

## 11 Land Use Plan Development Strategy

This section describes the strategy used in the development of the *St. Germain Year 2020 Comprehensive Land Use Plan* and map. The planning process is equally as important as the actual Year 2020 Preferred Land Use Map (Map 12-1). Planning involves the integration of multiple information sources, all applied to the end product, each important to the process of developing a sound, logical plan.

The town of St. Germain development strategy included analysis of the past development, knowledge and analysis of current issues, trends and conditions, and vision for the future acquired through extensive community involvement and learning. The town of St. Germain development strategy is discussed below.

### 11.1 Selected Land Use Planning Criteria

The process of planning for future land uses can most realistically be accomplished through evaluation of your existing conditions as compared to the town's future vision. The framework and building process of the Year 2020 Preferred Land Use Map is based upon several different planning criteria, each representing a critical piece of land related information. Each planning criteria is an information "chapter" in a land use story about St. Germain. The incorporation of "chapters" creates the text for study, which affords the town the ability to evaluate land use in terms of what is desired compared to what they have. The selected planning criteria are discussed below.

#### **Geographic Information System (GIS) Mapping**

GIS mapping technology incorporates land information into a computerized, digital format that allows the ability to view and analyze information in layers. Existing land uses (Map 9-1) were inventoried and mapped. Existing zoning districts (Map 9-3) were mapped and overlaid onto the land use map to view how the land use is regulated, and to see what uses are allowed versus what uses are existing. The resource protection map (Map 9-2) was overlaid on the land use map and zoning map to determine land protection areas within general ownership patterns. Wetlands and county regulated shoreland zones were then overlaid to define undevelopable areas and areas of environmental sensitivity. The GIS mapping allowed the St. Germain Planning and Zoning Committee to analyze undevelopable areas and areas under resource protection, as well as examine the town's undeveloped and existing development patterns. The GIS overlays allowed the Committee to view land use interactively through evaluation of existing conditions and regulations in the town and how they relate to both existing and proposed development.

## **Incorporation of Public Input**

The planning process depends on public involvement. The St. Germain Community Planning Survey (see Appendix 2-1) was the key public involvement tool to incorporate community driven attitudes and opinions relative to land use development and community growth. The Survey was constantly referenced during the planning process to ensure community opinion was the basis for plan development.

In addition to the Community Survey, five public informational meetings were held (see Section 2, Public Participation Process) to update, demonstrate, review, report, and solicit input. All 13 meetings with Foth and Van Dyke were open to the public and conformed to the requirements of the open meetings law.

## **Incorporation of Goals and Objectives**

The goals and objectives outlined in Section 3 of this report were the guiding principles of the planning process. The goals and objectives were based on the St. Germain Community Planning Survey and the direct input from the residents and property owners in the town of St. Germain.

The St. Germain Planning and Zoning Committee held three meetings to develop the goals and objectives, and hosted a public informational meeting to present and discuss. The Committee periodically reviewed the goals and supporting objectives to facilitate the process of plan development.

## **Consideration of Needs Analysis**

Recommendations and planned improvements identified in Section 5, Community Facilities and Services and in Section 6, Transportation, were analyzed relative to the associated impact and location of planned projects or improvements. The needs analysis was incorporated where planned improvements or recommendations clearly affected future land use and would have to be accounted for in the long term.

### **11.2 Land Use Trends**

The following existing and future land use trends were developed based on the analysis of background data which was presented in previous sections of this report. These trends identify the characteristics which are likely to be experienced within the town throughout the planning period, and also provide direction for the development of the Year 2020 Preferred Land Use Map.

The trends imply major ramifications to land use in the town of St. Germain. The trends generally identify land related impacts such as increasing housing demands and residential permit activity, increased tourism activity, demands for rural development with urban-type services, and conversions of resorts to condominium or single family use. The trends were evaluated for impact and served the purpose of stimulating thought. Most of all, the trends demonstrated the need to plan for change and to be pro-active in the face of a changing landscape. The trends are highlighted below in Table 11-1.

**Table 11-1**

## Town of St. Germain Anticipated Trends

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1. Person per household ratios is expected to decline from 2.26 (1980) to 1.92 (2015), while the demand for larger lot sizes will increase resulting in greater acreage needs to accommodate future growth.
2. St. Germain can expect a projected minimum of 507 additional dwelling units (WDOA) and a projected maximum of 980 additional dwelling units (building permit data) from 1995-2015. The exact demand will depend on economic factors such as the economy and interest rates.
3. The town can expect continued population increase through the year 2000, and then plateau through the planning period (according to the WDOA).
4. The town will likely experience an increase in the development of home occupational businesses spawned by the advancements in computer technology and access to global information (the Internet).
5. The town will continue to experience significant seasonal population increases.
6. Seasonal housing units will continue to be the majority of St. Germain housing stock. However, seasonal unit conversions to permanent housing units will also increase.
7. Lakeshore and river front property will continue to receive the bulk of development pressure responding to market demands.
8. Seasonal and permanent housing demands will increase development pressure along shoreland property.
9. Demand for higher density developments on lakefront properties will increase even more as limited lakefront properties become developed.
10. The town's economic strength is expected to remain in the service sector related to the tourism/recreational industry.
11. Projected traffic volumes will increase significantly along STH 70, 155, and CTH C.
12. Demand will increase for commercial property and development along STH 70 and STH 155.
13. The town will experience increased traffic on local roads which will in turn require additional road maintenance and construction costs.

14. Increased lakeshore development will result in a loss of natural vegetative structure resulting in a reduction in wildlife and fish spawning habitats.
  15. According to the WDNR all undeveloped lakes in private ownership could be developed within the next 20 years if present development rates exist.
  16. Pressure to withdraw lands currently enrolled in forest management programs will increase to accommodate the demand for future large lot residential developments.
  17. The town will likely experience interest by property owners and developers to form a town sanitary district to study the feasibility of installing a public sewer system to accommodate existing and future development in the Downtown district, along STH 70 along the border with the town of Newbold, and possibly some developed lakeshore areas.
  18. The expansion and/or resale of existing youth/ adult education camps will likely occur over the 20 year planning period.
  19. Expansion and/or construction of essential community facilities such as a community center, parks, and town hall/administrative building will be needed to accommodate increased demands for these services and facilities.
  20. Increased developer interest in condominium development adjacent lakes and waterways will likely occur to accommodate seasonal and retirement housing demands.
  21. The town of St. Germain will continue to be a popular seasonal recreation destination to accommodate outdoor activities such as snowmobiling, hiking, fishing, hunting, camping, boating, canoeing and wildlife viewing. These activities will generate user conflicts which will likely require the intervention of local government.
  22. The town should anticipate an increase in the demand to provide additional and "more improved" water access sites to accommodate an expected increase in fishing pressure and the use of larger "more specialized" fishing boats.
  23. The town should anticipate a nationwide trend toward motorized recreation and high impact tourism.
  24. There will an increased demand for larger parcels to accommodate growing recreational land demands.
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### 11.3 Vilas County Lakes Classification System

The Vilas County Lakes Classification System is a way of grouping lakes into separate classes based on their sensitivity to development impacts, while recognizing existing levels of development. A lakes classification system is used to establish zoning and other management strategies to accommodate a level of development and growth compatible with a lake's capacity to support that development. The Vilas County Lakes Classification System was adopted and incorporated into the revised County Shoreland Zoning Ordinance (May 1,1999, Amendment #135) and was discussed in greater detail in Section 8.7.

The *St. Germain Year 2020 Comprehensive Land Use Plan* incorporates the Vilas County Lakes Classification System for management of land use for properties with direct frontage on lakes and other regulated surface water. The Vilas County Lakes Classification System will regulate densities of the shoreland areas at higher density than indicated by the preferred land use classifications as discussed in Section 12. The town of St. Germain preferred land use classifications will direct the use of property of *all* lands in the town, including shorelands.

### 11.4 Preferred Land Use Classifications

The final element used to develop the preferred land use plan are land use "classifications". The classifications identify what the town feels are the best and most appropriate land uses, both in the lands' present condition the desired future condition of use. When building the Year 2020 Preferred Land Use Map, proposed land uses were discussed based on the types of uses that the town felt were of consistent character, use, density, and location relative to the existing development pattern and uses that occupy land. The Town Planning and Zoning Committee evaluated all the planning criteria discussed above and developed 12 preferred land use classifications, as listed below. The preferred land use classifications are discussed in detail in Section 12.1 of this report.

1. Single-Family Residential (Low density)
2. Residential (Medium Density)
3. Multi-Family Residential
4. Lakeshore Residential
5. Lakeshore Resort/Residential
6. Rural Residential
7. Forestry
8. Community & Highway Business
9. Downtown Business District
10. Parks and Recreation
11. Education and Recreation
12. Forestry and Recreation (Public lands only)