

EXISTING LAND USE AND ZONING

## EXISTING LAND USE AND ZONING

### Land Use

Within the towns of Deerfield, Hancock, Oasis and Plainfield, 5 percent to 7 percent of the existing land is developed. In the Village of Hancock, this percentage increases to over 30 percent (30.8%). The primary developed land uses in all five municipalities are single family residences and transportation. Irrigated cropland and general woodlands are the dominant land uses in the towns, comprising between 50 and 75 percent of the total acreage. Within the village, over 60 percent of the existing land use is comprised of general woodlands and other open land. See Table 2-6.

**Table 2-1. T. of Deerfield, T. Hancock, T. Oasis, T. Plainfield, V. Hancock  
Existing Land Use, 2000**

Land Use	T. Deerfield	T. Hancock	T. Oasis	T. Plainfield	V. Hancock
	% of Total	% of Total	% of Total	% of Total	% of Total
S.F. and Two Family Res.	2.0%	1.3%	1.2%	1.4%	15.1%
Farmstead	0.8%	0.2%	0.4%	0.4%	0.0%
Multi-Family/Group Quarters	0.0%	0.0%	0.0%	0.0%	0.2%
Mobile Home Parks	0.0%	0.0%	0.0%	0.0%	0.9%
Commercial	0.0%	0.4%	0.1%	0.7%	2.4%
Industrial	0.0%	0.0%	0.0%	0.0%	0.1%
Parks and Recreation	1.6%	0.0%	0.0%	0.0%	2.6%
Institutional Facilities	0.0%	0.2%	0.0%	0.1%	1.0%
Utilities	0.0%	0.1%	0.0%	0.0%	0.2%
Transportation/Roads/RR	2.7%	3.4%	2.8%	3.4%	8.3%
<b>Total Developed</b>	<b>7.0%</b>	<b>5.6%</b>	<b>4.7%</b>	<b>6.1%</b>	<b>30.8%</b>
Non-Irrigated Cropland	11.5%	3.0%	3.0%	5.0%	0.0%
Irrigated Cropland	20.4%	46.6%	59.7%	51.8%	0.0%
Silviculture	3.1%	0.4%	4.5%	0.1%	0.0%
Planted Woodlots	13.5%	9.9%	8.6%	4.3%	8.8%
General Woodlands	30.5%	21.9%	13.6%	25.5%	34.4%
Mining/Quarry Sites	0.0%	0.2%	0.2%	0.3%	0.0%
Other Open Land	12.8%	10.8%	4.7%	6.0%	25.9%
Water Features	1.2%	1.5%	1.1%	0.8%	0.1%
<b>Total Acreage</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: East Central Wisconsin Regional Planning Commission

A detailed breakdown of existing land use for each community is found below.

### Town of Deerfield

Of the Town of Deerfield's 22,420 acres, approximately 7 percent is developed (Table 2-2 and Figure 2-1). The primary developed land uses are single family and two family residential (438 acres), parks and recreation (361 acres), and transportation (598 acres). Collectively, these three categories make up about 89 percent (88.4%) of the developed land while farmsteads comprise another 10.8 percent. The principal uses in the remaining acreage are

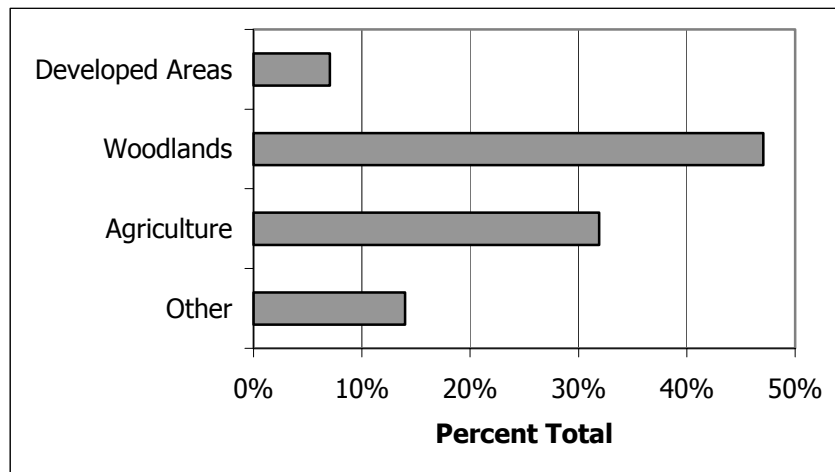
woodlands (silviculture, planted woodlots, and unplanted woodlands), 47.1 percent of the total acres, and agriculture (non-irrigated cropland, irrigated cropland), 31.9 percent. About 64 percent of the cropland in the Town of Deerfield is irrigated.

**Table 2-2. Town of Deerfield Existing Land Use, 2000**

Land Use	Acres	Percent of Developed Land	Percent of Total
S.F. and Two Family Res.	438	27.7%	2.0%
Farmstead	170	10.8%	0.8%
Multi-Family/Group Quarters	0	0.0%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Commercial	6	0.4%	0.0%
Industrial	0	0.0%	0.0%
Parks and Recreation	361	22.9%	1.6%
Institutional Facilities	6	0.4%	0.0%
Utilities	1	0.1%	0.0%
Transportation/Roads/RR	598	37.8%	2.7%
<b>Total Developed</b>	<b>1,580</b>	<b>100.0%</b>	<b>7.0%</b>
Non-Irrigated Cropland	2,583		11.5%
Irrigated Cropland	4,573		20.4%
Silviculture	692		3.1%
Planted Woodlots	3,018		13.5%
General Woodlands	6,841		30.5%
Mining/Quarry Sites	4		0.0%
Other Open Land	2,866		12.8%
Water Features	263		1.2%
<b>Total Acreage</b>	<b>22,420</b>		<b>100.0%</b>

Source: East Central Wisconsin Regional Planning Commission

**Figure 2-1. Town of Deerfield Existing Land Use, 2000**



## Town of Hancock

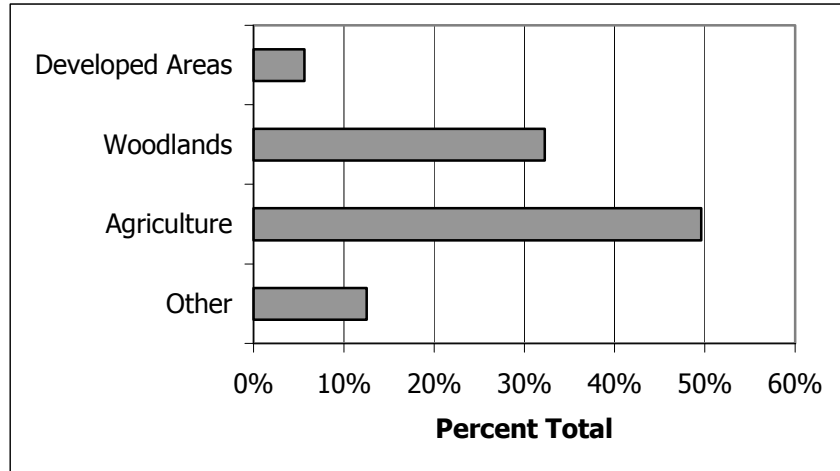
The Town of Hancock covers about 21,585 acres, of which approximately 6 percent (5.6%) are developed (Table 2-3 and Figure 2-2). The primary developed land uses are single family and two family residential (289 acres) and transportation (743 acres), which jointly comprise about 85 percent (84.9%) of the developed land. Farmsteads (3.1%) and commercial (7.3%) make up another 10.4 percent of the developed land. The principal uses in the remaining acreages are agriculture (non-irrigated cropland, irrigated cropland), comprising 49.6 percent of the total acres, and woodlands (silviculture, planted woodlots, and unplanted woodlands), 32.2 percent. Within these major categories, irrigated cropland covers about 10,056 acres (46.6 percent of the total land area and 94 percent of all cropland) and general woodlands covers another 4,722 acres (21.9 percent).

**Table 2-3. Town of Hancock Existing Land Use, 2000**

Land Use	Acres	Percent of Developed Land	Percent of Total
S.F. and Two Family Res.	289	23.8%	1.3%
Farmstead	38	3.1%	0.2%
Multi-Family/Group Quarters	0	0.0%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Commercial	88	7.3%	0.4%
Industrial	3	0.3%	0.0%
Parks and Recreation	6	0.5%	0.0%
Institutional Facilities	37	3.0%	0.2%
Utilities	12	1.0%	0.1%
Transportation/Roads/RR	743	61.1%	3.4%
Total Developed	1,217	100.0%	5.6%
Non-Irrigated Cropland	648		3.0%
Irrigated Cropland	10,056		46.6%
Silviculture	90		0.4%
Planted Woodlots	2,147		9.9%
General Woodlands	4,722		21.9%
Mining/Quarry Sites	36		0.2%
Other Open Land	2,338		10.8%
Water Features	332		1.5%
Total Acreage	21,585		100.0%

Source: East Central Wisconsin Regional Planning Commission

**Figure 2-2. Town of Hancock Existing Land Use, 2000**



**Town of Oasis**

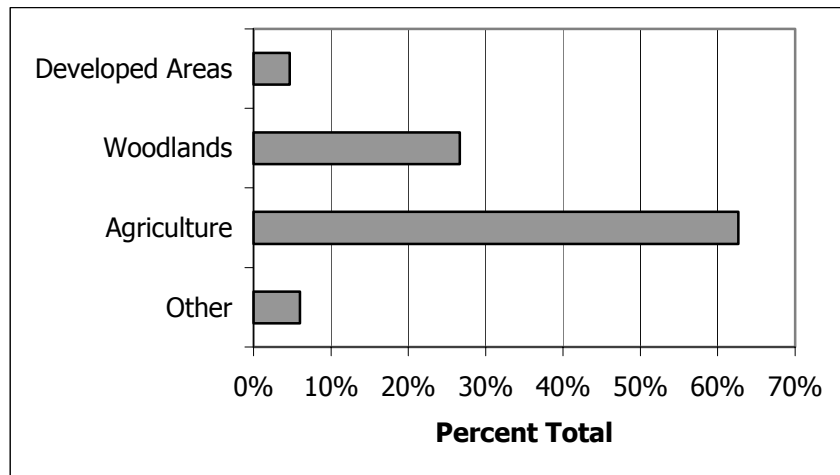
Of the Town of Oasis’s 22,613 acres, only about 5 percent (4.7%) are developed (Table 2-4 and Figure 2-3). The primary developed land uses are single family and two family residential (280 acres) and transportation (630 acres), which together make up about 86 percent (86.2%) of the developed land. Farmsteads cover another 95 acres, or 9 percent of the developed land. The principal uses in the remaining acreages are agriculture (non-irrigated cropland, irrigated cropland), comprising about 62.7 percent of the total acres, and woodlands (silviculture, planted woodlots, and unplanted woodlands), 26.7 percent. Within these two major categories, irrigated cropland makes up the largest percentage of land use or about 13,494 acres and accounts for 95 percent of all cropland.

**Table 2-4. Town of Oasis Existing Land Use, 2000**

Land Use	Acres	Percent of Developed Land	Percent of Total
S.F. and Two Family Res.	280	26.5%	1.2%
Farmstead	95	9.0%	0.4%
Multi-Family/Group Quarters	0	0.0%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Commercial	32	3.0%	0.1%
Industrial	4	0.4%	0.0%
Parks and Recreation	6	0.6%	0.0%
Institutional Facilities	9	0.8%	0.0%
Utilities	0	0.0%	0.0%
Transportation/Roads/RR	630	59.7%	2.8%
<b>Total Developed</b>	<b>1,055</b>	<b>100.0%</b>	<b>4.7%</b>
Non-Irrigated Cropland	680		3.0%
Irrigated Cropland	13,494		59.7%
Silviculture	1,020		4.5%
Planted Woodlots	1,940		8.6%
General Woodlands	3,069		13.6%
Mining/Quarry Sites	45		0.2%
Other Open Land	1,061		4.7%
Water Features	248		1.1%
<b>Total Acreage</b>	<b>22,613</b>		<b>100.0%</b>

Source: East Central Wisconsin Regional Planning Commission

**Figure 2-3. Town of Oasis Existing Land Use, 2000**



### **Town of Plainfield**

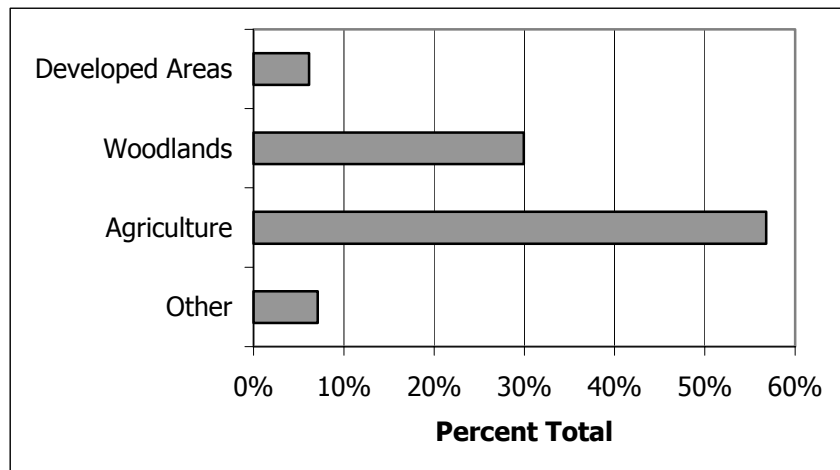
The Town of Plainfield covers about 21,666 acres, of which approximately 6 percent (6.1%) are developed (Table 2-5 and Figure 2-4). The predominantly developed land uses are single family and two family residential (301 acres), commercial (160 acres), and transportation (741 acres), which collectively make up about 91 percent (90.5%) of the developed land, while farmsteads (6.5%), institutional facilities (1.9%), and utilities (0.7%) comprise another 9.1 percent. The principal uses in the remaining acreages are agriculture (non-irrigated cropland, irrigated cropland), which comprises about 56.8 percent of the total acres, and woodlands (silviculture, planted woodlots, and unplanted woodlands), 29.9 percent. Within these major categories, irrigated cropland covers about 11,223 acres or 51.8 percent of the total land area and 91 percent of all cropland, and general woodlands cover about 5,527 acres or 25.5 percent.

**Table 2-5. Town of Plainfield Existing Land Use, 2000**

Land Use	Acres	Percent of Developed Land	Percent of Total
S.F. and Two Family Res.	301	22.7%	1.4%
Farmstead	86	6.5%	0.4%
Multi-Family/Group Quarters	4	0.3%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Commercial	160	12.0%	0.7%
Industrial	0	0.0%	0.0%
Parks and Recreation	0	0.0%	0.0%
Institutional Facilities	26	1.9%	0.1%
Utilities	9	0.7%	0.0%
Transportation/Roads/RR	741	55.8%	3.4%
Total Developed	1,327	100.0%	6.1%
Non-Irrigated Cropland	1,087		5.0%
Irrigated Cropland	11,223		51.8%
Silviculture	29		0.1%
Planted Woodlots	935		4.3%
General Woodlands	5,527		25.5%
Mining/Quarry Sites	55		0.3%
Other Open Land	1,306		6.0%
Water Features	178		0.8%
Total Acreage	21,666		100.0%

Source: East Central Wisconsin Regional Planning Commission

**Figure 2-4. Town of Plainfield Existing Land Use, 2000**



## Village of Hancock

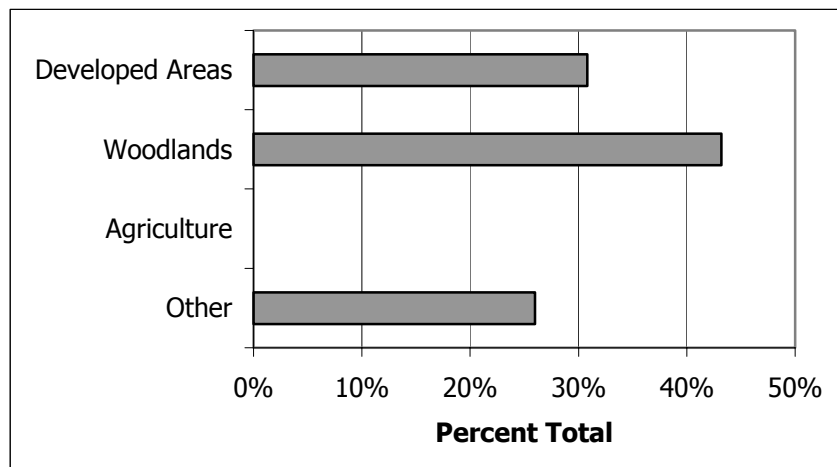
The Village of Hancock covers about 663 acres, of which about 31 percent (30.8%) are developed (Table 2-6 and Figure 2-5). Similar to the towns, the primary developed land uses are single family and two family residential (100 acres) and transportation (55 acres), which together make up about 76 percent of the developed acreage. Commercial (7.8%) and parks and recreation (8.4%) comprise another 16.2 percent of the developed land. The principal uses in the remaining acreages are woodlands (planted woodlots, and unplanted woodlands), 43.2 percent of the total acres, and other open land, 25.9 percent.

**Table 2-6. Village of Hancock Existing Land Use, 2000**

Land Use	Acres	Percent of Developed Land	Percent of Total
S.F. and Two Family Res.	100	49.1%	15.1%
Farmstead	0	0.0%	0.0%
Multi-Family/Group Quarters	1	0.6%	0.2%
Mobile Home Parks	6	2.8%	0.9%
Commercial	16	7.8%	2.4%
Industrial	0	0.2%	0.1%
Parks and Recreation	17	8.4%	2.6%
Institutional Facilities	7	3.4%	1.0%
Utilities	2	0.8%	0.2%
Transportation/Roads/RR	55	26.9%	8.3%
<b>Total Developed</b>	<b>204</b>	<b>100.0%</b>	<b>30.8%</b>
Non-Irrigated Cropland	0		0.0%
Irrigated Cropland	0		0.0%
Silviculture	0		0.0%
Planted Woodlots	58		8.8%
General Woodlands	228		34.4%
Mining/Quarry Sites	0		0.0%
Other Open Land	172		25.9%
Water Features	0		0.1%
<b>Total Acreage</b>	<b>663</b>		<b>100.0%</b>

Source: East Central Wisconsin Regional Planning Commission

**Figure 2-5. Village of Hancock Existing Land Use, 2000**





## Existing Zoning

The towns of Deerfield, Hancock, Oasis and Plainfield adhere to Waushara County Zoning while the Village of Hancock has its own zoning. All zoning district information is contained within either the Waushara County Zoning Ordinance for the four towns or the Village of Hancock Zoning Ordinance for the village.

## Waushara County

A summary of the county zoning classifications and permitted uses are listed below.

- *(A-G) General Agriculture Zone:* This zone is designed primarily for large-scale agricultural uses of land related to growing of crops and the raising of livestock. Single family residential development on minimum one acre lots, airstrips, general farming, home occupations and new mobile homes are among the uses that are permitted under this classification.
- *(A-R) Agricultural Residential Zone:* This zone is intended to provide a semi-rural type of environment, allowing for general agricultural use. Single family residential development on minimum one acre lots, general farming, and home occupations are permitted under this classification.
- *(C-G) General Commercial Zone:* This zone provides for uses found in small commercial areas located throughout the county. Single family residential only as an accessory to a principal use, banks, business and professional offices, dental and medical clinics, funeral homes, garages, laundromats, semi-public uses, restaurants, retail and bed and breakfast establishments are among the permitted uses that fall under this classification.
- *(C-C) Community Commercial Zone:* This zone provides for uses found in the central business district of small communities. Banks and similar services, business and professional offices and studios, dental and medical clinics, funeral homes, laundromats, semi-public uses, bed and breakfast establishments, and residential accommodations for shopkeepers located in the same building as the business are permitted under this classification.
- *(C-S) Service Commercial Zone:* This zone provides for commercial service type uses, uses specifically oriented towards the traveler, tourist and vacationer. Permitted uses include boat sales and service, clubs or lodges, public swimming pools, and bed and breakfast establishments.
- *(M-G) General Manufacturing Zone:* This zone is intended for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the county as a whole by reason of noise, dirt, smoke, odor, traffic, physical appearance or any other similar features. Automotive heavy repair and upholstery, cleaning, pressing and dyeing establishments, commercial bakeries, greenhouses and recycling operations, distributors, farm machinery sales and/or service, food locker plants, laboratories, machine shops, manufacture and bottling of nonalcoholic beverages, manufacturing, fabrication, processing, packaging,

packing and assembly of selected products, printing or publishing, storage and sale of machinery and equipment, trade and contractors offices, warehousing and wholesaling, office, storage, power supply and other such used normally incidental to the principal use are permitted uses that fall under this classification.

- *(M-I) Intensive Manufacturing Zone:* This zone is intended to provide for uses which by their nature can exhibit characteristics harmful, noxious, or detrimental to surrounding uses. Permitted uses include all those permitted under General Manufacturing Zone, as well as freight yards and depots, breweries, and inside storage.
- *(O-N) Natural Resource Preservation Zone:* This zone provides for the conservation and protection of natural resources. Generally, this zone includes swamps, marshlands, river and lakeshore and other land of natural esthetic value. Permitted uses include agricultural husbandry, fish hatcheries, farm ponds, camping trailers, and wildlife preserves. Residential single family dwelling units (only as an accessory to a principal use) of a minimum one-acre are allowed as a conditional use.
- *(O-F) Forestry Zone:* This zone provides for the continuation of forestry practices and related uses in those areas best suited to this activity. This zone is further intended to encourage forestry and to recognize the value of the forest as a recreational resource. Permitted uses include camping trailers, mobile campers or houseboats used for temporary parking and living purposes, agriculture, fish hatcheries and farm ponds, wildlife preserves, debarking operations, maple syrup processing plants, and portable sawmills.
- *(O-P) Park and Recreation Zone:* This zone provides for the orderly and attractive grouping of recreational oriented service establishments and is further intended to encourage the maintenance and protection of natural resources. Permitted uses include camping trailers, mobile campers or houseboats used for temporary parking and living purposes, agriculture, fish hatcheries and farm ponds, and wildlife preserves.
- *(O-SW) Shoreland/Wetland Zone:* The purpose of this zone is to maintain safe and healthful conditions, to prevent water pollution, to protect fishing spawning grounds and aquatic life and to preserve shore cover and natural beauty.
- *(RS-10) Residential Single Family Zone:* This zone is intended to provide a suitable environment for single family residential development on moderate size lots in areas with public sewage systems. Permitted uses include single family residential lots of a minimum of 10,000 square feet and agricultural uses.
- *(RS-20) Residential Single Family Zone:* This zone is intended to provide a suitable environment for single family residential development on large lots in areas without public sewage systems. Permitted uses include single family residential lots of a minimum of 20,000 square feet and agricultural uses.
- *(R-M) Residential Multiple Family Zone:* This zone provides for multiple family dwellings in a residential environment. Permitted uses include single family residential, multifamily dwellings and duplexes of a minimum lot area of 12,000 square feet (lots served by public sewer systems) and agricultural uses.

- *(RS-P) Residential Single family Planned Development Zone:* The purpose of this zone is to provide the means whereby land may be planned and developed as a unit for residential uses under standards and conditions which encourage good design and provide a stable living environment.

Table 2-7 indicates a summary of the zoning classifications that are found within the towns of Deerfield, Hancock, Oasis and Plainfield. According to information received from Waushara County, over 91 percent of the land within the towns is zoned General Agriculture (A-G). Single family residential dwellings on one acre minimum lots are permitted in this zone as well as general farming. In the towns of Deerfield, Hancock and Oasis, no public sewerage systems exist; therefore, the majority of single family dwellings, which are not classified as General Agriculture, fall under the zoning classification Residential Single Family (RS-20). The residential lot size under this zoning classification allows for a minimum of 20,000 square feet. In the Town of Plainfield, the majority of single family dwellings which are not classified as General Agriculture fall under the zoning classification Agricultural Residential (A-R), which requires a larger minimum lot size of one acre.

**Table 2-7. Waushara County Zoning**

Zoning Classification	T. Deerfield		T. Hancock		T. Oasis		T. Plainfield	
	Acre	Percent	Acre	Percent	Acre	Percent	Acre	Percent
Gen. Ag. (A-G)	21,119	94.2%	19,667	91.1%	21,131	93.4%	20,414	94.3%
Ag. Res. (A-R)	45	0.2%	89	0.4%	0	0.0%	221	1.0%
Gen. Comm. (C-G)	0	0.0%	7	0.0%	11	0.0%	95	0.4%
Commun+B8ity Comm. (C-C)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Ser. Comm. (C-S)	33	0.1%	0	0.0%	0	0.0%	0	0.0%
Gen. Man. (M-G)	0	0.0%	0	0.0%	2	0.0%	38	0.2%
Int. Man. (M-I)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Nat. Res. Pres. (O-N)	15	0.1%	23	0.1%	0	0.0%	43	0.2%
Forestry (O-F)	0	0.0%	327	1.5%	277	1.2%	0	0.0%
Park and Rec. (O-P)	93	0.4%	17	0.1%	1	0.0%	0	0.0%
Shoreland/Wetland (O-SW)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Res. S. F. (RS-10)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Res. S. F. (RS-20)	254	1.1%	392	1.8%	315	1.4%	32	0.1%
Res. M. F. (R-M)	0	0.0%	0	0.0%	0	0.0%	2	0.0%
Res. S. F. Plan. Dev. (RSP-10)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Water	264	1.2%	323	1.5%	244	1.1%	135	0.6%
Roads	598	2.7%	740	3.4%	633	2.8%	659	3.0%
Total	22,421	100.0%	21,585	100.0%	22,613	100.0%	21,639	100.0%

## Village of Hancock

A summary of the Village of Hancock zoning classifications and permitted uses are listed below.

- *(R) Residential District:* This district provides a suitable environment for residential uses of various densities. Agricultural uses, home occupations, group homes, and single family dwelling units on a minimum 10,000 square foot lot are permitted under this classification.
- *(C-C) Community Commercial District:* This district preserves and enhances the appearance and function of the community's commercial core by providing for a variety of commercial and institutional uses. Banks and similar services, business and professional offices and studios, dental and medical clinics, funeral homes, laundromats, public and semi-public uses, restaurants, retail department stores, grocery and specialty stores, and residential accommodations for shopkeepers located in the same building as the business are permitted under this zoning classification.
- *(HC) Highway Commercial District:* This district provides for commercial services and uses requiring larger land areas which are oriented toward highway transportation. Commercial recreational facilities, commercial recycling operations, farm implement, heavy truck and construction equipment sales and service, orchards and nurseries, transportation terminals, veterinary hospitals, and wholesaling establishments are permitted uses under this classification.
- *(I) Industrial District:* This district establishes areas for industrial development that are compatible with adjoining land uses. All uses permitted in the Highway Commercial District, commercial bakeries, cleaning, pressing and dyeing establishments, commercial green houses, commercial recycling operations, light industrial, and manufacturing and bottling of non-alcoholic beverages are permitted uses under this classification.
- *(AH) Agricultural/Holding District:* This district provides for the continuation of general farming and related uses in areas of the village not yet committed to urban development. It is further intended to protect lands from urban development until their orderly transition into urban-oriented districts is required.
- *(MH) Mobile Home Park District:* This district promotes improved environmental design in the establishment and development of mobile home parks, while insuring substantial compliance with the basic intent of the zoning code and the Community Development Plan. Mobile homes are permitted only in the Mobile Home Park District.

Table indicates a summary of the zoning classifications that are found within the Village of Hancock. According to information received from the Village, over 48 percent of the land within the village is zoned residential. Single family dwelling units on minimum 10,000 square foot lots are permitted as well as home occupations, group homes and agricultural uses. Another 26 percent of the land within the village falls under the Agricultural/Holding District, which provides for the continuation of general farming until the land is committed to urban development.

**Table . Village of Hancock Zoning**

Zoning Classification	Acre	Percent
Residential (R)	320	48.3%
Community Commercial (CC)	17	2.5%
Highway Commercial (HC)	29	4.4%
Industrial (I)	38	5.7%
Agricultural/Holding (AH)	173	26.0%
Mobile Home Park (MH)	30	4.5%
Water	0	0.1%
Roads	56	8.5%
Total	663	100.0%

**EXHIBIT 2-1**

**TOWN OF DEERFIELD EXISTING LAND USE 2004**