

20-Year Land Use Plan

RECOMMENDED LAND USE STRATEGY:

The county’s future land use plan details land use needs, along with a basic strategy and physical plan to guide the location, density and intensity of land development in Manitowoc County over the next 20 years.

This portion of the plan details the suggested development strategy for the county’s 20-year planning period. The future land use classifications associated with the Manitowoc County plan best represent the common themes for development and preservation of the adopted community comprehensive plans within the county, as well as the county’s Farmland Preservation Plan.

The following classifications are based on a compilation of the county’s local plans, and generalized to meet the best interest of the county’s future.

URBAN TRANSITION

The Urban Transition land use category identifies ideal areas within the county where high to medium density development is expected to occur within the next 20 years. Portions of these areas are expected to be annexed by the cities and villages which would provide public infrastructure and services. Encouraging development in these designated areas will limit sprawling, suburban-type, low-density development throughout the rural areas.

SHORELAND DEVELOPMENT

The Shoreland Development category consists primarily of single family and limited types of multi-family housing directly on the shoreline of a water feature, as well as second tier development. A number of the county’s lakes along with areas along Lake Michigan have already experienced considerable development. Additional growth in these areas is placing additional pressure on the natural environment which is, or may lead to poor water quality, loss of wildlife habitat, and a diminished quality of living on these significant natural features.

NONMETALLIC MINING

The Nonmetallic Mining designation identifies active sites and those areas where mineral resources are likely to be mined in the future. The intent of this designation is to continue utilizing the mineral resources found in the county to supply materials for the economic development of the region and to help minimize any conflicts with surrounding land uses.

RURAL RESIDENTIAL

The Rural Residential category identifies areas of the county which is appropriate for low intensity and low-density residential development with on-site septic systems. In an effort to minimize the future impacts of residential development in the rural area, the county has identified several locations that have the potential to promote clustering provisions.

PARKS AND RECREATION

Parks and recreation facilities are important elements that contribute to the county’s identity and livability. These sites consist of public or quasi-public uses including State and county owned facilities, trails, recreational and passive natural lands, as well as private recreational features such as research forests, sportsmen’s clubs, and golf courses.

WOODLANDS/ NATURAL AREAS

The Woodlands/Natural Areas land use classification consists of existing private/ public woodlands and open space areas found throughout Manitowoc County. Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

RURAL COMMUNITY ACTIVITY CENTER

This future land use classification identifies land on designated road intersections which serve as nodal crossroads for the surrounding rural community and may contain any of the following uses: church, fire station, small post office, school, or other similar institutional uses. Sanitary districts may also serve several of these communities or could service these communities in the future.

CORRIDOR MIXED USE

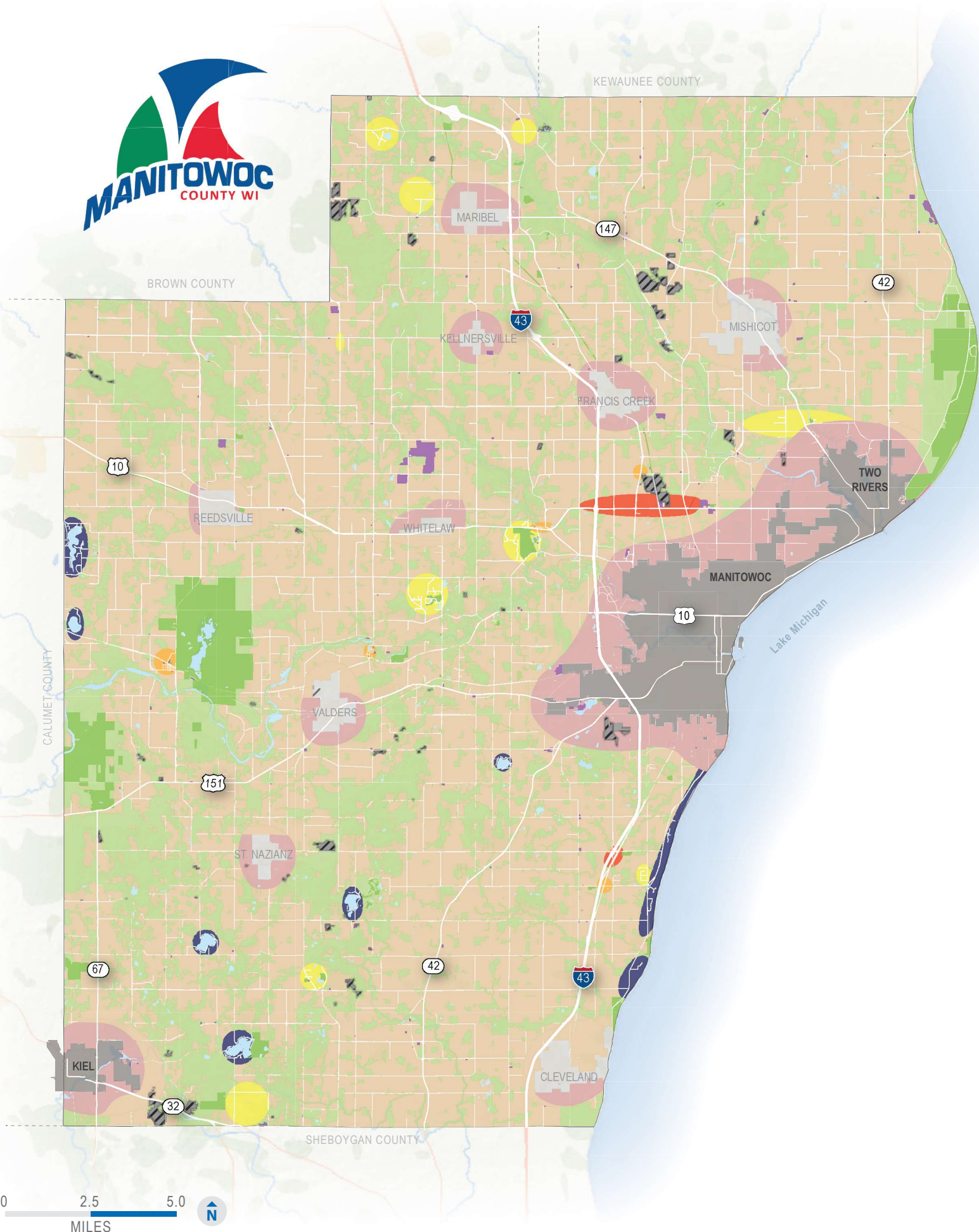
The Corridor Mixed Use category identifies areas that may be appropriate for retail and other commercial uses along major highway corridors. Planned developments at the STH 310 / USH 10 interchange and STH 310 corridor are offered good accessibility and are highly visible.

AGRICULTURAL

The purpose of the Agricultural designation is to provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

GOVERNMENTAL/ INSTITUTIONAL/UTILITIES

The Governmental/Institutional/Utilities category of the county’s 20-year land use plan is designed to highlight the importance of providing adequate facilities to support residential, industrial, and commercial development in a manner that does not compromise existing services. This classification encompasses county government buildings, power generation, water and sewer systems, solid waste facilities, education facilities, and police and emergency operations.



It is important to note that during the review, consideration, and implementation of the county land use recommendations outlined above, Manitowoc County will take into consideration the land use recommendations established by the local communities before any decisions or additional recommendations are made at the county level.