

# Envision 2050

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*Land UseResources*

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Sustainable • Collaborative • Equitable • Forward Thinking • Respect



# **Overview of Land Use Policy**

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**While new development will bring new tax revenues to communities, it will also create municipal costs to serve the development. The ratio of service costs to tax revenue is one key factor in determining the overall fiscal impact of development. La Crosse County will review fiscal impact as part of the approval process for new developments. Upon being approved as part of the development review process, developers shall be required to either prepare or fund an independent fiscal or economic impact study per the municipality's requirements.**

# Local Land Use Plans.

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- There is a direct relationship between the local and County plans. To accommodate minor differences in classification among local jurisdictional plans within La Crosse County, broad categories were developed to “collapse” similar uses. The intent is that the broad County plan will generally depict the planned growth pattern, while local plans will dictate more specifically the type, amount, and intensity of allowable development.

## Land Use and Growth Management Goals



- (a) Work in partnership with area municipalities to manage and guide future growth, recognizing that land is an irreplaceable resource. Enhance the quality of life by protecting both natural resources and farmland and by promoting urban infill and redevelopment. Guide growth to developed areas where public facilities and services can be economically provided.



- (b) Work with the towns, villages, cities and surrounding counties to resolve remaining incompatibilities between local land use plans over the 20-year planning period.



- (c) Identify a sufficient supply of developable land for a range of different uses, in areas, types, and densities consistent with the local municipality's wishes and service requirements. Plan updates or amendments shall be required for County and local plans as communities reach their projected growth guidelines projected in this chapter.



- (d) Guide intensive new development requiring higher levels of municipal utilities and services to cities, villages, or rural hamlets with available services.

## Land Use and Growth Management Goals



(e) Encourage the preservation of cultural, historic, archaeological sites, and environmentally sensitive areas.



(f) Encourage the protection of economically productive areas including farmland and forests.



(g) Encourage the use of conservation neighborhood design for rural residential development in appropriate areas.



(h) Support innovative approaches to land development to increase flexibility and sustainability goals of this Plan.



(i) Update codes, ordinances, and other County programs, to implement recommendations in the County Plan. Consider the development of new zoning districts as well as policies that allow for density-based zoning programs.

# Land Use and Growth Management Goals

-  (j) Encourage development in areas of excess service capacity
-  (k) Encourage development which allows for shared services and social interaction, development should include parks, meeting spaces, churches, small retail services trails, and other non-auto oriented connections.
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  - (l) Land Use and Development Policy Decision Framework
    - Will the proposal meet the needs of people in La Crosse County?
    - o Is there adequate demand for the proposed use of resources?
    - o Is there adequate infrastructure to support the proposal?
    - • Will the proposal enhance overall prosperity within La Crosse County?
    - o Is the proposed use efficient for local government to serve?
    - o Will the proposed use enhance financial opportunities for community members?
    - o Will the proposed use conflict with established community economic development goals?
  - • Will the proposal support a resilient and sustainable natural environment?
    - o Will the proposal impact natural resources?
    - o Will the proposal impact the climate?
    - o Will the proposal account for greenhouse gas emissions?



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*Land Use*

*Chapter Overview*

This document can be found in its entirety with the opportunity to comment on the La Crosse County Sharepoint Site. Please provide input by January 7, 2022 by noon.