



# Chapter 8

## **Land Use**



## **INTRODUCTION**

Land use describes the ways in which we utilize and manage our land resources. Understanding the ways in which land use practices and land use change affects our communities is important in establishing clear policies to protect community character, preserve natural & cultural resources and to improve the quality of life.

## **LAND USE PROFILE**

### **Historic Development Pattern**

Historic land use data is not available for the village; however past tax assessment records can provide a generalized view of past land uses. Assessment data from 1989-2007 (**Table 8.1**) shows that the number of residential parcels declined by 22.5 percent, while total residential acreage declined by more than 33 percent. The number commercial parcels remained stable, while the total commercial acreage increased significantly. The number of manufacturing parcels grew at a measured pace; however this component represents only a small fraction of overall community land use.

**Table 8.1:** Tax Assessment History, 1989-2007

	Residential		Commercial		Manufacturing	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
2007	434	482	45	106	4	10
2004	421	476	41	102	3	5
2001	549	513	51	58	2	2
1998	541	483	48	39	1	0
1995	537	448	47	12	1	0
1992	548	492	46	13	1	0
1989	560	722	43	11	1	0

Source: Wisconsin Department of Revenue

### **Current Development Pattern**

Existing land use in the Village of Solon Springs is shown in **Map 8.1**.

### **Single-Family Residential**

Lands used for residential purposes occupy the largest portion of overall land use in the village. These uses are primarily single-family detached homes on a single lot. Any building containing three or more dwelling units regardless of ownership status (includes triplexes, four-plexes, apartments, townhouses and condominiums. Nearly 32 percent of the total land base in the Village of Solon Springs is currently being used for residential purposes. In an urban context, typical residential development requires municipal services and



infrastructure such as sewer and water. The Village of Solon Springs currently does have municipal sewer service, but not a municipal water supply. With all village residents using private wells to secure their drinking water, groundwater contamination due to spills, leaking tanks, etc. is an ever-present threat.

## **Water**

Nearly 22 percent of the Village of Solon Springs is classified as water. This includes that portion of Upper Lake St. Croix located within the statutory boundary, Park Creek Pond and other ponds and streams.

## **Transportation**

Category includes all lands used for general transportation purposes including public roads and rights-of-way. Nearly 16 percent of the Village of Solon Springs is classified as a transportation-related land use, primarily due to the presence of US Highway 53, and the old US Highway 53 corridor (Business 53), which bisects the village north to south.

## **Open Space**

Not developed and non-agricultural/forest. Open space lands exist adjoining the industrial park and the US Highway 53 corridor north of County Highway A. Given a general lack of remaining undeveloped lands within the village, these areas may represent the last remaining opportunities for future growth and expansion within the village boundaries. In an undeveloped state, these areas require no municipal services or infrastructure.

## **Government & Institutional**

Category includes all local, county, state and federal offices, including educational facilities and lands. Properties within this land use category include the Solon Springs School District (k-12), village hall, fire department, Douglas County Forestry Office, post office, Joan Salmen Memorial Library, Lucius Woods Performing Arts Center and the Solon Springs Historical Society.

## **Commercial**

These uses include retail stores and businesses. Most commercial development is currently situated along the primary travel routes of the core downtown area (Business 53, Main Street) and along the US Highway 53 corridor. Municipal services required for commercial use are similar to those required for residential.



## **Utilities**

Lands used for public and private utilities, including gas and water services such as power plants, sewage treatment plants, communications facilities and infrastructure. This classification includes the Centurytel building and Dahlberg Light & Power facility.

## **Forest**

Lands used primarily for the production of timber and other forest products or maintained as woody vegetation for such indirect benefits as protection of scenic viewsheds. Lands within this classification include a 32.4 acre parcel to the west of US Highway 53 owned by Wausau Papers and Crownhart Island. Crownhart Island, located in Upper Lake St. Croix is privately-owned.

## **Park and Recreational Lands**

Public recreational areas, dedicated open space areas and golf courses, whether public or private. Public parks and recreational lands in the village include the Lucius Woods County Park situated along the banks of Upper Lake St. Croix. Public parks and recreational lands typically require basic public infrastructure and services.

## **Industrial**

Land uses consist of manufacturing/ processing plants of all types, quarries and gravel/sand pits. Current industrial use is confined to the 130-acre industrial park located within the TIF district. Industrial land uses typically require the provision of municipal services and infrastructure and transportation access. Municipal water is not currently available within the industrial park.

## **Religious Institutions/Cemeteries**

Places of worship (churches) and cemeteries, including, Our Savior's Lutheran Church, First Presbyterian Church and Jehovah's Witness Kingdom Hall.

## **Multi-Family Residential**

Any building containing two or more dwelling units regardless of ownership status; includes duplexes, triplexes, four-plexes, apartments, townhouses and condominiums.



**Mobile Home Park**

Areas specifically developed to accommodate mobile homes

**Vacant**

Open lands (non-forested) available for development

**Table 8.2:** Village of Solon Springs, 2008 Land Use Profile

<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Single-Family Residential	414.1	31.8%
Water	284.8	21.8%
Transportation	205.2	15.7%
Open Space	122.8	9.4%
Government/Institutional	68.1	5.2%
Commercial	54.9	4.2%
Utilities	50.1	3.8%
Forest	42.3	3.2%
Parks & Recreation	34.6	2.7%
Industrial	16.4	1.3%
Religious Institution/Cemeteries	4.8	0.4%
Multi-Family Residential	3.1	0.2%
Mobile Home Park	1.8	0.1%
Vacant	0.6	0.0%
<b>Grand Total</b>	<b>1303.4</b>	<b>100%</b>

Source: Village of Solon Springs, NWPRC GIS



## LAND SUPPLY

### Development Constraints

Future development will be influenced by a number of factors which currently exist or could develop over the planning period. These factors may limit development options or completely exclude portions of the community from future development. It is important that development constraints be considered throughout the planning process and in the future as development proposals are brought before the Planning Commission. Below is a summary of development factors that have been identified in the planning area. This material is not intended to be comprehensive. Additional information can be found within the individual elements of this plan.

### Environmental Factors

The natural environment is one of Solon Springs' most valuable resources. Protecting these resources is paramount to ensuring the continued viability of the community and quality of life enjoyed by residents and visitors. Currently, the community groundwater supply is generally adequate supply to meet the existing needs of the community. The quality of the groundwater supply appears to be satisfactory, although there have been isolated problems with microbial contamination in past years (US EPA Safe Drinking Water Information System, along with localized petrochemical groundwater contamination caused by leaking underground storage tanks (WDNR, BRRTS). Existing development is generally<sup>1</sup> located outside of flood-prone areas, and away from steep slopes. Surface waters, wetlands and undeveloped lands provide habitat for many plant and animal species, including threatened or endangered species. These valuable resources are also providing natural "services" which benefit village residents and visitors. Air and soil quality is high and the known presence of environmental contaminants is generally very low.

Environmental factors must be closely analyzed when considering the siting of future development. Factors such as drainage patterns, slope, soil conditions, and presence of wetlands or floodplains may limit development potential. The maps contained in the **Natural, Agricultural & Cultural Resources Element** should serve as a general guide to aid the community in broad-area land use planning. While detailed, these maps do not provide sufficient data to make individual site suitability determinations with regard to environmental factors. Site reconnaissance data and mapping coupled with assessments made by qualified professionals should be used to determine individual suitability.

Proper planning for future growth necessitates that the community

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<sup>1</sup> 6 structures were identified as potentially lying within the floodplain in the 2003 Douglas County Hazard Mitigation Plan



thoroughly examine its natural resource base to identify potentially sensitive natural resources which could be adversely impacted by development. The Agricultural, Cultural and Natural Resources Element identifies known sensitive resources occurring within the Village of Solon Springs. Various environmental factors including floodplains, wetlands, steep slopes, critical wildlife habitats, groundwater recharge areas, and areas exhibiting poor soil conditions may preclude or limit future land development potential. Environmental constraints in the Village of Solon Springs are shown in **Map 8.2**.

### **Existing Development**

Solon Springs' development pattern is reflective of the community's unique history. Much of the early development was focused along the primary transportation corridors (Business 53, railroad) and the Upper Lake St. Croix waterfront. The re-routing of US Highway 53 in the late 1990's caused somewhat of a shift in the development pattern as new growth was directed westward towards the highway. While the downtown "core area" still remains the community focal point, the highway re-routing project invariably had a negative impact on the downtown economy. Conversely, the re-routing of Highway 53 created new growth opportunities. Nodal commercial development at the CTH A/US 53 intersection and along frontage roads has increased. The creation of an industrial park within the TIF district has brought additional new growth into the community.

### **Public Utility Access**

The Village of Solon Springs is served by municipal sewer; however municipal water is currently not available. Undeveloped areas of the community are generally not served by municipal service. In these areas, pipelines and related infrastructure would need to be extended to accommodate new development. Extending municipal services into new areas of a community and/or enhancing service capacity is expensive. The cost efficiency of extending these services can be maximized by promoting an orderly and planned development pattern. The Village should work to promote growth that is contiguous to existing development and infrastructure, where possible. However, as a means of financing infrastructure expansion outside existing development and infrastructure areas, the village may utilize "impact fees", or assessments on properties at the time of development to allocate fair share costs for extending infrastructure systems and municipal services. Chapter 66.0617 of the Wisconsin Statutes authorizes villages to impose impact fees for the capital cost of new and expanded public facilities to serve new developments.

### **Undeveloped Land**



Finding available development land is one of the greatest challenges facing many communities today. The Village of Solon Springs has approximately 123 acres of vacant/open space land which could be utilized as future growth expansion areas. Additionally, the 32.4 acre forest parcel currently owned by Wausau Papers could be utilized to accommodate new development. Both areas would be subject to environmental, cost efficiency and other constraints which may limit actual developable acreage.

Alternatively, the village could exercise its statutory authority (§66.021) to *annex*, or transfer lands from adjoining towns into the village. As part of its planning process, the village may engage in *extraterritorial planning* and include in its plan "areas outside of its boundaries that in the [plan] commission's judgment bear relation" to the city's or village's development (§ 62.23 (2)).

### **Land prices**

The price of land depends upon many factors, which can vary significantly from site to site. It is often difficult to generalize the market price of property within a given municipality due to the 'location specific' factors that dictate the price and by the fact that a limited number of properties are on the market at any given time. Based on May 2008 property listings, an average size 0.5 acre, non-waterfront city lot sells for about \$16,000. Waterfront lots would likely be significantly more expensive.

### **Land Use Conflicts**

One of the goals of the planning process is to ensure that various adjoining land uses are compatible. This includes land uses within the village and those in adjoining unincorporated towns. Conflicts between uses arise when the uses in one area interfere with the uses in another. In some cases, these conflicts may be mere annoyances, but other conflicts can pose threats to health, safety and general welfare. Common land use conflicts include situations where residential land use infringes upon areas of agricultural use, or when an industrial area is constructed near residential development. Another type of land use conflict arises when a use conflicts with the wishes of the larger community. For example, a proposed electrical transmission line or large-scale landfill may be widely opposed by the community as a whole. These types of conflict can sometimes be difficult to avoid completely due to existing regulations and the fact that these conflicts may involve many independent jurisdictions. One way to reduce the potential for conflict is by establishing clear growth and development policies and by providing for a thorough review of all development proposals. Plan policies should establish the framework for evaluating future development proposals and establish the criteria or performance standards required. It is often desirable to reduce land use conflicts through the use of "buffer zones", or zones of transition



between disharmonious land uses. The buffer concept is widely recognized as an effective tool to reduce the potential for conflict, and is fairly easily implemented through the modification of the local zoning code. The use of this tool is particularly well suited for reducing potential conflict between residential and industrial development. In this situation, a buffer would provide for a mix of light industry and commercial as a transition to residential.



**LAND DEMAND**

Land demand analysis is used to determine the acreage required to accommodate future residential, commercial, industrial and commercial development. Demand forecasts are based on historic trends and assumptions and should be regarded as an estimate of potential land needs. Unforeseen changes in community demographics, social values, or economic conditions, could greatly impact actual land demand.

**Land Demand Forecasts**

**Table 8.3:** Village of Solon Springs, 2010-2030 Projected Land Demand

	<b>2010<sup>2</sup></b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Residential</b>					
New Units	9	18	18	18	18
Total Units	304	322	340	358	376
New Acres Required	7.7	15.5	15.5	15.5	15.5
Total Acres Required	421.8	437.3	452.8	468.3	483.8
<b>Commercial</b>					
New Units	0.5	1.25	1.25	1.25	1.25
Total Units	25.5	26.8	28.0	29.3	30.5
New Acres Required	1.1	2.7	2.7	2.7	2.7
Total Acres Required	56.0	58.7	61.4	64.1	66.8
<b>Industrial</b>					
New Units	0.25	0.63	0.63	0.63	0.63
Total Units	2.25	2.88	3.50	4.13	4.75
New Acres Required	2.0	5.1	5.1	5.1	5.1
Total Acres Required	18.4	23.5	28.6	33.7	38.9
<b>Agricultural</b>					
New Units	0	0	0	0	0
Total Units	0	0	0	0	0
New Acres Required	0	0	0	0	0
Total Acres Required	0	0	0	0	0

Source: NWRPC

Twenty-year land demand forecasts for the Village of Solon Springs are shown in **Table 8.4**. Based on current estimates, the Village of Solon Springs will need **69.7** acres of additional land to accommodate projected residential development through the year 2030. Given the remaining undeveloped land supply, there appears to be adequate land available to meet demand throughout the planning period.

<sup>2</sup> 2008-2010



Commercial projections indicate that the village will need an additional **11.9** acres of commercial development land through the year 2030. There appears to be sufficient undeveloped suitable land both within and outside of the existing industrial park.

The Village of Solon Springs is forecast to require an additional **22.5** acres of industrial land through the year 2030. There currently are sufficient lands available within the industrial park to accommodate projected future land demand.

Currently, there are no active agricultural operations within the Village of Solon Springs, and none are anticipated through the year 2030. Given the limited land supply and soil suitability issues, expansion of this use into areas of the village appears highly unlikely.

### **Forecast Assumptions**

The residential growth forecast is based on the housing unit projections contained in the **Housing Element** of the Village of Solon Springs Comprehensive Plan. Housing unit projections were based on building permit history, while acreage values are based on average parcel size of residential land use polygons depicted in the Existing Land Use Map. The residential forecast assumes that residential growth through 2030 will be at a rate consistent with that experienced between 1997 and 2007.

Commercial and industrial land demand forecasts are based on historical development records (1992 to present). Total units constructed during this period were divided by the number of years to calculate an average yearly unit count. Acreage calculations were derived by multiplying the average existing parcel size (Existing Land Use) by the number of projected new units. This forecast assumes that commercial and industrial growth through 2030 will be at a level consistent with that experienced between 1992 and 2008.

Future agricultural use is not anticipated in the Village of Solon Springs. No lands in the village are currently being assessed as agriculture or used for agricultural purposes.



DEVELOPMENT STANDARDS

Zoning Ordinance

Zoning is a locally enacted law that regulates and controls the use of property. Zoning involves dividing the community into districts or zones for agricultural, residential, commercial, industrial, and public purposes (Map 8.3). The zoning text which accompanies the maps identifies specific uses permitted in each district and defines the requirements and/or conditions for those uses. This tool provides for orderly growth by protecting homes and property from harmful uses on neighboring properties. The Village of Solon Springs Zoning Ordinance, adopted in 1968 (revised 2004) regulates land uses within the village’s municipal boundary.

Table 8.4: Village of Solon Springs Zoning Districts

	General List of Permitted Uses	Required Lot Area <sup>3</sup>
Agricultural District	<ul style="list-style-type: none"> <li>• General farming, except fur farming and farms operated for the disposal of garbage, rubbish, offal or sewage</li> <li>• Single-family dwellings (with exceptions)</li> <li>• Accessory buildings (with exceptions)</li> <li>• Other uses as defined in Section V, Village of Solon Springs Zoning Ordinance</li> </ul>	10,000 ft <sup>2</sup> per family
Single Family Residential District	<ul style="list-style-type: none"> <li>• Single family dwellings</li> <li>• Churches, schools, public libraries, public educational and cultural institutions, municipal buildings, public recreational and community center buildings and grounds, playgrounds</li> <li>• Telephone buildings</li> <li>• Railroad rights-of-way</li> <li>• Home occupations and professional offices</li> <li>• Signs</li> <li>• Other uses as defined in Section VI, Village of Solon Springs Zoning Ordinance</li> </ul>	8,700 ft <sup>2</sup> per family
Multiple Dwelling Residential District	<ul style="list-style-type: none"> <li>• Multiple family dwellings</li> </ul>	Every building must provide a lot area of not less than 3,750 ft <sup>2</sup> per family

<sup>3</sup> Development may also be subject to other standards including, but not limited to minimum dwelling size, setback requirements, building height limitations, vision clearance, or other requirements as defined in the Village of Solon Springs Zoning Ordinance.



	<b>General List of Permitted Uses</b>	<b>Required Lot Area<sup>3</sup></b>
Commercial District	<ul style="list-style-type: none"> <li>• Retail, banking, veterinary, hotel, motel, restaurants, public utility offices, printing shops, police and fire stations, post office, municipal garages, laundry or cleaning, bus depot, motocross track</li> <li>• Other uses as defined in Section VII, Village of Solon Springs Zoning Ordinance</li> </ul>	3,750 ft <sup>2</sup> , when used for residential purposes, except that when a residence is located over a commercial use, the minimum lot area is 1,000 ft <sup>2</sup> per family
Light Industrial District	<ul style="list-style-type: none"> <li>• Any use permitted in a Commercial District conditionally or unconditionally</li> <li>• light industrial use where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building</li> <li>• Wholesale businesses, vehicle repair and servicing, laboratories</li> <li>• Other uses as defined in Section VIII, Village of Solon Springs Zoning Ordinance</li> </ul>	Every building used in part for residential purposes shall have a lot area of not less than 3,000 ft <sup>2</sup> per family
Heavy Industrial District	<ul style="list-style-type: none"> <li>• Manufacture of acid, ammonia, bleach, soap, ammunition, explosives, asphalt, glue, gelatine, coal and coal tar coke, fertilizer, cement, lime, gypsum.</li> <li>• Fat rendering</li> <li>• Slaughterhouses &amp; smelting</li> <li>• Inflammable gases or liquids</li> <li>• Automobile wrecking yards</li> <li>• Garbage, rubbish, offal, or dead animal reduction or dumping</li> <li>• Other uses as defined in Section VIII, Village of Solon Springs Zoning Ordinance</li> </ul>	N/A

Source: Village of Solon Springs Zoning Ordinance



**Table 8.5:** Village of Solon Springs, Zoned Acres & Parcels (May 2008)

<b>Designation</b>	<b>Zoned Acres</b>	<b>Parcels</b>
Commercial - 1	84.9	160
Industrial - 1	263.2	32
Industrial - 2	37.4	9
Platted Rd	4.2	7
Residential - 1	488.4	855
Residential - 2	4.2	9
Roads	42.8	22
<b>Grand Total</b>	<b>936.8</b>	<b>1097</b>

Source: Village of Solon Springs Zoning Map, NWRPC GIS

### **Floodplain Zoning**

Wisconsin law requires that cities, villages, and counties adopt floodplain zoning ordinances. The minimum standards for local ordinances are defined in section NR 116 of the Wisconsin Administrative Code. The Village of Solon Springs Floodplain Zoning Ordinance establishes development standards for land lying within the established floodplains as mapped on FEMA the Flood Insurance Rate Map (550115 0005 B), dated August 15<sup>th</sup>, 1978; with corresponding profiles that are based on the Flood Insurance Study (FIS) dated February 1978.

The Village of Solon Springs is a participant in the National Flood Insurance Program (NFIP), a pre-disaster flood mitigation and insurance protection program designed to reduce the increasing cost of disasters.

### **Shoreland-Wetland Zoning**

Section 9.11 of the Village of Solon Springs Zoning Ordinance establishes development standards for lands within the village’s shoreland and wetland areas. These areas are defined as lands which lie within 1,000 feet of the ordinary high water mark (OHM) of navigable lakes, ponds, or flowages and lands within 300 feet of the ordinary high water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Provisions of this ordinance also apply to all wetlands which are 5 contiguous acres and larger and are shown on the Wisconsin Wetland Inventory maps stamped “FINAL” on December 14, 1986.

### **Building Code**

The Village of Solon Springs adopted the Wisconsin Uniform Dwelling Code (UDC), the statewide building code for one- and two-family dwellings built since June 1, 1980. The UDC is a uniform statewide code that sets minimum



standards for fire safety, structural strength, energy conservation, erosion control, heating, plumbing and electrical systems, and general health and safety in new dwellings.

### **Douglas County Zoning**

Douglas County adopted countywide zoning by ordinance in December 1970. County zoning applies to all unincorporated areas of the county. A land use permit must be issued by the county zoning office before engaging in any land use activities within the unincorporated areas of the county. County zoning applies to the 1 ½ mile extraterritorial area in the Towns of Solon Springs and Gordon.

### **Douglas County Floodplain Zoning Ordinance**

Section 8.3 of the Douglas County Zoning Ordinance regulates land uses within floodplains in the unincorporated portions of the county. The Douglas County Zoning Administrator administers the provisions of the county ordinance. County floodplain zoning applies to the 1 ½ mile extraterritorial area in the Towns of Solon Springs and Gordon.



Contaminated Sites & Redevelopment Opportunities

Within the Village of Solon Springs there are 1 open and 20 closed sites listed in the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) database. Contaminated sites include leaking underground storage tanks (LUST) sites, which have contaminated soil and/or groundwater with petroleum and Environmental Repair (ERP) sites, which are sites other than LUSTs that have contaminated soil and/or groundwater. Open sites are contaminated sites in need of clean up or where cleanup is still underway. Closed sites are those that have completed all clean up requirements and have received a case closure letter from DNR, or spills that require no further cleanup. An inventory of LUST and ERP sites in the Village of Solon Springs is shown in Table 8.7. For additional information please refer to the BRRTS web database on the Wisconsin Department of Natural Resources web page at http://dnr.wi.gov/org/aw/rr/brrts/.

Table 8.6: LUST and ERP Sites, Village of Solon Springs

Table with 2 columns: Activity Name, STATUS. Rows include Flamang Oil/Travelers Mini Mart (LUST closed), Prevests Restaurant (LUST closed), Solon Springs Investigation (LUST open), Bednar Oil Co (ERP open), Smiths Union 76 Station (former) (LUST open), Lucas Brothers Logging (LUST open), Bednar Oil Co (LUST closed), Solon Spring Vil Lf #0362 (ERP open), Dahlberg Electric (ERP closed), Bulk Plt-Solon Springs (former) (ERP closed), Mosinee Paper (LUST closed), Solon Springs School bus garage (LUST closed), Solon Springs Post Office (LUST closed), H & H Marine (former) (LUST closed), Solon Springs - TCE detected (ERP open).

Source: Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources GIS Registry of Closed Remediation Sites depicts closed sites with groundwater contamination remaining above NR140 enforcement standards or soil contamination above NR720 residual contaminant levels. Two remediation sites meeting these criteria occur in the Village of Solon Springs. For additional information, please refer to the on-line registry at http://dnr.wi.gov/org/aw/rr/brrts/.

Table with 2 columns: Site Name, Contaminated Media



Flamang Oil/Travelers Mini Mart	Soils
Prevosts Restaurant	Solis

**Smart Growth Areas**

Wisconsin’s comprehensive planning grant legislation requires comprehensive plans funded by state planning grants to identify “Smart Growth Areas,” which are defined in state statutes (§ 19.965(1)(b)) as “areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs.”

The Village of Solon Springs future Land Use Map identifies several “smart growth properties” within the village limits. These areas have been identified by the Village of Solon Springs as being potentially redevelopable or that have existing municipal services (like sewer, water and roads that have already been extended to an area that has not yet been built out) or which are contiguous to existing development and which can be developed at densities that have relatively low government and utility service costs.



## PLANNING & IMPLEMENTATION TOOLS

### **Extraterritorial Planning, Zoning & Platting**

Villages in Wisconsin have several types of extraterritorial authority on lands extending 1 ½ miles into adjoining unincorporated towns. By statute, villages may work with adjoining town to develop an extraterritorial zoning ordinance [§ 62.23 (7a)], control offensive industry (§ 66.0415) and regulate smoke emissions (§ 146.10) and engage in extraterritorial planning and plat review (§ 236.10) and official mapping [§ 63.23 (6)].

### **Annexation**

Annexation involved the transfer of lands from unincorporated towns to incorporated villages and cities. Under Wisconsin statutes, villages can engage in three types of annexation, *direct annexation by unanimous approval* (§66.021(12)), *direct annexation* (§ 66.021(2)(a)), *annexation by residents' referendum* (§66.021(2)(b)), *annexation of owned lands* (§ 66.025) and *annexation by court-ordered referendum* (§ 66.024). Direct annexation by unanimous approval is the most commonly used form of annexation in Wisconsin. This process involves a single property owner or a group of property owners in an unincorporated town who wish to annexed to an adjoining village or city to gain access to municipal services not available in the town.



## **FUTURE LAND USE**

The Village of Solon springs Future Land Use categories and map are intended to facilitate a future development pattern that preserves the unique and varied rural character of the community, supports sustainable growth, and protects the integrity of natural and cultural resources.

### **Future Land Use Categories**

For the purposes of developing a future land use map for the Village of Solon Springs, five (5) types of classifications have been utilized to define future community land use categories. These categories illustrated below do not constitute, justify, or necessarily insure specific site plan, zoning, subdivision, and/or permit approval. Rather, this information is meant to provide a general understanding of the growth and development that is anticipated and desired in the village. Future land use in the Village of Solon Springs is shown in **Map 8.5**.

### **Residential**

Areas delineated as residential on the Village of Solon Springs Future Land Use Map are intended to depict a mix of future residential uses at varying densities which are generally consistent with existing uses and densities. This classification includes both single and multi-family residential along with condominium and townhome development. Future residential use areas are represented by the color *yellow* on the Village of Solon Springs Future Land Use Map

### **Commercial/Industrial**

Future commercial/industrial use areas are represented by the color *red* on the Village of Solon Springs Future Land Use Map. These areas are intended to represent a wide range of future business and light industrial land uses. Future commercial development will be encouraged within the core downtown area of the village (Main St/Business Hwy 53). A mix of commercial and light industrial uses will be encouraged within the Solon Springs Business Park.

### **Protected**

The *purple* area on the Village of Solon Springs Future Land Use Map is intended to represent protected lands. Within this area along the Park Creek corridor, future development is undesirable due to the presence of steep slopes and floodplains. This area also provides significant wildlife habitat and is important in maintaining the water quality of Park Creek, a tributary to Upper Lake St. Croix.



## **Recreational**

Areas identified in *green* on the Future Land Use Map are intended to represent future public outdoor recreation areas. These areas include Lucius Woods County Park, skate park and basketball court, Solon Springs Ball Park and Solon Springs School District lands east of USH 53.

## **Smart Growth Property**

Properties identified in *orange* on the Future Land Use Map are intended to represent potential redevelopment areas. The Village of Solon Springs will actively promote the development and redevelopment of these lands which are currently underutilized.