

The following are the Towns current goals and policies: These are open for review, revision and scrutiny. Please send your suggestions to: The Town of Stockton, Smart Growth Committee, PO BOX 106, Custer, WI 54423 or e-mail to: tsupervisor@g2a.net

1992 LAND USE GOALS AND POLICIES
(as amended with 2002 goals and policies*)

These goals and policies represent the generalized, long-term position of the Town Planning Committee and Town Board regarding land use and development. As such, they are intended to reflect the values of Town residents and landowners, as a whole. Strong consideration has also been given to the public opinions expressed in a townwide opinion survey, conducted as part of this planning expressed in a townwide opinion survey, conducted as part of this planning process. All other details in this Land Use Plans should be in general conformance with these goals and policies.

Goal 1*: Provide for orderly, planned growth, which promotes a safe, healthy and pleasant living environment and makes efficient use of land, public services and tax dollars.

Policy A*: Evaluate development proposals based on the goals and policies of this Plan. Allow the location of new development in areas of the Town, which are shown to be safe and suitable for development with considerations to traffic safety, groundwater concerns, prime farmland, and compatibility with existing neighboring uses.

Goal 2*: Regulate housing density in order to minimize groundwater degradation from private sewage disposal systems and to preserve the "rural atmosphere" of the Town.

Policy A*: Allow a minimum lot size of 2 acres for new residential development in the Rural Residential land use category in order to protect groundwater resources from the impacts of higher density development.

Policy B*: Utilize large lot development concepts to help preserve the rural character of the Town in designated areas and allow the development of lots at 2 acre densities through the use of the optional Open Space development concept in the Forestry, Agricultural – Multiple Use and Agricultural – Residential Transition Land Use districts.

Goal 3: Allow for desirable commercial and industrial development in appropriate locations, in order to provide services and employment opportunities to local residents.

Policy A: Avoid strip type commercial development along high volume roads, in order to insure traffic safety and mobility and to avoid urban sprawl.

Policy B: Encourage commercial development within established rural service centers, such as Custer and Arnott, as well as any other planned commercial growth areas.

Policy C: Encourage small or medium scale commercial development intended to serve local needs.

Policy D: Discourage large scale commercial development which may attract unplanned or premature urban development to the Town.

Policy E: Address all industrial development proposals on a case by case basis, due to the highly variable nature of such uses.

Goal 4*: Support and protect agriculture as an important economic activity and land use in the Town.

Policy A*: Protect agricultural land through techniques such as the implementation of the A-1 Exclusive Agricultural Zoning District.

Exclusive Agricultural Zoning should be applied to parcels where:

- Prime agricultural soils in the Town have been identified, with the assistance of the Portage County conservationist, are present in blocks of at least 100 acres of agricultural parcels of 35 contiguous tillable acres or greater;
- Farmland is both productive and presents a low degree of limitation for farming activities;
- Slopes are 6% or less, and
- Includes isolated nonfarm parcels, where surrounded by prime farmlands, in order to maintain the large block concept of protection.

Prime Soils are listed below and are illustrated on the Prime Agricultural Soils Map on page 11.

Prime Soils

Billett sandy loam

Friendship loamy sand (when irrigated)

Pearl loamy sand (when irrigated)

Plainfield loamy sand (when irrigated)

Richford loamy sand (when irrigated)

Rosholt loam and sandy loam

Wyocena sand loam

Goal 5: Conserve the Town's major environmental resources.

Policy A: Utilize the Conservancy Zoning District to protect important or fragile environmental areas, including but not limited to navigable lakes and streams, shorelines, wetlands, and publicly owned lands used for recreation and wildlife management purposes.

Policy B: Encourage or require where possible, land use practices which protect air, land, and water quality, as well as the scenic value of the Town.

Policy C: Cooperate with the County and adjoining communities to protect municipal wellhead recharge area, which lie within the Town of Stockton.

Goal 6: Support and maintain a safe and efficient road system.

Policy A: Avoid locating land uses, which generate large volumes of traffic, on local roads that have not been designed or constructed for such use.

Policy B: Consider future road locations, extensions or connections when reviewing development plans and proposals.

Goal 7: Allow for needed sand and gravel extraction, but balance the need for this resource with the interests of neighboring landowners and the Town as a whole.

Policy A: Encourage sand and gravel extraction in designated "Sand and Gravel Extraction" areas on the Land Use Plan Map.

Policy B: Allow expansion of existing sand and gravel extraction facilities or development of new sites only on lands adjacent to designed areas, where such lands are identified as "Agriculture Multiple Use" on the Land Use Plan Map and where this will not conflict with preexisting development or with Policies C and D below.

Policy C: Avoid development or expansion of sand and gravel extraction facilities north of U.S.H.10, in order to confine extraction activities to more compact and isolated area.

Policy D: Prohibit encroachment of sand and gravel extraction activities on existing or planned boundaries of Standing Rocks Park to help protect the natural/recreational character of this facility and any future expansion needs.

Policy E: Consider allowing temporary sand and gravel extraction (generally 1 year or 1 construction season) on lands designated as Agriculture Multiple Use or Farmland Preservation areas on the Land Use Plan Map, whether contiguous to approved sties or not, under special circumstances, such as local (within Portage County) road construction projects. This should be considered only where the land can be restored to productive agricultural capacity, such as the removal of a knob or hill.

Policy F: Work with the Portage County Board of Adjustment to ensure adequate operational standards and reclamation of sand and gravel pits.

Policy G: Recognize the probable need for further expansion and development of sand and gravel extraction facilities in the future, beyond the 10-20 year time frame of this Plan, and address this in future Plan updates.

Goal 8: Remain abreast of issues and plans related to solid waste management in Portage County, as they pertain to the Town of Stockton.

Policy A: Recognize that the life span of the current County landfill is limited and be prepared to address the issue of landfill expansion/relocation in the near future.

Policy B: Maintain a working relationship with the Portage County Solid Waste Management Board and Solid Waste Department.