

1 **H. LAND USE** (as of 1/1/2014)

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3 The Town of Menomonie surrounds the city of Menomonie on three sides. It has
4 a total land area of 26,728 acres and is comprised of nine different zoning
5 districts. Dunn County controls all of these zoning districts through the
6 Comprehensive Zoning Ordinance. The nine districts in the Town are:

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8 1. **General Agricultural (GA)**-Areas in which agriculture, commercial uses
9 serving agriculture, and residential uses are permitted. This district provides
10 an area for limited residential and hobby farm development in a rural
11 atmosphere, and preserves the Town’s natural resources and open space. The
12 large majority of the Town is zoned GA.
- 13 2. **Primary Agriculture**- Is designed to preserve agricultural land and maintain
14 land owner rights by harmonizing agricultural preservation and land
15 development and to minimize current and future conflicts among
16 agricultural practices, infrastructure needs and land uses.
- 17 3. **R1 Residential**- Areas where predominately single family residential
18 development has occurred or will likely occur.
- 19 4. **R2 Residential**- Areas when predominately single family and two family
20 residential development has or will occur, along with certain community and
21 recreational uses to serve the residents of the district.
- 22 5. **R3 Residential**- Areas when predominately residential development has or
23 will occur, along with certain community and recreational uses to serve the
24 residents of the district.
- 25 6. **Shoreland Recreational District**- This district is created to provide limited
26 use of the shoreland for recreational purposes.
- 27 7. **Limited commercial (LC)**-This district is intended for commercial
28 establishments using less than 3,000 square feet for its operation. In general
29 these businesses don't engage in activities that generate waste or
30 contaminants.
- 31 8. **General Commercial (GC)**-This district is intended for commercial
32 establishments in LC and those using greater than 3,000 square feet.
- 33 9. **Conservancy (CON)**- This district is established to preserve and perpetuate
34 in an open state certain areas such as lowland swamps, marshes and
35 wetlands, floodplains and streambeds, slopes, bluffs, wooded areas and
36 other areas of aesthetic value.
- 37 10. **Non-zoned acres**- 1082.6 (I94, 146 acres: Red Cedar River, 163 acres;
38 Highway 25, 25 acres).

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40 Zoning conflicts may exist in the Town when commercial, agricultural and
41 residential areas are in close proximity. In resolving conflicts the Town should
42 consider the criteria used in developing the zoning, and illustrated in the maps
43 found in this land-use plan. In any case the overriding priority of the Town is to
44 preserve the rural character of the Town while allowing for controlled and
45 appropriate growth as described in the comprehensive plan.

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47 A total of 1350 housing units exist in the Town giving it density of 5 units per
48 100 acres. To assist the Town in planning for future development and to
49 preserve this “Rural Character ” of the Town, the Land Use Plan Commission

50 has established priority areas for agricultural, residential, and commercial
 51 development. In general it is desirable that residential development be
 52 concentrated near the city within the sewer service and extraterritorial lines. (See
 53 Map 13) Areas along highways and main county roads are better suited for
 54 commercial development. The remaining rural areas should undergo only
 55 limited development in order to preserve the "Rural Character " of the Town, a
 56 high priority of the comprehensive plan. Also see Map 8, zoning.

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 58 The Town used a series of maps to help determine areas where development
 59 should be allowed and where land should remain mostly rural. All maps are
 60 included in this document and were used to help set land use priorities. The
 61 maps in Table 1 were especially useful in helping to set these priorities, and with
 62 the other maps should be used to help make future land use decisions.

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Table 1- Maps
Maps Used in Element "h" that may be helpful in land planning and decision making.
Transportation-Map 1
Prime Farmland-Map 3
Farmland of Statewide Importance-Map 4
Hydric Soils-Map 5
Flooding-Map 6
Slope-Map 7
Sewer Boundary and ETZ Area-Map 13
Preferred Agriculture-Map 15
Current Land Use-Map 17
Environmental Corridors-Map 18
Groundwater Recharge map-Map 19 or see "Dunn County Geographic Information System (GIS) website

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65 The economic downturn that started in 2008 has significantly slowed
 66 development in the Town and surrounding areas. As a result there are several
 67 developments with open lots. There is also acreage in the designated growth
 68 areas available for development. With less than 100 new housing units projected
 69 for the next ten years there should be sufficient land to meet the demand.

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71 The Town would accept smaller businesses that do not need sewage and water
 72 and would encourage their placement in the designated zoning areas. The Town
 73 encourages businesses that have a limited impact upon the environment and are
 74 economically and environmentally sustainable. (See element f, Economic
 75 Development.)

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77 **Land Supply, Land Demand, Land Prices-** (*K. Irwin, Town Assessor, 11/2013*)

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79 The Town has an abundant supply of vacant lots. (See Table 2.) People still want
 80 to live in the country, but have been slow to purchase vacant lots since the 2008
 81 recession. There was also an increase in foreclosures in the Town in 2012.

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Table 2- Land Supply	
Number of Vacant Parcels in the Town Listed by Size.	
Parcel size	Number
Parcels less than or equal to 2 acres	120
Parcels less than or equal to 5 acres and more than 2 acres	70
Parcels less than 15 acres and more or equal to 5 acres	48

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Land price fluctuations and demand for vacant land are indications of possible growth in the Town. More expensive properties have been difficult to sell since 2008. In the last few years tillable land has been in greater demand than wooded land, at least partially due to high commodity prices. Table 3 lists selling prices for selected vacant parcels. Table 4 gives an average range of prices for common lot sizes.

Table 3- Vacant Parcel Values		
Selling Price of Selected Parcels Over a Two Year Period		
Acres Sold	Selling Price	Year Sold
2.0	\$18,000 (\$9000/ acre)	2013
4.5	\$30,500 (\$6778/ acre)	2012
8.6	\$42,000 (\$4884/ acre)	2012
10.0	\$47,400 (\$4740/ acre)	2013
10.8	\$40,600 (\$3759/ acre)	2012
14.3	\$99,000 (\$6923/ acre)	2013
50	\$200,000 (\$4000/ acre)	2012
65	\$234,000 (\$3600/ acre)	
66	\$297,000 (\$4500/ acre)	2012
87	\$384,000 (\$4000/ acre)	

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Table 4- Average Parcel Values	
Average Parcel Prices Over 2010-2013	
Parcel Size	Parcel Value Range
1-2 acres	\$15,000-\$20,000
2-5 acres	\$25,000-\$36,000
5-14 acres	\$36,000-\$58,000

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SUMMARY

97 The Town’s population continues to grow but the pace has slowed since the
98 recession that started in 2008. Since the recession began in 2008 the loss of land
99 to development has also slowed. The Town is under county zoning, which
100 allows for better planning and control to meet the goals of this document. The
101 growth of the Town is closely tied to that of the City of Menomonie. Therefore
102 good communication with the City is especially important. There is an adequate
103 supple of vacant parcels of all sizes in the Town but there is little demand for
104 them at this time.

105 **Goals**

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- 107 1. Encourage growth that maintains the rural character of the Town.
- 108 2. Encourage growth that maintains undeveloped areas.
- 109 3. Encourage growth that maintains productive agricultural land.
- 110 4. Encourage the placement of green space so that it supports the plan's
- 111 intent of maintaining the "rural atmosphere".
- 112 5. Encourage environmentally sustainable businesses.
- 113 6. Encourage growth that maintains adequate water recharge to the aquifer.
- 114 7. Encourage development that preserves good quality groundwater.
- 115 8. Encourage policies that work to improve the quality of groundwater.

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117 **Objectives**

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- 119 1. Apply the Town's subdivision ordinance consistently and in the spirit of
- 120 this plan.
- 121 2. Apply the Town's other ordinances consistently and in the spirit of this
- 122 plan.
- 123 3. Adjust all ordinances to comply with this land use plan.