around agriculture preservation areas and between these areas and rural residential subdivisions consisting of gradually larger lot, lower density development zones.
38. Require new non-farm residential lots to be located adjacent to existing development or grouped to preserve larger tracts of agricultural land, protect natural resources and improve the design, layout and functionality of



Protection of rural landscapes like this are important in Star Prairie. Photo by Kathy Mlynarczyk.

development.

39. When possible, new homes should not be placed in the middle of open farm fields.
40. Continue to use Agriculture zoning to promote and protect agriculture for its economic contribution to the economy and as one of the primary land uses in the Town of Star Prairie.
41. Encourage St. Croix County to study a voluntary purchase of development rights program. If authority is developed, establish a voluntary, market driven transfer of development rights program to discourage scattered development, promote rural residential development on the most suitable lands for development and encourage protection of prime agricultural lands. Generally sending areas would be those areas identified as remaining Agricultural/Forest/Grasslands or Open Space and the receiving areas would be the water service and Boundary Agreement areas.
42. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
43. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat, to restore degraded resources where possible and to emphasize their value to the community as potential focal points of natural beauty and recreation.
44. Discourage and where possible, prevent the altering of wetlands and floodplains by filling or developing.
45. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.

46. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first.
47. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
48. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation. Such a zone could be created with a principal structure setback of 150 feet from the lot line on properties adjacent to publicly-owned lands.
49. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
50. Develop and implement a boundary and annexation agreement with the City of New Richmond and the villages of Somerset and Star Prairie.



A Star Prairie sunset. Photo by Kathy Mlynarczyk.

FUTURE LAND USE

The Town of Star Prairie'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: 3,000 additional acres of residential land, 300 additional acres of protected open space land, 8,000 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), 100 additional acres of commercial land and 70 additional acres of industrial land.

There are eight future land use categories: Open Space; Agricultural/Forest/Grasslands; Limited Hobby Farm; Mixed Rural; Rural Residential; Commercial; Industrial; and Government – Institutional and Utilities; and a Boundary Agreement Area with specific land uses identified. They are described as follows:

Open Space (504 existing acres, 2,500 future acres):

These are lands which may be used for passive or active recreation, but are more likely to be protected open space. The Apple River corridor is easily the most clearly identified resource in the town and it is representative of the community. Residents identify strongly with the Apple River as a resource enjoyed and utilized by most residents. It's still considered "their" river. The majority of the land along the river is undeveloped, about $\frac{3}{4}$ of the shoreline. The Apple River corridor encompasses a very large area, those targeted as the most valuable to town residents and the most sensitive and in need of resource protection included the wetlands downstream from the St. Croix County Apple River Property; the wetlands upstream and downstream from the old town hall, especially the backwater known as Louie Lake; and the wetlands downstream from the old town hall to 93rd Street. In addition to resource protection there are also historic Indian sites along the Apple River and probably around Strand Lake too. Strand Lake, Cedar Lake, and Squaw Lake were also



Louie Lake on the Apple River and Strand Lake are two of the areas Star Prairie residents identified as very high priority to preserve. Photos by Kathy Mlynarczyk and Mike Burke.



identified as very special water and land resources that local residents want protected. Many of the areas identified are unsuitable for construction, others are important for water quality protection. Hopefully all of these areas would be protected as open space for passive recreation such as hiking, nature study, bird watching, etc. There are some existing residential uses in these areas and there would probably be some limited new residential uses but residential density would be very low to protect the resources.

In addition to the need for resource protection, there are specific areas in the town where there is a need for some public and/or private parks to serve existing and future residential areas with either small playgrounds or other active recreation facilities that would not be met by the regional park facilities in the City of New Richmond. These are also identified as open space on the future land use map.

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

Agricultural/Forest/Grasslands (3,846 remaining future acres): The existing primary land use in the Town of Star Prairie that will continue to occupy a significant part of the landscape. These areas include existing agricultural lands with soils classified by the Natural Resources Soil Conservation Service capability classifications as I, II or III, existing farms, and the majority of the land zoned Exclusive Ag. It also includes publicly-owned waterfowl production areas and areas adjacent to these areas to allow for expansion. It is characterized by large scale agriculture operations, hobby/small-scale farms and very low-density, 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. It will generally include the Star Prairie flats area, in the northwest portion of the town, the area north of the Squaw Lake and near the Prairie Flats wildlife areas and those areas along the Apple River with excellent farmland and which can



A Star Prairie farm in winter. Photo by Kathy Mlynarczyk.

buffer sensitive ***Open Space*** lands along the Apple River. Most of this land should be zoned Exclusive Ag, with a limited amount infilled with Ag Residential or Ag II.

Hobby/Small-Scale Agriculture (2,660 remaining future acres): Very low-density, large-lot, farm-related development. These areas are compatible with existing agriculture and provide a buffer to existing residential subdivisions. They generally have excellent soils, are very good existing farms lands and are in locations that provide a good buffer to

residential and/or commercial areas. These are usually 10 to 20-acre small-scale farms but may be as low as five acres. They will buffer various agricultural and open space uses from the *Mixed Rural* and *Rural Residential* areas and transition to the *Agricultural/Forest/Grasslands* areas. The *Hobby/Small-Scale Agriculture* areas are generally in the eastern side of the town along STH 65 and south of CTH C between the residential areas and the industrial land around the airport. It will also be used to buffer the *Agricultural/Forest/Grasslands* of the Star Prairie flats from residential development and to buffer the *Commercial* area including the speedway on CTH CC. New residential subdivisions would not be appropriate in this area unless they were small groups of three to five lots. Most of this land should be zoned Ag II, with some remaining Exclusive Ag or Ag Residential depending on lot size. Tools such as a specific new zoning district, deed restrictions or conservation easements should be developed or utilized to limit further division of these sites.

Mixed Rural (2,188 future acres): Medium-density, small-lot conservation design residential development that is compatible with agricultural activities and with sensitive environmental resources found throughout much of the town. This residential development does not negatively impact prime farmland, environmental areas, drainage areas or waterways. For the amount of planned development in the Town, these are the locations where the development may occur but also where some type of agriculture or open space is continuing. There is some existing traditional residential development in these areas also. All new residential subdivisions in this area should be conservation design to preserve open space and rural character. Higher density development will be possible with the use of transfer of development rights from land zoned Exclusive Ag to



Rural residential development in the Town of Star Prairie. Photo by Kathy Mlynarczyk.

the property in the Town Water Service Area. Based on the population projections and planned development in the Town, not all these areas will be needed for rural residential development over the timeframe of this plan. These areas are generally lands presently zoned Ag Residential.

Rural Residential (2,940 existing acres, 3,859 future acres):

Medium to high density, small-lot rural residential development that is generally comprised of existing traditional residential subdivisions and new major subdivisions. Conservation design may be used in these areas to preserve environmentally sensitive resources. These areas are presently adjacent to existing residential subdivisions with existing infrastructure such as road connections and in locations where development concepts have been suggested. This development will occur through major subdivision creation. The area of the town south of CTH C and 210th Avenue should be the first area developed and it is where the town should encourage development to locate.

Government – Institutional (77 existing acres, no change): This land use area includes the new and old Town Halls, town boat landings, state, county and local parks and the federal lands that make up the Prairie Flats North and South Waterfowl Production Areas. Expansion of those existing uses has been identified as the future land use.

Commercial (157 existing acres, 256 future acres): Infill commercial development that is compatible with and supports the agricultural economy or rural character of the Town of Star Prairie and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Additional commercial development should generally be located at the new diamond interchange of STH 35/64 and 110th Street and along STH 65 north of New Richmond to 210th Street. 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 large-scale or high-density commercial development should be located within or adjacent to the City of New Richmond or Villages of Somerset or Star Prairie where urban sewer and water services are present.

Industrial (3 existing acres, 113 future acres): Industrial land use in the Town of Star Prairie is limited to the areas south of the railroad line and STH 64 in the southwest portion of the town and infilling around the airport in the eastern portion of the town. It is expected that the area around the airport will be annexed to the City of New Richmond over time and industrial uses that should be on urban sewer and water services should locate in this area. The area around the railroad line would be appropriate for smaller scale, less intense industrial uses. Existing industrial areas may show some expansions but only if it is not in conflict with other surrounding land uses. It should be compatible with and support the agricultural economy of the Town and would not negatively impact prime farmland, environmental areas, drainage areas or waterways. No other new areas of industrial development are encouraged or planned. Generally large-scale, dense or high impact industrial development should be located within or adjacent to the City of New Richmond or Villages of Somerset or Star Prairie where urban sewer and water services are present or readily available.

Boundary Agreement Area: The Boundary Agreement Area includes lands that will eventually be annexed to the City of New Richmond and receive urban services. The timing of when annexation will occur may be somewhat different from when development occurs. The area is bounded by the City of New Richmond and STH 65 to the east; 210th Avenue and CTH C to the north; 118th, 115th and 100 streets to the west, connected by 200th and 192nd avenues; and STH 64 and the City of New Richmond to the south. This area has specific land uses agreed to in conjunction with the City of New Richmond. There is an independent governing board consisting of members from the New Richmond City Council, Star Prairie Town Board and citizen members who live within the area will decide any land use changes. It is important to realize that while this area is still within the Town of Star Prairie geographically, it is under joint jurisdiction with the City of New Richmond. The projected development within this area is not calculated into the land use projections for the town. The future land uses for this area are discussed as part of the other future land use categories. There is a mixture of open space, rural residential, commercial and industrial.

