














EXHIBIT 8-3 TOWN OF COLOMA FUTURE LAND USE











Existing Land Use

| | | | |
|---|------------------|---|----------------|
|  | Residential |  | Parks |
|  | Mobile Home Park |  | Transportation |
|  | Commercial |  | Utilities |
|  | Industrial |  | Water |
|  | Institutional | | |

Future Land Use

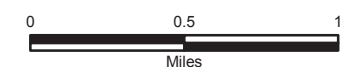
| | |
|---|---|
|  | Future Development Minimum Lot Size 5 Acres |
|  | Future Mixed Use - Small Parcel Development |
|  | Future Agriculture |
|  | Future Rail |

Other Features

| | |
|---|---|
|  | Environmentally Sensitive Area Fema 100 Year Floodplain, 50 Ft Buffer of Wetlands > 5 Acres, 75 Ft Buffer of Hydro, 100 Ft Buffer of Class I, II, and III Trout Streams. |
|  | DNR Owned Land |
|  | Wellhead Protection Area 5 Year Time of Travel (Approximate Area) |
|  | 1200 Ft Landfill Buffer |
|  | Ice Age Trail Corridor |
|  | Moraine Line |
|  | Alternate Ice Age Trail |
|  | Existing Ice Age Trail |
|  | Cemetery |
|  | Airport |

The future land uses indicated on the map are based upon the best and most current information available at that time, and is adopted as part of the Town of Coloma Comprehensive Plan with the premise that it is impossible to predict future growth and changes in development pressures with complete accuracy. Therefore, the Town of Coloma anticipates that requests for land use changes will be made for areas outside of the future land use areas depicted on this map, and reserves the right to review these requests on a case by case basis, applying the actions and commentaries contained within this plan when acting on these requests along with all newly available information at the time the request is made. This map will be reviewed and amended periodically to reflect these changes in full compliance with all applicable state and local requirements.

Source: Future Land Use Data updated by the Town of Coloma and East Central Wisconsin Regional Planning Commission, 2009.
Environmentally Sensitive Area data provided by FEMA 2001, WI DNR 2004, and Waushara County, 2008.
Digital Base Data provided by Waushara County, 2008.
Wellhead Protection Area data obtained from the Wellhead Protection Plan, Village of Coloma, 2000.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By
EAST CENTRAL WISCONSIN
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