

# LAND USE ELEMENT



**EXECUTIVE SUMMARY**

The purpose of this section is to review and analyze land use in the City of Mineral Point. The land use element is the compilation of all other elements of this plan. Designating land uses and standards for development requires the City be able to adequately provide utilities, maintain roads, and support other services. Therefore, the goals, objectives, and policies of the land use element must be supported by all other elements of the plan. This section will consider both current and future land use in the City of Mineral Point. At the present time, the dominant developed land use is residential.

**Wisconsin State Statute 66.1001(2)(h)****(h) *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 shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services 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.

**LAND USE POLICIES**

The following are the land use policies (not in order of priority) for the City of Mineral Point.

1. **Follow a current, long-range comprehensive plan, which serves as a guide for future land-use and zoning decisions.**

See H.1 in this Section for more information.

2. **Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.**

See Section A, Issues and Opportunities Element for the City of Mineral Point's Vision Statement.

3. **Encourage non-residential development away from residential neighborhoods.**

4. **Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.**

More commercial and manufacturing development is encouraged in the City of Mineral Point

5. **Encourage development in areas where adequate utilities and community services exist or can be provided in a cost-efficient manner.**

See Section D, Utilities and Community Facilities Element.

6. **Restrict development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.**

7. **Ensure to the greatest extent possible that all future development proposals or redevelopment enhances the overall quality of life in the community.**

See Section A, Issues and Opportunities Element for the City of Mineral Point's Vision Statement.

**EXISTING LAND USE**

The City of Mineral Point's dominant land use is classified as "agricultural". See Maps E.2 and E.8 in Section E, Agricultural, Natural, and Cultural Resource Element, for existing City of Mineral Point land use maps.

Table H.1 is a breakdown by percentage for Mineral Point land uses. As indicated, the City is defined as 42.01 percent agricultural. Agriculture, Commercial/Business, Manufacturing/Industrial, Single- and Multi-family Residential, Parks/Open Space, and Mixed Use are the dominant land uses as defined by the City Plan Commission.

**Table H.1: City of Mineral Point Land Use**

| Classification           | City of Mineral Point<br>Percent of Land Area |
|--------------------------|-----------------------------------------------|
| Residential              | 39.37%                                        |
| Commercial               | 9.7%                                          |
| Manufacturing/Industrial | 3.57%                                         |
| Forest                   | .86%                                          |
| Public/Government        | 2.4%                                          |
| Park/Conservancy         | 8.0%                                          |
| Agricultural             | 42.01%                                        |
| Undeveloped              | 3.28%                                         |

(Source: 2018 Department of Revenue)

**Residential**

For the purpose of this section, single family home refers to a structure that is designed for and occupied by one family. Multi-family residential refers to a structure for three or more families living independently from one another. As indicated by Map H.1 and Table H.1, residential development is the third highest percent land use within the City at 39.37%.

**Commercial**

Commercial refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment. The existing land use map does not differentiate between highway businesses, home occupations, or general businesses, but classifies all of the above as commercial. As indicated by Map H.1 and Table H.1, commercial development occupies approximately 9.7% percent of the total land area within Mineral Point.

**Manufacturing/Industrial**

Industrial refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products. Map H.1 and Table H.1 show approximately 3.57 percent of the total land area in the City of Mineral Point is occupied by industrial uses.

**Forested**

This classification is Production Forests and DNR-MFL Forests acreages combined. Table H.1 shows .86% of total land area within the City.

**Public/Governmental**

This classification refers to structures principally of an institutional nature and serving a public need, such as churches, libraries, post offices, police and fire stations, public utilities, etc. As identified on Map H.1 and Table H.1, approximately 2.4 percent of the land area in Mineral Point is occupied by public/governmental facilities.

**Parks/Conservancy**

Parks and recreation refers specifically to neighborhood and community parks, as well as designated conservancy areas. Approximately 8.0 percent of the total land in the City of Mineral Point is occupied by park and recreation areas and facilities.

**Agricultural**

Approximately 42.01 percent of the total land area in City limits is agricultural land. Refer to Map H.1 and Table H.1 for more information.

**Undeveloped**

Table H.1 shows 3.28% of undeveloped land in the City of Mineral Point.

**LAND USE TRENDS****Table H.2: City of Mineral Point Land Use Assessment Statistics Iowa County – 2011**

| Real Estate Class | # of Parcels | Land Value   |
|-------------------|--------------|--------------|
| Residential       | 1161         | \$31,370,700 |
| Commercial        | 205          | \$5,811,600  |
| Manufacturing     | 10           | \$582,300    |
| Agricultural      | 58           | \$62,700     |
| Swamp & Waste     | NA           | N/A          |
| Forest            | 3            | 89,200       |

(Source: Wisconsin Department of Revenue-2011)

**Table H.3: City of Mineral Point Land Use Assessment Statistics Iowa County – 2019**

| Real Estate Class | # of Parcels | Land Value   |
|-------------------|--------------|--------------|
| Residential       | 1183         | \$31,498,500 |
| Commercial        | 213          | \$6,451,600  |
| Manufacturing     | 11           | \$645,100    |
| Agricultural      | 61           | \$73,500     |
| Swamp & Waste     | N/A          | N/A          |
| Forest            | 2            | \$46,100     |

(Source: Wisconsin Department of Revenue-2019)

**RESIDENTIAL LAND USE TRENDS**

As shown above, the single- and multi-family residential development is a dominant developed land use in the City of Mineral Point. The following table indicates changes in total household units between 1990 and 2000 for the City of Mineral Point and Iowa County.

**Table H.4: City Of Mineral Point Total Housing Unit Changes**

|                              | 1-Unit (2000) | 1-Unit (2010) | % Change |
|------------------------------|---------------|---------------|----------|
| <b>City of Mineral Point</b> | 1,184         | 1,278         | 7.94%    |
| <b>Iowa County</b>           | 7,796         | 10,864        | 39.35%   |

(Source: 2000 & 2010 US Census)

As indicated by Table H.4, total households in Mineral Point increased 7.94 percent between 2000 and 2010, while County housing increased 39.35 percent for the same time period.

**LAND USE PROJECTIONS**

Table H.5 shows future residential land use projections for the City of Mineral Point, derived from Section A, Issues and Opportunities of the Comprehensive Plan.

**Table H.5: City of Mineral Point Land Use Projections 2000 - 2030**

| <b>PROJECTED RESIDENTIAL LAND USE</b> | <b>2000</b> | <b>2010</b> | <b>2020</b> | <b>2030</b> |
|---------------------------------------|-------------|-------------|-------------|-------------|
| <b>Low Projection</b>                 | 1092        | 1179        | 1235        | 1291        |
| Change in Number of Households        | --          | 87          | 56          | 56          |
| 3 Dwelling Units Per Acre             | --          | 29          | 19          | 19          |
| 5 Dwelling Units Per Acre             | --          | 17          | 11          | 11          |
| <b>High Projection</b>                | 1092        | 1237        | 1351        | 1464        |
| Change in Number of Households        | --          | 145         | 114         | 113         |
| 3 Dwelling Units Per Acre             | --          | 48          | 38          | 38          |
| 5 Dwelling Units Per Acre             | --          | 29          | 23          | 23          |

**FUTURE EXPANSION**

As Mineral Point grows, it makes sense to look ahead and project what sort of development will work best in certain parts of the City. Current and future infrastructure can help guide the City's development decisions. Based on infrastructure, Table H.3 shows that future growth for retail is concentrated in the center of the City. Commercial growth is best in the northern and western parts of the City; industrial growth in the north. Housing is thought best to be encouraged on the south and east sides of Mineral Point.

**Table H.3: Best Directions For Future Expansion In City Of Mineral Point**

|                       | <b>Retail</b> | <b>Commercial</b> | <b>Industrial</b> | <b>Housing</b> |
|-----------------------|---------------|-------------------|-------------------|----------------|
| <b>Transportation</b> | Central       | North and West    | North             | South and East |
| <b>Water</b>          | Central       | North and West    | North             | South and East |
| <b>Sewer</b>          | Central       | North and West    | North             | South and East |
| <b>Other</b>          | Central       | North and West    | North             | South and East |

Housing development in the City of Mineral Point is dependent upon existing zoning ordinances. The Plan Commission encourages residential development to follow the historic and architectural traditions of the City. The siting of retail, commercial, and industrial development is also dependent on existing zoning ordinances. However, the Plan Commission pointed out that ordinances relating to retail and commercial business development need to be worked on to limit residential living within the business district. In the case of industrial development, work needs to be done on the existing business park to make it more appealing to businesses.

Agricultural development is not an issue for the City.

**EXTRATERRITORIAL ZONING DISTRICT**

A portion of the Town of Mineral Point falls within the extraterritorial zoning (ETZ) area, in which the City of Mineral Point and the Town of Mineral Point jointly enforce a Joint Extraterritorial Zoning Ordinance as authorized under Wisconsin State Statute Section 62.23(71). Map H.2 illustrates the Extraterritorial Zoning District boundary which extends up to 1.5 lineal miles from the City of Mineral Point borders.

The land within the ETZ is predominantly Agricultural Preservation District (A-1) and is in relatively large parcels that are farmed or managed for resource protection. The intent of this Comprehensive Plan is to retain both the natural resource values and rural character of these areas. This plan envisions these areas remaining predominately rural until at least the year 2035 with the intent to preserve and promote agricultural and agricultural related land uses.

**REDEVELOPMENT OPPORTUNITIES**

No redevelopment opportunities were identified by the Plan Commission at this time.

**EXISTENCE OF BROWNFIELDS OR PROPERTIES SUITABLE FOR REDEVELOPMENT**

The Wisconsin Department of Natural Resources maintains a database referred to as BRRTS (Bureau for

Remediation and Redevelopment Tracking System). The database lists contaminated lands and sites and includes the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to us or otherwise discovered. The database contains 36 records for the Mineral Point area (the list does not distinguish between types of jurisdiction with the same name) and includes the following four categories:

**LUST:** A Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by DNR and some are reviewed by the Dept. of Commerce.

**ERP:** Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.

**SPILLS:** A discharge of a hazardous substance that may adversely impact, or threaten to adversely impact public health, welfare or the environment. Spills are usually cleaned up quickly.

**No Action Required:** There was or may have been a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. Reports of UST closures with no action required are filed in state archives.

The complete database is available from the Department of Natural Resources Website.

[www.dnr.state.wi.us](http://www.dnr.state.wi.us). Activities on these sites, including remediation, are available for review on the website or by contacting the Wisconsin Department of Natural Resources.

#### **EXISTING AND POTENTIAL LAND USE CONFLICTS**

There are a variety of land uses that can potentially cause land use conflicts. There are two common acronyms used to describe land use conflicts – NIMBY's (Not In My Back Yard) and LULU's (Locally Unwanted Land Uses). One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations. This is the case in Mineral Point, as the Plan Commission feels that agriculture is not helping the City achieve its vision, within the City Limits.

The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. However, as the box on the right suggests, conflicts can arise from more than agriculture/residential situations.

Other than the issue of agriculture, the Plan Commission reported no current land use conflicts. However, there are potential use problems with future annexation. Also, the Commission is concerned about affordable housing, lots, and land in the City.

#### **Potential Land Use Conflicts**

- Landfills or Waste Facilities
- Jails or Prisons
- Halfway Houses or Group Homes
- Airports, Highways, Rail Lines
- Low Income Housing
- Strip Malls and Shopping Centers
- "Cell" Towers, Electrical Transmission Lines
- Large Livestock Operations
- Industrial or Manufacturing Operations

**INTEGRATED LAND USE**

Certainly, education and communication at all levels is fundamental to land use conflict resolution. Finding a way to separate incompatible land uses while recognizing the benefits that can be achieved through land use integration is key. Integration may be achieved through physical separation or a simple vegetative buffer designed to screen one land use from another. Such practical strategies require landowners with potentially conflicting land uses to acknowledge their impacts and then design their operations or development to account for this impact. A community approach utilizing physical solutions, planning strategies, and a long-term vision for the land will enable multiple and differing land uses to exist.

**FUTURE LAND USE**

Small-town atmosphere, being near family and friends, and being near jobs and employment opportunities are the top three reasons why people choose to live in the City of Mineral Point. It stands to reason that people in Mineral Point want to maintain their homes and property, protect their investments, and improve their standard of living. However, with the City's growth, existing homes and buildings will need remodeling, repairs, or improvements, new buildings will be constructed; businesses will join the community. In order to achieve its vision, Mineral Point needs to maintain its small-town charm while working to expand job development opportunities.

