



Ff

Ah

Ce

Tt

## What is the LAND USE Element?

---

Land Use is a required “element” of a comprehensive plan in the state of Wisconsin. The state has prepared a Guide:

[http://www.uwsp.edu/cnr/landcenter/Publications/Land\\_Use\\_Element\\_Guide/Land\\_Use\\_Guide.pdf](http://www.uwsp.edu/cnr/landcenter/Publications/Land_Use_Element_Guide/Land_Use_Guide.pdf)

What the Land Use Element IS:

- A compilation and distillation of the work group goals and objectives.
- Analysis of trends and projections and compilation of maps. (All of the required elements are listed below)

What the Land Use Element is NOT:

- Goal and objectives repeated from, or more appropriate to, the other elements.
- A “piling on” of any and all ideas related to land use.
- The equivalent of a traditional Land Use Plan.

What the process will entail:

- The steering committee will function as the “work group” for this element.
- The process will be an accelerated process because of the workgroup work and background work that is already done.
- The process, as all others have been, will be open to the public.

### From the law

*Land–use element.* 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.

### Trends

The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts.

### Projections

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.

### Maps

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.