

# 8.0 EXISTING LAND USE

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## Table of Contents

<b>Introduction.....</b>	<b>1</b>
<b>Existing Land Use Inventory.....</b>	<b>1</b>
Utilities.....	1
Commercial.....	1
Cemeteries.....	1
Institutional.....	1
Farm Residence.....	1
Multiple Family.....	1
Recreation/Conservation.....	1
Quarries.....	2
Mobile Homes.....	2
Cropland.....	2
Single Family Homes.....	2
Lowland Marsh Areas.....	2
Water Features.....	2
Wetlands.....	2
<b>Town of Winchester Existing Land Use Map.....</b>	<b>3</b>
<b>Zoning Regulations.....</b>	<b>4</b>
Rural Residential Non-Subdivided District.....	4
Single Family Subdivided District.....	4
Two Family Residential District.....	4
Mobile Home District.....	4
Heavy Industrial District.....	5
Agricultural Business District.....	5
General Farming District.....	5
Local Service District.....	5
Community Business District.....	5
Institutional and Recreational Park District.....	5
<b>Town of Winchester Zoning Map.....</b>	<b>7</b>
<b>Subdivision and Land Division Requirements.....</b>	<b>8</b>
<b>Trend in Supply, Demand and Price of Land.....</b>	<b>8</b>
Residential Development.....	8
Commercial Development.....	9
Farming.....	9
<b>Underdeveloped Commercial and Residential Areas.....</b>	<b>9</b>
<b>Opportunities for Redevelopment.....</b>	<b>10</b>

## 8.0 EXISTING LAND USE

### Introduction

To understand the character of the Town of Winchester one only needs to look at the landscape. From the farm fields to the wetlands and rivers, Winchester is a beautiful community with rich natural resources and a strong farming history. These attributes are echoed in the value statements presented in the Plan Introduction and the strengths, weaknesses, opportunities and threats listed in Chapter 2.

### Existing Land Use Inventory

The *Existing Land Use Map* was created from information provided by Winnebago County and the East Central Wisconsin Regional Planning Commission (ECWRPC). The Town of Winchester Plan Commission provided additional updates in 2004. What follows is a description of the land use categories illustrated on the *Existing Land Use Map*.

#### UTILITIES

Utilities include electricity, natural gas, communications, and other service providers. More information is provided in Chapter 6, the Utilities and Community Facilities Element of the Plan.

#### COMMERCIAL

Business uses are primarily located in the sanitary district. Chapter 5, the Economic Development Element, profiles economic development opportunities in the Town of Winchester.

#### CEMETERIES

Cemetery locations are also illustrated on the *Existing Land Use Map*. A detailed profile of each cemetery is included in the Utilities and Community Facilities Element (Chapter 6).

#### INSTITUTIONAL

Institutional uses include churches and schools. For more information about area churches refer to the Cultural Resources portion of Chapter 7 (Agricultural, Natural and Cultural Resources Element). For information about the local school districts refer to the Utilities and Community Facilities Element, Chapter 6.

#### FARM RESIDENCE

Farm residences are defined as the residence, barn and other outbuildings associated with a farming operation. For more information about farming operations, refer to Chapter 7 (Agricultural, Natural and Cultural Resources Element).

#### MULTIPLE FAMILY

Currently Winchester has no multiple family dwellings except for the Henrietta Foundation which a benevolent elder care facility.

#### RECREATION/CONSERVATION

Properties owned by the WDNR, as well as privately owned forests and wetlands are included in this category. State-owned lands (including wetlands) are considered long-term sustainable

green space in the Town. For more information on these areas, see Chapter 7 (Agricultural, Natural & Cultural Resources Element).

### **QUARRIES**

There are several quarry/pit operations located around the Town. Refer to the Agricultural, Natural and Cultural Resources Element (Chapter 7) for more information.

### **MOBILE HOMES**

There is a mobile home community located south of CTH II on Pine Lane. There are also some mobile homes scattered around the Town on individual lots. Refer to Chapter 3, the Housing Element, for more information.

### **CROPLAND**

A significant amount of the Town falls into this category, including family farms and rented cropland. For additional information about the local agricultural land uses, refer to Chapter 7, the Agricultural, Natural and Cultural Resources Element of the Plan.

### **SINGLE FAMILY HOMES**

Single-family residential development is scattered throughout the Town with the highest concentrations along CTH II, Steeple Hill Drive, and Grandview Road. Information about the characteristics and quality of the Town's housing supply is available in Chapter 3 (Housing Element).

### **LOWLAND MARSH AREAS**

These areas extend across the community and include some wetland areas. They were partially mapped by Winnebago County. Refer to Chapter 7 (Agricultural, Natural and Cultural Resources Element) for more information.

### **WATER FEATURES**

Water features include ponds, streams, creeks and drains. The primary water features in the Town are the Rat and Arrowhead Rivers and a portion of Lake Winneconne. To learn more about surface water see Chapter 7 (Agricultural, Natural & Cultural Resources Element).

### **WETLANDS**

Wetlands are found adjacent to water features on recreation/conservation lands as well as low land marsh areas. Refer to Chapter 7 (Agricultural, Natural and Cultural Resources Element) for more information.

# TOWN OF WINCHESTER

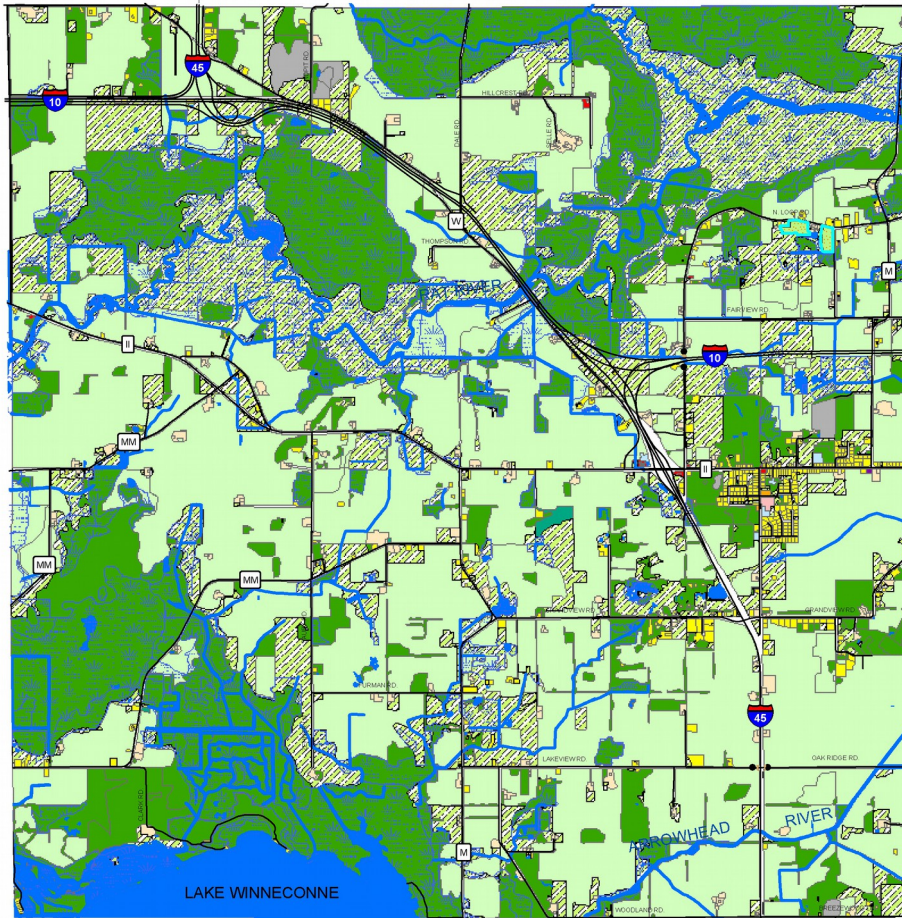
## EXISTING LAND USE

Town of Caledonia  
Waupaca County

Town of Dale  
Outagamie County

Town of Wolf River  
Winnebago County

Town of Clayton  
Winnebago County



Town of Winneconne  
Winnebago County

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LOCATION: F:\GIS\M1109A03\DRAWINGS\Land\_Use\_11x17.mxd  
SOURCE: Winnebago County WINGS Data, 2000  
East Central Wisconsin Regional Planning Commission

LEGEND			
	RIGHT-OF-WAY		RECREATION/CONSERVATION
	STREAMS/RIVERS		QUARRIES
	UTILITIES		MOBILE HOMES
	COMMERCIAL		CROPLAND
	CEMETERIES		SINGLE FAMILY HOMES
	INSTITUTIONAL		LOW AND MARSH AREAS
	FARM RESIDENCE		WATER FEATURES
	MULTIPLE FAMILY		WETLANDS
	PRAIRIE RESTORATION		



1" = 4000'

The table below is a numerical breakdown of the existing land uses in the Town. The net density (total number of dwelling units divided by all residential acres) in the Town of Winchester is 1.00 dwelling units/acre (632 housing units/628.58 acres).

<b>TABLE 26 2004 EXISTING LAND USE AMOUNT &amp; INTENSITY</b>		
<b>Land Use Type</b>	<b>Amount (in acres)</b>	<b>% of Planning Area</b>
Single Family Residential	628.58	2.68%
Mobile Homes	17.78	Included in Single Family
Rural Residential/Farm Residence	274.53	Included in Single Family
Utilities	.76	0.00%
Commercial/Industrial	7.12	0.03%
Cemeteries	4.00	0.01%
Institutional	8.92	0.04%
Multiple Family	2.12	0.00%
Quarries	100.26	0.43%
Cropland	10,122.19	43.22%
Low Land Marsh	4,670.06	19.94%
Recreational/Conservation	6,370.68	27.20%
Water Features	904.80	3.86%
Roads	601.88	2.57%
<b>TOTALS</b>	<b>23,421.37</b>	<b>100%</b>

Source: 2004 Existing Land Use Map, Town of Winchester

## Zoning Regulations

The Town of Winchester zoning requirements are established and enforced by Winnebago County. Table 27 provides a summary of the Winnebago County Zoning Ordinance dimension requirements, by district, in the Town of Winchester. There are 10 different zoning districts found in the Town.

### R-1, RURAL RESIDENTIAL NON-SUBDIVIDED DISTRICT

The intent of this district is to accommodate scattered home sites in areas where “neighborhood” and “community” facilities are of secondary consideration to the location of the home site itself.

### R-2, SINGLE FAMILY SUBDIVIDED DISTRICT

Single-family detached residential development in subdivisions is permitted in this zone.

### R-3, TWO FAMILY RESIDENTIAL DISTRICT

This district accommodates medium density residential development with emphasis on two family attached residential uses.

### MH-1, MOBILE HOME DISTRICT

The intent of this district is to provide standards for mobile homes in a duly recorded and legally maintained subdivision. Sewers are not necessarily required.

### **M-2, HEAVY INDUSTRIAL DISTRICT**

This district accommodates all of the uses permitted in the Light Industrial District, but also permits freight yards, indoor storage warehouses, breweries, and all other manufacturing, assembly or processing. Quarry operations are also permitted in this district.

### **A-1, AGRICULTURAL BUSINESS DISTRICT**

This district accommodates large-scale agricultural uses, including, but not limited to: crop farming, beekeeping, dairying, fish farms, forestry, grazing, greenhouses, livestock raising, sod farming along with single and two family homes, providing homes are accessory to the farming use.

### **A-2, GENERAL FARMING DISTRICT**

This district is designed to allow the development of small-scale farming operations, characterized by the mixed crop traditional “family farm.” All uses permitted in the A-1 district are permitted, along with hobby farms and scattered residential development.

### **B-1, LOCAL SERVICE DISTRICT**

Provides for individual or small grouping of retail and customer service establishments. These businesses shall be low-traffic generating and shall not exceed 1,500 square feet of area for the principal structure.

### **B-2, COMMUNITY BUSINESS DISTRICT**

This district accommodates localized commercial markets throughout Winnebago County. The development in this area would be on a much smaller scale than regional commercial operations (i.e. malls). It is the intent of this zoning district to encouraging the grouping of commercial establishments.

### **P-1, INSTITUTIONAL AND RECREATIONAL PARK DISTRICT**

This zoning district provides for uses such as cemeteries, golf courses, funeral homes, hospitals, schools, landfills and parks.

The *Town of Winchester Zoning Map* illustrates the existing zoning established under the Winnebago County Zoning Ordinance. This map is provided on the next page.

In addition to these specific zoning district requirements, the Winnebago County Zoning Ordinance includes sign regulations, landscape regulations and shoreland zoning overlay requirements.

<b>TABLE 27 WINNEBAGO COUNTY ZONING DISTRICTS**</b>						
<b>DISTRICT</b>	<b>MINIMUM AREA</b>	<b>PUBLIC SEWER REQUIRED</b>	<b>FRONT SETBACK</b>	<b>SIDE SETBACK</b>	<b>REAR SETBACK</b>	<b>SHORE SETBACK</b>
R-1, Rural Res.	43,000 sq feet (unsewered) 12,000 sq feet (sewered)	No	30 feet	7 feet one side 10 feet other	25 feet	75 feet
R-2, Single Family Subdivided	20,000 sq feet (unsewered) 9,000 sq feet (sewered)	No	30 feet	1 feet one side 10 feet other	25 feet	75 feet
R-3, Two Family	43,000 sq feet (unsewered) 10,000 sq feet (sewered)	No	30 feet	1 feet one side 10 feet other	25 feet	75 feet
MH-1, Mobile Home District	Requires Conditional Use Approval. Provisions for minimum setbacks do not apply.					75 feet
M-2	As required to meet setbacks	No	30 feet	7 feet one side 10 feet other	25 feet	75 feet
B-1, Local Service	30,000 sq feet (unsewered) 15,0000 sq feet (sewered)	No	30 feet	7 feet one side 10 feet other	25 feet	75 feet
B-2, Community Business	30,000 sq feet (unsewered) 15,000 sq feet (sewered)	No	30 feet	7 feet one side 10 feet other	25 feet	75 feet
B-3, General Business District	2 acres	No	50 feet	7 feet one side; 10 feet other	50 feet	75 feet
P-1, Institutional and Rec.	43,000 sq feet	No	75 feet	15 feet	50 feet	75 feet
A-1, Agri Business	None if More than 5 Acres <sup>1</sup>	No	75 feet	15feet	50 feet	75 feet
A-2, General Farming	None if More than 5 Acres	No	75 feet	15feet	50 feet	75 feet

**SOURCE: Winnebago County Zoning Ordinance**

<sup>+</sup> Subject to Change. Consult Winnebago County Zoning Ordinance for Current and Additional Requirements.

<sup>\*</sup> Minimum area requirements provided from Winnebago County Land Division Ordinance and pertain to non-shoreland areas. Consult the Winnebago County Land Division Ordinance for Current Requirements.

<sup>1</sup> If less than 5-acres, 43,000 sq feet (unsewered) or 12,000 sq feet (sewered)

# TOWN OF WINCHESTER

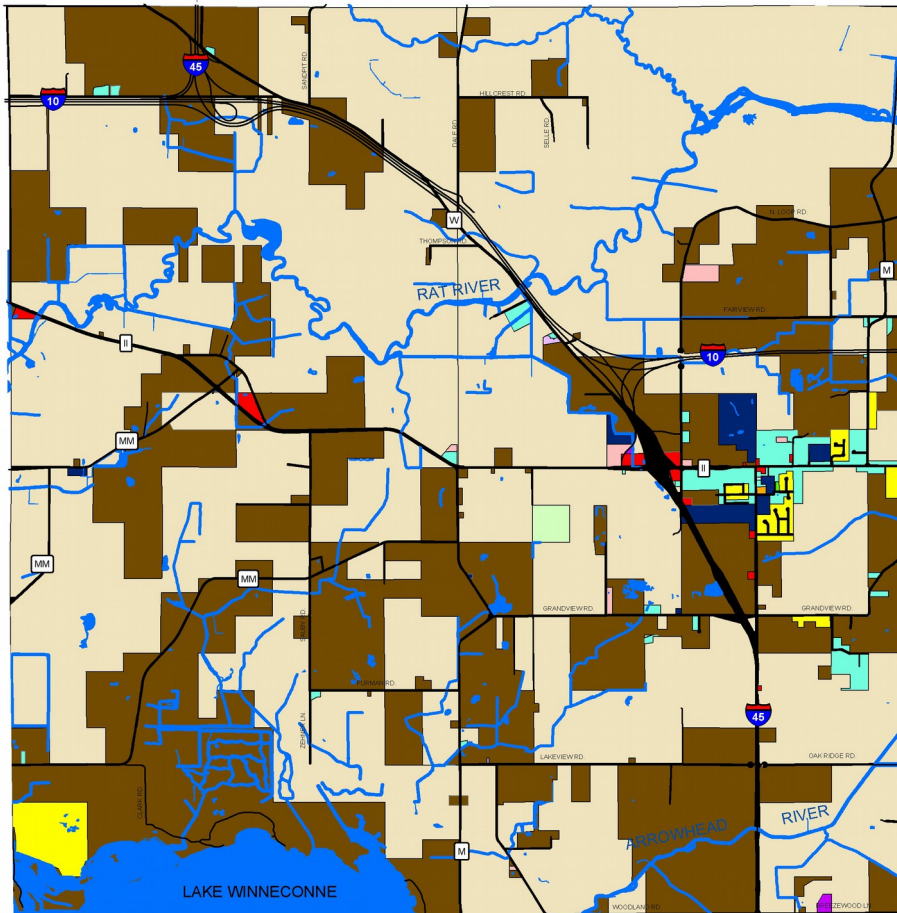
## ZONING

Town of Caledonia  
Waupaca County

Town of Dale  
Outagamie County

Town of Wolf River  
Winnebago County

Town of Clayton  
Winnebago County



Town of Winneconne  
Winnebago County

### LEGEND

- RIGHT-OF-WAY
- STREAMS/RIVERS
- A-1, AGRI-BUSINESS DISTRICT
- A-2, GENERAL FARMING DISTRICT
- B-2, COMMUNITY BUSINESS DISTRICT
- B-3, GENERAL BUSINESS DISTRICT
- M-1, LIGHT INDUSTRIAL, OFFICE DISTRICT
- M-2, HEAVY INDUSTRIAL DISTRICT
- MH-1, MOBILE HOME DISTRICT (PARKS, SUBDIVISIONS)
- P-1, INSTITUTION, RECREATIONAL PARK DISTRICT
- R-1, NON-SUBDIVIDED DISTRICT
- R-2, SINGLE-FAMILY, SUBDIVIDED DISTRICT
- R-3, TWO-FAMILY RESIDENTIAL DISTRICT
- R-4, MULTIPLE-FAMILY RESIDENTIAL DISTRICTS
- R-5, PLANNED RESIDENTIAL DISTRICT



1" = 4000'

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 REVISED: 02/03/2004

LOCATION: F:\GIS\M1108A03\DRAWINGS\Zoning\_11x17.mxd  
 SOURCE: Winnebago County WINIS Data, 2000  
 East Central Wisconsin Regional Planning Commission



## Subdivision and Land Division Requirements

Currently, the Town of Winchester does not have its own subdivision or land division ordinance. Winnebago County has regulations in place that are enforced in the Town.

The Town, however, is in the process of developing its own subdivision or land division ordinances to implement this Plan, particularly to address development in rural areas (i.e. conservation-based approaches) and access requirements. A Town ordinance, to be enforced, must be more restrictive than the existing County requirements. The purpose of these ordinances is to regulate and control the division of land to:

- Further the orderly layout and use of land;
- Prevent the overcrowding of land;
- Lesson the congestion on streets and highways; and
- Facilitate adequate provision for water, sewage and other public improvements.

A subdivision ordinance should include technical requirements, design standards for plats and certified survey maps, and required improvements (i.e. stormwater detention, public and private sewage, land dedication). It should also include provisions for establishing subdivisions and planned unit developments.

## Trends in Supply, Demand and Price of Land

The Town of Winchester desires residential development in locations that will ensure least impact the Town's rural character, unduly interfere with farming operations, or result in significant increases in service needs and costs.

### RESIDENTIAL DEVELOPMENT

Given development limitations due to soil conditions (refer to Chapter 7) and significant wetland and floodplain areas, the supply of land suitable for residential development is somewhat limited. As a result, development beyond the sanitary district is scattered, based on successful percolation tests.

In light of capacity concerns within the sanitary district, the ability of the district to accommodate additional development is in question - at least until studies can be completed. If necessary, additional capacity can be built. Long-term future development areas are identified in the Sanitary District Sewer Service Area adjacent to existing development and around the USH 45 and CTH II

Interchange. Accordingly, the Larsen-Winchester Sanitary District will need to make capacity decisions to support local growth.

### What's the difference between a Land Division (CSM) and Subdivision Ordinance?

A **Certified Survey Map (CSM)** is used to divide land into not more than four parcels, provided the division does not result in a subdivision or violate a local subdivision ordinance. A CSM includes a survey. Once properly prepared and recorded, the identity of the parcels of land depicted in the CSM are changed and thereafter referred to as the lot or outlot number of the CSM (e.g., Lot 2 of CSM 8673).

The preparation and approval of a **subdivision** plat is governed by Chapter 236, Stats. A subdivision plat must be utilized anytime a subdivision is created. A subdivision is statutorily defined as a division of land that results in five or more parcels, each being 1-1/2 acres or less in area, created within a five-year period. Most significantly, a local ordinance can define subdivisions that lesser land divisions can be subjected to the regulations for the creation of a subdivision (e.g, Towns can stipulate larger lot sizes or few lots are needed to create a subdivision in their ordinances).

Official Town population projections from the Wisconsin Department of Administration indicate that the population is expected to increase modestly (15.1%) over the 20-year planning period (refer to Chapter 1). It should be noted that these projections do not fully appreciate the development potential as a result of the recent highway expansion, which could increase the Town's projected population growth. Given the Town's low vacancy rate, new housing will be needed in the future. New development will include a mixture of scattered rural residences, subdivision development in the sanitary district, and possibly some conservation-based developments.

## **COMMERCIAL DEVELOPMENT**

Commercial and industrial uses occupy a small fraction of land in the Town. This situation will likely change as development occurs in the area to capitalize on the new highway access.

## **FARMING**

As local farmers age, the supply of farmers willing and able to purchase land for farming is diminishing. Unlike the past, when the children of a farmer would takeover the land, children of today's farmers are seeking jobs with 401K and other benefits a farm life cannot provide. Nevertheless, farmers wishing to retire need to find ways to raise money to sustain their lifestyle in retirement. This leads to pressure to sell and convert farmland to other more profitable uses for better sale prices.

Retaining farmland areas is important to maintaining the Town's rural character. However, it is unreasonable to require farmers to continue farming. To balance landowner interests the rural character the community desires, several strategies are available, including these possibilities:

- The opportunity to partner with land trusts charged with protection of natural areas and farmland;
- The opportunity to consider conservation-based development approaches that can provide a balance of farmland and residential development;
- Educating residents about the realities of rural living;
- Establishing a Town Agriculture Committee to minimize farmland conflicts through negotiation and open communication with nearby residential development;
- Establishing networks, through a Town Agriculture Committee, to connect farmers who are considering selling their property with other farmers who would like to acquire additional property; and
- Development rights program opportunities.

## **Underdeveloped Commercial and Residential Areas**

Areas shown on the *20-Year Future Land Use Map* for future commercial development have the potential to be developed in this manner. These sites are currently underdeveloped in their existing state, particularly given new highway access and frontage. To reach their potential, sanitary service will likely need to be extended to these areas.

The situation is similar for residential development. A primary area for future residential development is the sanitary district. To expand residential neighborhoods within the Sewer Service Area, questions of capacity will need to be answered and addressed.

## **Opportunities for Redevelopment**

Given the rural nature of the Town, opportunities for redevelopment are limited. Most areas of the Town are classified as wetland, lowland marsh areas, or farmland areas. In addition, much of the Town is covered by soils that present severe limitations for septic tanks/private septic systems. This situation will limit opportunities for development.

Probably the greatest potential for redevelopment is the current Winchester Hills Golf Course. The owner of this property has expressed an interest in redeveloping the golf course into a residential subdivision.

When redevelopment opportunities arise, the Town of Winchester will rely on zoning requirements, the site plan review, Town ordinances, and other existing tools to oversee such events.