

Future Land Use La Crosse County

Comprehensive Plan Core Values

Sustainable * Collaborative * Equitable * Forward Thinking * Respectful

La Crosse County is engaged in preparing a comprehensive plan called Envision 2050. The goal of the scheduled League-sponsored workshop is to give input to the Comprehensive Planning Advisory Committee regarding policies and programs that best meet sustainable land use into the future.

Envision 2050 includes 12 municipalities with varying land use situations. It does not include the six municipalities that are incorporated and have their own comprehensive plans (cities of La Crosse and Onalaska, West Salem, and the villages of Bangor, Holmen and Rockland.) In this case, the county works to coordinate with the municipalities and complement these plans whenever possible.

These 12 municipalities have, to varying degrees, farmland and acreage that could be developed for purposes other than farming. However, it is important to note that farms do not immediately translate into developable land. These local units of government need to utilize data to predict how much development demand there will be for the duration of this planning period and minimize the financial risk to the public and to our landowners that overbuilding can pose.

During the meeting, we will look at three different development scenarios and look at the benefits and challenges of each, especially as it relates to sustainability: environmental, economic, cultural and social impacts.

Development scenarios

1. Development in an area with sewer/sanitary services, e.g. St. Joseph's Ridge or Shelby.
No septic fields are needed, smaller lots within an existing development node, within a community that has parks, churches and minimum retail services, mixed residential densities, medium commutes.
2. Development in a suburban/bedroom community, such as Holland or Barre.
Septic and wells are needed, larger lots, homogeneous residential styles, minimal parks, no retail services. Automobile-oriented with long commutes.
3. Development of rural lots, minimum of 10 acres for a single- family home.
Septic and wells are needed, very large lots, agricultural /residential style, no parks, lots of open space, no retail services, longest commutes unless telecommuting.

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- What new growth do we want to encourage?
 - What creative ways can we meet the needs of present residents without compromising the ability of future generations to meet their own needs?
 - How could the county encourage/discourage certain types of development and land use?