

Chapter 6 – Land Use

6.1 Introduction

Per State of Wisconsin Statute 66.1001 (2) (h), the Land Use Element of a community's comprehensive plan is intended to be:

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.

This Chapter provides information on the Town's land use. Section 6.2 introduces the concept of land use planning. Section 6.3 identifies existing Town land use, historic land use trends, and future land use projections, whereas Section 6.4 identifies Town land use issues and opportunities. Section 6.5 states Town land use goals, objectives, and policies, and Section 6.6 contains maps displaying land use information discussed in this Chapter, including the Town's *Future Land Use Map*.

6.2 Land Use Planning

The degree to which a rural community balances housing, commercial, light industrial, and associated transportation infrastructure development with preservation of agricultural and open space lands, and natural resources ultimately determines that community's quality of life. Comprehensive and thoughtful land use planning, which respects private property rights but also recognizes the importance of the community's collective well-being, allows for responsible development in appropriate locations while concurrently preserving agricultural and open space lands, and natural resources.

The Town's rural character, evident in its abundant, valuable agricultural lands, provides the community with a socio-economic identity and an exceptional quality of life. Population growth, though necessary and inevitable if the Town is to remain vibrant, can also have negative effects. These effects, particularly in the form of scattered and sprawling housing development, pose a threat to the Town's rural character. Thus, preservation of valuable agricultural land and responsible housing development in appropriate locations is central in planning for the Town's future land use, and subsequently, preservation of its identity and quality of life. The Town of Johnstown has some of the richest farmland in the world and have historically preserved that farmland with very little being converted out of agricultural production.

6.3 Existing Land Use, Land Use Trends, and Land Use Projections

This section identifies the Town's existing land use, historic land use trends, and future land use projections. This *Plan* utilizes two different sources in examining these components, the WDOR's Statement of Assessment, utilizing Statutory Classes of Real Property for tax assessment purposes, and the County's Geographic Information System (GIS) data, utilizing the Town's zoning districts. WDOR's Statement of Assessment data is utilized as it provides a depiction of actual land use, whereas the County's GIS data is utilized as it represents regulated land use. It is important to note that the Town's

total land acreage for each of these two data sources differs by approximately 472 acres. Reasons for this appear to be caused by different methods for calculating the acreage between two different agencies.

Existing Land Use

The Town's existing land use has vast implications in planning for its future land use. Existing land use aspects identified in this section include land use categories, land use regulation (including zoning), land ownership, and total equalized value by land use category.

Existing use of the Town's land is somewhat varied but agriculture use predominates. There are two rural centers (Johnstown and Johnstown Center) but no other concentrated residential developments exist. There are several agricultural type commercial land uses that are located in Johnstown Center. There is also a 18-hole golf course located primarily in the hilly, wooded moraine in the northern one-third of the Town. The remainder of the Town is predominately agricultural with scattered residential.

The following classifies the Town's existing land use into seven categories, slightly modified from the WDOR's Statutory Classes of Real Property:

- **Agricultural:** Lands, exclusive of dwelling units and other improvements, devoted primarily to agriculture (as defined by State of Wisconsin Statute 70.05) and other supporting activities
- **Agricultural Accessory:** Lands containing dwelling units and related agricultural improvements associated with agricultural use
- **Forest:** Lands producing, or capable of producing, commercial forest products.
- **Residential:** Lands containing dwelling units and related improvements not associated with agricultural use
- **Commercial:** Lands, including improvements, devoted primarily to commercial operations, including, but not limited to dining, lodging, and retail sales establishments
- **Undeveloped:** Lands generally unfit for any of the aforementioned uses, including, but not limited to, parks, hunting grounds, wetlands, ponds, gravel pits, and road rights of way
- **Other:** Surface water areas, including streams, creeks, rivers, and lakes.

Figure 6.1 displays the Town's land use by category in 2007.

**Figure 6.1:
Land Use Category: 2007**

| Land Use Category | Acres | Percent |
|------------------------|---------------|---------------|
| Agricultural | 18,934 | 83.6% |
| Agricultural Accessory | 155 | .7% |
| Forest | 1,760 | 7.8% |
| Residential | 796 | 3.5% |
| Commercial | 158 | .7% |
| Light Industrial | 0 | 0.0% |
| Undeveloped | 843 | 3.7% |
| Other | N/A | N/A |
| TOTAL | 22,646 | 100.0% |

Source: State of Wisconsin Department of Revenue - Statement of Assessments 2007

Figure 6.1 indicates the majority of the Town's land (18,934 acres, 83.6%) was categorized as *Agricultural* in 2007. The next largest category is the forest category which comprises 7.8% of the Town's land use in 2007, totaling 1760 acres, whereas the *Residential* category comprised 3.5% and 796 acres.

The Town's existing land use is regulated most directly by the following:

- *Town of Johnstown Zoning Ordinance*
- *Rock County Shoreland/Floodplain Zoning Ordinance*
- *Rock County Land Division Regulations*

Of these regulatory mechanisms, the Town's *Zoning Ordinances* is the predominant measure utilized. This *Ordinance* regulates use of all land in the Town, including creation of all new lots and building sites (land division). This *Ordinance* also identifies zoning districts, stipulating allowable uses on lands in the Town, including agricultural, residential, business/commercial, special/unique, and environmentally sensitive/open space area preservation. The Town's zoning districts are limited in determining actual land use (e.g. a parcel of land with a dwelling unit, zoned as agriculture, may not be large enough for farming to be an economically viable activity, and therefore the land lies fallow). The County's *Land Division Regulations* are applicable only to creation of new lots and building sites of 15 acres or less, and its *Zoning Ordinance* applicable only to shoreland, floodplain, lowland/wetland, and County owned land.

Figure 6.2 displays Town and County zoning districts as identified in their respective ordinances, as of 2007.

**Figure 6.2:
Zoning Districts: 2008**

| Zoning District | Primary Use | Minimum/Maximum Lot Size | Dwelling Units Per Lot |
|--|---|--|----------------------------------|
| Agricultural One (A-1) | Large-scale agriculture | 35 acres/None | 1* |
| Agricultural Two (A-2) | Small-scale agriculture | 10 acres/None | 1 |
| Agricultural Three (A-3) | Low-density residential and small-scale agriculture | 3 acres/None | 1 |
| | | | |
| Rural Residential (R-R) | Low-density residential - unsewered | Single-Family: 40,000sq. ft. Two-Family: 55,000 sq. ft. | 1 |
| Local Business (B-1) | Commercial operations to serve local public | Unsewered: 40,000 sq. ft./None | None * |
| | | | |
| Special Purpose (SP) | Special and unique | 40 acres/None | None |
| | | | |
| Shoreland Overlay (SO) - County | Protect areas within 300' of navigable streams | All areas | Dependent on underlying district |
| Lowland/Wetland /Floodplain Overlay (C-1) - County | Restrict development in flood-prone areas | Dependent on underlying district | None |

*Conditional uses allow for additional dwelling units.

Source: *Town of Johnstown Zoning Ordinance Code – May, 1995*
Rock County Zoning Ordinance

The Town's *Agricultural (A-1)* zoning district, consisting of the minimum lot size and lowest dwelling unit density of the Town's zoning districts, is thus the district most conducive to large-scale, productive agricultural activities. Conversely, the *Rural Residential (R-R)*, district are designated strictly for low-density residential use, at dwelling unit densities ranging between 1 units/40,000 sq.ft to 1 unit/3 acres. The Town's shorelands and lowlands/wetlands, both environmentally sensitive areas, are included in the County's *Shoreland (SO)* and *Lowland/Wetland (C-1) Overlay* zoning districts.

Figure 6.3 identifies the Town's land use by zoning district in 2007 (Map 6.1), as well as the number of lots and average lot size for each district.

Figure 6.3:
Land Use Zoning: 2007

| Zoning District | Acres | Percent | Lots | Average Lot Size (Acres) |
|---|---------------|------------|------------|--------------------------|
| Exclusive Agricultural One (A-1) | 21,898 | 94.7 | 350 | 62.56 |
| General Agricultural Two (A-2) | 575 | 2.5 | 41 | 14.02 |
| Small Scale Agricultural Three (A-3) | 379 | 1.6 | 69 | 5.49 |
| Rural Residential (R-R) | 117 | 0.5 | 86 | 1.36 |
| Local Business (B-1) | 28 | 0.1 | 7 | 4.0 |
| Mobile Home Parks (MHP) | 0 | 0 | 0 | 0 |
| Special Purpose (SP) | 7 | 0 | 5 | 1.4 |
| Light Industrial (M-1) | 0 | 0 | 0 | 0 |
| Shoreland Overlay (SO) - County | 0 | 0 | 0 | 0 |
| Lowland/Wetland Overlay/Floodplain-County | 0 | 0 | 0 | 0 |
| Unknown, Dedicated, or Right of Way | 111 | 0.5 | 115 | .96 |
| TOTAL | 23,118 | 100 | 673 | 34.35 |

Source: Rock County Geographic Information System (GIS) data 2007

Figure 6.3 indicates the majority (21,898 acres, 94.7%) of the Town's land was zoned *Agricultural (A-1)*, whereas the *Agricultural (A-2)* zoning district comprised the next largest portion of the Town's land (575 acres, 2.5%), in 2007. Figure 6.3 indicates the combined, predominately residential (A-3, and R-R) zoning districts totaled 496 acres and 2.1% of the Town's land use in 2007. The Town had 673 lots, with average lot size of 34.35 acres, in 2007.

Figure 6.4 displays ownership of lands in the Town in 2007.

Figure 6.4:
Land Ownership: 2007

| Ownership Type | Acres | Percent |
|----------------|-----------------|---------------|
| Private | 22,981.1 | 99.4% |
| Public | 0 | 0.0% |
| USA | 130.6 | 0.6% |
| County | 0.5 | 0.0% |
| Town | 6.3 | 0.0% |
| TOTAL | 23,118.5 | 100.0% |

Source: Rock County Geographic Information System (GIS) data 2007

Figure 6.4 indicates, as of 2007, a large majority (99.4%) of land in the Town is privately owned.

Figure 6.5 displays the Town's total equalized value in 2007, utilizing land use categories. Total equalized value represents the full (fair) market value (most probable selling price) of the Town's land and improvements for all land use categories except *Agricultural*, *Forest*, and *Undeveloped Light Industrial*. The total equalized value of these land use categories is derived from use (ability to generate income), utilizing 50% of full (fair) market value. Total equalized value is determined by the WDOR, with property taxes apportioned to the Town on the basis of this value.

Figure 6.5:
Total Equalized Value: 2007

| Land Use Category | Land | Improvements | Total Equalized Value | Percent |
|------------------------|---------------------|---------------------|-----------------------|---------------|
| Agricultural | \$5,349,600 | \$0 | \$5,349,600 | 7.4% |
| Agricultural Accessory | \$2,400,000 | \$10,231,900 | \$12,631,900 | 17.4% |
| Forest | \$2,336,000 | \$0 | \$2,336,000 | 3.2% |
| Residential | \$7,230,500 | \$41,406,700 | \$48,637,200 | 66.9% |
| Commercial | \$458,900 | \$3,172,000 | \$3,630,900 | 5.0% |
| Light Industrial | \$0 | \$0 | \$0 | 0% |
| Undeveloped | \$107,000 | \$0 | \$107,000 | 0.1% |
| TOTAL | \$17,882,000 | \$54,810,600 | \$72,692,600 | 100.0% |

Source: State of Wisconsin Department of Revenue - Statement of Equalized Values 2007

Figure 6.5 indicates the *Residential* land use category entails the largest total equalized value and percent ((\$48,637,200 and 66.9%) of all the Town's land use categories, whereas the *Undeveloped* land use category entails the smallest, at \$107,000 for both total equalized value and 0.1 percent.

Land Use Trends

Identification of the Town's historic land use trends is similarly vital in planning for the Town's future land use. Land use trends identified in this section include land use category, *Agricultural* (A-1) zoning district, building permits, total equalized value, and sales in the *Agricultural*, *Forest*, and *Residential* land use categories.

Figure 6.6 displays the Town's land use by category from 2002 to 2007.

Figure 6.6:
Land Use Category: 2002 - 2007

| Land Use Category | 2002 | | 2007 | | Change: 2002-2007 | |
|------------------------|---------------|-------------|---------------|-------------|-------------------|----------|
| | Acres | Percent | Acres | Percent | Acres | Percent |
| Agricultural | 18,805 | 83.1% | 18,934 | 83.6% | 129 | .5% |
| Agricultural Accessory | 174 | .8% | 155 | .7% | -19 | -.1% |
| Forest | 1,901 | 8.4% | 1,760 | 7.8% | -141 | -.6% |
| Residential | 744 | 3.3% | 796 | 3.5% | 52 | .2% |
| Commercial | 153 | .7% | 158 | .7% | 5 | - |
| Light Industrial | 0 | 0.0% | 0 | 0.0% | 0 | - |
| Undeveloped | 864 | 3.8% | 843 | 3.7% | -21 | -.1% |
| Other (surface water) | 0 | 0% | 0 | 0% | - | - |
| TOTAL | 22,641 | 100% | 22,646 | 100% | +5 | - |

Source: State of Wisconsin Department of Revenue Statement of Assessments 2002 and 2007

Figure 6.6 indicates the Town has not experienced dramatic land use change from 2002 to 2007, although the *Forest* land use category did experience a relatively high decrease in acres (141) from 2002 to 2007.

Figure 6.7 displays acreage rezoned from the Town's *Agricultural District (A-1)* to other zoning districts from 1986 to 2007.

Figure 6.7:
Lands Rezoned from Agricultural District (A-1): 1986 – 2007

| New Zoning District | Acres |
|---------------------|---------------|
| A-2 | 146.56 |
| A-3 | 70.72 |
| B1 | 7.65 |
| RR | 12.63 |
| A-2/A3 | 33.00 |
| A-3/B1 | 9.62 |
| Other | 8.0 |
| | |
| | |
| | |
| | |
| TOTAL | 288.18 |

Source: Rock County Planning and Development Agency 2008

Figure 6.7 indicates that 288.18 acres in the Town have been rezoned out of the *Agricultural District (A-1)* to other zoning districts from 1986 to 2007. Figure 6.7 also indicates the *Agricultural 2 District (A2)* was the zoning district to which the greatest number of A-1 acres (146.56) were rezoned to during this period

Figure 6.8 displays building permits issued by the Town for new residential and commercial improvements from 2002 to 2007.

Figure 6.8:
New Residential Building Permits:
2002 – 2007

| Type | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2002-2007 | |
|---------------|----------|----------|----------|----------|----------|----------|-----------|----------|
| | | | | | | | Total | Average |
| Single-family | 3 | 2 | 4 | 4 | 4 | 1 | 18 | 3 |
| | | | | | | | | |
| TOTAL | 3 | 2 | 4 | 4 | 4 | 1 | 18 | 3 |

Source: Rock County Planning & Development Agency 2002 - 2007

Figure 6.8 indicates the Town issued a total of 18 building permits, an average of 3 permits per year, from 2002 to 2007.

Figure 6.9 displays the Town's total equalized value from 2002 to 2007.

Figure 6.9:
Total Equalized Value: 2002 - 2007

| Land Use Category | 2002 | | 2007 | | Change: 2002-2007 | |
|------------------------|-----------------------|---------------|-----------------------|---------------|-----------------------|------------|
| | Total Equalized Value | Percent | Total Equalized Value | Percent | Total Equalized Value | Percent |
| Agricultural | \$6,630,400 | 12.4% | \$5,349,600 | 7.4% | \$-1,280,800 | -5.0% |
| Agricultural Accessory | \$10,388,600 | 19.5% | \$12,631,900 | 17.4% | \$2,243,300 | -2.1% |
| Forest | \$1,701,900 | 3.2% | \$2,336,000 | 3.2% | \$634,100 | 0% |
| Residential | \$31,505,800 | 59.0% | \$48,637,200 | 66.9% | \$17,131,400 | 7.9% |
| Commercial | \$3,002,300 | 5.6% | \$3,630,900 | 5.0% | \$628,600 | -.6% |
| Light Industrial | \$0 | 0% | \$0 | 0% | 0 | -0 |
| Undeveloped | \$154,500 | .3% | \$107,000 | 0.1% | \$-47,500 | -0.2% |
| Other | N/A | N/A | N/A | N/A | N/A | N/A |
| TOTAL | \$53,383,500 | 100.0% | \$72,692,600 | 100.0% | \$8,644,600 | N/A |

Source: State of Wisconsin Department of Revenue - Statement of Changes in Equalized Value (Report 2) 2007

Figure 6.9 indicates the *Residential* land use category has seen the highest increase in total equalized value (\$17,131,400), an increase of 7.9% from 2002 to 2007. Figure 6.9 also indicates that the *Agricultural Accessory* land use category and the *Agricultural* land use category exhibited the highest total equalized value percentage decrease (-7.1%), during this same time period.

Figure 6.10 displays sales of land in the *Agricultural* and *Forest* land use categories in the Town from 2002 to 2006.

Figure 6.10:
Agricultural and Forest Land Sales: 2002 - 2006

| Totals | 2002 | 2003 | 2004 | 2005 | 2006 | 2002-2006 | |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | | | | | | Total | Average |
| Sales | 3 | 3 | 4 | 5 | 2 | 17 | 3.4 |
| Acres | 445 | 370 | 420 | 471 | 319 | 2,025 | 405 |
| Value | \$1,650,000 | \$1,421,000 | \$2,007,100 | \$2,385,000 | \$2,064,400 | \$9,527,500 | \$1,905,500 |
| Value per acre | \$3707 | \$3840 | \$4,778 | \$5063 | \$6471 | \$23,859 | \$4,771 |

Source: State of Wisconsin Department of Revenue - Fielded Sales System 2002 - 2007

Figure 6.10 indicates an average of 3.4 *Agricultural/Forest* land sales of 405 acres, valued at \$1,905,500 and \$4,771 an acre, took place in the Town from 2002 to 2006.

Figure 6.11 displays sales of land in the *Residential* land use category in the Town from 2002 to 2006.

**Figure 6.11:
Residential Land Sales: 2002 – 2006**

| Totals | 2002 | 2003 | 2004 | 2005 | 2006 | 2002-2006 | |
|-------------|------|------|------|------|------|-----------|---------|
| | | | | | | Total | Average |
| Sales | 7 | 6 | 14 | 8 | 11 | 46 | 9 |
| Vacant lots | 0 | 0 | 3 | 2 | 0 | 5 | 1 |

Source: State of Wisconsin Department of Revenue – Condensed Sales Summary Report 2002 – 2006

Figure 6.11 indicates an average of approximately 9 residential land sales, approximately 1 of those being vacant lots, took place in the Town from 2002 to 2006.

Land Use Projections

Normally, formulation of Town land use projections, illustrating possible future Town land use from 2010 to 2035, is necessary in planning for the Town's future land use. However, in the case of the Town of Johnstown, population projections indicate a continued decline of population that began with the 1980 census.

The Town of Johnstown currently has a Town Development Plan that indicates both existing and future residential, commercial and industrial land uses. These future land use areas have within them vacant acreage whereby future development may take place. It is the intent of the Town of re-approve the current Town Development plan as the future Town Land Use Plan.

**Figure 6.12:
Projected Residential Units**

| Type | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 2010-2035 | |
|---------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | | | | | | Total | Average |
| Single-family | 0 | 15 | 15 | 15 | 15 | 15 | 75 | 15 |
| | | | | | | | | |
| TOTAL | 0 | 15 | 30 | 45 | 60 | 75 | 75 | 15 |

Source: Rock County Planning and Development Agency.

Figure 6.12 above depicts the projected number of residential structures during the 25 -year planning period based upon the 2002-2007 average of three residential structures per year. Calculating the amount of acres within the future rural residential category (31.5), and the small-scale agriculture (155), there appears to be sufficient area in the appropriate category. Assuming 40,000 sq. ft. minimum lot size, approximately 34 lots could be created in the rural residential category and assuming 3-acre minimum in the small-scale agriculture category mean 51 additional lots. This should more than cover the above-mentioned 75 lots needed by the end of the planning period.

**Figure 6.13:
Projected Land Use Acreage**

| Type | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 2010-2035 | |
|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|---------|
| | | | | | | | Total | Average |
| Residential | 4.1 | 10.2 | 10.2 | 10.2 | 10.2 | 10.2 | 54.1 | 2.1 |
| Industrial | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial | 3.2 | 8.3 | 8.3 | 8.3 | 8.3 | 8.3 | 44.7 | 1.7 |
| Other Agriculture | 20.1 | 50 | 50 | 50 | 50 | 50 | 270.1 | 10.8 |
| TOTAL | 27.4 | 68.5 | 68.5 | 68.5 | 68.5 | 68.5 | 368.9 | |

Source: Rock County Planning and Development Agency.

Figure 6.14 displays a projection of Town land rezoned out of the (A-1) zoning district to other zoning districts, through 2035. This projection was formulated utilizing the Town's average annual acreage (13.7) rezoned out of the A-1 zoning district to other zoning districts from 1986 to 2007, as presented in Figure 6.7.

**Figure 6.14:
Acreage Rezoned out of (A-1) Zoning District: 2010 - 2035**

| 2010 | 2015 | 2020 | 2025 | 2030 | 2035 |
|------|------|-------|-------|-------|-------|
| 27.4 | 95.9 | 164.4 | 232.9 | 301.4 | 369.9 |

Source: Rock County Planning and Development Agency 2008

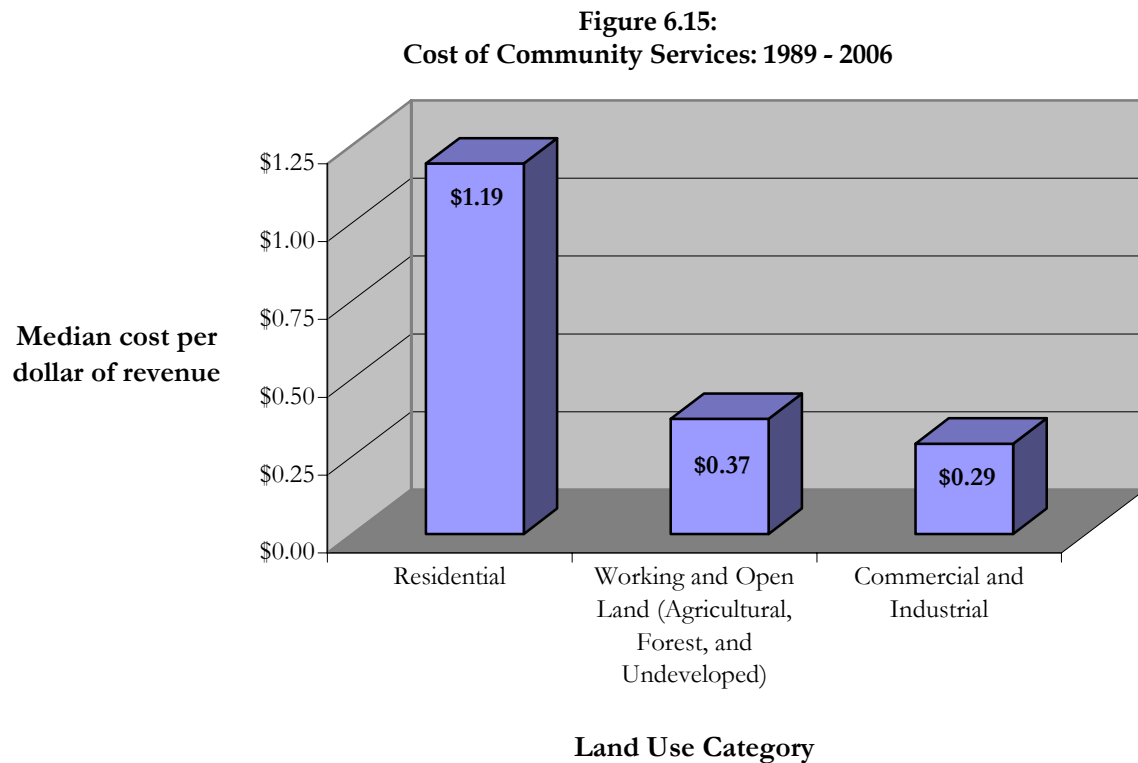
Figure 6.14 indicates approximately 369 acres of land will be rezoned out of the (A-1) zoning district from 2008 to 2035.

6.4 Land Use Issues and Opportunities

This section states the Town's land use issues and opportunities.

- The proximity of growing urban areas, major transportation corridors, and the Town's existing development influence the Town's land use.
 - The growing Cities of Janesville and Madison exert regional influence on the Town's land use, as does Interstate 90/39 and U.S. Highway 11/14. These urban areas and transportation corridors offer the potential for continued residential, and commercial land use pressure.
- Agriculture is the dominant land use category/zoning district designation in the Town. Lands in this category/zoning district designation, will continue to receive pressure from residential land use development in adjoining municipalities.
- The wooded area in the northern one-third of the Town (Johnstown Moraine) is a significant natural feature that has been receiving some development pressure.
- There is potential for land use conflicts in the Town given existing and potential residential land uses in close proximity to lands utilized for agriculture.

- Residential development is often viewed as an opportunity to increase a community's tax revenue. Cost of community services (COCS) studies examine cost (public services) incurred versus revenue (taxes) generated for various land uses. *Figure 6.15* displays the median cost incurred per dollar of revenue generated for various land uses of 121 COCS studies conducted for various municipalities from 1989 to 2006.



Source: Fact Sheet Cost of Community Studies – American Farmland Trust 2006

Figure 6.15 indicates *Residential* land uses incur more cost than revenue generated, while *Working and Open Lands*, and *Commercial and Industrial* land uses incur less cost than revenue generated. It is important to note that *Residential* land uses indirectly generate revenue that is not captured in COCS studies (e.g. *Commercial* land uses are often dependent on large populations indicative of *Residential* land uses).

- The Town's *Residential* land use category entails by far the largest total equalized value, and has historically exhibited the largest increases in total equalized value, of all land use categories.

However, these values and the subsequent tax revenue gained, must be weighted against data presented in COCS studies, as per *Figure 6.15*, and the Town's desire to retain its rural character.

6.5 Land Use Goals, Objectives, and Policies

The goals, objectives and policies presented below are intended to help guide future development and redevelopment, by helping to bring together the visions of the town through providing information, education and recommendations on land use issues and opportunities.

Land Use Goal #1

Ensure various and diverse land uses, including agriculture, residential, and agri-businesses, are encouraged, supported, and regulated, in appropriate locations, and in a responsible manner that preserves the Town's rural character and balances the rights of property owners with the Town's collective well-being.

Land Use Objectives

- Coordinate adjacent land uses so that they are compatible with regard to noise, odor and appearance.
- Future land use developments should be located in areas that already contain like uses to maintain compatibility.
- Future residential, and agri-business land uses should be located on non-prime agricultural land.
- Preserve the Town's Agricultural Preservation Areas for continued agricultural uses and direct responsible residential, and agri-business development to appropriate Development Areas.
- Continue to foster a productive working relationship with the County and adjoining Towns to work towards implementation of various plans, policies and programs that impact land use in the Town.
- Closely monitor the development in the Johnstown Moraine area of the Town.

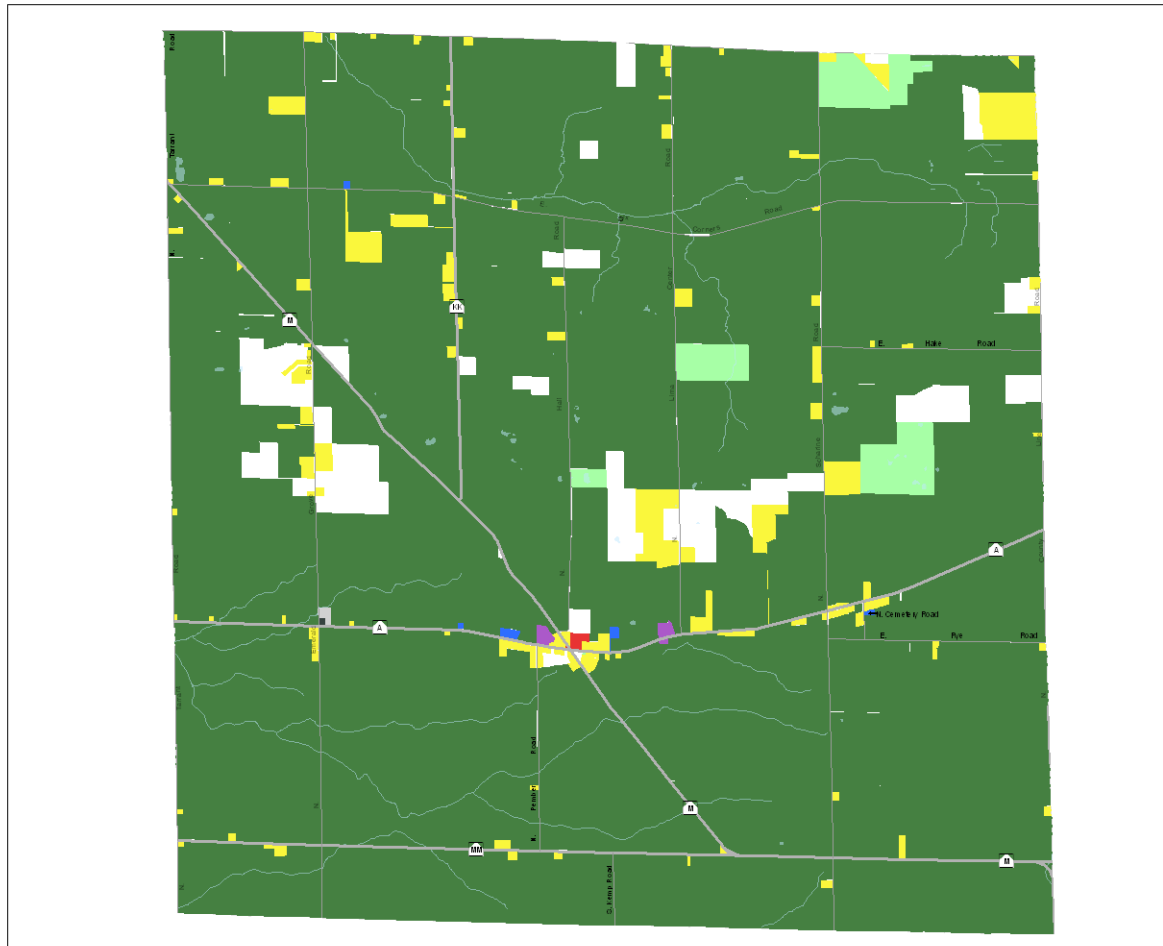
Land Use Policies

1. Utilize the Town's Future Land Use Map in review and evaluation of all conditional use, rezone and development proposals, with approval of proposals dependent on consistency with the Land Use Map.
2. Work in conjunction with the County in determining the feasibility of implementing a Purchase of Development Rights (PDR) program in the Town.
3. During the rezoning and land division process, ensure the Town's natural resources are designated and protected.
4. Utilizing the existing areas depicted on the Town's Future Land Use Map to satisfy future residential, and commercial development needs.
5. The Town of Johnstown shall continue to cooperate with adjoining local units of government in the coordination of land use policy.
6. Approve and adopt the current Town Development Plan as the future Town Land use Map.

6.6 Land Use Maps

This section contains maps displaying land use information discussed in this Chapter, including the Existing Land Use Map, Town's *Zoning Map* and *Future Land Use Map*. The Existing Land Use map (Map 6.1) depicts land uses as they existed in 2000. The zoning map (Map 6.2) is current and the Future Land Use Map (Map 6.3) depicts land uses for the planning period of 2010-2035.

**Map 6.1:
Existing Land Use Map**



3/13/2009

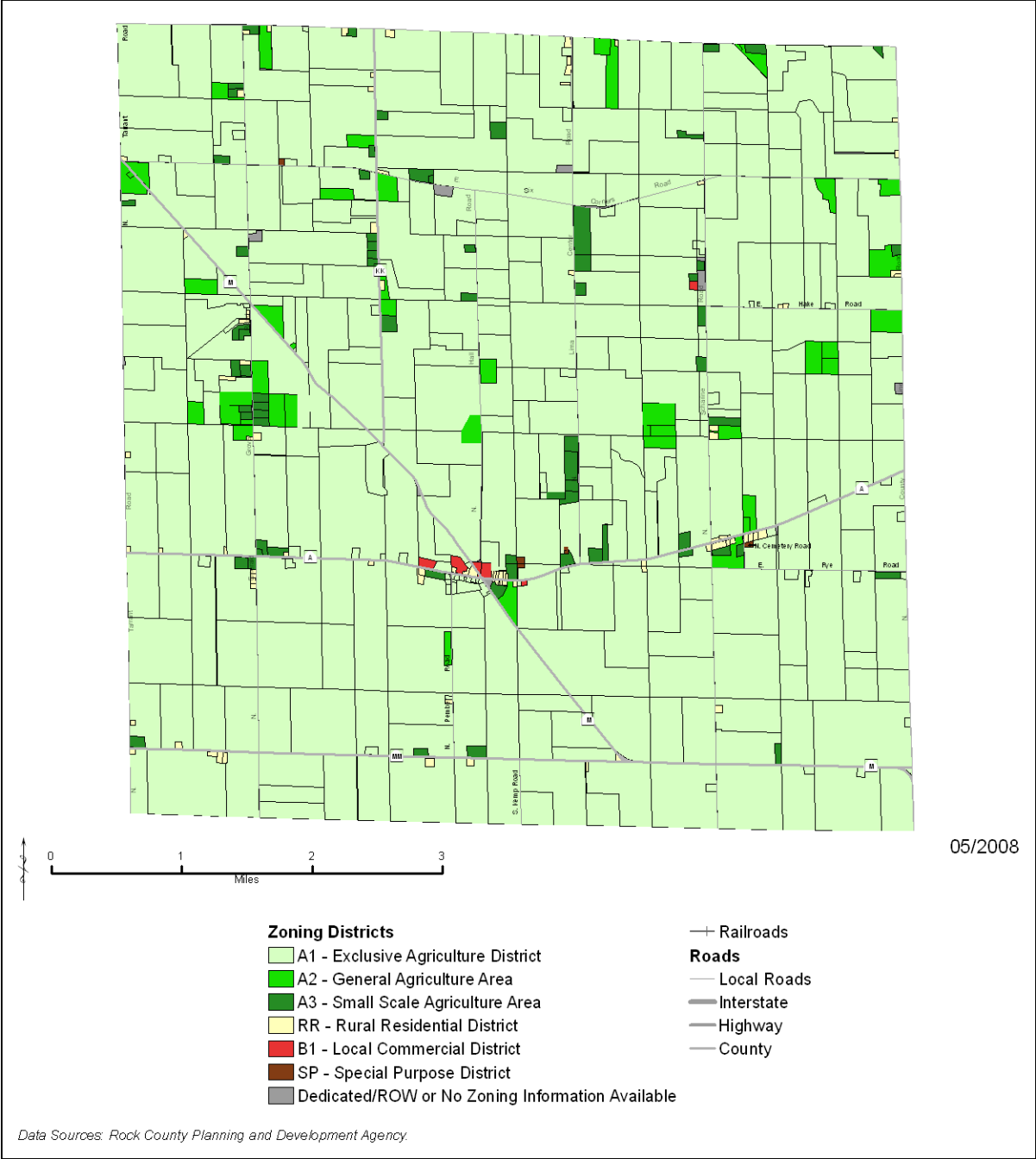
Land Use (2000)

- Residential activities
- Shopping, business, or trade activities
- Industrial, manufacturing, and waste-related
- Social, institutional, or infrastructure
- Travel or movement activities
- Mass assembly of people
- Leisure activities
- Natural resource-related activities
- No human activity/unclassifiable activity
- No data

- Town Boundaries
- Cities and Villages
- Streams and Rivers
- Rivers and Lakes
- Railroads
- Roads**
- Local Roads
- Interstate
- Highway
- County

Data Sources: Rock County Planning and Development Agency.

Map 6.2:
Zoning



Future Land Use displays *Land Use Areas* to guide future Town land use. The following identifies the *Land Use Areas* as shown in *Map 6.3*:

Agricultural Preservation Areas: These areas are designated for continued agricultural utilization as lands within them contain physical, geographical, and regulatory characteristics that render them conducive to this type of use, including:

- Large amounts of Class I, II, III soils, as defined in *Figure 2.1*
- Town zoning district designation *Agricultural (A-1), (A-2) and (A-3)* as defined in the Town’s Zoning Ordinance Code (May 15, 1995)

Rural Development Areas – Residential: These areas are designated for future low to moderate-density (1 dwelling unit/3 - 1 acres) residential development as lands within them contain physical, geographical, and regulatory characteristics that render them conducive to this type of use, including:

- Minimal amounts of Class I, II, III soils, as defined in *Figure 2.1*
- Location in close proximity to existing low to moderate-density (1 dwelling unit/3 - 1 acres) residential development and major local transportation corridors
- Town zoning district designation *Rural Residential (R-R)*, as defined in the Town’s Zoning Ordinance Code (May 19, 1995)

Rural Development Areas – Commercial: These areas are designated for future commercial development as lands within them contain physical, geographical, and regulatory characteristics that render them conducive to this type of use, including:

- Minimal amounts of Class I, II, III soils, as defined in *Figure 2.1*
- Location in close proximity to existing commercial development and major regional transportation corridors
- Town zoning district designation *Local Business District (B-1)*, as defined in the Town’s Zoning Ordinance Code (May 19, 1995)

Parks and Open Space Areas: These areas are designated for continued park and open space utilization as lands within them contain ownership and regulatory characteristics that render them conducive to this type of use, including:

- Ownership by federal, state, County, or Town governmental entities
- Town zoning district designation *Highland Conservation Two (C-2)*, as defined in the Town’s Zoning Ordinance Code (June 12, 2006)

Map 6.3
Future Land Use

