

## 9.0 LAND USE

### Basic Objectives

- Prepare existing land use map
- Identify Contaminated sites
- Identify conflicts
- 20 year projections

### Survey results

See Appendix D, page 80 and Appendix B, page 83

### Existing Conditions

The Existing Land Use map was generated by analyzing demographic data related to development. It shows the pattern of development up to the time that the map was generated. It is probably already inaccurate since development is a constant force at work changing the landscape but, the importance of the map isn't its accuracy, rather the patterns and type of development that has occurred. Tilden is a town with some large farm fields; which lends itself to large scale agricultural operations. Housing development is the other major land use that shows up on the map. Because of its proximity to the city of Chippewa Falls, Tilden has experienced residential development mainly around its perimeter as well as along major highways and water front areas. Tilden has also experienced commercial development along the Highway 53 corridor.

### Contaminated Sites

- The Town of Tilden has had 2 sites that have been contaminated in the past. Both of these sites have been remediated and closed. (See page 54.)
- Two former landfill sites have also been identified and both of those sites are also closed.
- No additional environmentally contaminated sites were identified in the Town.

### Land Use Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict, they can have significant impacts on the community's quality of life and land values. Conflicts can also affect future land use development patterns. The Town has identified the following land use conflicts:

- Agriculture versus residential development
- Agriculture versus mining
- Urban sprawl from the City of Chippewa Falls
- Commercial development along the Highway 53 corridor
- Other governmental authorities and their planning authority
- Residential versus mining

## Land use Summary

There is 22,914.13 total acres in the Town according to the 2009 Assessment Roll.

Table 9- 1  
Valuation Statement for Town of Tilden

	Total Parcels	Improved Parcels	Total Acres
<b>GENERAL PROPERTY</b>			
Residential	551	478	1297.58
Commercial/Mercantile	15	14	67.84
Manufacturing	1		5.89
Agricultural	631		16080.26
Swamp & Waste	404		1336
Forest	209		2247.06
Productive Forest Lands	58		790.99
Other	101	98	301.42
Total	1970	590	22127.04
<b>WOODLAND TAX</b>			
Managed Forest Land closed 2004	2		25
Managed Forest Land open 2005	2		35
Managed Forest Land closed 2005	4		55
Total	8		115
<b>EXEMPT</b>			
Federal	0		0
State	41		383.44
County	55		94.40
Other	48		194.25
Total	144		672.09

## Preferred Land Use Map

The preferred land Use Map represents the patterns of development that the town wants to happen over the next twenty years. It mainly deals with the three land uses, residential, commercial and agricultural. These uses represent both the negative and positive aspects of citizens concern for “Protecting Agricultural Land” and “Preserving Rural Character.” (See Map X, page 66)

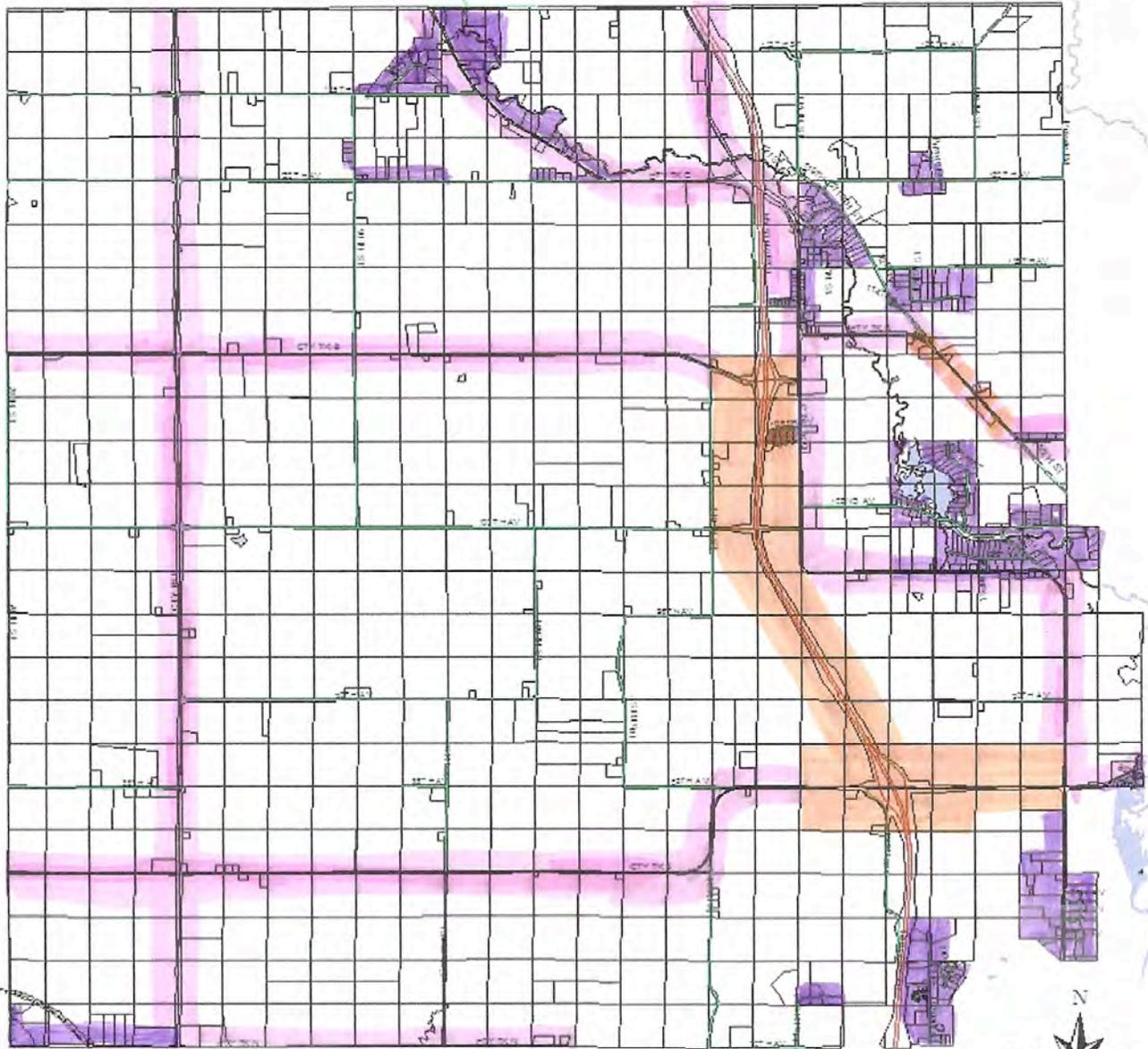
- Agriculture – Preferred area presently used for agriculture (colored white)
- Commercial – Preferred are for commercial growth (colored orange)
- Residential – Preferred area for residential growth. (colored pink)
- Higher Growth – Historically established residential areas (colored purple)

## **Future Conditions**

- Population projections. Based on past growth patterns, it is anticipated that the population will increased 100 residences every 5 years, for a total of 400 of additional individuals in 20 years. (See Table 2-2, page 12)
- Agricultural projections (see Table 6.4) based on our data, we project a continued change in the type of agricultural farms in the next 20 years. We project a (1.4 % per 5 year) for a total of a 7 % decrease in farm sizes in the next 20 years.
- We project an increase in commercial development along the US Highway 53 corridor; however there are too many changing variables to make precise predictions.
- The areas marked for commercial and residential will show some growth in the next five years. The growth will continue over the next 10 and 15 and 20 years. The areas will not be fully developed by the end of twenty years.

COMPREHENSIVE LAND USE PLAN 2009-2029

Town of Tilden, WI



- Roads
- ∩ Federal
  - ∩ County
  - ∩ Town
  - ∩ City or Village
  - ∩ Easement
  - ∩ Forest
  - ∩ Railroad

- Water
- Commercial – Preferred area for commercial, industrial and retail  
80 rods deep measured from the edge of the road right-of-way
- Residential – Preferred area for residential growth  
40 rods deep measured from the edge of the road right-of-way.
- Agriculture – Preferred area, presently used for agriculture
- High Growth Area – Historically established residential areas