

Chapter 6 - Land Use

Per State of Wisconsin Statute 66.1001 (2) (h), the Land Use Element of a community's comprehensive plan is intended to be: *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. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. 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. 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.*

Introduction

The degree to which a rural community balances housing, commercial, light industrial, and associated transportation infrastructure development with preservation of agricultural and open space lands, and natural resources ultimately determines that community's quality of life. Comprehensive and thoughtful land use planning, which respects private property rights but also recognizes the importance of the community's collective well-being, allows for responsible development in appropriate locations while concurrently preserving agricultural and open space lands, and natural resources.

The Town's rural character, evident in its abundant, valuable agricultural lands, provides the community with a socio-economic identity and an exceptional quality of life. Population growth, though necessary and inevitable if the Town is to remain vibrant, can also have negative effects. These effects, particularly in the form of scattered and sprawling housing development, pose a threat to the Town's rural character. Thus, preservation of valuable agricultural land and responsible housing development in appropriate locations is central in planning for the Town's future land use, and subsequently, preservation of its identity and quality of life.

Goal and Objectives

Land Use Goal

Ensure various and diverse land uses, including agriculture, residential, commercial, and recreational/open space, are encouraged, supported, and regulated, in appropriate locations, and in a responsible manner that preserves the Town's rural character and balances the rights of property owners with the Town's collective well-being.

Objective: Preserve the Town's Agricultural areas, for continued agricultural utilization.

- Objective:* Guide future residential development to appropriate areas, at an appropriate pace.
- Objective:* Promote development of a strong retail core in the Shopiere area.
- Objective:* Promote appropriate commercial uses in the vicinities of the I-90 and Shopiere Road interchange, and the I-43 and Hart Road interchange.
- Objective:* Continue to identify and protect vital natural resources in the Town, and guide future land development in a manner to avoid degradation of natural resources.
- Objective:* Continue to foster productive working relationships with the County and neighboring municipalities, to aid implementation of various plans, policies and programs pertaining to land use in the Town.

Existing Land Use, Land Use Trends, and Land Use Projections

This section identifies the Town’s existing land use, historic land use trends, and future land use projections. This *Plan* utilizes two different sources in examining these components, the WDOR’s Statement of Assessment, utilizing Statutory Classes of Real Property for tax assessment purposes, and the County’s Geographic Information System (GIS) data, utilizing the Town’s zoning districts. WDOR’s Statement of Assessment data is utilized as it provides a depiction of actual land use, whereas the County’s GIS data is utilized as it represents regulated land use.

Existing Land Use

The Town’s existing land use has vast implications in planning for its future land use. Existing land use aspects identified in this section include land use categories, land use regulation (including zoning) and total equalized value by land use category.

Existing use of the Town’s land is varied. Agriculture use prevails, although rural residential use is also common, with farmsteads and clustered subdivisions scattered throughout the Town. High concentrations of low, moderate, and high-density residential land uses are located in Town islands surrounded by the City of Beloit, as well as in the Shopiere area, and other areas in the central and southeastern portions of the Town. Small pockets of commercial land use are located along County S, predominantly.

The following classifies the Town’s existing land use into eight categories, slightly modified from the WDOR’s Statutory Classes of Real Property:

- **Agricultural:** Lands, exclusive of dwelling units and other improvements, devoted primarily to agriculture (as defined by State of Wisconsin Statute 70.05) and other supporting activities
- **Agricultural Accessory:** Lands containing dwelling units and related improvements associated with agricultural use
- **Forest:** Lands producing, or capable of producing, commercial forest products

- **Residential:** Lands containing dwelling units and related improvements not associated with agricultural use
- **Commercial:** Lands, including improvements, devoted primarily to commercial operations, including, but not limited to dining, lodging, and retail sales establishments
- **Light Industrial:** Lands, including improvements, devoted primarily to manufacturing and industrial operations, including, but not limited to, assembling, processing, and fabricating
- **Undeveloped:** Lands generally unfit for any of the aforementioned uses, including, but not limited to, parks, hunting grounds, wetlands, ponds, gravel pits, and road rights of way
- **Other:** Surface water areas, including streams, creeks, rivers, and lakes

Figure 6.1 displays the Town’s land use by DOR category in 2007.

**Figure 6.1:
Land Use Category: 2007**

Land Use Category	Acres	Percent
Agricultural	13,205	77.4%
Agricultural Forest	402	2.4%
Forest	333	2.0%
Residential	1,480	8.7%
Commercial	317	1.9%
Light Industrial	11	0.0%
Undeveloped	1,151	6.7%
Other	160	0.9%
TOTAL	17,059	100.0%

Source: State of Wisconsin Department of Revenue - Statement of Assessments 2007

Figure 6.1 indicates the majority of the Town’s land (13,205 acres, 77.4%) was categorized as *Agricultural* in 2007. The *Residential* category comprised 8.7% and 1,480 acres.

The Town’s existing land use is regulated most directly by the following:

- *Town of Turtle Zoning Ordinance*
- *Rock County Zoning Ordinance*
- *Rock County Land Division Regulations*

Of these regulatory mechanisms, the Town’s *Zoning Ordinances* is the predominant measure utilized. This *Ordinance* regulates use of all land in the Town, including creation of all new lots and building sites (land division). This *Ordinance* also identifies zoning districts, stipulating allowable uses on lands in the Town, including agricultural, residential,

business/commercial, light industrial, special/unique, and environmentally sensitive/open space area preservation. The Town's zoning districts are limited in determining actual land use (e.g. a parcel of land with a dwelling unit, zoned as agriculture, may not be large enough for farming to be an economically viable activity, and therefore the land lies fallow). The County's *Land Division Regulations* are applicable only to creation of new lots and building sites of 15 acres or less, and its *Zoning Ordinance* applicable only to shoreland, lowland/wetland, and County-owned land.

Figure 6.2 displays Town and County zoning districts as identified in their respective ordinances, as of 2007.

Figure 6.2:
Zoning Districts: 2007

Zoning District	Primary Use	Minimum/Maximum Lot Size	Dwelling Units Per Lot
Agricultural One (A-1)	Large-scale agriculture	35 acres/None	2*
Agricultural Two (A-2)	Small-scale agriculture	10 acres/34.99 acres	1*
Agricultural Three (A-3)	Low-density residential and small-scale agriculture	3 acres/9.99 acres	1*
Rural Agricultural Transition (RAT)	Agricultural, planned for future rural development	35 acres/None	2*
Urban Agricultural Transition (UAT)	Agricultural, planned for future urban development	35 acres/None	2*
Rural Residential (R-R)	Low-density residential - unsewered	Single-Family: 40,000 sq. ft./None Two-Family: 55,000 sq. ft./None	1
Residential (R-1)	Low-density residential - sewered	Single-Family: 8,900 sq. ft./None Two-Family: 12,000 sq. ft./None	1
Local Commercial (B-1)	Commercial operations Compatible with residential uses	40,000 sq. ft./None	None*
Commercial Highway Interchange (CHI)	Commercial operations to serve traveling public	3 acres/None	None
Lowland Conservancy Overlay (C-1)	Restrict development in flood-prone areas	None/None	None
Highland Conservation Overlay (C-2)	Protect environmentally sensitive areas	10 acres/None	None
Cluster Overlay District (COD)	Relaxing the standards of the underlying use	None/None (Minimum of 10 acres per development)	Depends on underlying zoning district
Mobile Home Parks (MHP)	Mobile home parks	10 acres/None	Minimum of 10 lots
Special Purpose (SP)	Special and unique	5 acres/None	None
Light Industrial (M-1)	Light industry	2.5 acres/None	None

Shoreland Overlay (SO) - County	Protect environmentally sensitive areas	Sewered: 40,000 sq. ft./None Unsewered: 15,000 sq. ft./None	Dependent on underlying district
Lowland/Wetland Overlay (C-1) - County	Restrict development in flood-prone areas	Dependent on underlying district	None

*Conditional uses allow for additional dwelling units.

*Source: Town of Turtle Zoning Ordinance Code - December 14, 2005
Rock County Zoning Ordinance*

The Town's *Agricultural (A-1)* zoning district, consisting of the largest minimum lot size and lowest dwelling unit density of all the Town's zoning districts, is thus the district most conducive to large-scale, productive agricultural activities. Conversely, the *Rural Residential (R-R)* and *Residential One (R-1)* districts are designated strictly for high, moderate, and low-density residential uses, at dwelling unit densities ranging between 2 units/-.25 acres to 1 unit/3 acres. The *Lowland Conservancy (C-1)* and *Highland Conservation (C-2)* districts, formulated to restrict development in flood-prone and environmentally sensitive areas respectively, and the *Cluster Overlay District (COD)* is formulated for planned residential and/or commercial development, are all overlay districts, indicating a zoning district that is superimposed over an underlying, broader district. The Town's shorelands and lowlands/wetlands, both environmentally sensitive areas, are included in the County's *Shoreland (SO)* and *Lowland/Wetland (C-1) Overlay* zoning districts.

Two other zoning districts currently in the Town are the Rural Agricultural Transition (RAT) and Urban Agricultural Transition (UAT) districts. These districts have the same permitted uses and bulk requirements as A-1, but they were created as a means to identify areas planned for future development. But in fact, the Land Use Plan Map, as a component of this Comprehensive Plan, identifies lands planned for future development. The use of RAT and UAT zoning can cause confusion and speculation. It is advisable that these RAT and UAT districts be abolished, and properties currently zoned as such should simply be zoned A-1, or another zoning district as appropriate per bulk requirements.

Figure 6.3 identifies the Town's land use by zoning district in 2007 (*Map 6.1*), as well as the number of lots and average lot size for each district.

Figure 6.3:
Land Use Zoning: 2008

Zoning District	Acres	Percent	Lots	Average Lot Size (Acres)
Exclusive Agricultural One (A-1)	12816.7	74.3%	463	27.7
General Agricultural Two (A-2)	290.3	1.7%	24	12.1
Small Scale Agricultural Three (A-3)	610.8	3.5%	80	7.6
Rural Agricultural Transition (RAT)	350.2	2.0%	20	17.5
Urban Agricultural Transition (UAT)	1300.6	7.5%	139	9.4
Rural Residential (R-R)	686.1	4.0%	358	1.9
Residential One (R-1)	180.0	1.0%	374	0.5
Local Commercial (B-1)	28.2	0.2%	10	2.8
Commercial Highway Interchange (CHI)	158.0	0.9%	13	12.2
Light Industrial (M-1)	21.8	0.1%	4	5.5
Special Purpose (SP)	405.1	2.3%	8	50.6
Highland Conservation Overlay (C-2)	383.4	2.2%	26	14.7
Unknown, Dedicated, or Right of Way	27.5	0.3%	2	13.8
TOTAL	17258.7	100%	1521	13.6

Source: Rock County Geographic Information System (GIS) data 2008

Figure 6.3 indicates the majority (12,816.7 acres, 74.3%) of the Town's land was zoned *Exclusive Agricultural (A-1)*, whereas the *Urban Agricultural Transition (UAT)* zoning district comprised the next largest portion of the Town's land (1,300.6 acres, 7.5%), in 2007. Figure 5.3 indicates the combined, predominately residential (*A-3*, *R-R* and *R-1*) zoning districts totaled 1,476.9 acres and 8.6% of the Town's land use in 2008. The Town had 1,521 lots, with average lot size of 13.6 acres, in 2008. The average size of a lot in the predominately residential (*A-3*, *R-R* and *R-1*) zoning districts was 1.8 acres in 2008.

The Zoning Map for the Town of Turtle, as of February of 2009, is shown in *Map 6-1*. This map does very closely depict the existing land uses on the ground, but not completely. Some small lots, particularly near the City of Beloit border, have remained agriculturally zoned, although they are used residentially.

Map 6-2 depicts current land uses in the Town. It was created by collectively analyzing current zoning, aerial photography, and on-the-ground observation.

Insert Zoning Map (Map 6.1)

Insert Current Land Use Map (Map 6.2)

Figure 6.4 displays the Town's total equalized value in 2007, utilizing land use categories. Total equalized value represents the full (fair) market value (most probable selling price) of the Town's land and improvements for all land use categories except *Agricultural*, *Agricultural Forest*, *Forest* and *Undeveloped*. The total equalized value of these land use categories is derived from use (ability to generate income), utilizing 50% of full (fair) market value. Total equalized value is determined by the WDOR, with property taxes apportioned to the Town on the basis of this value.

Figure 6.4:
Total Equalized Value: 2008

Land Use Category	Land	Improvements	Total Equalized Value	Percent
Agricultural	\$3,119,300	\$0	\$3,119,300	1.7%
Agricultural Forest	\$402,000	\$0	\$402,000	0.2%
Forest	\$666,000	\$0	\$666,000	0.4%
Residential	\$29,555,500	\$127,367,400	\$156,922,900	85.6%
Commercial	\$2,293,300	\$4,883,800	\$7,177,100	3.9%
Light Industrial	\$160,000	\$1,501,100	\$1,661,100	0.9%
Undeveloped	\$1,234,600	\$0	\$1,234,600	0.7%
Other	\$2,705,000	\$9,445,000	\$12,150,000	6.6%
TOTAL	\$40,135,700	\$143,197,300	\$183,333,000	100.0%

Source: State of Wisconsin Department of Revenue - Statement of Equalized Values 2008

Figure 6.5 indicates the *Residential* land use category entails the largest total equalized value and percent (\$29,555,500 and 85.6%) of all the Town's land use categories, whereas the *Agricultural Forest* land use category entails the smallest.

Land Use Trends

Identification of the Town's historic land use trends is similarly vital in planning for the Town's future land use. This section identifies trends in land use category, *Agricultural (A-1)* zoning district rezones, building permits issued and sales in the *Agricultural*, *Forest*, and *Residential* land use categories. Figure 6.5 displays the Town's land use by category from 2002 to 2007.

Figure 6.5:
Land Use Category: 2002 - 2007

Land Use Category	2002		2007		Change: 2002-2007	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural	13,517	79.2%	13,205	77.4%	-312	-1.8%
Forest	770	4.5%	735	4.4%	-35	-0.1%
Residential	1,377	8.1%	1,480	8.7%	+103	+0.6%
Commercial	279	1.6%	317	1.9%	+38	+0.3%
Light Industrial	11	0.0%	11	0.0%	0	0
Undeveloped	954	5.6%	1,151	6.7%	+197	+1.1%
Other (surface water)	164	1.0%	160	0.9%	-4	-0.1%
TOTAL	17,072	100%	17,059	100%	-13	0

Source: State of Wisconsin Department of Revenue Statement of Assessments 2002 and 2007

Figure 6.5 indicates the Town has not experienced dramatic land use change from 2002 to 2007, although the *Agricultural* land use category did experience a relatively high decrease, with a loss of 312 acres. Also, it appears that a large portion of land; 197 acres was possibly recategorized from *Agricultural* to *Undeveloped*. *Residential* land use increased by 103 acres from 2002 to 2007.

Figure 6.6 displays acreage rezoned from the Town’s *Agricultural District (A-1)* to other zoning districts from 1985 to 2004.

Figure 6.6:
Lands Enrolled in State of Wisconsin Department of Agriculture (DATCP) Farmland Preservation Program Rezoned from *Agricultural District (A-1)*: 1986 - 2004

New Zoning District	Acres
A-2 or A-3	277.96
R-R or R-1	75.63
B-1 or CHI	5.00
M-1	3.52
TOTAL	362.11

Source: Rock County Planning and Development Agency 2004

Figure 6.6 indicates over 300 acres in the Town, enrolled DATCP’s Farmland Preservation Program, have been rezoned out of the *Agricultural District (A-1)* to other zoning districts from 1986 to 2004. Figure 6.7 also indicates that the majority of these rezones were to a different agricultural district, assumingly to allow the construction of one residence.

Figure 6.7 displays building permits issued by the Town for new residential and construction from 2002 to 2008.

Figure 6.7:
New Single-Family Residential Building Permits:
2002 - 2008

Type	2002	2003	2004	2005	2006	2007	2008	2002-2008 Total
Single-family	15	9	10	8	5	2	2	51

Source: Town Board of Turtle Meeting Minutes 2002 - 2008

Figure 6.7 indicates the Town issued a total of 51 building permits. An average of 7.3 new single-family residences were built in the Town each year, from 2002 to 2008.

Figure 6.8 displays sales of land in the *Agricultural* and *Forest* land use categories in the Town from 2002 to 2006.

**Figure 6.8:
Agricultural and Forest Land Sales: 2002 - 2006**

Totals	2002	2003	2004	2005	2006	2002-2006	
						Total	Average
Sales	4	1	2	2	0	9	1.8
Acres	364	54	358	180	0	956	191.2
Value	\$1,263,319	\$175,000	\$1,550,000	\$741,720	\$0	\$3,730,039	\$746,008
Value per acre	\$,3471	\$3,241	\$3,845	\$4,114	\$0	\$14,671	\$2,934

Source: State of Wisconsin Department of Revenue - Fielded Sales System 2002 - 2007

Figure 6.8 indicates an average of 1.8 *Agricultural/Forest* land sales of 191.2 acres, valued at \$2,934 an acre, took place in the Town from 2002 to 2006.

Figure 6.9 displays sales of land in the *Residential* land use category in the Town from 2002 to 2006.

**Figure 6.9:
Residential Land Sales: 2002 - 2006**

Totals	2002	2003	2004	2005	2006	2002-2006	
						Total	Average
Sales	32	40	46	46	42	206	41.2
Vacant lots	4	10	8	8	4	34	6.8

Source: State of Wisconsin Department of Revenue - Condensed Sales Summary Report 2002 - 2007

Figure 6.9 indicates an average of approximately 41 *Residential* land sales each year, approximately 7 of those being vacant lots, took place in the Town from 2002 to 2006.

Land Use Projections

Formulation of Town land use projections, illustrating possible future Town land use from 2010 to 2035, is also necessary in planning for the Town's future land use. Land use projections presented in this section include households, residential, commercial, light industrial, and (A-1) rezone, and City of Beloit annexation acreage.

Figures 6.10 and *6.11* display projections of Town households (occupied housing units), and associated required acreage utilizing various average household (residential) lot sizes, from 2015 to 2035. *Figure 6.10* was developed according to household projections as formulated by WDOA and presented in *Table 2-3*.

**Figure 6.10:
Households (Above 2005 WDOA Estimate): 2010 - 2035**

2015	2020	2025	2030	2035
3	7	9	8	16

Source: State of Wisconsin Department of Administration 2005

**Figure 6.11:
Household (Residential) Acreage (as required per Figure 5.12): 2010 - 2035**

Average Household (Residential) Lot Size	2015	2020	2025	2030	2035
.75 acre	2	5	7	6	12
1.3 acre (average Town residential lot size in 2007)	5	13	16	14	29
3 acre	9	21	27	24	48

Source: Rock County Planning and Development Agency 2008

Figure 6.10 indicates the Town will have only an additional 16 households, above the 2005 WDOA estimate, by 2035. *Figure 6.11* indicates that, dependent on average household lot size, one dozen to four dozen acres of the Town’s land base will be converted to residential use by 2035.

Regarding the Town’s commercial and light industrial acreage through 2035, there is not projected to be a population increase significant enough to trigger new commercial or industrial growth. The Town wishes to promote commercial uses at appropriate interstate interchanges, to serve the traveling public, independent of the number of people residing in the Town.

Figure 6.12 displays a projection of Town land rezoned out of the (A-1) zoning district to other zoning districts, through 2035. This projection was formulated utilizing the Town’s average annual acreage (40) rezoned out of the A-1 zoning district to other zoning districts from 1986 to 2004, as presented in *Figure 5.7*.

**Figure 6.12:
Acreage Rezoned out of (A-1) Zoning District: 2010 - 2035**

2010	2015	2020	2025	2030	2035
40	240	440	640	840	1040

Source: Rock County Planning and Development Agency 2008

Figure 6.12 indicates approximately 1,040 acres of land will be rezoned out of the (A-1) zoning district between the years 2010 and 2035.

Figure 6.13 displays a City of Beloit annexation projection scenario, indicating possible Town land acreages annexed by the City through 2035. The *Linear (18-Year Historical Trend)* projection scenario utilizes the City’s annual average annexation acreage (38.4) from 1990 to 2008.

**Figure 6.13:
City of Beloit Annexations of Town Land: 1990-2008**

Projection Scenario	Total Acreage	Average Annual Acreage
Linear (18-Year Historical Trend)	692	38.4

Source: Rock County Planning and Development Agency 2008

If the trend continues, by 2035 it can be summated that over 900 additional acres will be annexed out of the Town, and into the City of Beloit.

Future Land Use Classifications

The Land Use Plan Map for the Town of Turtle (Map 6-3) indicates ten (10) land use classifications, in addition to Right of Way. These are: Urban Expansion, Agriculture, Urban Residential, Rural Residential, Park/Open Space, Industrial, Town Center: Mixed Use, Commercial, Commercial Highway and Special Purpose classifications. Descriptions of each planned use are as follows.

Urban Expansion (shown in dark gray)

The Urban Expansion area, bordering the south edge of the City of Beloit, is land within the Cooperative Boundary Line, planned to eventually be annexed into the City. This use was referred to as "Urban Ag Transition Area" on the previous Land Use Plan Map. According to the City's Comprehensive Plan, they envision this area becoming predominantly Business Park, with some limited Agricultural, Residential and Institutional uses.

Agriculture (shown in green)

The vast majority of unincorporated land in the Town is planned to remain in agricultural use. The agricultural uses envisioned for these areas range from large commercial farming operations zoned A-1, to 3-acre farmettes zoned A-3.

Urban Residential (shown in red)

The Urban Residential areas, found in Town islands surrounded by City, and in dense subdivisions in the unincorporated Town, are areas characteristic of incorporated residential neighborhoods, and typically zoned R-1. The Urban Residential areas shown on the Land Use Plan Map already exist, and no new dense residential growth is intended.

Rural Residential (shown in yellow)

The Rural Residential areas are where R-R zoning currently exists, as well as where future residential growth will be guided to locate. Future rural residential expansion is planned to only occur in the vicinity of Shopiere including areas east of County J, in the vicinity of County S and Creek Road west of Interstate-90, and southeast of the Interstate-43 and Hart Road intersection along County X. Given population projections and the resultant increase in number of households that is expected, there is significantly more land shown as Rural Residential on the Land Use Plan Map than necessary. However, if property owners of the

lands shown in yellow would like their land to be developed residentially, it would be consist with the Town's future vision.

Park/Open Space (shown in purple)

A county park, town parks, other public lands adjacent to Turtle Creek, and a golf course are all depicted as Park/Open Space on the Land Use Plan Map. No addition park or open space is planned to be acquired in the Town.

Industrial (shown in blue)

Only a small bit of Industrial land is in the Town, located south of Shopiere. And no additional industrial uses are planned.

Town Center: Mixed Use (shown in orange with red dots)

The Town Center use is shown along County S in the Shopiere area, on the Land Use Plan Map. The purpose of this use (and corresponding zoning district which will be created) is to allow a mixture of residential and local commercial uses, in addition to spaces for potential classes and gatherings. Exact desired characteristics of the Town Center area will be decided upon as the Town's zoning ordinance is amended. The premise, however, is to create a quaint destination for visitors and residents, to perhaps shop for locally-made goods or antiques, or enjoy local dining establishments. And business-owners in the district could have their living quarters in the same building as their businesses. Specific aesthetic requirements may be adopted for this area, regulating aspects such as signage, lighting and landscaping, to create a character and atmosphere unique to Shopiere.

Commercial (shown in orange)

Areas planned for Commercial uses are located primarily near the I-43 and Hart Road interchange. There is also a bit of Commercial on the edge of the Shopiere area. The intended use would be for sales and services, provided for local residents that are compatible with nearby residential uses.

Commercial Highway (shown in orange with black hatching)

Commercial Highway uses are planned surrounding the I-90 and County S interchange. The intent of this use is to provide sales and services to the traveling public; uses such as gas stations, motels, restaurants and so forth.

Special Purpose (shown in brown)

No additional Special Purpose uses are planned in the Town, and the areas shown as such on the Land Use Plan Map already exist. Special Purpose uses include uses that could potentially cause negative externalities affecting health and comfort. In Turtle, quarries are the prevailing Special Use that is found in the Town.

Insert Land Use Plan Map (Map 6-3)

Land Use Policies

- 1) Utilize the Town's Future Land Use Map in review and evaluation of all conditional use, rezone and development proposals, with approval dependent on consistency with the Future Land Use Map.
- 2) Develop a standardized process to review and evaluate all conditional use, rezone and development proposals in the Town, including but not limited to Land Evaluation Site Assessment (LESA) scoring, septic suitability mapping, and the evaluation of development hazards.
- 3) Develop a process to ensure protection of the Town's vital natural resources, including but not limited to requiring identification of these resources in all rezone and development proposals.
- 4) Explore the possibility of requiring a "Cost of Development" analysis to be conducted, and paid for by the developer, for each proposed residential development in the Town.
- 5) Participate and/or support the formulation of a Growth Management Coalition, to guide the pattern and pace of regional growth, composed of Town representative(s), as well as those from other county municipalities.
- 6) Abolish the Rural Agricultural Transition (RAT) and Urban Agricultural Transition (UAT) zoning districts from the Town's Zoning Ordinance.
- 7) Explore the creation of a Town Center zoning district for the Shopiere area, to promote a mixture of retail and residential land uses, and create a unique, attractive destination for visitors and residents.
- 8) Develop strategies and plans to locate commercial uses near interstate interchanges in the Town, to provide sales and services for residents and for the traveling public.