

## **ELEMENT 8: LAND USE**

*Land–use element: A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5–year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.*

### **8.1 VISIONING**

### **8.2 EXISTING CONDITIONS**

### **8.3 LAND SUPPLY, DEMAND, AND PRICES**

### **8.4 FUTURE LAND USE**

### **8.5 SWOT ANALYSIS**

### **8.6 GOALS AND OBJECTIVES**

### **8.1 VISIONING**

#### **Vision Statement:**

*Polk County will have the appropriate/minimal amount of restrictions to maintain land owners rights, and have high quality lakes, open spaces, parks, orderly growth with focus on commercial development within cities and villages and take into account the impacts to the environment, economy, agriculture, public use, health and commercial development.*

### **8.2 EXISTING CONDITIONS**

Land use is a critical factor in managing the future growth of any community. Land use trends indicate what changes are occurring regarding type, location and intensity of uses over time. It is these land-use changes that have to be

managed in a manner that is beneficial to the residents and environment of each community.

In this section is the basic land use data necessary to further explore the land-use issues facing those communities participating in this planning effort and to begin the process of developing individual community land-use plans to meet the requirements of Wisconsin Comprehensive Planning Law (s. 66.1001 (2)(h), Stats.).

Once developed, the resulting land-use plans will act as a sound basis for the orderly development of their communities, and will assist the communities in achieving their individual goals. Their plan, along with their selected implementation tools, will provide local governments with the ability to effectively and efficiently make public investment decisions and to work with developers to ensure private investments are compatible with the public interest.

## **EXISTING LAND USE AND LAND USE TRENDS**

The land use/land coverage acreage statistics were taken from the most recent assessment data collected by the Wisconsin Department of Revenue. This is a consistent primary source data on land use/land cover acreage for all communities in Polk County, and allows for trend analysis. These classifications are: residential, commercial, industrial (manufacturing), agricultural, forest, undeveloped lands (vacant) and other.

The predominant land use in the rural areas of Polk County is agriculture as shown below in Table 8.1 (Source: Wisconsin Department of Revenue - based on assessment record). The 1987, 1998 and 2007 land uses based on reported assessments for all communities in Polk County are presented in Tables 8.11, 8.12 and 8.13, respectively. The percent of assessed acres assessed as agriculture range from highs of 60.3 percent, 59.6 percent, 58.0 percent, 55.9 percent and 50.2 percent in the Towns of Clear Lake, Farmington, Garfield, Black Brook and Laketown, respectively, to lows of 25.2 percent, 27.6 percent, 28.2 percent, 28.5 percent and 29.1 percent in the Towns of Luck, Clam Falls, Sterling, Johnstown and Bone Lake, respectively. Twenty of Polk County's twenty-five towns (80% of all towns) have more than a third of their assessed land assessed as agriculture. Five towns (20% of all towns) have at least half of their assessed land assessed as agriculture. It is clear that agriculture is a significant activity in Polk County.

### *Topography*

The topography in Polk County is represented on Map 8-4. Polk County has a diverse landscape ranging from broad, nearly level glacial outwash and lacustrine plains to rough, broken glacial moraines and areas of pitted outwash. It generally has a young drainage pattern and many closed depressions and pothole lakes. The lakes range widely in size and depth. Among the larger are Balsam Lake,

Deer Lake, Cedar Lake, and Lake Wapogasset. Lakes and streams total more than 23,000 acres, or slightly less than four percent of the county.

The moraines are rough and broken, having abrupt hills and short, steep ridges near depressions, many of which have no outlets. Between the moraines, the landscape is more nearly level, especially in the central part of the county. Large outwash plains, formed from material carried and deposited by glacial melt water, are mostly nearly level or undulating but in some areas are also pitted with depressions. Lakes, ponds, and bogs are common in the depressions in the moraines and areas of pitted outwash. Some of the outwash deposits provide an important source of sand and gravel, most of which is used as road building and construction material.

The northwest corner of the county is part of the large area of sand known as the "Pine Barrens," which extends into Polk, Burnett, Douglas, and Bayfield counties. The area is sandy outwash plain that has been somewhat reworked by wind.

The southwest corner of the county is an area of long, gentle slopes and broad drainageways. In this area, the soils are dominantly moderately well drained and somewhat poorly drained and the elevation averages about 1,200 feet.

Throughout the eastern part of the county are scattered small areas of nearly level and gently sloping glacial lacustrine plains. Most of the soils on these plains are silty or loamy. They formed in sediments that were deposited in old glacial lakes.

**Table 8.1 – Polk County County Land Use – 1997 and 2007**

Assessment Class	1997 Acres Assessed	2007 Acres Assessed	'97-'07% change
Agricultural	285,545	210,874	-26.2
Forest	147,081	154,024	4.7
Undeveloped	36,416	71,451	96.2
Residential	32,835	46,589	41.9
Commercial	2,703	3,267	20.9
Manufacturing	1,540	1,764	14.5
Other	2,900	2,353	-18.9
Total	508,781	490,322	-3.6

source: WiDOR

Those towns that have lower agricultural acreage generally have at least one of the following factors present; higher non-farm acres, higher forested acres, significant surface water acres, or other significant natural resource lands. As expected, large amounts of commercial and industrial land occurs in the villages and cities. Incorporated communities also generally have a greater percentage and concentration of residential uses.

The existing land uses in Polk County are summarized and discussed in the remainder of this section.

### *Agricultural Land Use*

The assessed agricultural acreage declined by more than 130,000 acres from 1987 to 2007 in Polk County. See Table 8.9. The largest acreage decrease of 14,196, 10,858 and 10,393 acres occurred in the Towns of Eureka, Lincoln and Bone Lake, respectively. The largest percentage decrease of 68.0% occurred in the Town of Bone Lake. Other substantial acreages losses occurred:

**Table 8.2 – Leading Acreage Loss of Agricultural Land by Municipality, 1987-2007**

Town		Town	City/Village		
Eureka	-14,196	Balsam Lake	-6,428	Clayton	-665
Lincoln	-10,858	Osceola	-6,189	Osceola	-526
Bone Lake	-10,393	Beaver	-5,734	St. Croix Falls	-460
Clear Lake	-7,814	Luck	-5,461	Milltown	-418
Clayton	-7,202	McKinley	-5,159	Clear Lake	-352

source: WiDOR

There was a 38.2 percent reduction in agricultural land in Polk County from 1987 to 2007. That is a loss of almost two percent per year. The largest percent of agricultural land reductions between 1987 and 2007 were seen by the communities in Table 8.3.

**Table 8.3 – Leading Percentage Loss of Agricultural Land by Municipality, 1987-2007**

Town		City/Village	
Bone Lake	68.0	St. Croix Falls	84.6
Luck	57.1	Luck	78.5
Lincoln	52.9	Amery	75.1
Eureka	49.2	Osceola	72.8
Balsam Lake	47.9	Balsam Lake	63.7
McKinley	47.0	Dresser	53.9
Osceola	46.5	Milltown	53.7

source: WiDOR

Despite these losses, agriculture remains a significant use of the land in the towns of Polk County. The Towns with the least percentage loss of assessed agricultural land from 1987 and 2007 were: Garfield (-17.8%), West Sweden (-18.4%), Lorain (-20.0%), Alden (-23.1%), Farmington (-23.1%) and Beaver (-25.7%); all losing an average of less than 1.3 percent per year.

**Table 8.4 – Most Agricultural Acres by Municipality, 2007**

Town	
Alden	16,398
Farmington	15,133
Eureka	14,641
Clear Lake	12,545
Garfield	11,544
Black Brook	11,516
Laketown	10,575
Clayton	9,663

source: WiDOR

In 1987, only seven towns had less than 10,000 assessed acres in agricultural use. The eighteen towns of Apple River, Balsam Lake, Beaver, Bone Lake, Clam Falls, Clayton, Georgetown, Johnstown, Lincoln, Lorain, Luck, McKinley, Milltown, Osceola, St. Croix Falls, Sterling and West Sweden all currently have less than 10,000 assessed acres in agricultural use. In 1987, twenty towns (80% of all towns) had at least half of their assessed land assessed as agriculture. In 2007, only five towns (20% of all towns) had at least half of their assessed land assessed as agriculture. In 1987, fifteen towns (60% of all towns) had more than two-thirds of their assessed land assessed as agriculture and six towns had at least three-fourths of their assessed land assessed as agriculture. In 2007, only one town had more than 60% of its assessed land assessed as agriculture. It is clear that over the past 20 years the agricultural land base in Polk County has been dramatically impacted. Table 8.4 shows the towns in Polk County with the most agricultural acreages in 2007.

The 2007 assessed agricultural acreage in the County was 210,874 or 43% of total assessed acreage. The greatest number of assessed agricultural acres are broken down as follows in Table 8.5:

**Table 8.5**  
**Assessed Agricultural Parcels and Acreage by Municipality • 1987, 1998, and 2007**  
**Polk County**

Town	Total Parcels			Total Acres			1987-2007	1998-2007
	1987	1998	2007	1987	1998	2007	Acres % Change	Acres % Change
Alden	847	816	742	21,328	19,094	16,398	-23.1	-14.1
Apple River	397	399	316	9,791	9,396	6,762	-30.9	-28.0
Balsam Lake	424	333	287	13,421	8,604	6,993	-47.9	-18.7
Beaver	421	411	359	13,085	11,290	7,351	-43.8	-34.9
Black Brook	548	531	500	15,491	14,400	11,516	-25.7	-20.0
Bone Lake	456	389	270	15,286	6,933	4,893	-68.0	-29.4
Clam Falls	343	344	270	7,116	6,845	5,035	-29.2	-26.4
Clayton	509	494	445	16,865	13,292	9,663	-42.7	-27.3
Clear Lake	617	551	510	20,359	15,163	12,545	-38.4	-17.3
Eureka	859	884	630	28,837	28,558	14,641	-49.2	-48.7
Farmington	705	648	621	19,680	16,519	15,133	-23.1	-8.4
Garfield	483	461	473	14,049	12,626	11,544	-17.8	-8.6
Georgetown	359	294	303	11,744	8,405	7,058	-39.9	-16.0
Johnstown	225	229	177	6,673	6,389	4,292	-35.7	-32.8
Laketown	531	497	456	14,954	13,287	10,575	-29.3	-20.4
Lincoln	631	588	419	20,517	17,642	9,659	-52.9	-45.2
Lorain	326	313	284	9,269	8,277	7,414	-20.0	-10.4
Luck	385	394	225	9,566	9,268	4,105	-57.1	-55.7
McKinley	334	338	204	10,967	10,467	5,808	-47.0	-44.5
Milltown	436	390	382	11,870	9,717	7,802	-34.3	-19.7
Osceola	471	360	345	13,305	8,855	7,116	-46.5	-19.6
Saint Croix Falls	434	411	333	12,446	10,313	7,791	-37.4	-24.5
Sterling	290	287	231	7,307	6,735	5,015	-31.4	-25.5
West Sweden	426	421	361	10,534	9,895	8,593	-18.4	-13.2
<b>TOTAL</b>	<b>11,457</b>	<b>10,783</b>	<b>9,143</b>	<b>334,460</b>	<b>281,970</b>	<b>207,702</b>	<b>-37.9</b>	<b>-26.3</b>
<b>Villages</b>								
Balsam Lake	10	2	6	306	54	111	-63.7	105.6
Centuria	31	30	29	669	562	503	-24.8	-10.5
Clayton	59	45	57	1,605	931	940	-41.4	1.0
Clear Lake	46	30	30	1,002	731	650	-35.1	-11.1
Dresser	11	5	4	206	119	95	-53.9	-20.2
Frederic	0	0	0	0	0	0	0.0	0.0
Luck	21	7	5	433	128	93	-78.5	-27.3
Milltown	33	26	22	778	490	360	-53.7	-26.5
Osceola	33	10	10	723	246	197	-72.8	-19.9
Turtle Lake	0	2	6	0	50	72	100.0	44.0
<b>TOTAL</b>	<b>244</b>	<b>157</b>	<b>169</b>	<b>5,722</b>	<b>3,311</b>	<b>3,021</b>	<b>-47.2</b>	<b>-8.8</b>
<b>Cities</b>								
Amery	15	8	5	269	120	67	-75.1	-44.2
St. Croix Falls	22	9	9	544	144	84	-84.6	-41.7
<b>TOTAL</b>	<b>37</b>	<b>17</b>	<b>14</b>	<b>813</b>	<b>264</b>	<b>151</b>	<b>-81.4</b>	<b>-42.8</b>
<b>COUNTY TOTAL</b>	<b>11,738</b>	<b>10,957</b>	<b>9,326</b>	<b>340,995</b>	<b>285,545</b>	<b>210,874</b>	<b>-38.2</b>	<b>-26.2</b>

Source: WI DOR + Portion in Polk County.

### *Forest Land Use*

In 2007, the combined assessed acres in forestland amounted to 154,024 acres or thirty-one percent of the total assessed acreage for the County. See Tables 8.6 and 7.13.

Assessed forest acreage in Polk County increased by 9,943 acres between 1987 and 1998. No incorporated community reported forested acreage in 1987, while cities and villages accounted for 1,439 and 1,897 acres of assessed forest land in 1998 and 2007, respectively. The growth in forested acreage slowed somewhat between 1998 and 2007 as assessed forest acreage increased by only 6,943 acres. Much of the growth in forested acreage can probably be attributed to agricultural land being enrolled in the federal Conservation Reserve Program as certain aspects of the program encourage tree planting. There also has likely been a conversion of some marginal farmland and other open lands to forest over the years. Between 1987 and 2007 the greatest percentage increases occurred in the Towns of Lincoln (3,750 percent), Clear Lake (1,858 percent), Eureka (187 percent), Clayton (167 percent), Balsam Lake (57 percent), and Georgetown (48 percent). Between 1987 and 2007 the Towns of Lorain (-31 percent), Farmington (-28 percent), Johnstown (20 percent), Alden (-20 percent), Bone Lake (-18 percent) and McKinley (-12 percent) saw the greatest percentage declines in forested acreage.

The Towns of Eureka (6,077), Lincoln (4,238), Clear Lake (3,994), Clayton (3,406), Georgetown (2,077), Balsam Lake (1,913) and Luck (1,706) had the greatest increase, and the Towns of Lorain (-2,355), Johnstown (-1,917), Alden (-1,810), Farmington (-1,746) and Bone Lake (-1,656), had the greatest decrease in forested land acres from 1987 to 2007. In 2007, the Town of Clam Falls had the greatest amount of assessed forested acreage (10,157 acres) followed by Eureka (9,323), Sterling (8,674), Luck (8,088), Apple River (7,663), Johnstown (7,507), Alden (7,472), West Sweden (7,405), Bone Lake (7,324) and Beaver (7,064). There are significant public holdings of forested lands contained in public natural resource lands which are described in the next section.

**Table 8.6**  
**Assessed Forest Parcels and Acreage by Town • 1987, 1998, and 2007**  
**Polk County**

Town	Total Parcels					Total Acres					
	1987	1998	2007	1987-1998 % Change	1998-2007 % Change	1987	1998	2007	1987-1998 % Change	1998-2007 % Change	1987-2007 % Change
Alden	626	598	551	-4.5	-7.9	9,282	8,621	7,472	-7.1	-13.3	-19.5
Apple River	344	356	435	3.5	22.2	7,697	7,690	7,663	-0.1	-0.4	-0.4
Balsam Lake	117	280	275	139.3	-1.8	3,352	6,445	5,265	92.3	-18.3	57.1
Beaver	244	269	378	10.2	40.5	6,368	6,231	7,064	-2.2	13.4	10.9
Black Brook	206	207	323	0.5	56.0	4,176	3,947	4,985	-5.5	26.3	19.4
Bone Lake	471	479	460	1.7	-4.0	8,980	8,583	7,324	-4.4	-14.7	-18.4
Clam Falls	443	460	494	3.8	7.4	10,426	10,333	10,157	-0.9	-1.7	-2.6
Clayton	70	178	328	154.3	84.3	2,038	4,122	5,444	102.3	32.1	167.1
Clear Lake	9	209	254	2222.2	21.5	215	3,944	4,209	1734.4	6.7	1857.7
Eureka	131	116	551	-11.5	375.0	3,246	2,801	9,323	-13.7	232.8	187.2
Farmington	324	306	213	-5.6	-30.4	6,341	5,321	4,595	-16.1	-13.6	-27.5
Garfield	251	257	301	2.4	17.1	4,195	4,167	4,086	-0.7	-1.9	-2.6
Georgetown	169	252	335	49.1	32.9	4,324	6,788	6,401	57.0	-5.7	48.0
Johnstown	327	294	317	-10.1	7.8	9,424	8,058	7,507	-14.5	-6.8	-20.3
Laketown	286	295	361	3.1	22.4	4,964	5,567	5,550	12.1	-0.3	11.8
Lincoln	5	86	246	1620.0	186.0	113	1,957	4,351	1631.9	122.3	3750.4
Lorain	349	283	247	-18.9	-12.7	7,722	7,597	5,367	-1.6	-29.4	-30.5
Luck	279	284	421	1.8	48.2	6,382	6,350	8,088	-0.5	27.4	26.7
McKinley	230	229	265	-0.4	15.7	7,062	6,453	6,249	-8.6	-3.2	-11.5
Milltown	247	211	307	-14.6	45.5	4,754	4,234	4,840	-10.9	14.3	1.8
Osceola	156	199	416	27.6	109.0	3,987	4,188	4,939	5.0	17.9	23.9
Saint Croix Falls	190	236	275	24.2	16.5	4,751	5,217	5,169	9.8	-0.9	8.8
Sterling	369	348	569	-5.7	63.5	9,030	8,456	8,674	-6.4	2.6	-3.9
West Sweden	402	416	401	3.5	-3.6	8,309	8,572	7,405	3.2	-13.6	-10.9
<b>TOTALS</b>	<b>6,245</b>	<b>6,848</b>	<b>8,723</b>	<b>9.7</b>	<b>27.4</b>	<b>137,138</b>	<b>145,642</b>	<b>152,127</b>	<b>6.2</b>	<b>4.5</b>	<b>10.9</b>

Source: WI DOR

### *Public Natural Resource Lands*

There are significant natural resource and park lands in Polk County owned by the U.S. Fish and Wildlife Service, the National Park Service, the Wisconsin Department of Natural Resources, Polk County or a Town. These lands are not assessed taxes and are not recorded in the Wisconsin Department of Revenue Statement of Assessments. Table 8.7 shows the acres by town for towns with over 250 acres of these lands.

**Table 8.7 – Public Natural Resource Lands, 2003**

Town	Acres	Town	Acres
Sterling	19,023	Farmington	1,143
Lorain	5,469	Alden	914
Johnstown	4,129	St. Croix Falls	805
McKinley	2,579	Eureka	795
Bone Lake	2,392	Black Brook	761
Clam Falls	2,089	Clear Lake	317
Osceola	1,678	Garfield	288
Beaver	1,595	Clayton	269

source: WCWRPC

### *Residential Land Use*

In 2007, the assessed residential acreage in the unincorporated areas of the County was 44,626, or 95.8 percent of the total assessed residential acreage in the county. This is down from 98.5 percent in 1987. The assessed residential acreage increase in unincorporated areas from 1987 to 2007 was 25,496 acres or a 133 percent increase. That is a 6.7 percent annual increase. The Towns of Alden, Eureka, Farmington, Osceola, Lincoln, Milltown and St. Croix Falls had significant residential acreage (4,698, 3,716, 3,177, 2,746, 2,693, 2,673 and 2,505, respectively) in 2007. Six of these towns (Alden, Eureka, Farmington, Osceola, Milltown and St. Croix Falls) are generally in the western part of the County in proximity to Minnesota or St. Croix County and State Highways 35, 65 and 87, and account for nearly 42 percent of the assessed residential acreage in the county. When the Town of Lincoln is considered with those six towns they all account for 48 percent of the assessed residential acreage in the county. From 1987 to 2007 the Town of Alden (3,359) had the greatest absolute increase in assessed residential acres, followed by the Towns of Eureka (2,621), Farmington (2,342), Milltown (1,728) and Lincoln (1,525). See Table 8.8.

Regarding assessed residential acreage percentage increases between 1987 and 2007, the Town of Clear Lake (423 percent) had the greatest increase, followed by the Towns of Lorain (368 percent), Farmington (281 percent), Alden (251 percent), Eureka (239 percent) and Garfield (207 percent). These communities have grown in residential acreage at an average rate of at least 10 percent per year since 1987. Other towns that have at least doubled their residential acreage

between 1987 and 2007 are Black Brook (197 percent), Milltown (183 percent), Laketown (174 percent), Luck (154 percent), Lincoln (131 percent), Clayton (129 percent), Clam Falls (123 percent), Balsam Lake (109 percent) and St. Croix Falls (106 percent).

The cities and villages in Polk County also saw dramatic growth in residential land. Since many communities had reporting discrepancies during the period and the assessment data are inconclusive for 1987, comparisons between 1998 and 2007 follow for incorporated areas. While the Village of Frederic saw a sevenfold increase in assessed residential acreage between 1998 and 2007, the Villages of Osceola (269 percent) and Balsam Lake (251 percent) at least tripled theirs and the Villages of Luck (159 percent), Dresser (126 percent) and Milltown (107 percent) at least doubled theirs. The other cities and villages experienced significant increases in residential land. See Table 7.6.

**Table 8.8**  
**Assessed Residential Acres by Municipality • 1987, 1998, and 2007**  
**Polk County**

Town	Total Acres			87-07 Percent Change	98-07 Percent Change
	1987	1998	2007		
Alden	1,339	3,025	4,698	250.9	55.3
Apple River	1,212	1,409	1,903	57.0	35.1
Balsam Lake	883	1,195	1,847	109.2	54.6
Beaver	567	1,094	1,098	93.7	0.4
Black Brook	637	1,345	1,894	197.3	40.8
Bone Lake	560	856	1,002	78.9	17.1
Clam Falls	349	393	778	122.9	98.0
Clayton	560	897	1,283	129.1	43.0
Clear Lake	231	806	1,209	423.4	50.0
Eureka	1,095	1,191	3,716	239.4	212.0
Farmington	835	1,888	3,177	280.5	68.3
Garfield	611	1,414	1,873	206.5	32.5
Georgetown	984	1,345	1,763	79.2	31.1
Johnstown	593	789	1,033	74.2	30.9
Laketown	537	1,182	1,472	174.1	24.5
Lincoln	1,168	1,536	2,693	130.6	75.3
Lorain	155	708	726	368.4	2.5
Luck	616	699	1,562	153.6	123.5
McKinley	406	490	646	59.1	31.8
Milltown	945	2,070	2,673	182.9	29.1
Osceola	1,567	2,678	2,746	75.2	2.5
Saint Croix Falls	1,218	1,998	2,505	105.7	25.4
Sterling	1,419	2,272	1,478	4.2	-34.9
West Sweden	643	749	851	32.3	13.6
<b>TOTAL</b>	<b>19,130</b>	<b>32,029</b>	<b>44,626</b>	<b>133.3</b>	<b>39.3</b>
<b>Villages</b>					
Balsam Lake	38	113	397	944.7	251.3
Centuria	72	109	181	151.4	66.1
Clayton	20	44	47	135.0	6.8
Clear Lake	NA	125	135	--	8.0
Dresser	NA	19	43	--	126.3
Frederic	NA	16	123	--	668.8
Luck	23	61	158	587.0	159.0
Milltown	25	60	124	396.0	106.7
Osceola	20	72	266	1230.0	269.4
Turtle Lake	0	0	3	--	
<b>TOTAL</b>	<b>198</b>	<b>619</b>	<b>1477</b>	<b>646.0</b>	<b>138.6</b>
<b>Cities</b>					
Amery	NA	NA	176	--	
St. Croix Falls	91	188	310	240.7	64.9
<b>TOTAL</b>	<b>91</b>	<b>188</b>	<b>486</b>	<b>434.1</b>	<b>158.5</b>
<b>COUNTY TOTAL</b>	<b>19,419</b>	<b>32,836</b>	<b>46,589</b>	<b>139.9</b>	<b>29.5</b>

Source: WI DOR + Portion in Polk County.

### *Commercial Land Use*

Sixty-four percent of commercial lands are located in the County's unincorporated communities. However, commercial land is often much more intensively developed and contain larger buildings in incorporated communities than the commercial land in the unincorporated areas. Current assessed commercial lands account about seven-tenths of one percent of the total County assessed acreage. See Table 8.9.

In 2007, the towns with the largest commercial acreage were Osceola (607), St. Croix Falls (352), Milltown (210), Black Brook (173), Farmington (95), Balsam Lake (93), and Apple River (85). Collectively, they comprised about 76% of the commercial lands in the unincorporated areas of the County. Most of these towns see much of their commercial development within the fringe of their borders with incorporated communities. Between 1987 and 2007, the Towns of Milltown (182), Black Brook (95) and St. Croix Falls (71), the Villages of Dresser (157) and Frederic (122), and the Cities of Amery (117) and St. Croix Falls (395), experienced significant increases in commercial acreage.

There were very large percentage increases in assessed commercial acreage between 1987 and 2007 in the Towns of Bone Lake (3 acres in 1987 to 44 acres in 2007 for 1,367 percent), Milltown (28 acres in 1987 to 210 acres in 2007 for 650 percent), Sterling (222 percent), Clam Falls (157 percent), Black Brook (122 percent) and Farmington (107 percent), the Villages of Luck (2 acres in 1987 to 30 acres in 2007 for 1400 percent) and Centuria (141 percent), and the City of St. Croix Falls (993 percent). As seen above, many communities had significant growth in commercial land, while the Towns of Balsam Lake, Luck, Clear Lake, Clayton, Apple River, West Sweden and Laketown, and the Village of Clear Lake had a decrease in assessed commercial land.

**Table 8.9**  
**Assessed Commercial Acres by Municipality • 1987, 1998, and 2007**  
**Polk County**

Town	Total Acres			87-07 Percent Change	98-07 Percent Change
	1987	1998	2007		
Alden	18	22	31	72.2	40.9
Apple River	128	112	85	-33.6	-24.1
Balsam Lake	883	61	93	-89.5	52.5
Beaver	28	21	29	3.6	38.1
Black Brook	78	118	173	121.8	46.6
Bone Lake	3	2	44	1366.7	2100.0
Clam Falls	7	12	18	157.1	50.0
Clayton	19	13	8	-57.9	-38.5
Clear Lake	9	4	3	-66.7	-25.0
Eureka	34	32	42	23.5	31.3
Farmington	46	55	95	106.5	72.7
Garfield	13	11	16	23.1	45.5
Georgetown	46	51	75	63.0	47.1
Johnstown	13	16	16	23.1	0.0
Laketown	31	29	28	-9.7	-3.4
Lincoln	44	51	73	65.9	43.1
Lorain	9	16	17	88.9	6.3
Luck	74	52	21	-71.6	-59.6
McKinley	NA	0	4	--	4,000.0
Milltown	28	133	210	650.0	57.9
Osceola	603	786	607	0.7	-22.8
Saint Croix Falls	281	343	352	25.3	2.6
Sterling	9	8	29	222.2	262.5
West Sweden	46	61	41	-10.9	-32.8
<b>TOTAL</b>	<b>2,450</b>	<b>2,009</b>	<b>2,110</b>	<b>-13.9</b>	<b>5.0</b>
<b>Villages</b>					
Balsam Lake	97	79	104	7.2	31.6
Centuria	22	46	53	140.9	15.2
Clayton	NA	2	8	--	300.0
Clear Lake	NA	70	56	--	-20.0
Dresser	NA	110	157	--	42.7
Frederic	NA	65	122	--	87.7
Luck	2	36	30	1400.0	-16.7
Milltown	NA	29	33	--	13.8
Osceola	108	124	114	5.6	-8.1
Turtle Lake	0	42	57	--	35.7
<b>TOTAL</b>	<b>229</b>	<b>603</b>	<b>734</b>	<b>220.5</b>	<b>21.7</b>
<b>Cities</b>					
Amery	NA	NA	117	--	--
St. Croix Falls	28	91	306	992.9	236.3
<b>TOTAL</b>	<b>28</b>	<b>91</b>	<b>423</b>	<b>1410.7</b>	<b>364.8</b>
<b>COUNTY TOTAL</b>	<b>2,707</b>	<b>2,703</b>	<b>3,267</b>	<b>20.7</b>	<b>17.3</b>

Source: WI DOR + Portion in Polk County.

### *Industrial Land Use*

Assessed manufacturing acreage in the County's unincorporated areas is significant only in few areas, often near incorporated communities or associated with food production or non-metallic mining. The majority of manufacturing land (assembly, fabrication, processing, production, etc.) is in the County's incorporated areas. Incorporated communities account for 62.5 percent of the land assessed for manufacturing in the County. See Table 8.10.

Manufacturing acreage stayed about the same between 1987 and 2007 in the County's unincorporated areas with a decline of 154 acres from 1987 to 1998 followed by an increase of 138 acres from 1998 to 2007. The Town of Apple River gained 154 acres of assessed manufacturing land between 1998 and 2007 while there was little change elsewhere. The unincorporated communities with a significant decrease in industrial land were the Towns of Osceola and St. Croix Falls. Of the incorporated communities most gained assessed manufacturing land between 1987 and 2007; except Frederic which lost 8 acres. Dresser gained 181 acres, Clayton gained 100 acres, Osceola gained 88 acres, Amery gained 70 acres, St. Croix Falls gained 39 acres, and Balsam Lake gained 23 acres.

**Table 8.10**  
**Assessed Industrial Acres by Municipality • 1987, 1998, and 2007**  
**Polk County**

Town	Total Acres			87-07 Percent Change	98-07 Percent Change
	1987	1998	2007		
Alden	0	0	0	0.0	0.0
Apple River	66	66	220	233.3	233.3
Balsam Lake	0	0	0	0.0	0.0
Beaver	210	210	210	0.0	0.0
Black Brook	0	0	2	0.0	0.0
Bone Lake	0	0	0	0.0	0.0
Clam Falls	0	0	0	0.0	0.0
Clayton	0	0	0	0.0	0.0
Clear Lake	0	0	0	0.0	0.0
Eureka	0	0	0	0.0	0.0
Farmington	0	10	0	0.0	-100.0
Garfield	0	0	0	0.0	0.0
Georgetown	0	0	0	0.0	0.0
Johnstown	0	0	0	0.0	0.0
Laketown	0	0	0	0.0	0.0
Lincoln	0	0	0	0.0	0.0
Lorain	0	0	0	0.0	0.0
Luck	1	1	1	0.0	0.0
McKinley	0	0	0	0.0	0.0
Milltown	7	19	11	57.1	-42.1
Osceola	332	162	163	-50.9	0.6
Saint Croix Falls	9	3	3	-66.7	0.0
Sterling	0	0	0	0.0	0.0
West Sweden	52	52	51	-1.9	-1.9
<b>TOTAL</b>	<b>677</b>	<b>523</b>	<b>661</b>	<b>-2.4</b>	<b>26.4</b>
<b>Villages</b>					
Balsam Lake	0	9	23	9,000.0	155.6
Centuria	2	0	13	--	13,000.0
Clayton	13	115	113	769.2	-1.7
Clear Lake	25	35	41	64.0	17.1
Dresser	380	563	561	47.6	-0.4
Frederic	26	17	18	-30.8	5.9
Luck	23	35	39	69.6	11.4
Milltown	4	1	4	0.0	300.0
Osceola	43	89	131	204.7	47.2
Turtle Lake	0	0	14	0.0	14,000.0
<b>TOTAL</b>	<b>516</b>	<b>864</b>	<b>957</b>	<b>85.5</b>	<b>10.8</b>
<b>Cities</b>					
Amery	10	76	80	700.0	5.3
St. Croix Falls	27	77	66	144.4	-14.3
<b>TOTAL</b>	<b>37</b>	<b>153</b>	<b>146</b>	<b>294.6</b>	<b>-4.6</b>
<b>COUNTY TOTAL</b>	<b>1,230</b>	<b>1,540</b>	<b>1,764</b>	<b>43.4</b>	<b>12.7</b>

Source: WI DOR + Portion in Polk County.

### **8.3 LAND SUPPLY, DEMAND, AND PRICES**

Two indicators of a dynamic economy and potentially changing land use patterns are land sales and prices. These two indicators could mean a demand to convert land to more intensive uses such as residential, commercial or industrial. In turn, additional community services may be needed to support this change.

An indicator of the demand for various land types is the number of land sales during the year for a given community or the county. Tables 8.11 and 8.12 show the sales of agricultural lands and forested lands respectively. These lands, converted to other uses, would include those for residential development. It can be seen that there is a steady demand for these lands for their conversion to other uses. The price paid is also listed. Comparing the numbers in Table 8.12 reveals in 1998 there was a small premium (about four percent) paid for forested lands intended for other uses. However, since 1998 there has been a significant difference in the price paid for forested lands being converted to other uses than that paid for lands remaining in the original use. In 2001, 2005 and 2007, there were premiums paid of 13, 41 and 35 percent, respectively, for forest land converted to another use.

**Table 8.11  
Agricultural Land Sales • 1998 - 2007  
Polk County**

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
<b>2007</b>									
All	21	1,011	4,001	--	--	--	21	1,011	4,001
Without Buildings	7	431	3,581	--	--	--	7	431	3,581
<b>2006</b>									
All	24	1,412	3,327	2	125	2,481	26	1,537	3,258
Without Buildings	19	1,089	3,331	2	125	2,481	21	1,214	3,244
<b>2005</b>									
All	24	1,363	3,234	4	218	5,296	28	1,581	3,519
Without Buildings	14	668	2,580	3	181	5,525	17	849	3,208
<b>2004</b>									
All	29	1,590	3,161	43	1,310	3,463	72	2,900	3,298
Without Buildings	14	925	2,039	33	965	2,296	47	1,890	2,170
<b>2003</b>									
All	54	2,341	3,092	30	852	2,954	84	3,193	3,055
Without Buildings	29	1,210	1,978	21	459	1,871	50	1,669	1,949
<b>2002</b>									
All	62	2,413	2,120	17	885	2,700	79	3,298	2,276
Without Buildings	43	1,405	1,562	9	538	2,256	52	1,943	1,754
<b>2001</b>									
All	57	2,593	1,790	18	647	2,313	75	3,240	1,895
Without Buildings	34	1,387	1,756	7	257	2,286	41	1,644	1,839
<b>2000</b>									
All	65	2,877	1,403	28	1,104	1,980	93	3,981	1,583
Without Buildings	47	1,741	1,246	15	604	1,561	62	2,345	1,327
<b>1999</b>									
All	42	2,844	1,120	19	683	1,999	61	3,527	1,290
Without Buildings	29	1,649	971	16	566	1,284	45	2,215	1,051
<b>1998</b>									
All	86	5,272	1,085	20	936	995	106	6,208	1,071
Without Buildings	53	2,795	820	14	534	900	67	3,329	833

Source: USDA

**TABLE 8.12**  
**Forested Land Sales • 1998, 2001, 2005, and 2007**  
**Polk County**

Year	Forested land continuing in forest land			Forested land being diverted to other uses			Total of all forested land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
2007	26	1,124	2,829	1	9	3,815	27	1,133	2,837
2005	46	1,657	2,492	3	40	3,511	49	1,697	2,516
2001	63	2,102	1,953	20	766	2,202	83	2,868	2,019
1998	84	2,547	972	20	669	1,010	104	3,216	980

Source: USDA

Between 1998 and 2002, and in 2004 and 2005, the price paid for agricultural land that was converted to other uses was significantly higher than that for lands remaining in agriculture. The price paid for farmland to be converted to other uses peaked in 2005 at \$5,525/acre (a 114 percent premium over agricultural land that remained in agriculture), but declined by 123 percent to \$2,481/acre in 2006, and there were no sales of converted agricultural land in 2007. Over the last ten years, even with land-use value assessment and an improving farm economy, agricultural land that was converted to other uses only brought an average 26 percent premium over agricultural land that was sold and remained in agriculture. In 2003 and 2006 agricultural land without buildings staying in agricultural use sold for a higher price than agricultural land without buildings that was converted to other uses. The selling price for agricultural land without buildings staying in agricultural use increased by 167 percent between 2000 and 2006. During the same period the selling price for agricultural land without buildings that was converted to other uses increased by 59 percent. Between 1998 and 2006, there was about 2.7 times (167 percent) more agricultural land sold that remained in agriculture than was converted to other uses. These conditions reveal that while there is continuing market pressure for farmland conversion, there is a strong market for land remaining in agriculture.

Assessment information can help indicate land prices; however, this information has certain limitations due to assessment methods, timing and whether a particular assessor has completely established current fair-market value comparables for a given community. The State of Wisconsin attempts to equalize values so communities whose assessments are in different years will have assessments that are fair. Eventually all assessments are supposed to reflect fully equalized, fair-market value of property. Tables 8.13 and 8.14 presents the price per acre of various land types based on assessment.

Residential land value is generally highest in those communities within the closest commuting distance from the Minneapolis/St. Paul employment centers or those that have many lake properties. The assessments for agricultural land are dramatically altered through state law that provides for land-use value assessment. As can be seen comparing Table 8.11 with Table 8.13, the use value assessment for agricultural land does not correspond to sale prices for

agricultural land. Forested land in areas more suitable for conversion to residential use will generally have higher value than lands better suited for forest production.

**Table 8.13**  
**Land Assessed Value per Acre by Town (dollars) • 2007\***  
**Polk County**

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
Alden	17,859	7,758	n/a	143	635	1,635	3,022
Apple River	22,230	4,876	1,822	168	352	778	1,603
Balsam Lake	61,847	6,766	n/a	186	952	1,055	2,231
Beaver	32,771	7,341	5,743	180	696	1,124	2,260
Black Brook	8,325	4,929	7,800	153	398	1,261	2,574
Bone Lake	13,289	359	n/a	112	211	476	996
Clam Falls	9,956	15,550	n/a	140	740	994	1,953
Clayton	10,094	13,062	n/a	158	448	758	1,512
Clear Lake	4,367	6,333	n/a	161	523	750	1,512
Eureka	7,739	6,955	n/a	150	860	1,007	2,193
Farmington	9,189	8,850	n/a	163	634	1,405	2,747
Garfield	23,674	48,575	n/a	156	434	972	2,002
Georgetown	69,363	25,467	n/a	118	452	1,112	2,478
Johnstown	26,916	4,975	n/a	108	236	479	978
Laketown	16,758	8,000	n/a	161	730	1,259	2,464
Lincoln	30,495	15,733	n/a	148	386	689	1,632
Lorain	3,229	3,000	n/a	143	562	1,000	2,006
Luck	6,890	16,086	6,100	136	559	846	1,708
McKinley	10,314	3,475	n/a	157	408	1,143	2,102
Milltown	27,789	3,026	4,454	167	446	1,238	2,319
Osceola	17,775	4,953	361	144	820	929	1,943
Saint Croix Falls	18,740	25,361	6,733	162	1,040	1,155	2,351
Sterling	4,587	4,672	n/a	149	453	899	1,808
West Sweden	4,789	3,700	2,863	131	600	1,142	2,274
Average for all Towns	19,124	10,408	4,485	150	566	1,004	2,028

Source: WI DOR \* Based on assessment records.

**Table 8.14**  
**Land Assessed Value per Acre by Village or City (dollars) • 2007\***  
**Polk County**

Village or City	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
<b>Villages</b>							
Balsam Lake	95,129	49,492	8,357	160	103	1006	978
Centuria	18,416	14,264	6,569	119	1,251	1,833	2,444
Clayton	39,358	80,938	578	146	447	825	1,922
Clear Lake	39,457	34,078	7,493	196	751	814	1,578
Dresser	173,751	12,510	1,660	197	900	1462	2,931
Frederic	44,550	16,344	8,728	n/a	n/a	n/a	n/a
Luck	65,778	49,015	5,764	237	87	n/a	1,135
Milltown	42,882	46,600	9,125	198	774	n/a	n/a
Osceola	93,582	5,628	9,927	130	1554	n/a	9,697
Turtle Lake	91,933	17,839	9,743	179	780	997	2,000
Average for all Villages	70,484	32,671	6,794	174	739	1,156	2,836
<b>Cities</b>							
Amery	157,951	86,114	11,369	170	1,605	n/a	1,700
St. Croix Falls	69,065	48,544	11,845	89	1,444	n/a	2,546
Average for all Cities	113,508	67,329	11,607	130	1,525	n/a	2,123

Source: WIDOR \* Based on assessment records.

In general, land prices in Polk County have been increasing much faster than the rate of inflation. This is particularly true in the last few years with annual inflation being quite low. Demand for land available for residential development in areas of recent residential development has been diminished, mostly likely due to high energy costs. Waterfront property has increased dramatically in price in the 1990s and early 2000s. Demand for waterfront land continues to be high, as supply becomes lower, which drives the prices for these properties even higher. Forested land is also increasing in price at a significant rate. Tracts of forest land are often seen as lifestyle natural resource amenities, many are near public natural resource holdings, and these tracts are being converted to residential use. This is contributing to forest parcel fragmentation.

## Summary

Land development, the demand for housing, the transportation system, the natural environment, the extent of public services and facilities, land ownership patterns, economic activity and governmental boundaries and actions, all guide and shape the built environment and determine its impact on the natural environment. Combining these factors determines the pattern of development that occurs throughout the County. Hence, the Housing; Transportation; Agricultural, Natural and Cultural Resources, Utilities and Community Facilities; Economic Development; and, Intergovernmental Cooperation Elements also contain conditions and trends that affect land use.

Land-use planning is concerned with properly combining development factors to attain the optimal or desired use of land. In total, the land-use element of each community will set the proposed pattern of the physical environment for the activities of people and organizations within that community. Land-use planning depends on population and economic projections and an understanding of the interrelationship of land-use activities and types for living, livelihood and leisure. It is the interrelated nature of the components that comprise a community that make a comprehensive plan worthwhile.

Polk County has experienced dramatic residential growth in western areas of the County; those bordering Minnesota and in proximity to major highway corridors. This growth can have a dramatic impact on these communities. Often development of good productive farm or forest land impacts water resources, places greater demand on roads and schools, and causes conflicts between farm and non-farm uses and forest fragmentation. From 1998 to 2007, assessed residential acreage increased by about 39 percent in unincorporated areas while these communities' populations increased by only 28 percent. Indeed, four unincorporated communities have at least doubled the amount of residential land in just 9 years, with another ten increasing by at least a third. On the other hand, from 1998 to 2007, assessed residential acreage in incorporated areas increased by about 116 percent while these communities' populations increased by 17 percent. This would indicate that even the incorporated communities in the county have issues with low density residential development. However, 96 percent of the assessed residential acreage and 65 percent of the population in the county are located in unincorporated communities. If this trend is to continue, it has serious implications for impacts on natural resources and productive lands, demands for services and conflicts between farm and non-farm uses in Polk County.

While unincorporated communities in Polk County have almost 65 percent of the assessed commercial land in the County, 78 percent of the commercial evaluation is in the cities and villages. This indicates commercial activity in cities and villages is more intensive and includes commercial uses much larger in scale than in the towns. However, scattered local-serving, resource-based and agriculturally related commercial enterprises in the rural area serve a useful purpose in those communities. Yet, cities and villages will continue to provide more regional shopping goods.

Industrial activity will continue to largely occur in the cities and villages where urban services are available; however, there is some industrial activity in unincorporated areas, such as light fabricating and non-metallic resources extraction.

The most prevalent land uses in Polk County are agriculture and forest. In fact, almost 43 percent of the assessed land in the County is considered agricultural and 31 percent forest. There are another 44,246 acres of mostly forestland in public natural resource lands, which means forested land covers almost 40 percent of the County. Land assessed as undeveloped accounts for another 14.6 percent of the assessed land in the County.

The County experienced a 26 percent reduction in assessed agricultural land from 1987 to 2007, with one town losing over a half, three towns losing almost a half, two others losing about a third, five others losing over a quarter, and eleven others losing between ten and twenty-five percent of their agricultural land during that period. It is evident that this has serious implications for many of the towns in Polk County. Sustaining agricultural economic activity in the face of increasing agricultural land conversion to non-farm uses will be a challenge for these communities. However, recent trends indicate that farmland conversion has slowed considerably over the past couple of years.

Not all the land converted from agriculture is going to non-farm uses. It is likely that some of it was being converted to forested land due to programs like the Conservation Reserve Program. However, while assessed forested land increased by 7.2 percent in the County between 1987 and 1998, it increased by less than 5 percent between 1998 and 2007, with thirteen towns experiencing losses. But the loss of assessed farmland was six and a half times the amount of assessed forested land gained between 1987 and 1998, and was eleven and a half times the amount gained between 1998 and 2007. Productive forested land will continue to be an important part of Polk County's landscape and economy, not only for forest products but also for recreational opportunities.

Land-use projections are an important part of a comprehensive plan. They are a "best guess" of the amount of land that will be needed for future development and are based on population and household projections, community development standards (accepted density or intensity of various land uses) and community desires. Each community will prepare its 25-year land-use projections in five-year increments for its comprehensive plan land use element. These projections will be reflected in the individual community's future land use maps that will show the general locations of different land uses for the next 25 years. It is from these projections and the future land use map that each community will communicate how land use change is likely to occur, influenced by how they would like it to occur.

## Land Use by Municipality Discussion

Following is a general description of the land use/cover in the communities of Polk County based on reported assessed land. This discussion is intended to augment Tables 8.15 through 8.17.

### *Town Land-Use Summaries*

#### **Alden**

The Town of Alden has significant agricultural activity, with 48 percent of its assessed land assessed as agriculture. About one-fifth of the assessed land in the Town is assessed as forest. The Town lost 23 percent of its assessed agricultural acreage and 19.5 percent of its assessed forest acreage between 1987 and 2007. The town contains the several lakes and is traversed by the Apple River. The town contains more assessed residential acreage (4,698 acres) than any other community in Polk County. From 1987 to 2007, assessed residential acreage increased by 251 percent while the number of improved residential parcels increased by 51 percent. Average residential parcel size increased from a little over an acre to 2.6 acres over this period. Commercial acreage increased from 18 to 31 acres during the same period. The unincorporated settlements of Horse Creek and Little Falls are in the west-central and northeastern parts of the Town, respectively.

#### **Apple River**

One-third of the assessed land in the Town of Apple River is assessed as agricultural and 38 percent assessed as forest. The Town lost 31 percent of its assessed agricultural acreage between 1987 and 2007. Assessed forest land acreage has remained about the same during the same period. The Town experienced an 81 percent increase in assessed residential acreage and a 57 percent increase in improved residential parcels from 1987-2007. The Town saw a 23 percent decrease in assessed commercial land between 1987 and 2007. The Town of Apple River contains several lakes and is traversed by the Apple River.

#### **Balsam Lake**

The Town of Balsam Lake has 39 percent of its assessed land assessed as agricultural and 29 percent assessed as forest. Since 1987 the Town lost has almost half of its assessed agricultural acreage, while seeing a 57 percent increase in assessed forested land. Between 1987 and 2007, the Town experienced a 51 percent increase in improved residential parcels and a 109 percent increase in residential acreage. The Town saw a 66 acre increase in assessed commercial land in 16 parcels during the same period.

**Beaver**

The Town of Beaver has 37 percent of its assessed land assessed as agricultural and 36 percent assessed as forest. The Town lost 44 percent of its assessed agricultural acreage yet gained 11 percent assessed as forest between 1987 and 2007. The Town has about 1,600 acres of public natural resource lands, mostly in the DNR Rice Beds and Joel Marsh Wildlife Areas. The Town experienced a 72 percent increase in improved residential parcels and a 94 percent increase in assessed residential acreage during the same period. The Town's assessed commercial land remained the same. The Town borders the Villages of Turtle Lake in the southeastern part of the town.

**Black Brook**

The Town of Black Brook has 56 percent of its assessed land assessed as agricultural. The Town has lost 26 percent of its assessed agricultural land since 1987. The Town had 24 percent of assessed land assessed as forested in 2007, up from 20 percent in 1987. The Town experienced a 124 percent increase in improved residential parcels and over a three-fold increase in assessed residential acreage since 1987. The Town also a 122 percent increase in assessed commercial acreage between 1987 and 2007. The City of Amery borders the Town in the northern part of the Town.

**Bone Lake**

In 2007, the Town of Bone Lake had 29 percent of its assessed land assessed as agricultural and 43 percent as forest. The Town lost over 10,000 acres or 68 percent of its assessed agricultural acreage between 1987 and 2007, the highest percentage loss of any town in the county. The Town also lost 18 percent of its assessed forest acreage during the same period. The Town of Bone Lake has experienced a 62 percent increase in improved residential parcels and a 77 percent increase in assessed residential acreage since 1987. The Town has about 2,400 acres of public natural resource lands mostly in the northeastern part of the Town.

**Clam Falls**

The Town of Clam Falls is predominately forested with 56 percent of its assessed land assessed as forested and over 2,000 acres of mostly forested public natural resource lands. The Town has only about 28 percent of its assessed land assessed as agriculture. Between 1987 and 1997, the Town lost 29 percent of its assessed agricultural land, but saw little change in assessed forest land. The Town experienced a 35 percent increase in improved residential parcels and a 123 percent increase in assessed residential acres between 1987 and 2007. The average parcel size for assessed forest parcels decreased from 23.5 acres in 1987 to 20.6 acres in 2007. The unincorporated settlement of Clam Falls is in east-central part of the Town.

**Clayton**

The Town of Clayton has 57 percent of its assessed land assessed as agricultural, and 32 percent assessed as forest. 43 percent of its assessed agricultural land was lost between 1987 and 2007. The Town's assessed forest land increased 167 percent between 1987 and 2007, while forest parcel size fell from 29 acres in 1987 to 16.6 acres in 2007. Improved residential parcels nearly doubled and residential acreage increased by 152 percent between 1987 and 2007. The Town surrounds the Village of Clayton on all sides but the east.

**Clear Lake**

The Town of Clear Lake has 60 percent of its assessed land assessed as agricultural. The Town lost 38.4 percent of its assessed agricultural land between 1987 and 2007. One-fifth of the assessed land in the Town is assessed as forest. Assessed forest land increased by almost 4,000 acres between 1987 and 2007. The Town experienced over a three-fold increase in improved residential parcels and a five-fold increase in assessed residential acres since 1987. The Town also saw a loss of improved commercial parcels and assessed commercial acreage during the same period. The Town surrounds the Village of Clear Lake on all sides but the west.

**Eureka**

The Town of Eureka has 46 percent of its assessed land assessed as agricultural and 29 percent assessed as forested. Assessed residential acreage accounts for not quite 12 percent of all assessed lands in the Town. The Town ranks second in the county in assessed residential acres (3,716 acres). The Town has lost almost half of its assessed agricultural land but more than tripled its assessed forest land between 1998 and 2007. The Town saw a 129 percent increase in improved residential parcels and a 239 percent increase in assessed residential acreage since 1987. The Town also saw a doubling of improved commercial parcels and a 179 percent increase in the amount of assessed commercial acreage between 1987 and 2007. The unincorporated settlements of Wolf Creek and Eureka Center are within the Town.. The Town borders the St. Croix River at its western boundary.

**Farmington**

The Town of Farmington has 60 percent of its assessed land assessed as agricultural land and 18 percent assessed as forested lands. The Town lost 23 percent of its assessed agricultural acres between 1987 and 2007 while assessed forest land decreased by almost 28 percent. The Town experienced a 146 percent increase in improved residential parcels and a 280 percent increase in assessed residential acres since 1987. The Town ranks third in the county in assessed residential acres (3,177 acres). The Village of Osceola borders the Town at its northwest corner and the unincorporated settlement of East Farmington is within the Town.

**Garfield**

The Town of Garfield has 58 percent of its assessed land assessed as agricultural and 21 percent assessed as forested. Between 1987 and 2007, the Town lost 18 percent (less than one percent per year) of its assessed agricultural land while assessed forest land stayed about the same. During the same period, the Town experienced a 87 percent increase in improved residential parcels while assessed residential acreage tripled. Lake Wapogasset is in the eastern part of the Town which has significant lakeshore development. The unincorporated settlements of Deronda and Wanderoos are in the Town.

**Georgetown**

The Town of Georgetown has 40 percent of its assessed land assessed as agricultural, 36 percent assessed as forested, and 10 percent assessed residential. In the last 20 years the Town has lost 40 percent of its land assessed as agricultural and forested land increased by 48 percent. However, while assessed forest land increased by 57 percent from 1987 to 1998, it declined by about 6 percent in the next decade. The Town of Georgetown experienced a 33 percent increase in improved residential parcels and a 79 percent increase in assessed residential land since 1987. The Town also saw an increase in assessed commercial acreage of 63 percent. Several popular lakes with significant lakeshore development are found in the Town, such as Big Round Lake, Blake Lake, most of Bone Lake and the very northern tip of Balsam Lake. The Town also contains the unincorporated settlement of Fox Creek.

**Johnstown**

Currently, the Town of Johnstown only has 29 percent of its assessed land is assessed as agricultural. However, 50 percent of the Town's assessed land is assessed as forest. From 1987 to 2007, the Town experienced a 36 percent decrease in assessed agricultural acres while seeing a loss of about one-fifth of its assessed forested acres. The Town does have over 4,100 acres of mostly forested public natural resource land. Between 1987 and 2007 improved residential parcels increased by 51 percent while assessed residential acreage increased by 74 percent.

**Laketown**

The Town of Laketown has 50 percent of its assessed land assessed as agricultural and 26 percent assessed as forested lands. The Town lost 29 percent of its assessed agricultural land, yet gained 12 percent in assessed forest land between 1987 and 2007. The Town saw a 69 percent increase in improved residential parcels and a 174 percent increase in assessed residential acreage since 1987. As the Town's name implies it contains numerous lakes. The unincorporated settlements of Atlas and Cushing are located in the north central and southwestern parts of the Town, respectively.

**Lincoln**

The Town of Lincoln has about 45 percent of its assessed land assessed as agricultural and 20 percent as forest. Between 1987 and 2007, the Town lost about 53 percent of its assessed agricultural land and with a loss of 10,858 acres it experienced the largest acreage loss of assessed agricultural land of any community in the County. However, during this period the Town also saw an increase of over 4,000 acres of assessed forest land. During the same period the Town experienced a 55 percent increase in improved residential parcels and a 131 percent increase in assessed residential acreage. There was also a 30 acre increase in assessed commercial land during that time. The Town ranks fifth in the county in assessed residential acres (2,693 acres). The Town surrounds most of the City of Amery. Impoundments of the Apple River run down the center of the Town to the City of Amery.

**Lorain**

The Town of Lorain has 48 percent of its assessed land assessed as agricultural and another 35 percent assessed as forest. The Town saw a 30 percent decrease in assessed forest land between 1987 and 2007, and also lost a fifth of its assessed agricultural land. During the same period the Town experienced a 71 percent increase in improved residential parcels and more than quadrupled assessed residential acreage. The Town contains over 5,400 acres of mostly forested public natural resource lands. The unincorporated settlement of Indian Creek is within the Town.

**Luck**

The Town of Luck has 50 percent of its land assessed as forest and another 21 percent as agricultural. The Town lost 57 percent of its assessed agricultural acreage between 1987 and 2007. The Town saw a 27 percent increase in assessed forest acres between 1987 and 2007. The Town has experienced a 52 percent increase in improved residential parcels and a 154 percent increase in assessed residential acreage. The Village of Luck and a small portion of the Village of Frederic border the Town in the south central and north central parts of the Town, respectively.

**McKinley**

The Town of McKinley has 38 percent of its assessed land assessed as forest, 35 percent assessed as agricultural and 22 percent as undeveloped, which could include fallow farmland. The Town has lost 47 percent of its assessed agricultural land between 1987 and 2007, and most of that was lost between 1998 and 2007. The Town also lost about 12 percent of its assessed forest land between 1987 and 2007. There are about 2,500 acres of public natural resource lands in the Town. The Town experienced an increase of 88 percent in improved residential parcels and a 59 percent increase in assessed residential acreage between 1987 and 2007. The unincorporated settlement of McKinley is within the Town.

**Milltown**

The Town of Milltown has 44 percent of its assessed land assessed as agricultural, 276 percent assessed as forest and 15 percent assessed as residential. The Town ranks sixth in the county in assessed residential acres (2,673 acres). The Town lost over a third of its assessed agricultural land between 1987 and 2007. The Town also saw a 14 percent increase in assessed forest acres between 1998 and 2007 after an eleven percent decrease from 1987 to 1998. The Town experienced a 44 percent increase in improved residential parcels and a 183 percent increase in assessed residential acreage between 1987 and 2007. The Village of Milltown is located in the northwest quadrant of the Town.

**Osceola**

The Town of Osceola has 39 percent of its assessed land assessed as agricultural. It also has 27 percent assessed as forest. Between 1987 and 2007, the Town lost almost half (47 percent) of its assessed agricultural land while the amount of assessed forest land increased by 24 percent. The Town ranks fourth in the county in assessed residential acres (2,673 acres). From 1987 to 2007, the Town experienced a 177 percent increase in improved residential parcels and a 75 percent increase in assessed residential acreage. The Town also maintained its assessed commercial acreage, while improved commercial parcels and increased from 12 to 34. The Town has the most commercial land of any community in the County, which accounts for almost 19 percent of all assessed commercial land. The Town surrounds the Village of Dresser, and the Village of Osceola is in the southwestern part of the Town. The Town is bordered to the west by the St. Croix River and has about 1,700 acres of public natural resource lands.

**St. Croix Falls**

The Town of St. Croix Falls has 45 percent of its assessed land assessed as agricultural, 30 percent assessed as forest and 15 percent assessed as residential. The Town lost 37 percent of its assessed agricultural land between 1987 and 2007, yet has largely maintained its assessed forest land since 1998 after seeing a 10 percent increase between 1987 and 1998. Between 1987 and 2007, the Town experienced a 75 percent increase in improved residential parcels and more than a doubling of assessed residential acreage. During the same period, the Town experienced a 46 percent increase in improved commercial parcels and 25 percent increase in assessed commercial acreage. The Town of St. Croix Falls surrounds both the City of St. Croix Falls and the Village of Centuria.

**Sterling**

The Town of Sterling has 49 percent of its assessed land assessed as forest, 28 percent assessed as agricultural and 14 percent assessed as undeveloped, which

could include fallow farmland. Between 1987 and 2007 the Town lost 31 percent of its assessed agricultural land and about 4 percent of assessed forest land. However, the Town also has a large amount of public natural resource lands amounting to just over 19,000 acres. This means that about three-fourths of the Town is actually covered by forestland and about 14 percent of the Town is in agriculture. Between 1987 and 2007, the Town experienced an 84 percent increase in improved residential parcels but only a 4 percent increase in assessed residential acreage. This suggests that there is perhaps little conversion of land to residential from other uses and the existing residential land has been further divided to accommodate the new development. However, there also appears to be increased parcelization of assessed forest land (essentially the private forest land in the Town) as the average parcel size is down to 15 acres in 2007 from 24.5 acres in 1987. The unincorporated settlements of Wolf Creek and Cushing are found in the southeastern part of the Town.

### **West Sweden**

The Town of West Sweden has 43 percent of its assessed land assessed as agricultural, 37 percent assessed as forest and 14 percent assessed as undeveloped. The Town lost 18 percent of its agricultural land between 1987 and 2007 and about 11 percent of its assessed forest land. During the same period, the Town experienced a 26 percent increase in improved residential parcels and a 32 percent increase in assessed residential acreage. The Town surrounds most of the Village of Frederic and contains the unincorporated settlement of West Sweden.

## *Village Land-Use Summaries*

### **Balsam Lake**

The Village of Balsam Lake has 50 percent of its assessed land assessed as residential, 13 percent as commercial and 3 percent as manufacturing. Approximately 14 percent of the assessed land in the Village is in agriculture and 16 percent is assessed as forest. The Village had a 22 percent increase improved residential parcels and ten-fold increase in assessed residential acreage between 1987 and 2007. During the same period there was a 27 percent increase in improved commercial parcels and seven acre increase in assessed commercial acreage. Manufacturing also saw a significant increase with one improved manufacturing parcel in 1987 to 5 improved manufacturing parcels and 23 assessed manufacturing acres in 2007. Balsam Lake is prominent feature in the Village.

### **Centuria**

The Village of Centuria has 22 percent of its assessed land assessed as residential, six percent as commercial and less than two percent as manufacturing. About 61 percent of the Village is in agriculture, while just over 4 percent is undeveloped and almost 4 percent is forest. Between 1987 and 2007,

improved residential parcels have increased by 10 percent while the amount of assessed residential land increased by 151 percent. The amount of assessed commercial land in the Village decreased by 64 percent during the same period, while manufacturing parcels and assessed acreage increased by 6 parcels and 111 acres, respectively.

### **Clayton**

The Village of Clayton currently has about 3 percent of its assessed land assessed as residential, less than one percent as commercial and about 7 percent as manufacturing. Approximately 17 percent of the Village is assessed as forest, 15 percent as undeveloped, and 57 percent as agricultural. Assessed agricultural land in the Village decreased by over a third between 1987 and 1998 but has remained about the same since 1998. The Village had a 26 percent increase in improved residential parcels and a 135 percent increase in assessed residential acreage. There was a 58 percent increase in improved commercial parcels during the same period. In addition, the Village had a lost two industrial parcels, yet saw a 100 acre increase in assessed manufacturing acreage.

### **Clear Lake**

The Village of Clear Lake has 13 percent of its assessed land assessed as residential, 6 percent as commercial and 4 percent as manufacturing. Approximately 64 percent of the assessed land is assessed as agricultural, 7 percent as undeveloped and 5 percent as forest. The Village had a 31 percent increase in improved residential parcels and an eight percent increase in improved commercial parcels between 1987 and 2007. The Village saw an increase of three industrial parcels and 16 acres of assessed manufacturing land during the same period.

### **Dresser**

The Village of Dresser currently has just under five percent of its assessed land assessed as residential, 17 percent as commercial and about 60 percent as manufacturing. Approximately 10 percent of the Village is assessed as agricultural and a little over five percent as forest. Assessed agricultural land in the Village decreased 111 acres or -54% between 1987 and 2007. The Village had a 44 percent increase in improved residential parcels and a 20 percent increase in improved commercial parcels during the same period. In addition, the Village saw a 48 percent increase in assessed manufacturing acreage.

### **Frederic**

The Village of Frederic has 47 percent of its assessed land assessed as residential, 46 percent as commercial and 7 percent as manufacturing. Between 1987 and 2007, improved residential parcels increased by 8 percent, improved commercial parcels by 30 percent and improved manufacturing parcels declined by 25 percent.

**Luck**

The Village of Luck has 28 percent of its assessed land assessed as residential, 5 percent as commercial and less than 7 percent as manufacturing. About 17 percent of the assessed land in the Village is assessed as agriculture, while 10 percent as undeveloped and a third as forest. Between 1987 and 2007, improved residential parcels had increased 25 percent while the amount of assessed residential land increased almost six-fold. The amount of assessed commercial land in the Village increased from 2 to 30 acres during the same period. In addition, the Village gained 3 improved manufacturing parcels and 16 acres of land assessed as manufacturing.

**Milltown**

The Village of Milltown currently has 18 percent of its assessed land assessed as residential, 5 percent as commercial and less than one percent as manufacturing. Approximately 54 percent of the assessed land in the Village is assessed as agricultural and 22 percent as undeveloped. Assessed agricultural land in the Village decreased 418 acres or -54% between 1987 and 2007. The Village had a 27 percent increase in improved residential parcels and a 21 percent decrease in improved commercial parcels during the same period. In addition, the Village saw no change in assessed manufacturing acreage.

**Osceola**

The Village of Osceola currently has about 22 percent of its assessed land assessed as residential, 9 percent as commercial, and 11 percent as manufacturing. The Village also has about 16 percent of its assessed land assessed as agricultural, 15 percent as undeveloped and 27 percent as forest. The Village lost almost three-quarters of its assessed agricultural acreage between 1987 and 2007. It appears that some of it could have been reclassified as undeveloped or forest, as it either became fallow or grew up in trees. The Village had a 55 percent increase in improved residential parcels and assessed residential acreage increased substantially during the same period. Between 1987 and 2007, improved commercial parcels had increased 28 percent while the amount of assessed commercial land increased by almost 6 percent. During the same period improved manufacturing parcels increased by 250 percent and assessed manufacturing acreage increased by 205 percent.

**Turtle Lake**

There is a 357 acre portion of Turtle Lake which is in Polk County. The majority of the Village is in Barron County. Of the assessed land in the Village in Polk County, less than one percent is assessed residential, 16 percent as commercial and 4 percent as manufacturing. In addition, 36 percent is assessed as undeveloped, 20 percent as agricultural and 17 percent as forest. Between 1987 and 2007 in the portion of the Village in Polk County, improved residential parcels increased from one to eighteen. During the same period there were 8 new improved commercial parcels where there had been none previously,

accounting for 57 acres of assessed commercial land. There was also one new improved manufacturing parcel, accounting for 14 acres of assessed manufacturing land.

### *City Land-Use Summaries*

#### **Amery**

The City of Amery City has 35 percent of its assessed land assessed as residential, 23 percent as commercial and 16 percent as manufacturing. Approximately 13 percent of the assessed land in the City is assessed as agriculture, 7 percent as undeveloped and 5 percent as forest. Between 1987 and 2007 the City lost three-fourths of its assessed agricultural land. During the same period, the City had a 21 percent increase in improved residential parcels and a 14 percent increase in improved commercial parcels. In addition, improved manufacturing parcels increased from nine to fifteen resulting in a seven-fold increase in assessed manufacturing acreage. The Apple River runs north to south through the center of the City, which also fronts Pike, and North and South Twin Lakes.

#### **St. Croix Falls**

The City of St. Croix Falls has about 18 percent of its assessed land assessed as residential, another 18 percent as commercial and 4 percent as manufacturing. About 45 percent of the assessed land in the City is assessed as forest, 9 percent as undeveloped and 5 percent as agricultural. Between 1987 and 2007, the City had a 49 percent increase in improved residential and commercial parcels, a 241 percent increase in assessed residential acreage and an almost eleven-fold increase in assessed commercial acreage. During the same period improved manufacturing parcels went from 8 to 15 (an 88% increase) and assessed manufacturing acreage increased by 39 acres or 144 percent. The City encompasses the U.S. Highway 8 bridge over the St. Croix River which is found on the City's western border.

**Table 8.15**  
**Land Use Acreage by Municipality • 1987\***  
**Polk County**

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Forest	Total
Alden	1,339	18	0	21,328	3,878	9,282	35,845
Apple River	1,212	128	66	9,791	1,866	7,697	20,760
Balsam Lake	883	27	0	13,421	306	3,352	17,989
Beaver	567	28	210	13,085	1,033	6,368	21,291
Black Brook	637	78	0	15,491	759	4,176	21,141
Bone Lake	572	2	0	7,441	2,100	8,980	19,095
Clam Falls	349	7	0	7,116	1,470	10,426	19,368
Clayton	458	17	0	16,260	1,915	2,038	20,688
Clear Lake	231	9	0	20,359	737	215	21,551
Eureka	1,095	34	0	28,837	378	3,246	33,590
Farmington	835	46	0	19,680	862	6,341	27,764
Garfield	611	13	0	14,049	1,374	4,195	20,242
Georgetown	984	46	0	11,744	813	4,324	17,911
Johnstown	593	13	0	6,673	608	9,424	17,311
Laketown	537	31	0	14,954	1,306	4,964	21,792
Lincoln	1,168	44	0	20,517	10	113	21,852
Lorain	155	9	0	9,269	310	7,722	17,465
Luck	616	74	1	9,566	1,628	6,382	18,267
McKinley	406	0	0	10,967	759	7,062	19,194
Milltown	945	28	7	11,870	876	4,754	18,480
Osceola	1,567	603	332	13,305	756	3,987	20,550
Saint Croix Falls	1,218	281	9	12,446	259	4,751	18,964
Sterling	1,419	4	0	7,307	1,481	9,030	19,241
West Sweden	643	46	52	10,534	1,202	8,309	20,786
<b>TOTAL</b>	<b>19,040</b>	<b>1,586</b>	<b>677</b>	<b>326,010</b>	<b>26,686</b>	<b>137,138</b>	<b>511,137</b>
<b>Villages</b>							
Balsam Lake	38	97	0	306	0	0	441
Centuria	72	22	2	669	12	0	777
Clayton	20	NA	13	1,605	0	0	1,638
Clear Lake	NA	NA	25	1,002	0	0	1,027
Dresser	NA	NA	380	206	0	0	586
Frederic	NA	NA	26	0	0	0	26
Luck	23	2	23	433	0	0	481
Milltown	25	NA	4	778	0	0	807
Osceola	20	108	43	723	0	0	894
Turtle Lake	NA	NA	NA	NA	NA	NA	
<b>TOTAL</b>	<b>198</b>	<b>229</b>	<b>516</b>	<b>5,722</b>	<b>12</b>	<b>0</b>	<b>6,677</b>
<b>Cities</b>							
Amery	NA	NA	10	269	0	0	279
St. Croix Falls	91	28	27	544	0	0	690
<b>TOTAL</b>	<b>91</b>	<b>28</b>	<b>37</b>	<b>813</b>	<b>0</b>	<b>0</b>	<b>969</b>
<b>COUNTY TOTAL</b>	<b>19,329</b>	<b>1,843</b>	<b>1,230</b>	<b>332,545</b>	<b>26,698</b>	<b>137,138</b>	<b>518,783</b>

Source: WIDOR \* Based on assessment records

**Table 8.16**  
**Land Use Acreage by Municipality • 1998\***  
**Polk County**

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Forest	Other	Total
Alden	3,025	22	0	19,094	3,911	8,621	229	34,902
Apple River	1,408	112	66	9,396	1,852	7,690	121	20,645
Balsam Lake	1,195	61	0	8,604	1,569	6,445	76	17,950
Beaver	1,094	21	210	11,290	1,984	6,231	85	20,915
Black Brook	1,345	118	0	14,400	946	3,947	148	20,904
Bone Lake	856	2	0	6,933	2,274	8,583	106	18,754
Clam Falls	393	12	0	6,845	1,693	10,333	87	19,363
Clayton	897	13	0	13,292	1,969	4,122	116	20,409
Clear Lake	806	4	0	15,163	1,020	3,944	131	21,068
Eureka	1,191	32	0	28,558	376	2,801		32,958
Farmington	1,888	55	10	16,519	1,960	5,321	228	25,981
Garfield	1,414	11	0	12,626	1,675	4,167	193	20,086
Georgetown	1,345	51	0	8,405	1,091	6,788	92	17,772
Johnstown	789	16	0	6,389	1,282	8,058	77	16,611
Laketown	1,182	29	0	13,287	1,388	5,567	170	21,623
Lincoln	1,536	51	0	17,642	586	1,957	152	21,924
Lorain	708	16	0	8,277	226	7,597	76	16,900
Luck	699	52	1	9,268	1,550	6,350	38	17,958
McKinley	490	0	0	10,467	698	6,453	175	18,283
Milltown	2,070	133	19	9,717	1,836	4,234	174	18,183
Osceola	2,678	786	162	8,855	2,699	4,188	148	19,516
Saint Croix Falls	1,998	343	3	10,313	470	5,217	60	18,404
Sterling	2,272	8	0	6,735	1,498	8,456	63	19,032
West Sweden	749	61	52	9,895	1,216	8,572	104	20,649
<b>TOTAL</b>	<b>32,028</b>	<b>2,009</b>	<b>523</b>	<b>281,970</b>	<b>35,769</b>	<b>145,642</b>	<b>2,849</b>	<b>500,790</b>
<b>Villages</b>								
Balsam Lake	113	79	9	54	36	165	4	460
Centuria	109	46	0	562	25	35	6	783
Clayton	44	2	115	931	200	348	20	1,660
Clear Lake	125	70	35	731	10	0	5	976
Dresser	19	110	563	119	0	37	4	852
Frederic	16	65	17	0	0	0	0	98
Luck	61	36	35	128	57	212	0	529
Milltown	60	29	1	490	38	39	2	659
Osceola	72	124	89	246	262	306	5	1,104
Turtle Lake	0	42	0	50	4	25	1	122
<b>TOTAL</b>	<b>619</b>	<b>603</b>	<b>864</b>	<b>3,311</b>	<b>632</b>	<b>1,167</b>	<b>47</b>	<b>7,243</b>
<b>Cities</b>								
Amery	NA	NA	76	120	10	29	4	
St. Croix Falls	188	91	77	144	5	243	0	748
<b>TOTAL</b>	<b>188</b>	<b>91</b>	<b>153</b>	<b>264</b>	<b>15</b>	<b>272</b>	<b>4</b>	<b>987</b>
<b>COUNTY TOTAL</b>	<b>32,835</b>	<b>2,703</b>	<b>1,540</b>	<b>285,545</b>	<b>36,416</b>	<b>147,081</b>	<b>2,900</b>	<b>509,020</b>

Source: WI DOR \* Based on assessment records

**Table 8.17**  
**Land Use Acreage by Municipality • 2007**  
**Polk County**

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Forest +	Other	Total
Alden	4,698	31	0	16,398	5,086	7,472	198	33,883
Apple River	1,903	85	220	6,762	3,498	7,663	77	20,208
Balsam Lake	1,847	93	0	6,993	3,645	5,265	81	17,914
Beaver	1,098	29	210	7,351	4,015	7,064	42	19,809
Black Brook	1,894	173	2	11,516	1,935	4,985	87	20,592
Bone Lake	1,002	44	0	4,893	3,469	7,324	110	16,842
Clam Falls	778	18	0	5,035	2,209	10,157	63	18,260
Clayton	1,283	8	0	9,663	3,340	5,444	85	19,823
Clear Lake	1,209	3	0	12,545	2,737	4,209	96	20,799
Eureka	3,716	42	0	14,641	4,133	9,323	73	31,928
Farmington	3,177	95	0	15,133	2,235	4,595	154	25,389
Garfield	1,873	16	0	11,544	2,186	4,086	197	19,902
Georgetown	1,763	75	0	7,058	2,247	6,401	114	17,658
Johnstown	1,033	16	0	4,292	2,127	7,507	66	15,041
Laketown	1,472	28	0	10,575	3,323	5,550	113	21,061
Lincoln	2,693	73	0	9,659	4,679	4,351	146	21,601
Lorain	726	17	0	7,414	1,927	5,367	91	15,542
Luck	1,562	21	1	4,105	2,506	8,088	26	16,309
McKinley	646	4	0	5,808	3,653	6,249	63	16,423
Milltown	2,673	210	11	7,802	2,012	4,840	150	17,698
Osceola	2,746	607	163	7,116	2,704	4,939	105	18,380
Saint Croix Falls	2,505	352	3	7,791	1,327	5,169	49	17,196
Sterling	1,478	29	0	5,015	2,568	8,674	44	17,808
West Sweden	851	41	51	8,593	2,784	7,405	78	19,803
<b>TOTAL</b>	<b>44,626</b>	<b>2,110</b>	<b>661</b>	<b>207,702</b>	<b>70,345</b>	<b>152,127</b>	<b>2,308</b>	<b>479,869</b>
<b>Villages</b>								
Balsam Lake	397	104	23	111	29	123	6	793
Centuria	181	53	13	503	35	30	6	821
Clayton	47	8	113	940	245	285	21	1,659
Clear Lake	135	56	41	650	72	51	5	1,010
Dresser	43	157	561	95	24	50	5	935
Frederic	123	122	18	0	0	0	0	263
Luck	158	30	39	93	54	189	0	563
Milltown	124	33	4	360	151	0	0	672
Osceola	266	114	131	197	182	323	0	1,213
Turtle Lake	3	57	14	72	129	62	0	337
<b>TOTAL</b>	<b>1,477</b>	<b>734</b>	<b>957</b>	<b>3,021</b>	<b>921</b>	<b>1,113</b>	<b>43</b>	<b>8,266</b>
<b>Cities</b>								
Amery	176	117	80	67	37	24	2	503
St. Croix Falls	310	306	66	84	158	760	0	1,684
<b>TOTAL</b>	<b>486</b>	<b>423</b>	<b>146</b>	<b>151</b>	<b>195</b>	<b>784</b>	<b>2</b>	<b>2,187</b>
<b>COUNTY TOTAL</b>	<b>46,589</b>	<b>3,267</b>	<b>1,764</b>	<b>210,874</b>	<b>71,461</b>	<b>154,024</b>	<b>2,353</b>	<b>490,332</b>

Source: WIDOR \* Based on assessment records. + Includes Forest and Ag Forest

## 8.4 FUTURE LAND USE

### Future Land Use Projections:

	2010	2015	2020	2025	2030
Residential	43,560	46,464	49,356	51,950	54,080
Commercial	3,312	3,533	3,753	3,950	4,112
Industrial	1,835	1,957	2,079	2,188	2,278
Agricultural	201,126	186,418	171,770	158,635	147,845
Forest	161,145	171,888	182,586	192,181	200,062

### Existing and Future Land Use Conflicts:

#### Development versus Farmland Preservation

Preservation and enhancement of water quality versus waterfront development, stormwater runoff, agricultural runoff, large-scale development

Preservation of rural character versus large-scale development

Preservation of rural character and development

As the process chosen by the county in its grant award is a bottom-up approach, this plan will be utilizing the Future Land Use Maps developed at the local level to show the future land use countywide. Not all of the communities utilized the same land use classification system, so some information may need to be gathered to ensure that land use classifications represented on these maps are being interpreted as they were intended. An issue that was run into during this planning process is the fact that only some of the municipalities in Polk County are parcel mapped. This means that in both Existing and Future Land Use Maps, some communities were able to show existing conditions by parcel and the land use code assigned to it, while those communities who are not parcel mapped needed to find different means of showing existing land use and preferred changes in land use in the future. The unmapped communities typically utilized land cover data for the development of both the Existing and Future Land Use Maps. Also, there are several communities who are not yet completed with their planning process. These maps will be added to the plan as they are completed. In addition, there are communities within Polk County that did not participate in a comprehensive planning process at the local level. These communities did, however, participate in the development of Polk County's Farmland Preservation Plan. Since it is not the role of the planning staff to develop the Future Land Use Map for them, it was decided that the maps developed for the Farmland Preservation Plan of Polk County would be used. The municipality developed the maps in the Farmland Preservation Plan and therefore represents the wishes of the community, at least at the time of the development of the Farmland Preservation Plan. If and when these communities do develop a Comprehensive Plan, their Future Land Use Maps will be incorporated into the Polk County Comprehensive Plan.

## **8.5 SWOT ANALYSIS**

### Strengths:

Open land

Lake Associations committed to water quality=property values

Water districts

High quality of life

Tax Incremental Financing

Most towns and villages are doing planning

### Weaknesses:

Farmers using land sale for retirement

Taxes going up for village/city development

Wild/Recreational land has high taxes

Walking and biking trails adds to cost of development

Shoreland Ordinances always trumps land use ordinances when overlay

Too much government

Public does not understand rules/regulations

Public does not feel that they are listened to

## **8.6 GOALS, OBJECTIVES, AND POLICIES**

### **Goal 1: Maintain the high quality of life in Polk County**

#### **Objectives:**

- 1) *Support land uses that maintain and grow a strong economy in Polk County*

#### **Policies:**

- 1) Monitor the effectiveness of the Polk County Economic Development Corporation
  - 2) Support existing economic development programs
  - 3) Support home based businesses
  - 4) Encourage policies that decrease the cost of services to lessen the landowners tax burden
  - 5) Support small-scale farming operations
- 2) *Maintain the aesthetic qualities of the county*

#### **Policies:**

- 1) Promote the use and distribution of the Rural Living Guide
  - 2) Promote information and education for landowners on how to take care of their property i.e. lakeshore, weeds, water runoff and lawns etc
  - 3) Encourage community service sentences to clean up areas within the county
- 3) *Support sustainable practices in the county*

#### **Policies:**

- 1) Support alternative energy sources such as hydropower, solar, geo-thermal, bio fuels
- 2) Encourage locally supported and organic agriculture

### **Goal 2: Maintain the rural character of Polk County**

#### **Objectives:**

- 1) *Preserve farmland and the right to farm*

#### **Policies:**

- 1) Promote the Working Lands Initiative
  - 2) Promote the option of using Zoning and Exclusive Ag Zoning
  - 3) Distribute the Polk County Rural Living Guide
  - 4) Provide an optional cluster development/conservation development provision for subdivisions
- 2) *Conserve and promote natural resources*

#### **Policies:**

- 1) Promote the Working Lands Initiative or similar programs
- 2) Land Use Regulations (Conservancy District, Shoreland Zoning)

- 3) Promote Best Management Practices (farming, forestry, etc.)
  - 4) Encourage Land and Water Dept. to classify rivers and streams
  - 5) Develop a baseline and Inventory of resources
- 3) Manage growth outside incorporated areas*

Policies:

- 1) Sub-division ordinance-review and update
- 2) Develop conservation development provision
- 3) Zoning Ordinances-review and update

***Goal 3: Support growth and policies that preserve the natural resources of Polk County***

Objectives:

*1) Maintain and improve water quality*

Policies:

- 1) Educate and encourage best management practices for riparian areas
- 2) Focus on watershed management
- 3) Reduce nutrient load in water bodies
- 4) Work w/appropriate agencies and groups on water quality issues
- 5) Limit impervious surfaces and manage storm water runoff

*2) Maintain or improve the forest resources of Polk County*

Policies:

- 1) Promote the Working Lands Initiative or similar programs
- 2) Educate and encourage forestry best management practices and available forestry programs

*3) Conserve the soils of Polk County*

Policies:

- 1) Encourage Best Management Practices such as "no-till" or "low-till" for farming
- 2) Utilize erosion control ordinance
- 3) Support Conservation Reserve Program and other programs to mitigate soil loss

*4) Preserve and enhance the scenic views and aesthetic beauty of Polk County*

Policies:

- 1) Roadside/litter clean up through adopt a highway and other programs
- 2) Research public/private funding to protect sensitive lands

- 3) Maintain high proportion of undeveloped land to developed land

*5) Manage and conserve the minerals of Polk County*

Policies:

- 1) Reclamation Plan
- 2) Land Use/Zoning Regulations

***Goal 4: Land use regulations should balance individual property rights with community interests***

Objectives:

- 1) *Appropriate amount of regulations to accomplish the goals*

Policies:

- 1) Educate landowners on appropriate land management techniques
- 2) Review and evaluate existing land use policies/regulations to determine a balance between individual property rights and community interests
- 3) Ensure public input in land use decisions

# MAP 8-1 LAND COVER

## Polk County Wisconsin



State of Wisconsin

### LAND COVER

-  BARREN
-  FORAGE
-  FOREST
-  GRASSLAND/SHRUBS
-  OPEN WATER
-  ROW CROPS
-  URBAN
-  WETLAND

Land Cover Source: Polk County  
Land and Water Resource Plan (November 1998)

-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD

0 1.5 3 6 Miles



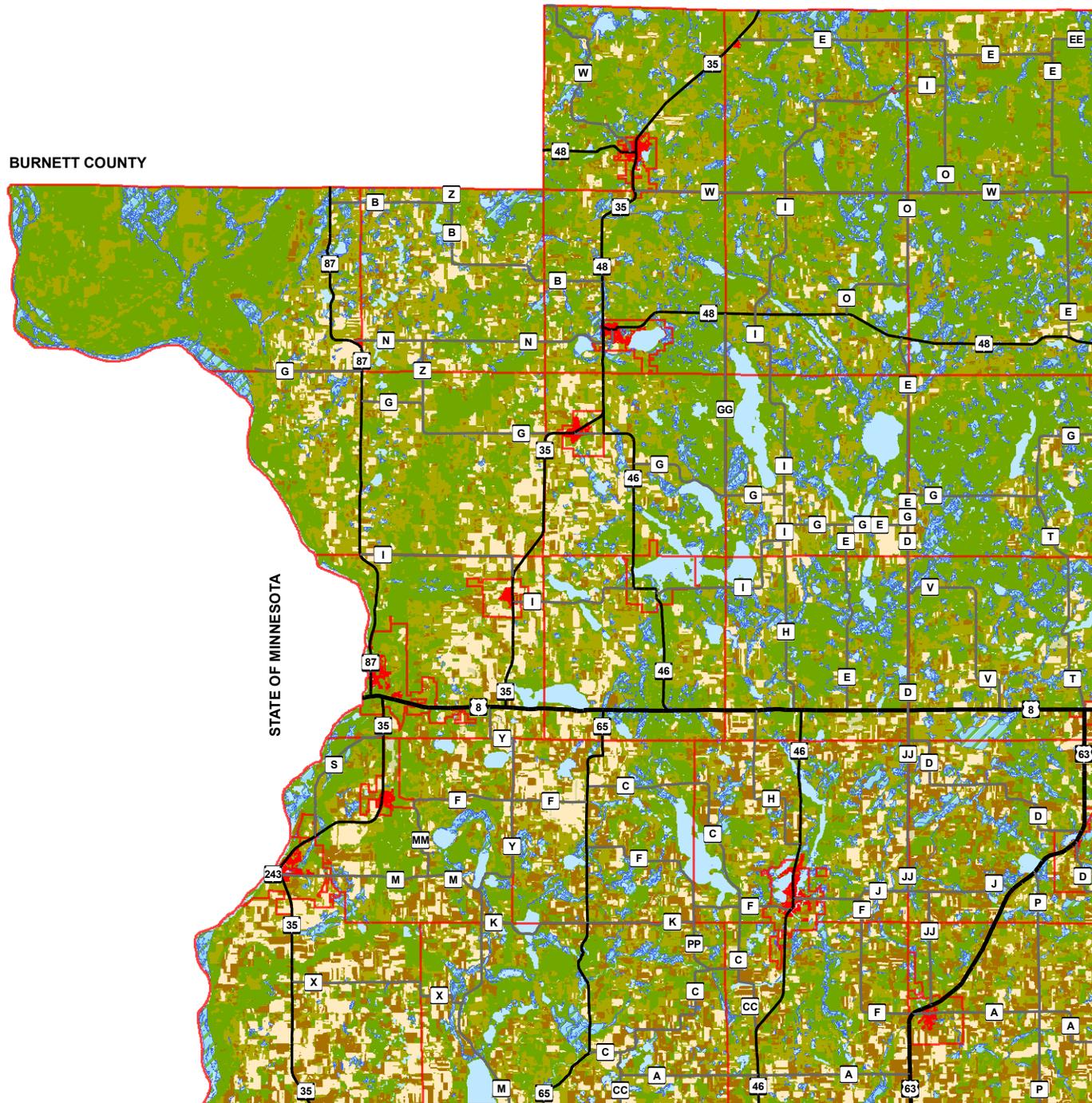
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BURNETT COUNTY



BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

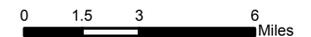
# MAP 8-2 EXISTING ZONING DISTRICTS

Polk County  
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD



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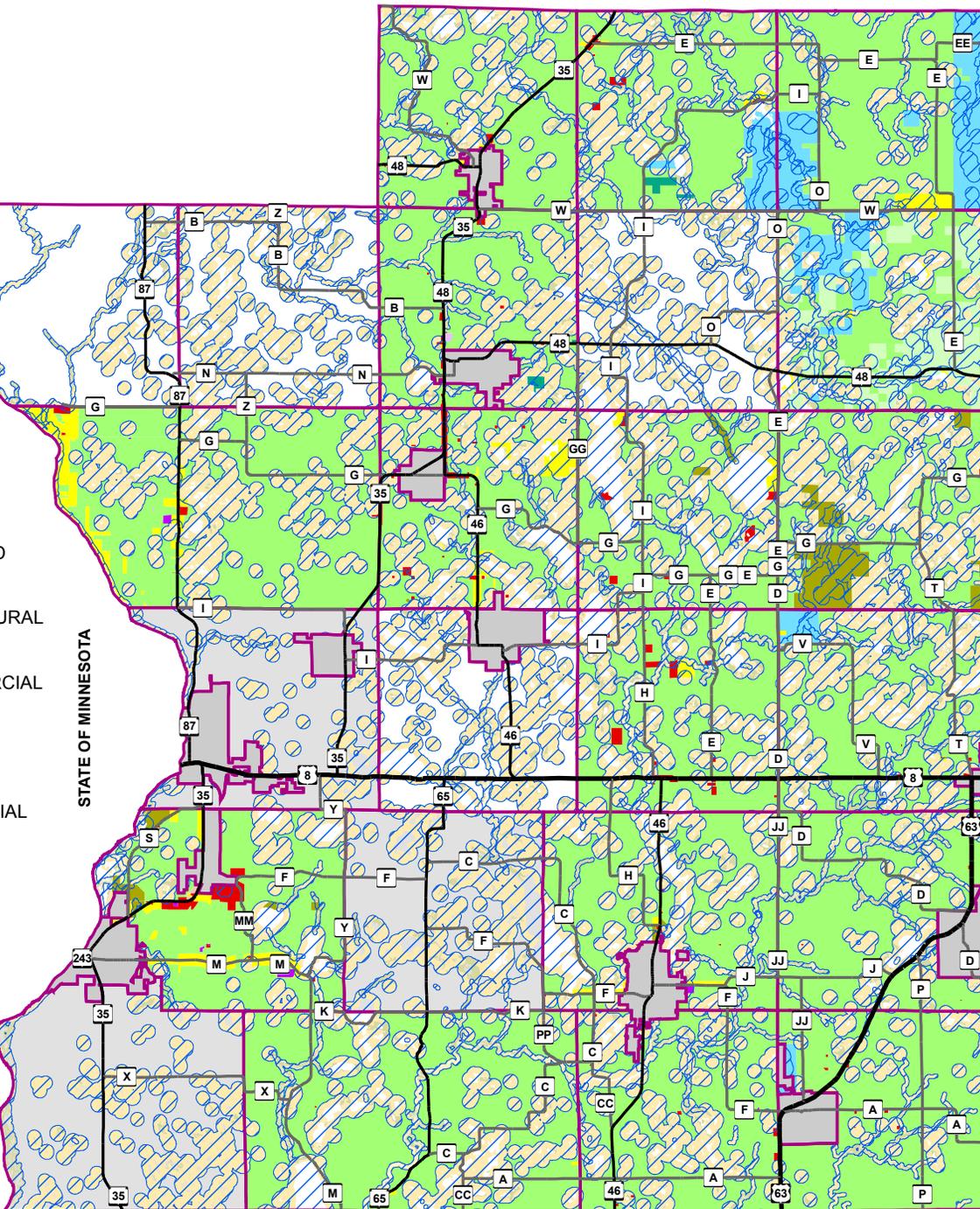
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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

BURNETT COUNTY



ST CROIX COUNTY

ST CROIX COUNTY

## ZONING

- SHORELANDS AREA
- GENERAL PURPOSE
- WETLAND-SHORELAND
- AGRICULTURAL
- EXCLUSIVE AGRICULTURAL
- COMMERCIAL
- RESTRICTED COMMERCIAL
- CONSERVANCY
- FORESTRY
- INDUSTRIAL
- RESTRICTED INDUSTRIAL
- RECREATIONAL
- RESIDENTIAL
- TOWN ZONING
- UNZONED TOWN
- VILLAGE/CITY

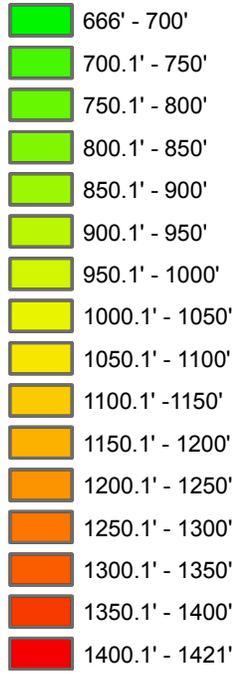
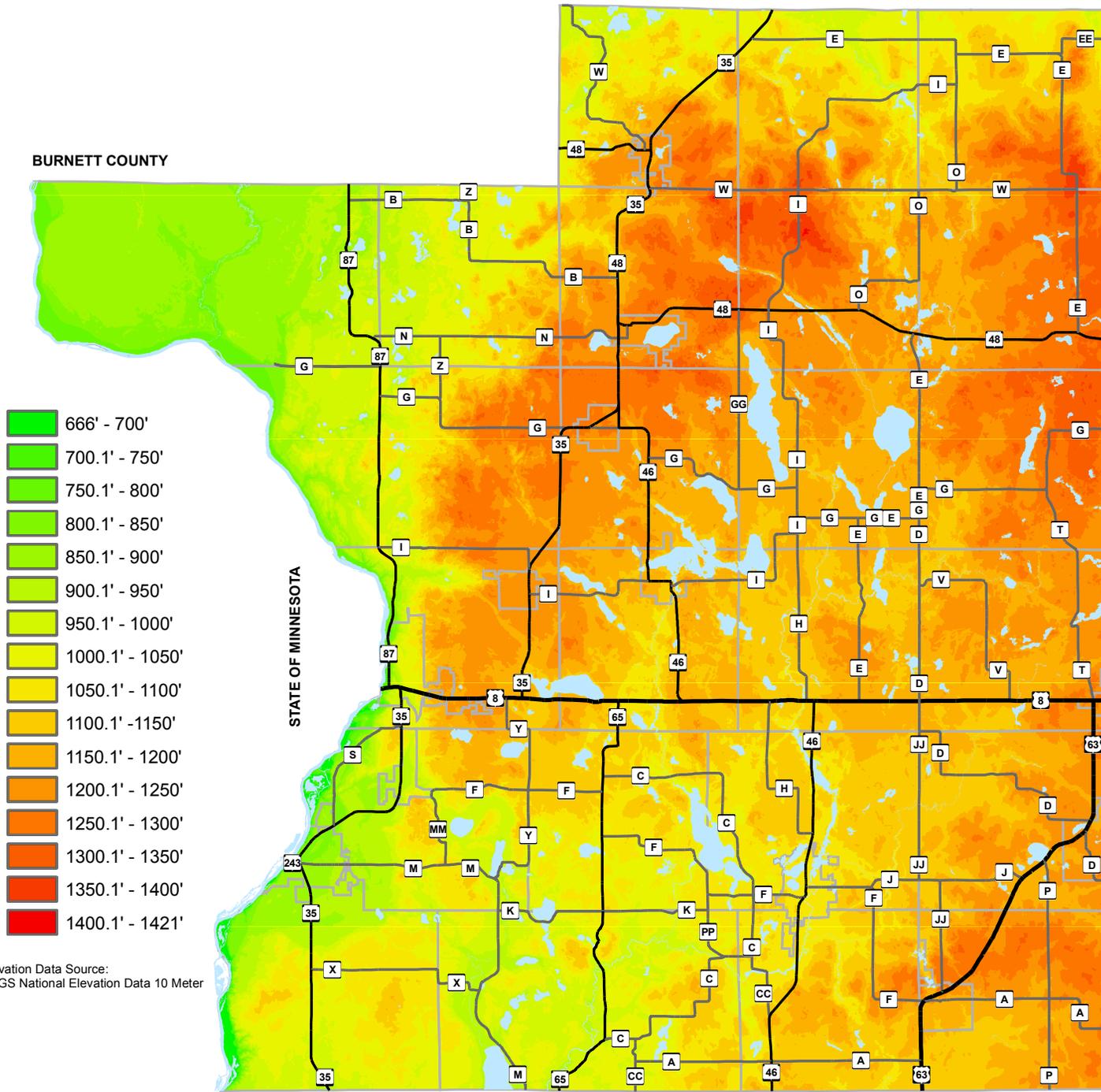
STATE OF MINNESOTA

# MAP 8-3 ELEVATION

## Polk County Wisconsin



State of Wisconsin



Elevation Data Source:  
USGS National Elevation Data 10 Meter

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- WATER BODY
- CITY/VILLAGE
- TOWNSHIP



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ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY  
BARRON COUNTY

BARRON COUNTY

# MAP 8-4 PERCENT SLOPE

## Polk County Wisconsin



State of Wisconsin

- 0 - 12 PERCENT
- 12.01 - 20 PERCENT
- > 20 PERCENT
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- WATER BODY
- CITY/VILLAGE
- TOWNSHIP

Percent Slope Source:  
USGS DEM 10 Meter



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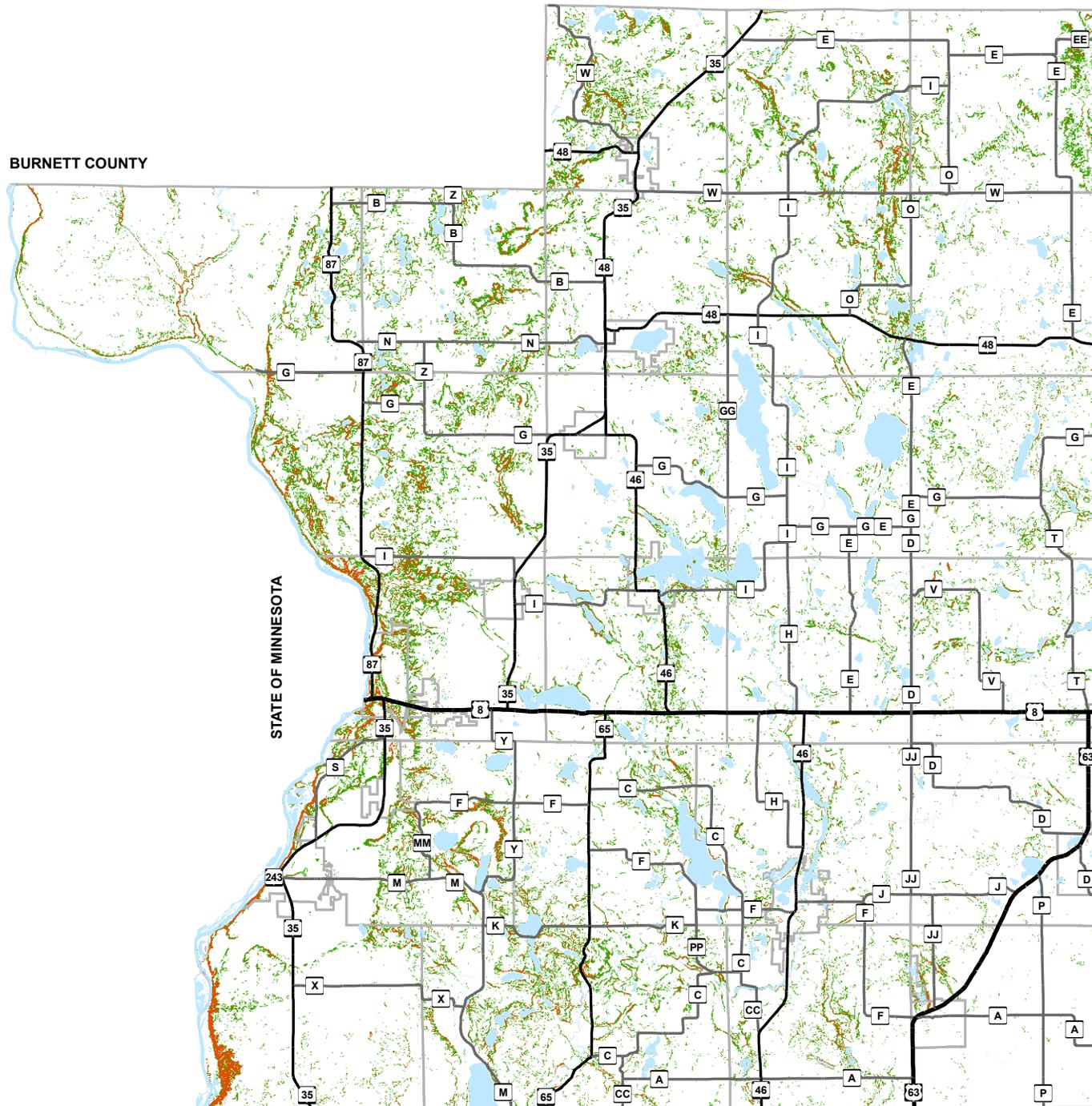


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BURNETT COUNTY

BURNETT COUNTY  
BARRON COUNTY



STATE OF MINNESOTA

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

# MAP 8-5 LIMITATIONS TO DEVELOPMENT

Polk County  
Wisconsin



State of Wisconsin

- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- LIMITATIONS

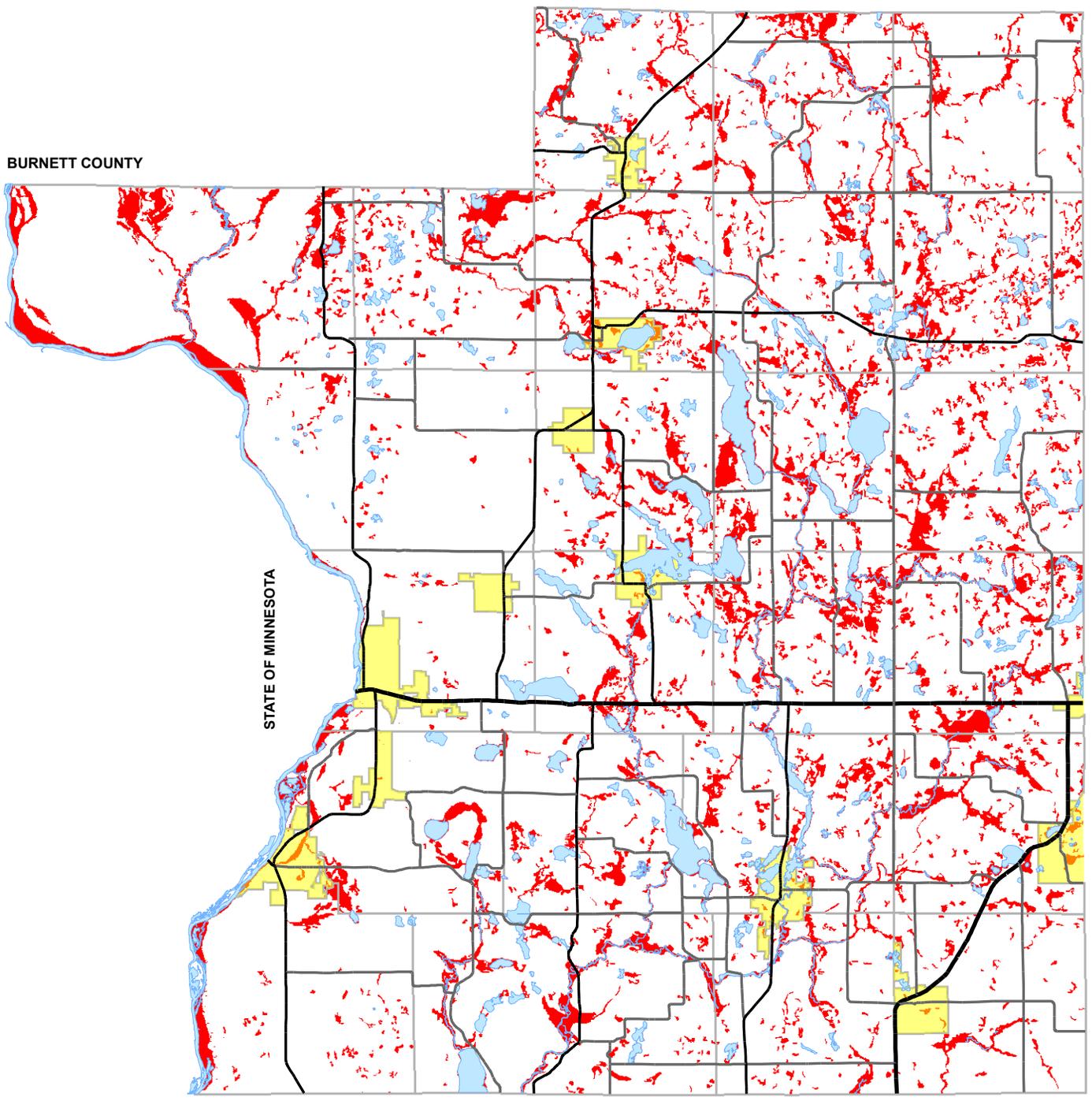
Limitations to Development:  
Floodplain, Wetland, and 12% or more Slope



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BURNETT COUNTY

BURNETT COUNTY BARRON COUNTY

STATE OF MINNESOTA

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

# MAP 8-6

## SEPTIC LIMITATIONS

### CONVENTIONAL

#### Polk County Wisconsin

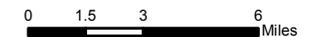


State of Wisconsin

- MODERATE
- SEVERE

Source:  
Natural Resources Conservation Service (NRCS)  
Soil Survey Geographic (SSURGO) Database

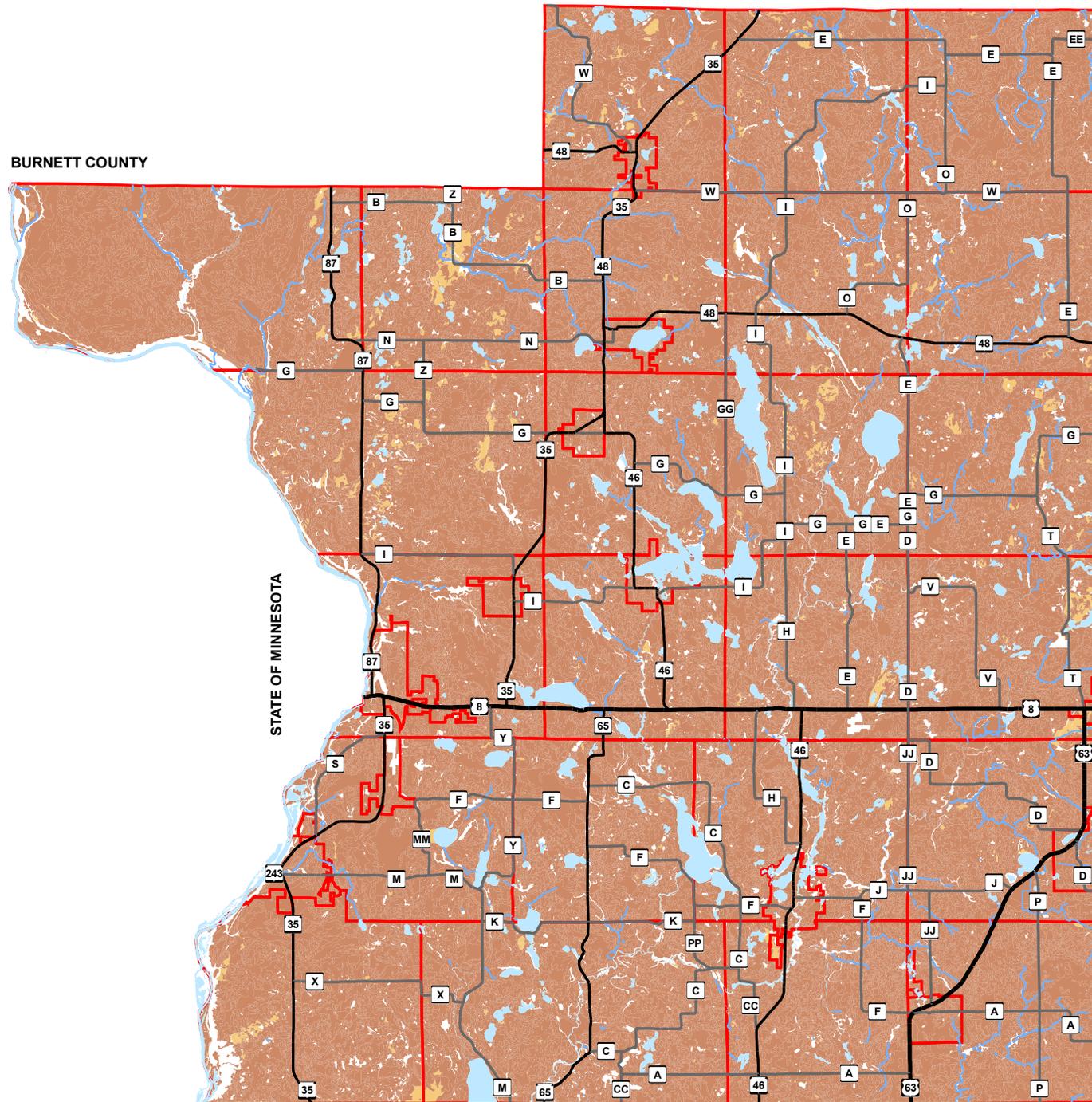
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP



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BURNETT COUNTY  
BARRON COUNTY

BARRON COUNTY

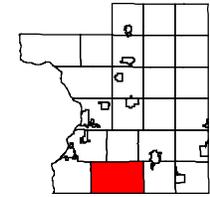
BURNETT COUNTY

STATE OF MINNESOTA

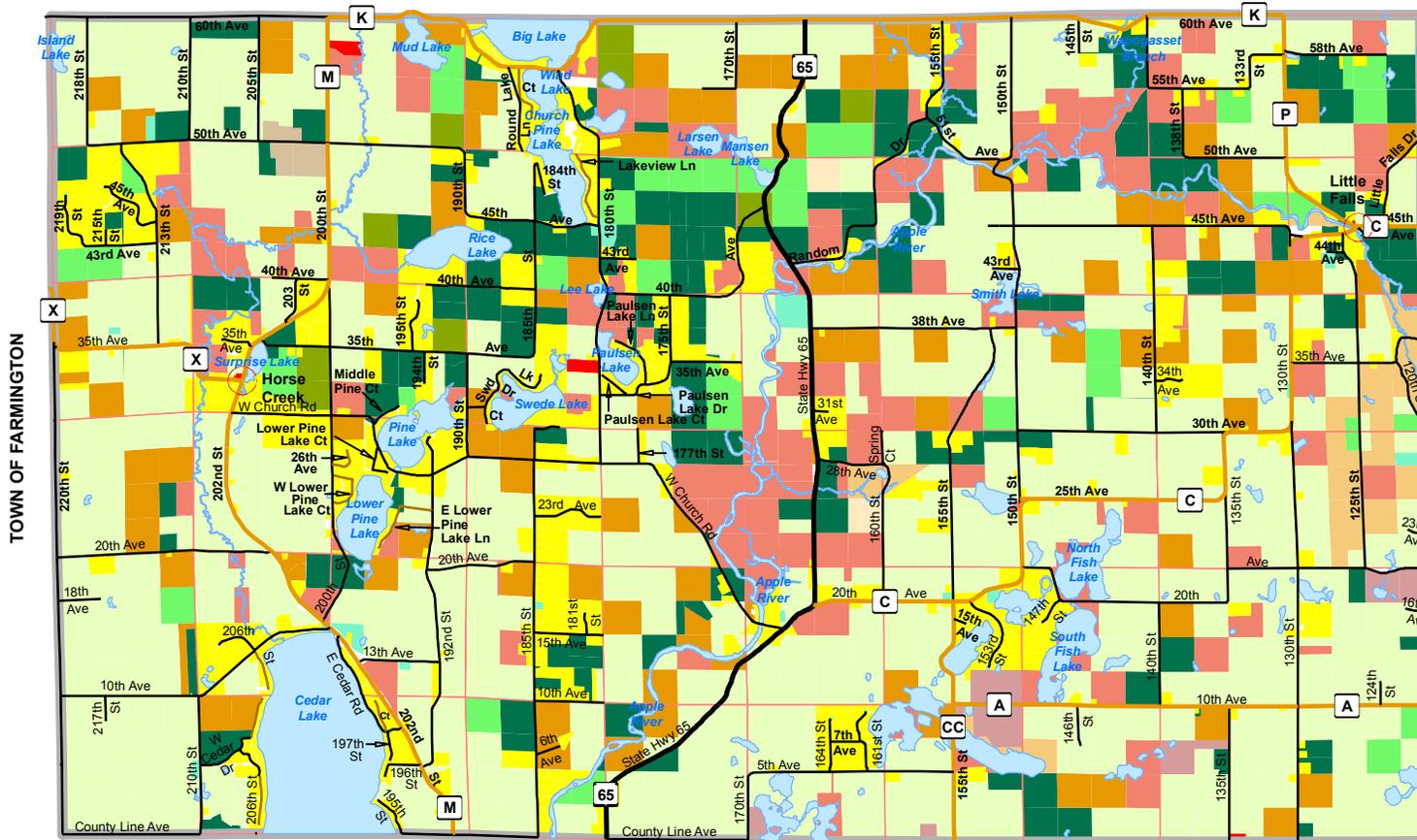
ST CROIX COUNTY

ST CROIX COUNTY

# MAP 8-7 PRIMARY LAND USE Town of Alden Polk County Wisconsin



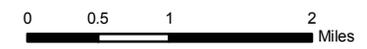
Polk County



TOWN OF BLACK BROOK

TOWN OF FARMINGTON

-  AGRICULTURAL
-  AGRICULTURAL FOREST
-  COMMERCIAL
-  COUNTY
-  FEDERAL
-  FOREST LANDS
-  OTHER
-  PRIVATE FOREST CROP
-  RESIDENTIAL
-  STATE
-  UNDEVELOPED
-  WOODLAND TAX CLOSED
-  WOODLAND TAX OPEN



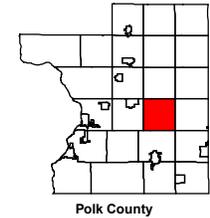
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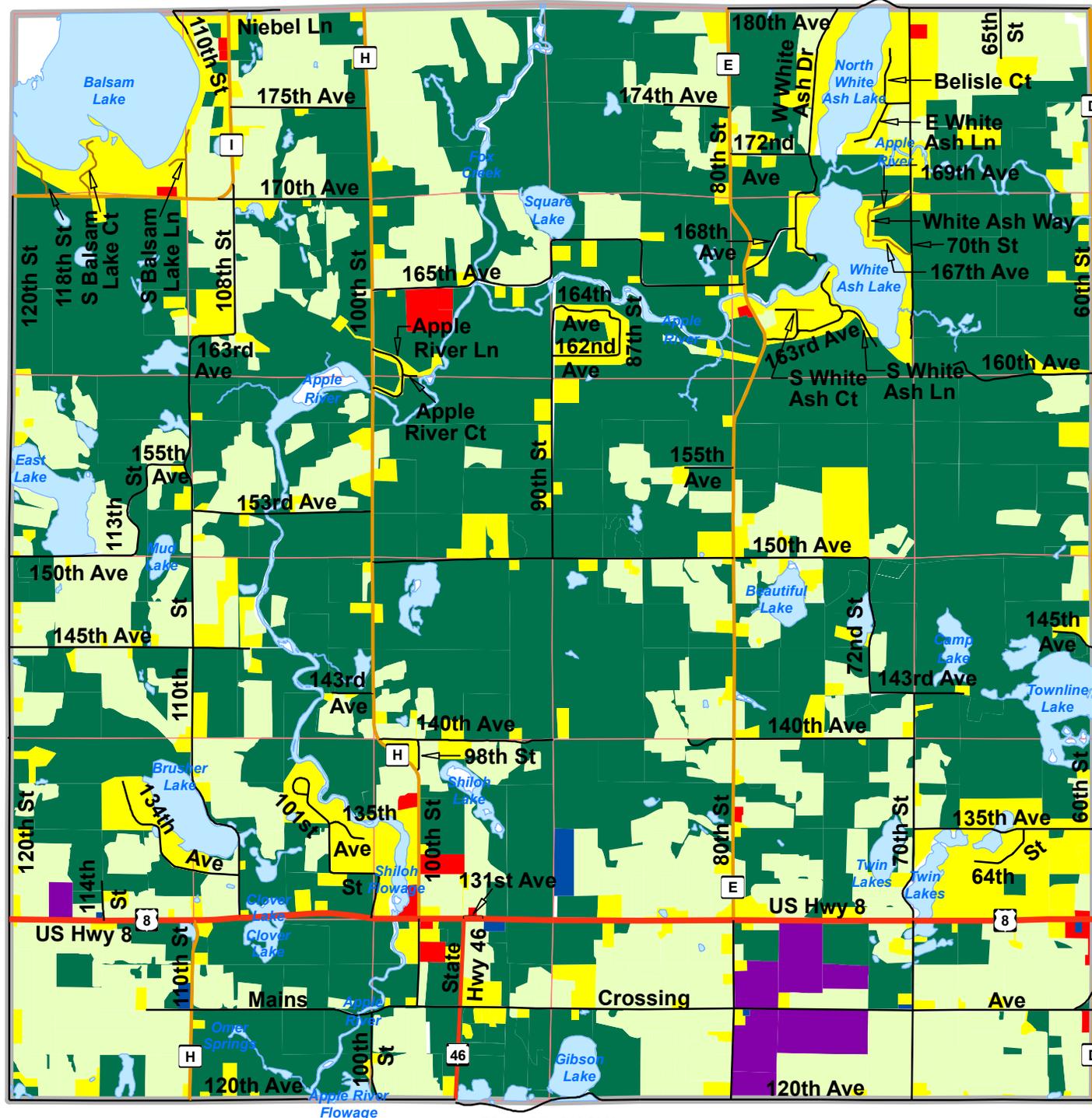
# MAP 8-8 PRIMARY LAND USE

## Town of Apple River Polk County Wisconsin



TOWN OF BALSAM LAKE

TOWN OF BEAVER



TOWN OF LINCOLN

- AGRICULTURAL
- COMMERCIAL
- FOREST
- INDUSTRIAL
- INSTITUTIONAL
- RESIDENTIAL
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

Land Use Source:  
Cedar Corporation



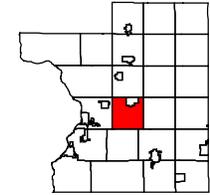
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# MAP 8-9 LAND COVER

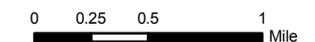
## Town of Balsam Lake Polk County Wisconsin



Polk County

- BARREN
- FORAGE
- FOREST
- GRASSLAND/SHRUBS
- OPEN WATER
- ROW CROPS
- URBAN
- WETLAND
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD

Land Cover Source: Polk County  
Land and Water Resource Plan (November 1998)



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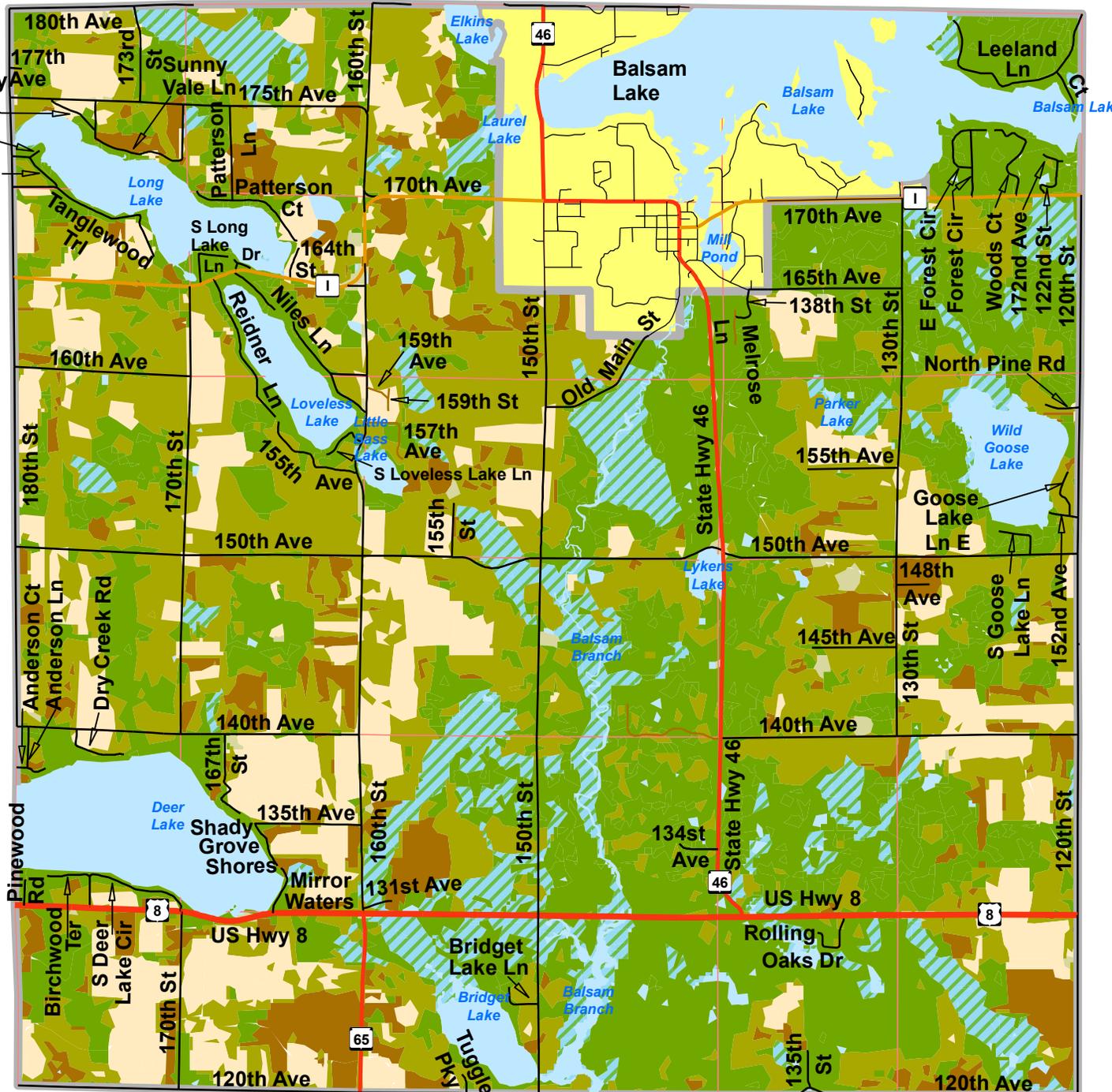
TOWN OF MILLTOWN

TOWN OF ST CROIX FALLS

TOWN OF APPLE RIVER

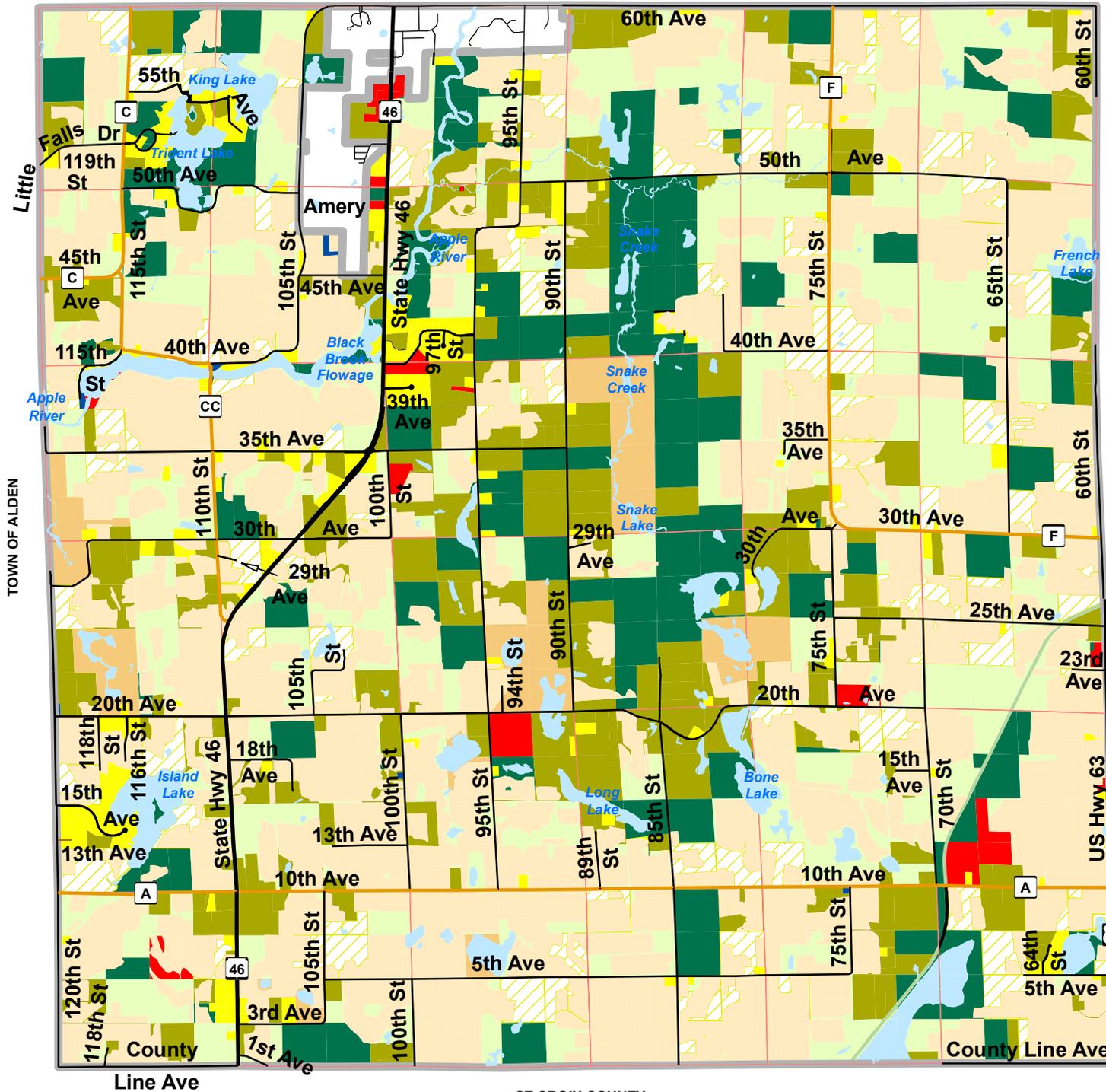
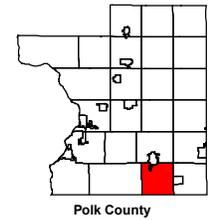
TOWN OF GARFIELD

TOWN OF LINCOLN





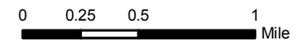
# MAP 8-11 PRIMARY LAND USE Town of Black Brook Polk County Wisconsin



TOWN OF CLEAR LAKE

-  AGRICULTURAL
-  AGRICULTURAL/RESIDENTIAL
-  COMMERCIAL
-  DNR, STATE, & FEDERAL
-  FARM FIELDS
-  FOREST/NATURAL AREAS
-  INSTITUTIONAL
-  RESIDENTIAL
-  ROW
-  RURAL RESIDENTIAL
-  TRAIL
-  WATER

Land Use Source:  
Cedar Corporation



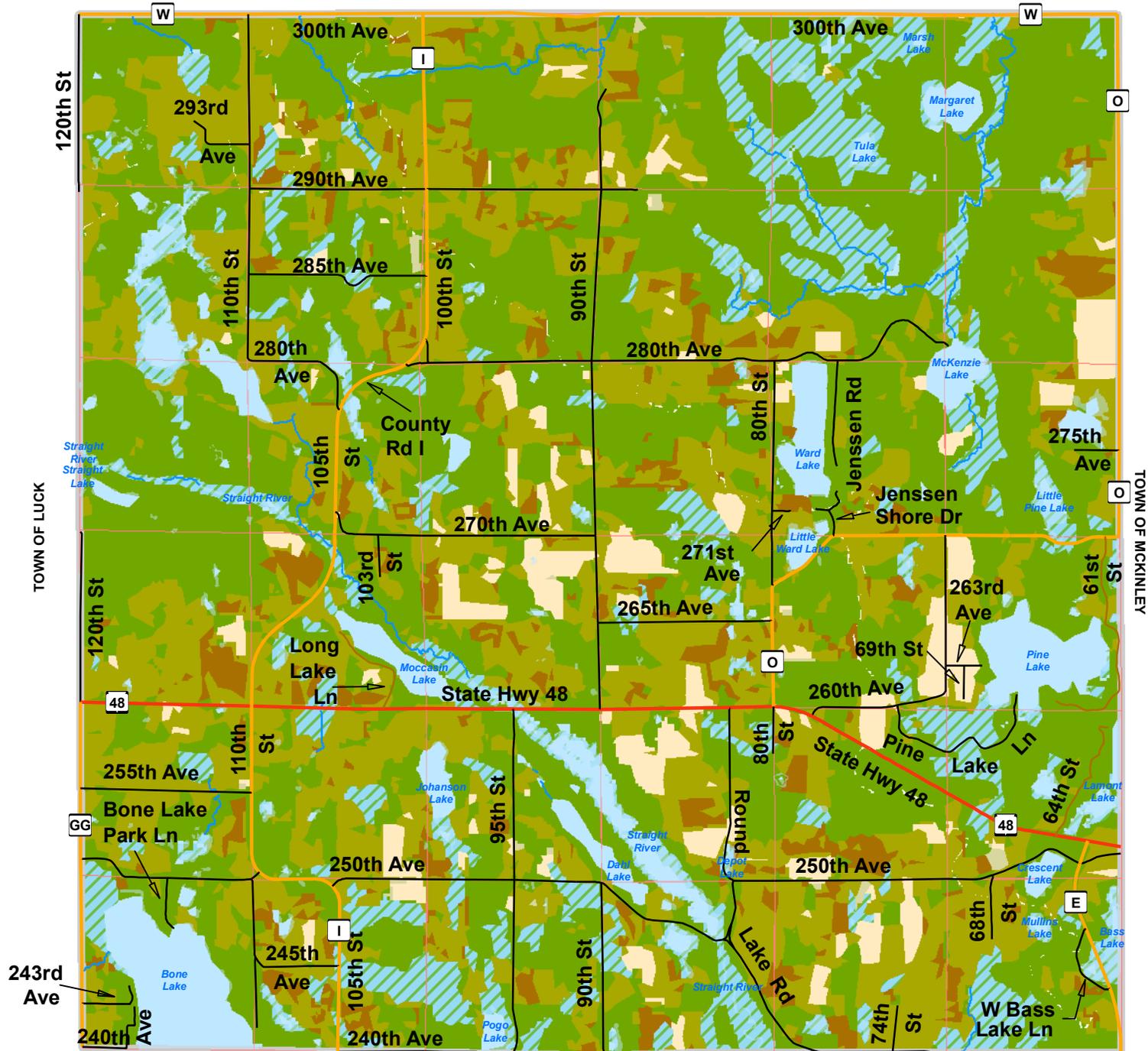
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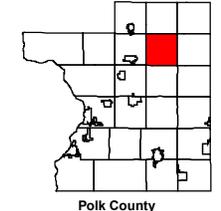
TOWN OF CLAM FALLS



TOWN OF GEORGETOWN

# MAP 8-12 LAND COVER

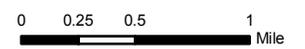
## Town of Bone Lake Polk County Wisconsin



-  BARREN
-  FORAGE
-  FOREST
-  GRASSLAND/SHRUBS
-  OPEN WATER
-  ROW CROPS
-  WETLAND

Land Cover Source: Polk County  
Land and Water Resource Plan (November 1998)

-  STATE HIGHWAY SHIELD
-  COUNTY HIGHWAY SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  PRIVATE ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  SECTIONS
-  TOWNSHIP BOUNDARY



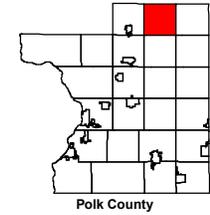
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# MAP 8-13 PRIMARY LAND USE

Town of Clam Falls  
Polk County  
Wisconsin



- AGRICULTURAL LANDS
- BARREN
- FOREST
- LIMITATIONS
- OPEN WATER
- URBAN
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- PRIVATE ROAD
- HYDRO STREAM
- SECTIONS

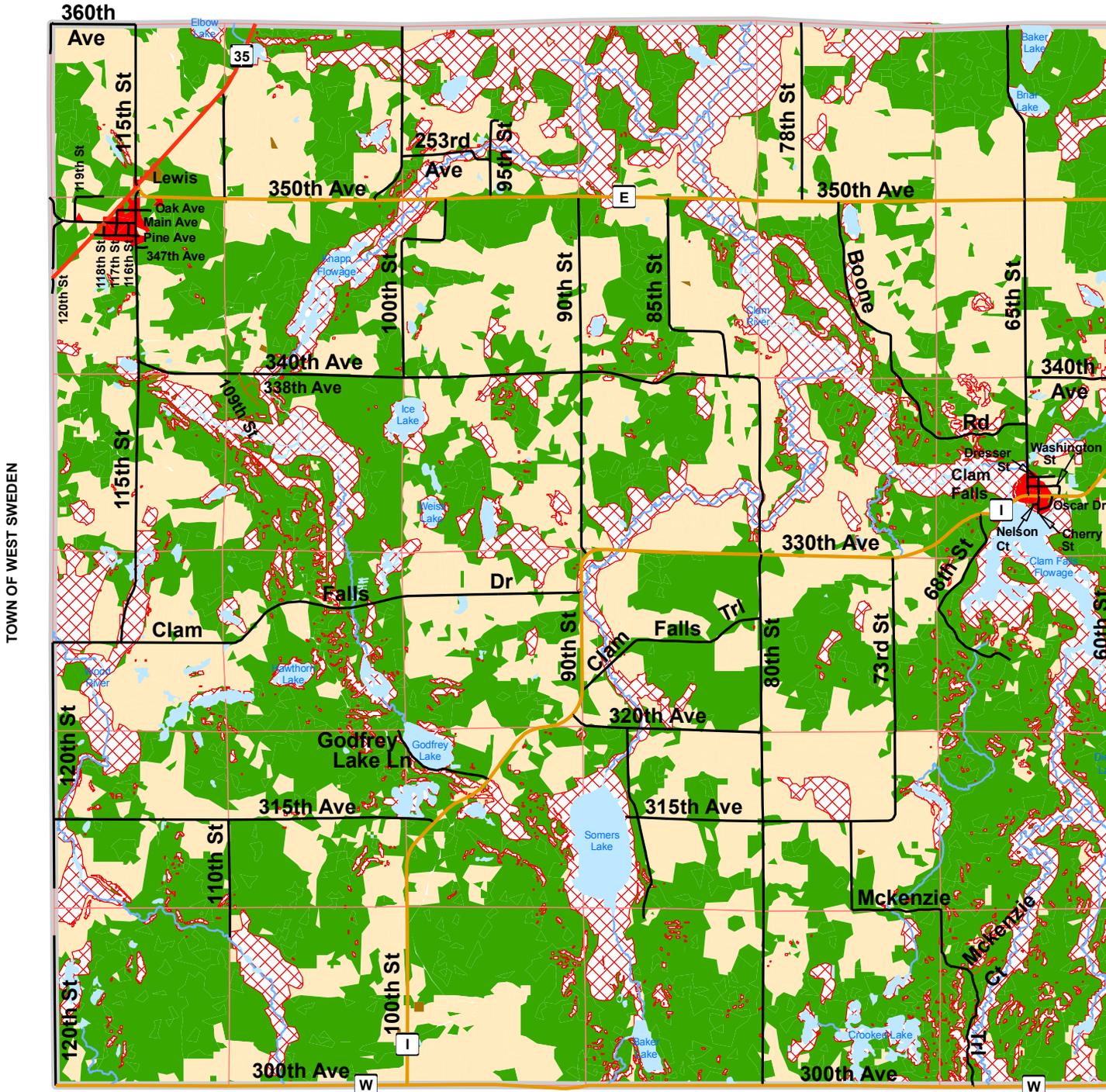
Limitations to Development:  
Floodplain, Wetland, and > 20% Slope



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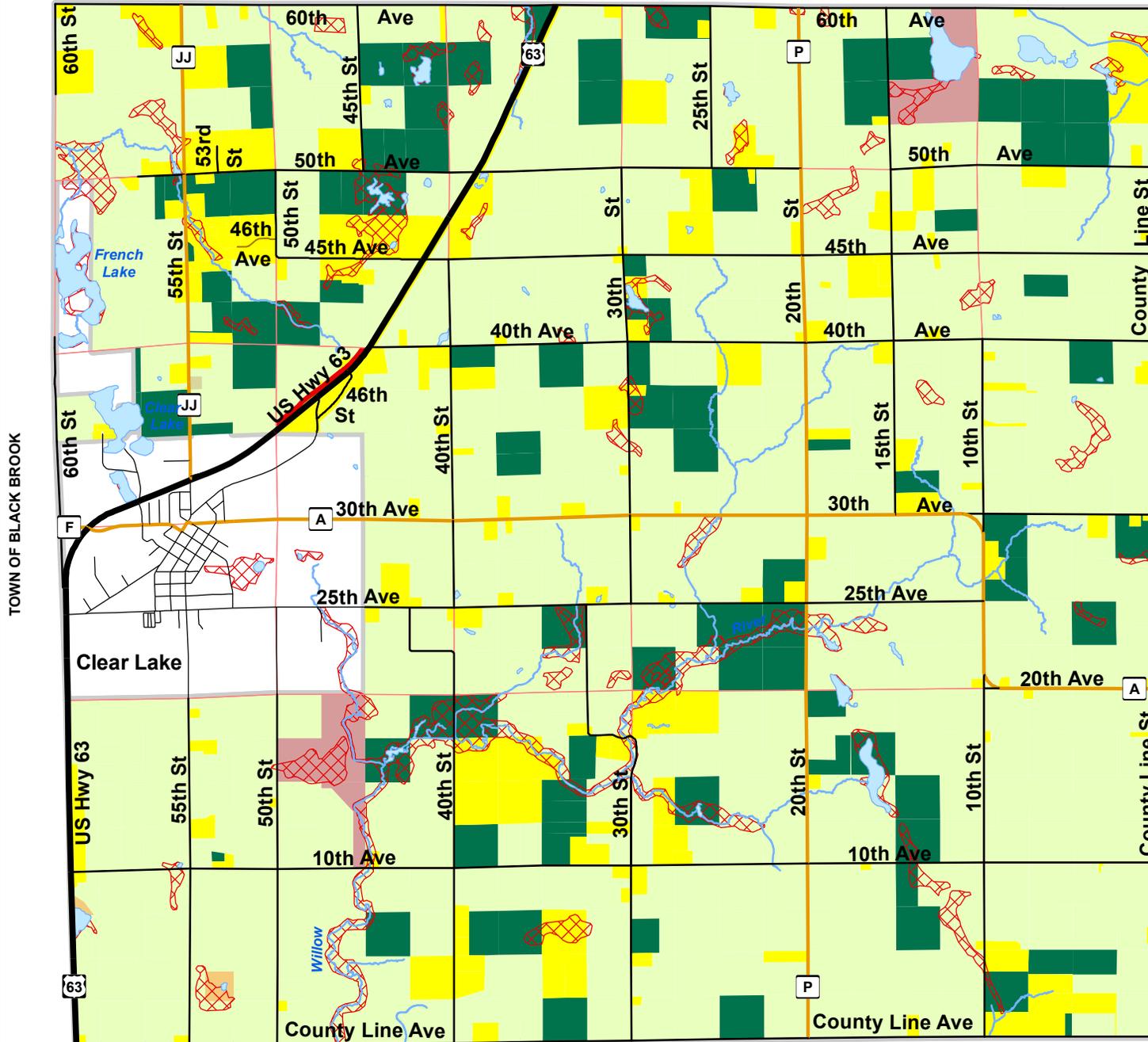
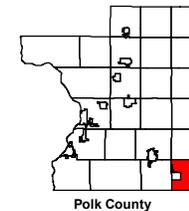
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# MAP 8-15 PRIMARY LAND USE

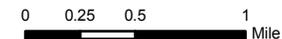
Town of Clear Lake  
Polk County  
Wisconsin



TOWN OF BLACK BROOK

BARRON COUNTY

- AGRICULTURAL
- COMMERCIAL
- FEDERAL
- FOREST LANDS
- COUNTY
- RESIDENTIAL
- STATE
- DEVELOPMENT LIMITATIONS



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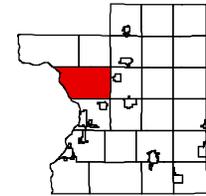
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TOWN OF STERLING

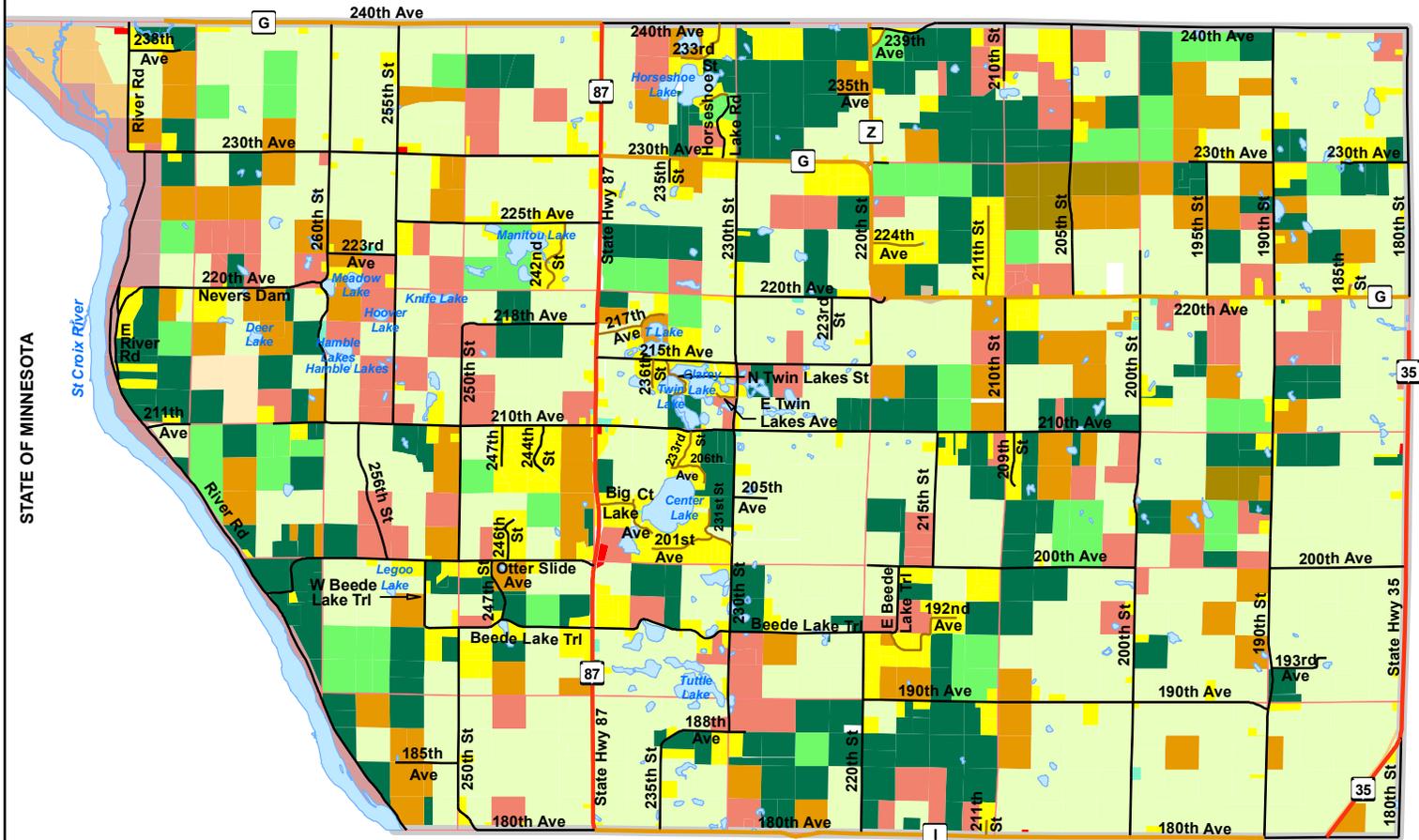
# MAP 8-16

## PRIMARY LAND USE

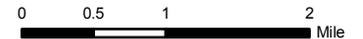
### Town of Eureka Polk County Wisconsin



Polk County



- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- FEDERAL
- FOREST LANDS
- OTHER
- PRIVATE FOREST CROP
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- WOODLAND TAX OPEN



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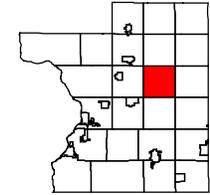
TOWN OF ST CROIX FALLS





# MAP 8-19 LAND COVER

## Town of Georgetown Polk County Wisconsin



Polk County

-  BARREN
-  FORAGE
-  FOREST
-  GRASSLAND/SHRUBS
-  OPEN WATER
-  ROW CROPS
-  URBAN
-  WETLAND
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  PRIVATE ROAD
-  HYDRO STREAM
-  SECTIONS
-  UNINCORPORATED VILLAGE

Land Cover Source: Polk County  
Land and Water Resource Plan (November 1998)



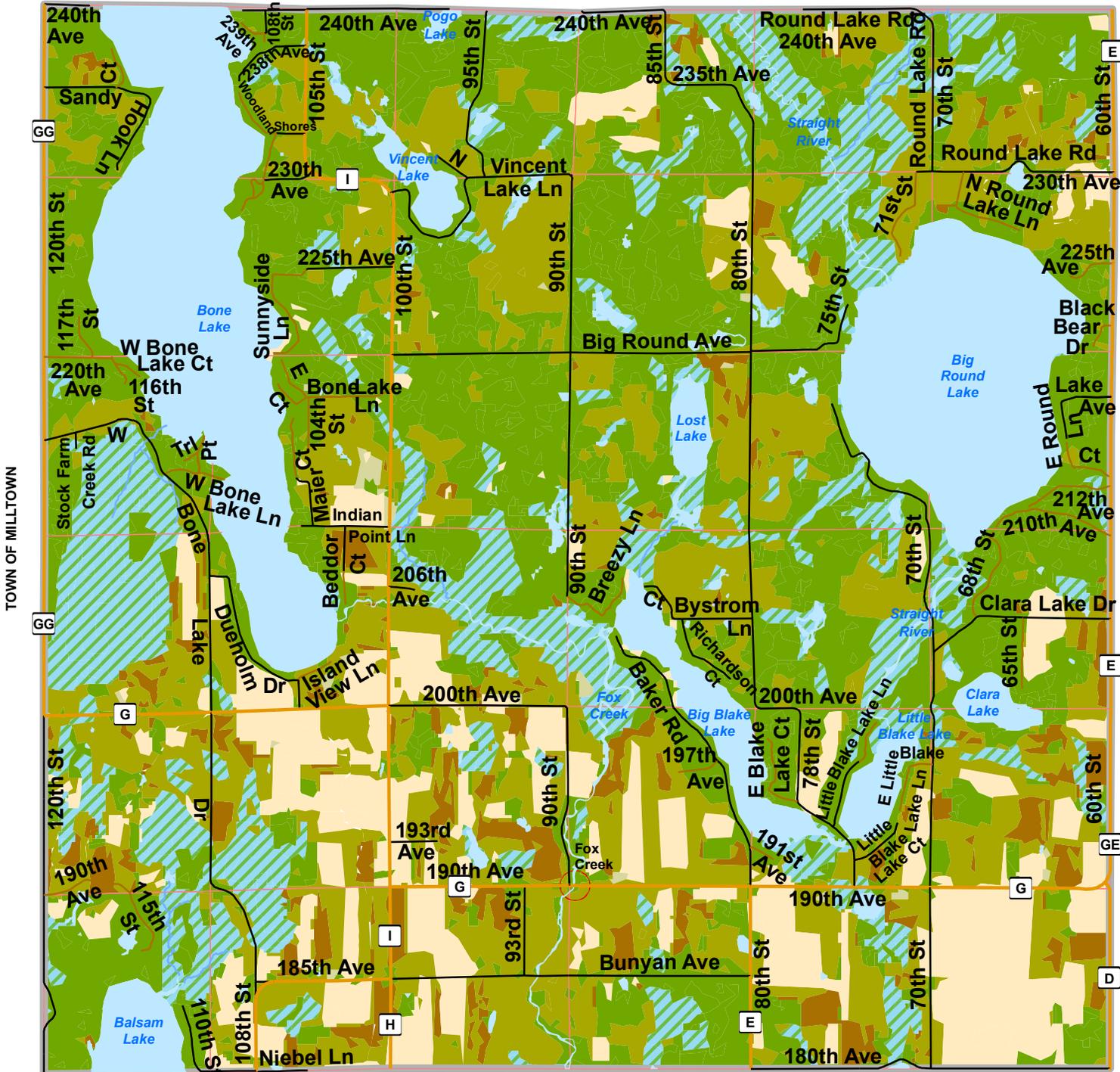
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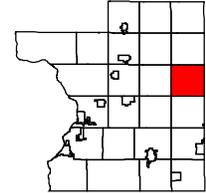
TOWN OF BONE LAKE



TOWN OF APPLE RIVER

# MAP 8-20 LAND COVER

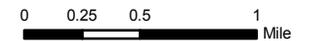
## Town of Johnstown Polk County Wisconsin



Polk County

- BARREN
- FORAGE
- FOREST
- GRASSLAND/SHRUBS
- OPEN WATER
- ROW CROPS
- URBAN
- WETLAND
- COUNTY RD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- SECTIONS
- TOWNSHIP

Land Cover Source: Polk County  
Land and Water Resource Plan (November 1998)



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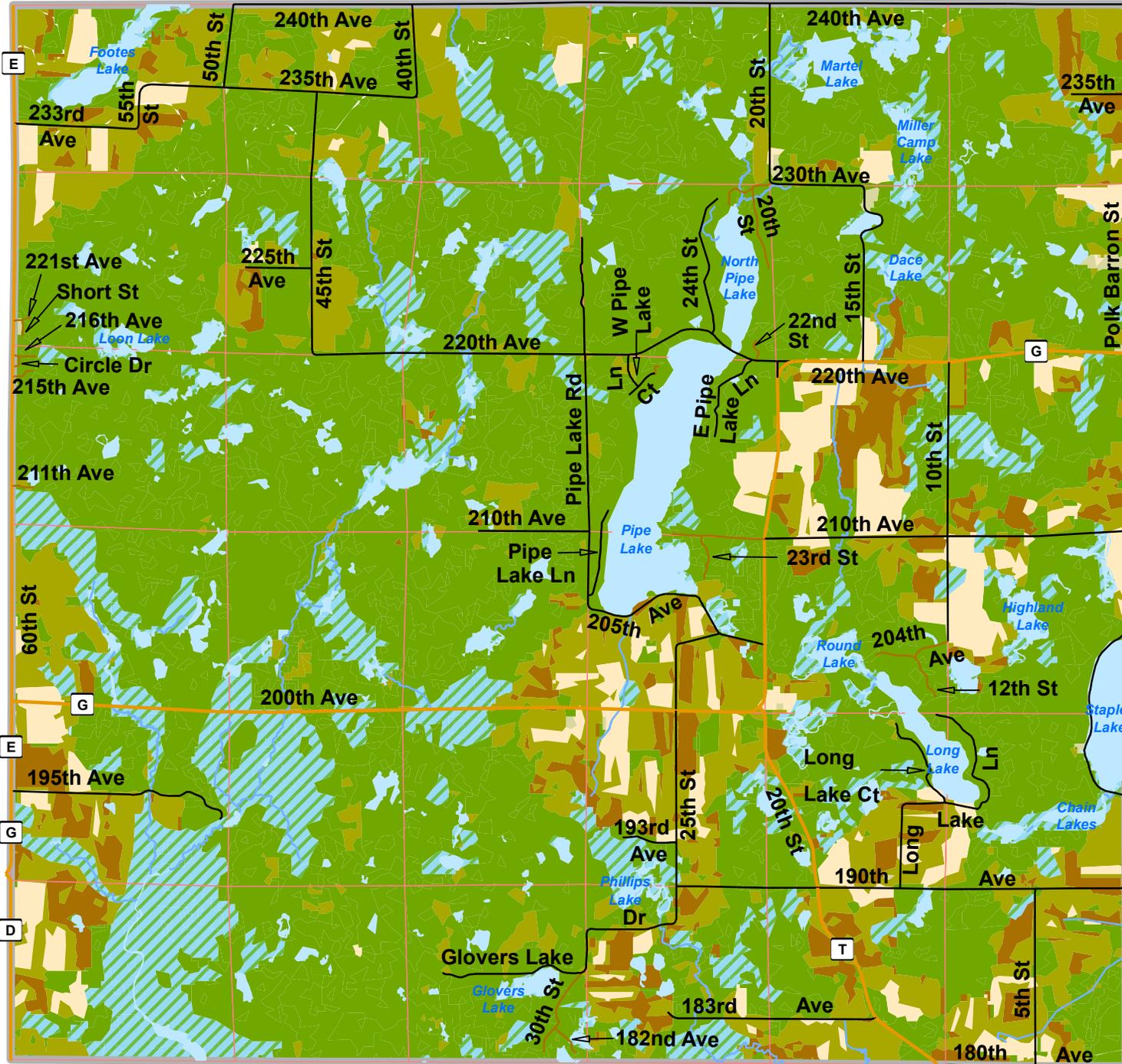
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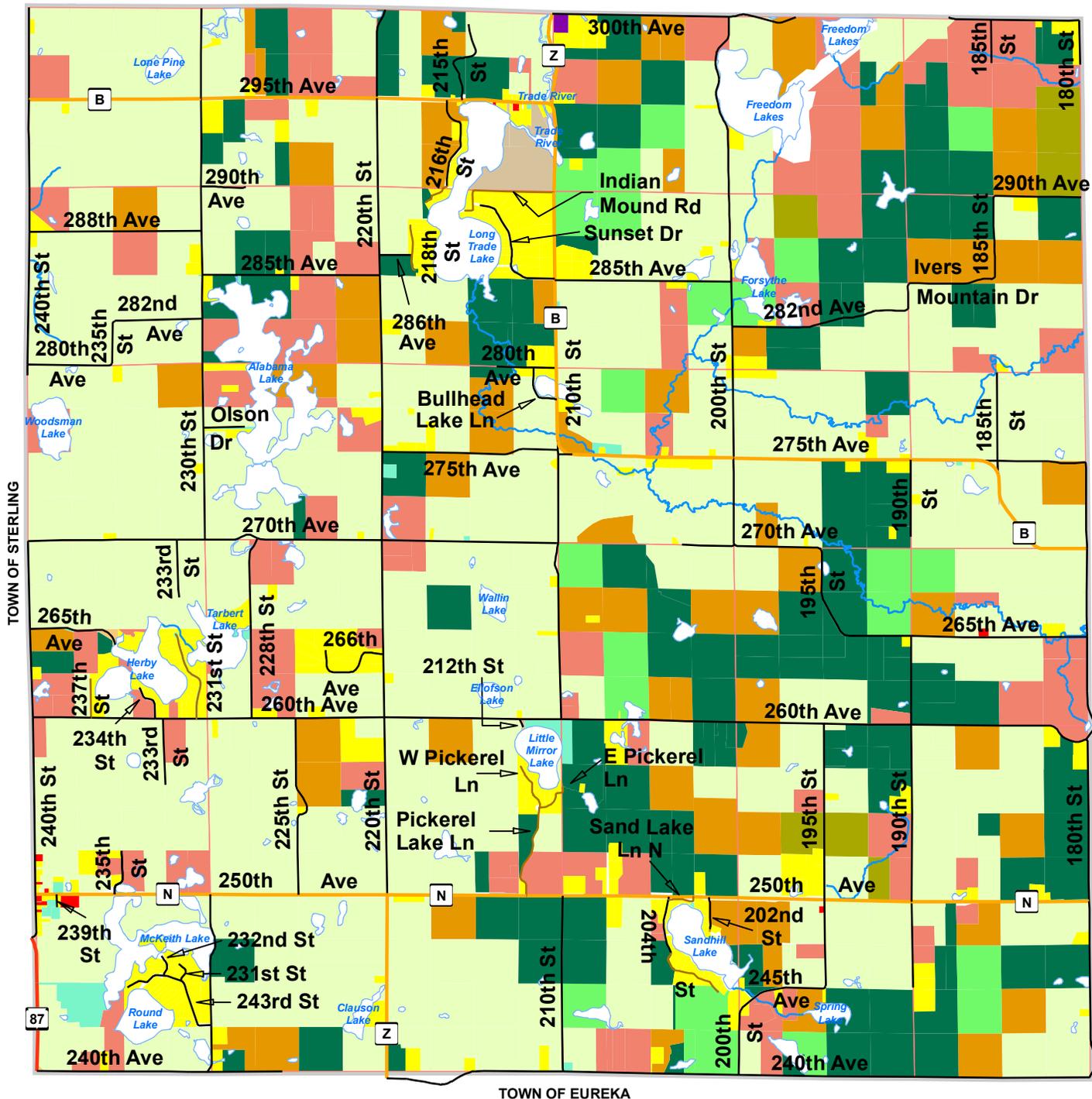
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TOWN OF GEORGETOWN

BARRON COUNTY

TOWN OF BEAVER





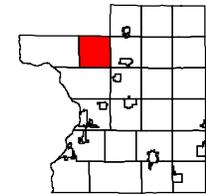
TOWN OF STERLING

TOWN OF LUCK

TOWN OF EUREKA

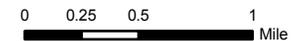
# MAP 8-21 PRIMARY LAND USE

Town of Laketown  
Polk County  
Wisconsin



Polk County

- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- FOREST LANDS
- INDUSTRIAL
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- WOODLAND TAX OPEN



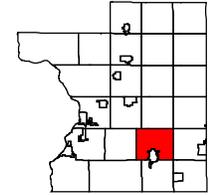
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# MAP 8-22 PRIMARY LAND USE

## Town of Lincoln Polk County Wisconsin



Polk County

-  Residential
-  Commercial
-  Farmstead
-  Agricultural
-  Undeveloped
-  Forest
-  Utility
-  Public/Institutional

Land Use Source:  
Stevens Engineers, Inc.

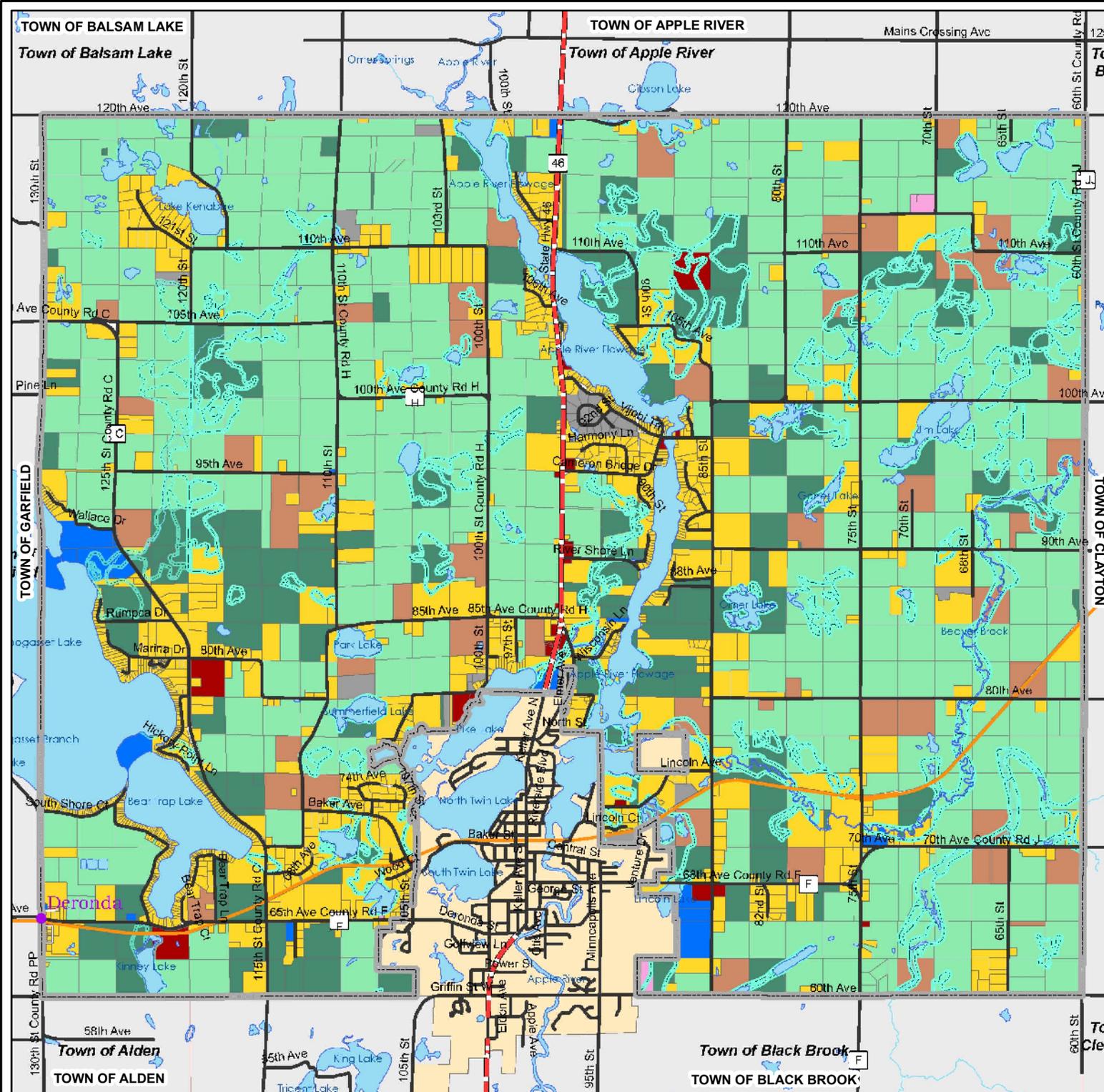


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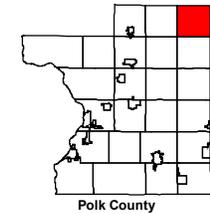


# MAP 8-23

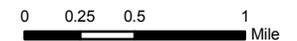
## PRIMARY LAND USE

### Town of Lorain

#### Polk County Wisconsin



- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- COUNTY FOREST CROP
- FOREST LANDS
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- WOODLAND TAX OPEN
- AREAS NOT PARCEL MAPPED

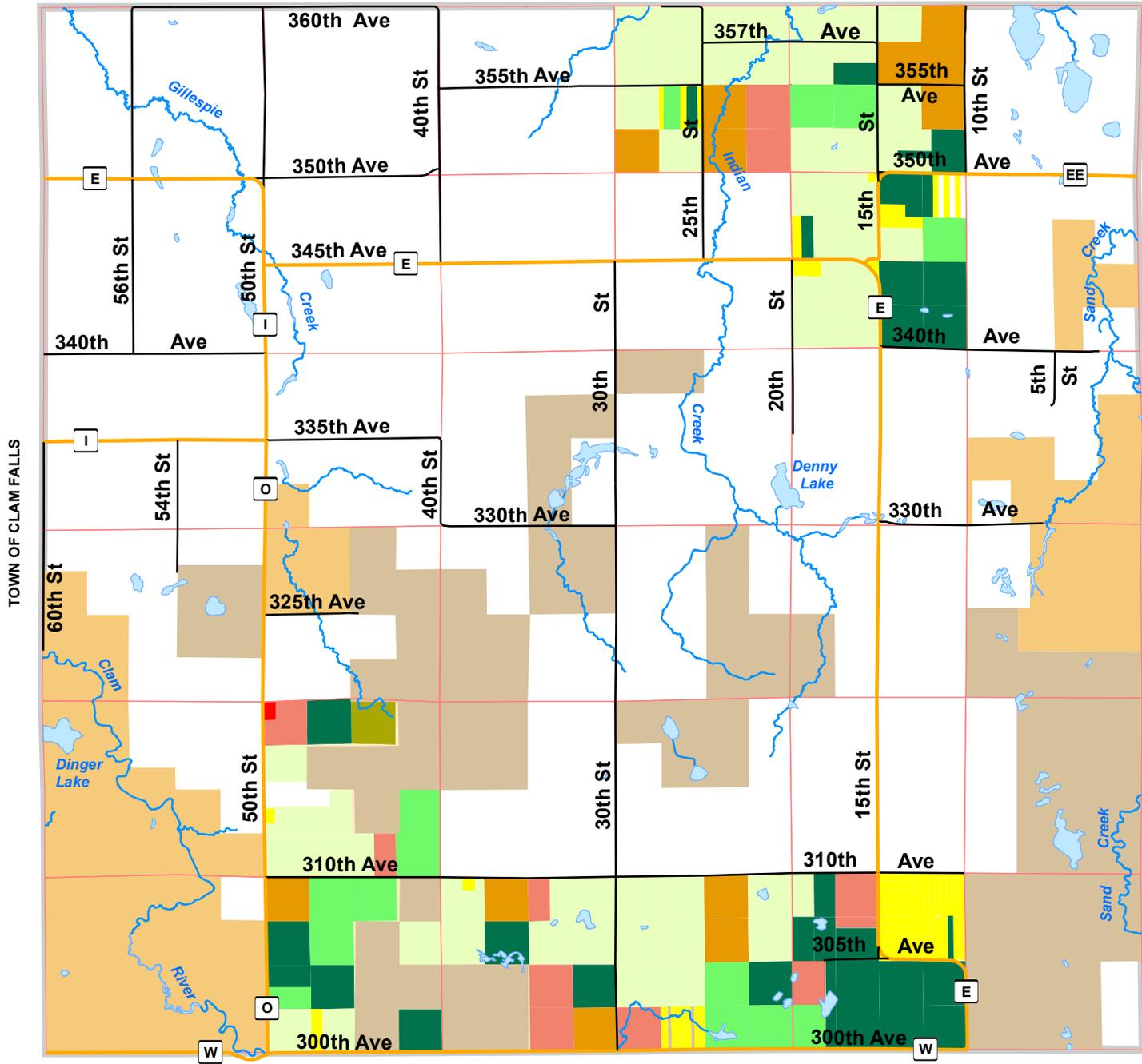


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BURNETT COUNTY



TOWN OF MCKINLEY

TOWN OF CLAM FALLS

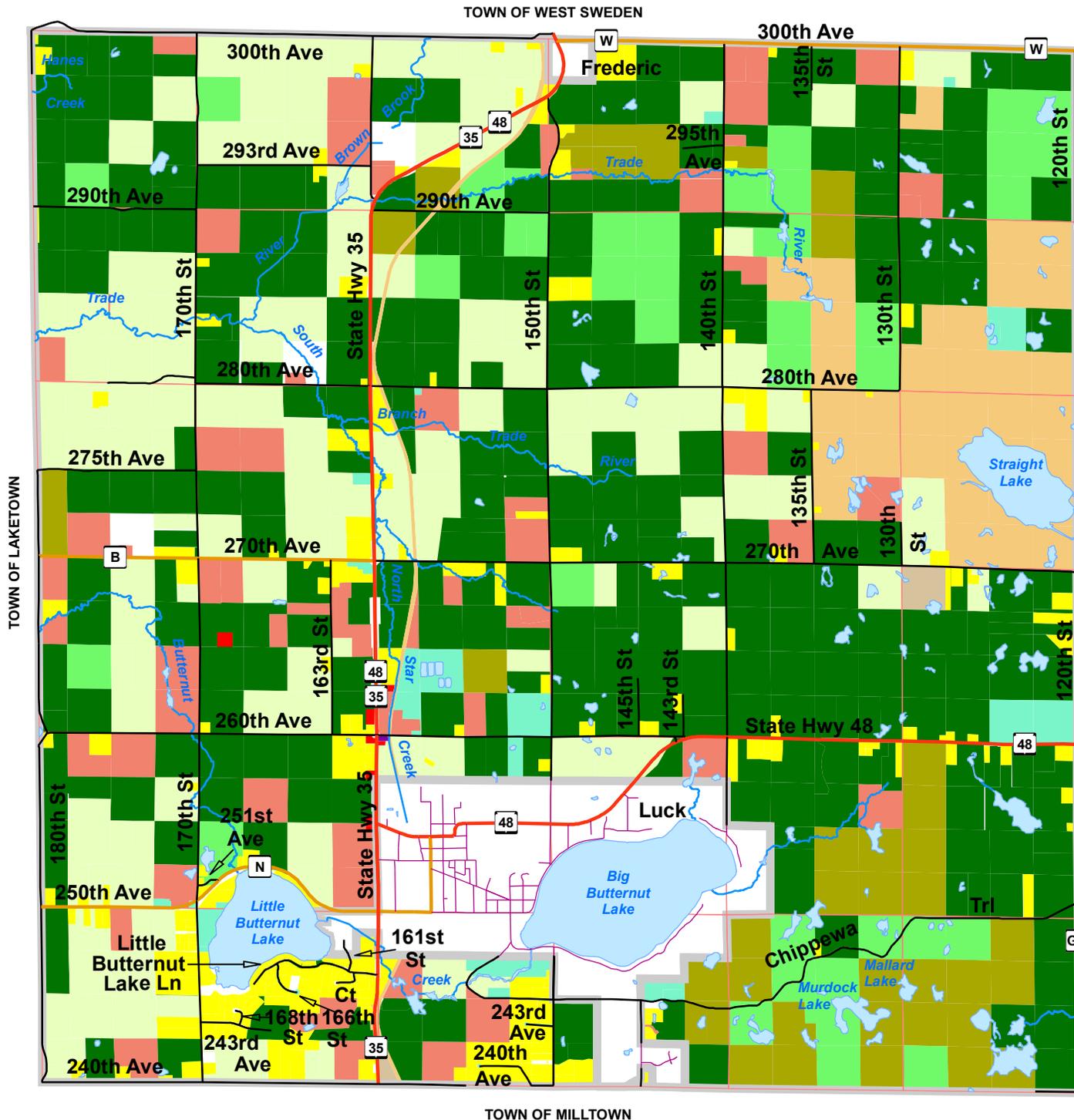
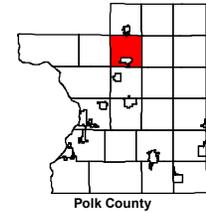
BURNETT COUNTY

# MAP 8-24

## PRIMARY LAND USE

### Town of Luck

#### Polk County Wisconsin



- AGRICULTURAL
- COMMERCIAL
- COUNTY
- FOREST LANDS
- INDUSTRIAL
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- WOODLAND TAX OPEN



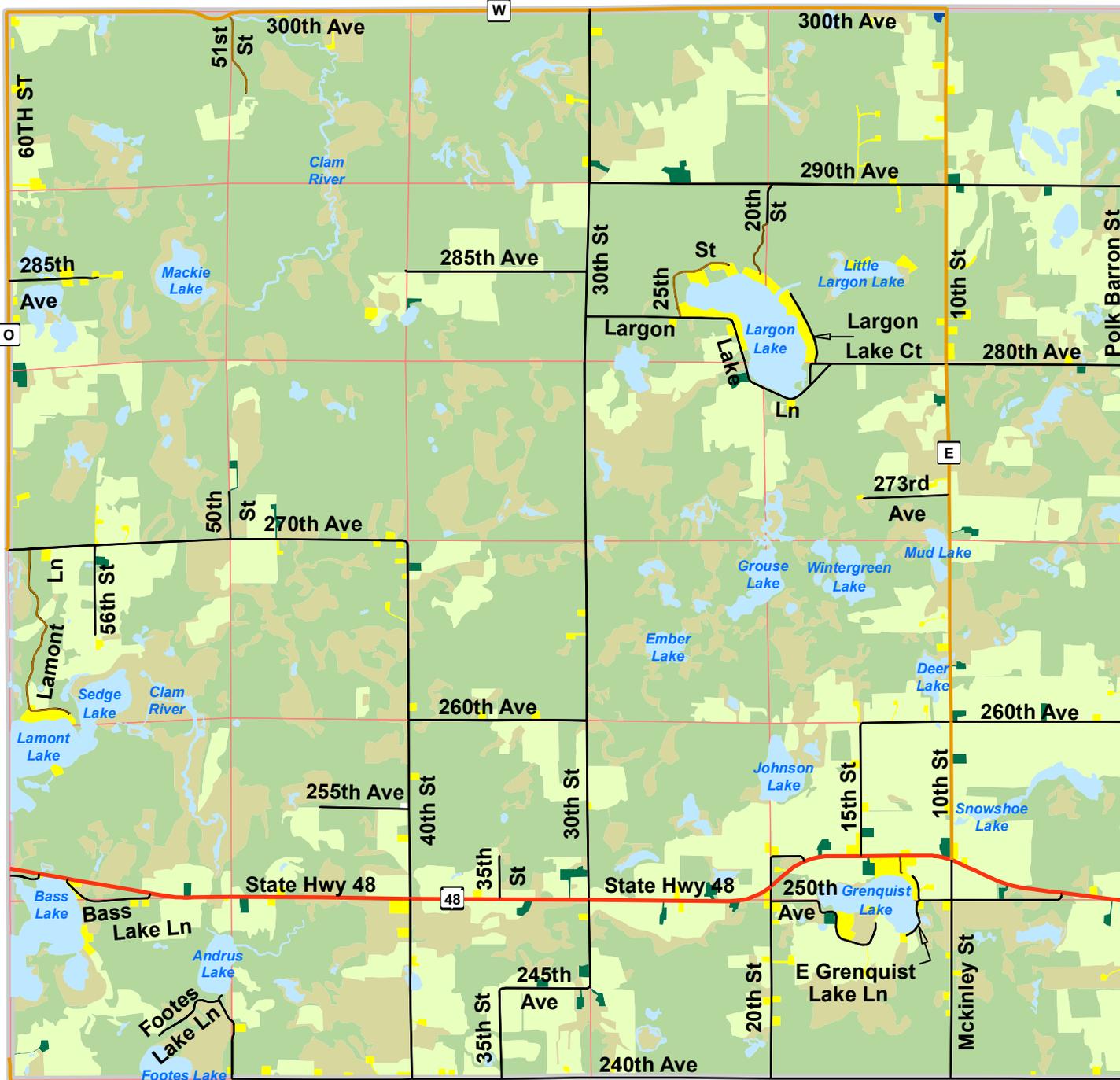
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TOWN OF LORAIN

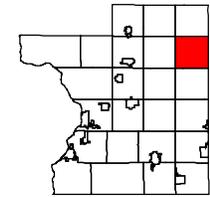


# MAP 8-25

## PRIMARY LAND USE

### Town of McKinley

#### Polk County Wisconsin



Polk County

- AGRICULTURAL
- FARMSTEAD
- INSTITUTIONAL
- OPEN SPACE
- RESIDENTIAL LOW DENSITY
- TRANSPORTATION
- WATER
- WOODLANDS

Land Use Source:  
MSA Professional Services



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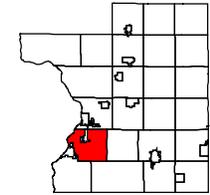
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TOWN OF JOHNSTOWN



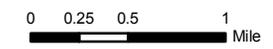
# MAP 8-27 PRIMARY LAND USE

## Town of Osceola Polk County Wisconsin



- Farmstead
- Public/Institutional
- Manufacturing/Industrial
- Transportation
- Utility
- Residential
- Commercial
- Agricultural
- Undeveloped
- Forest

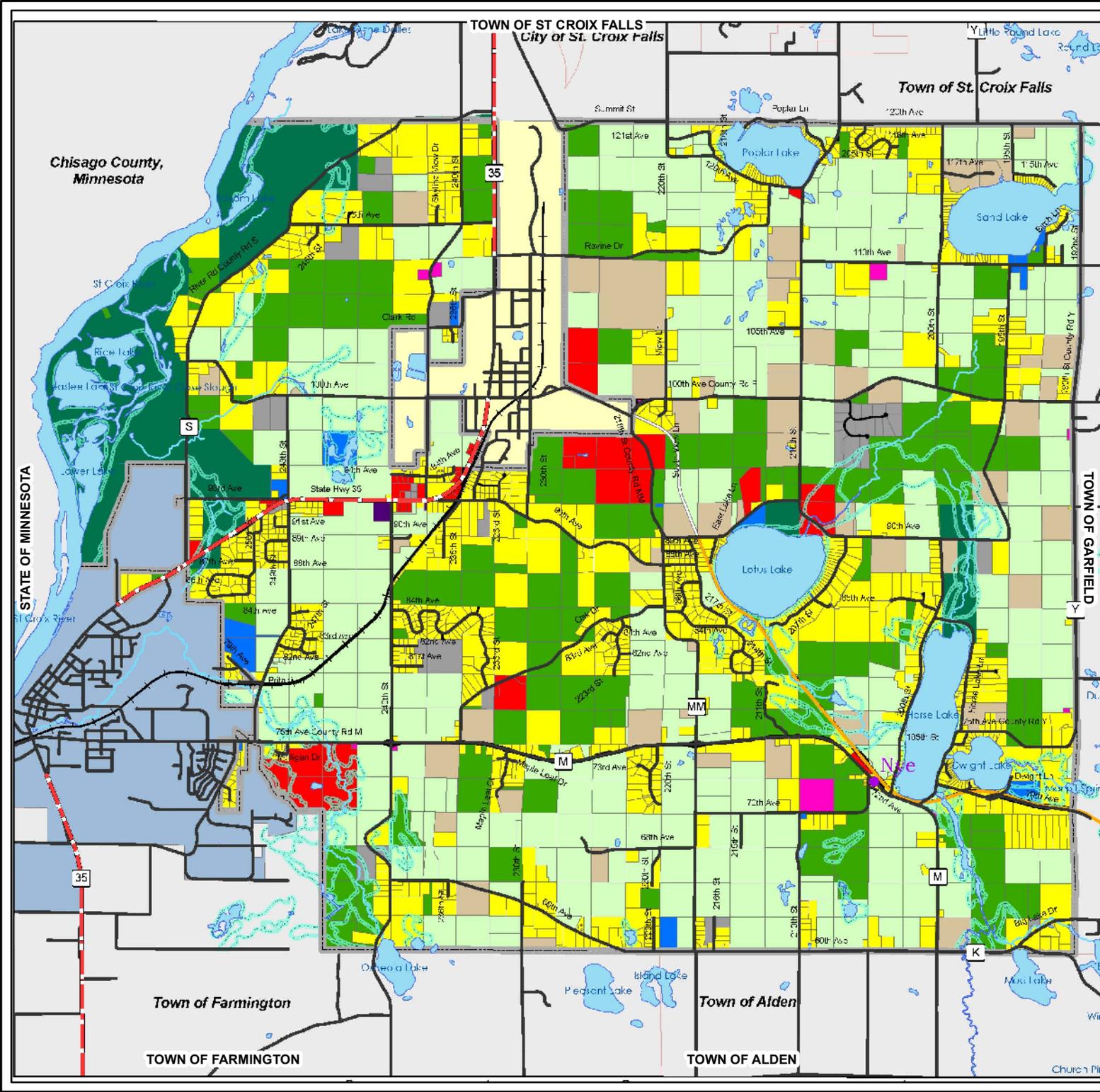
Land Use Source:  
Stevens Engineers, Inc.



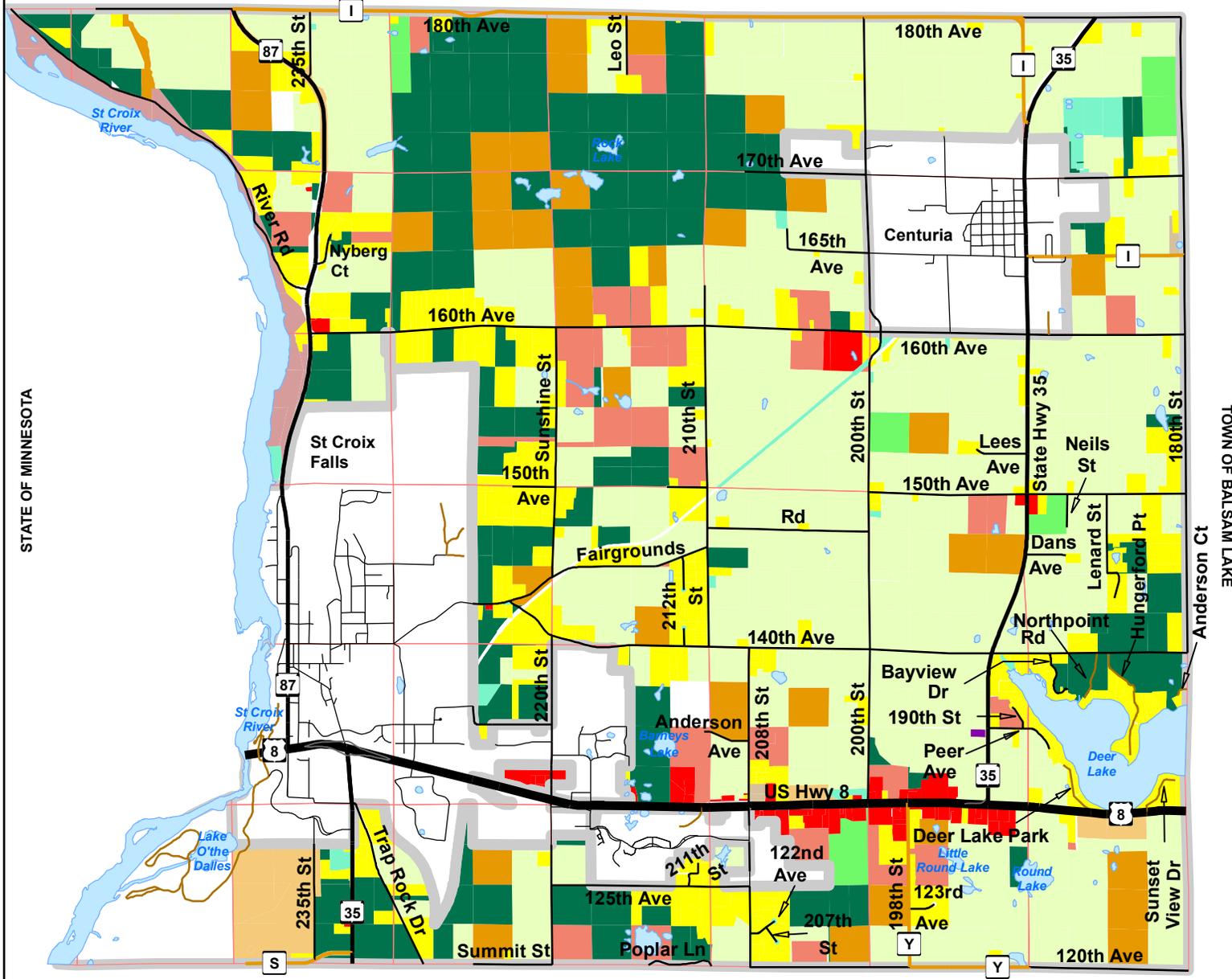
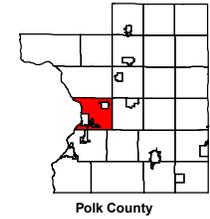
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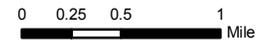
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# MAP 8-28 PRIMARY LAND USE Town of St Croix Falls Polk County Wisconsin



- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- FEDERAL
- FOREST LANDS
- INDUSTRIAL
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED



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STATE OF MINNESOTA

TOWN OF BALSAM LAKE

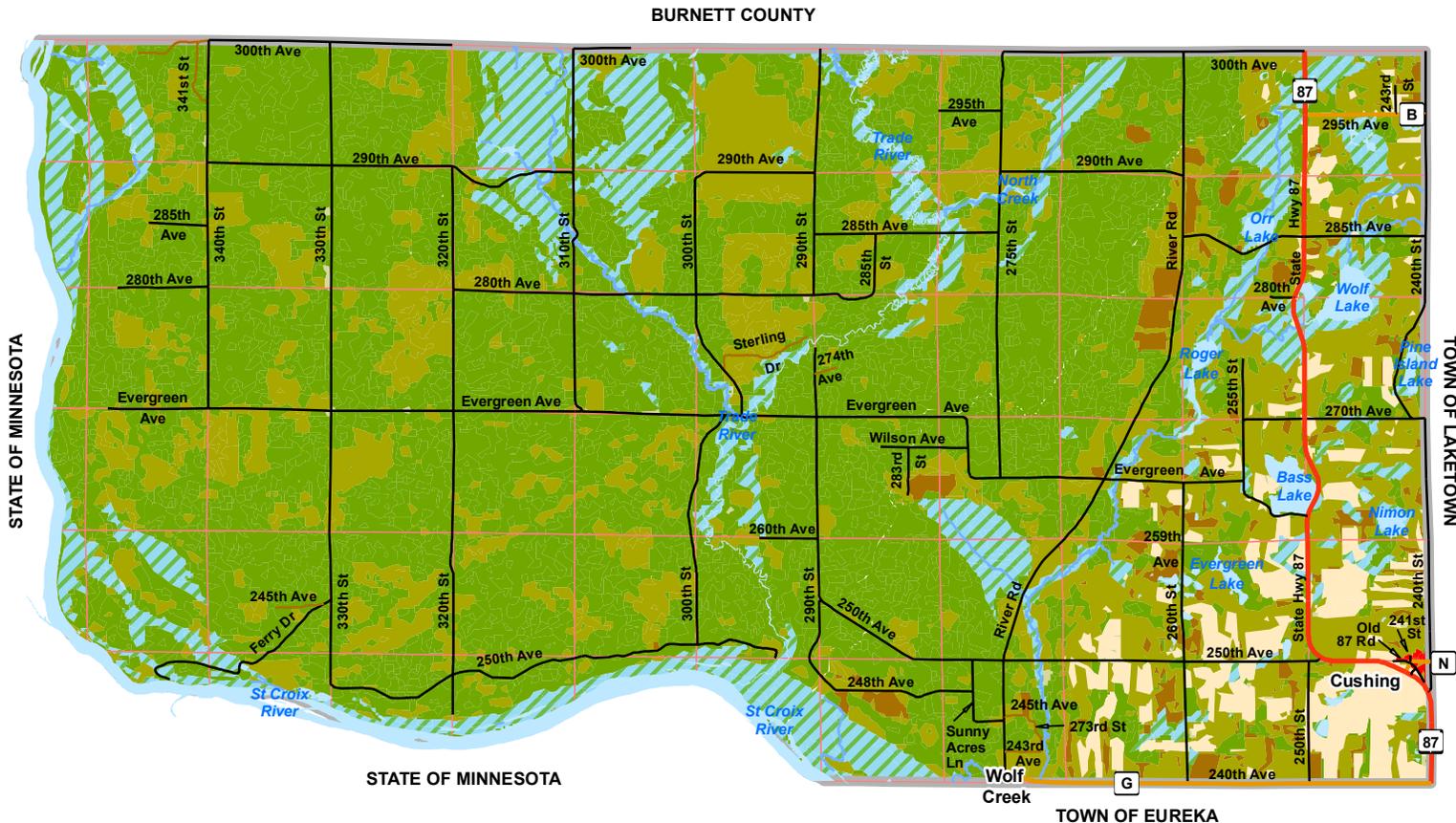
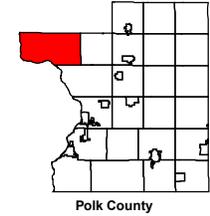
TOWN OF OSCEOLA

# MAP 8-29

## LAND COVER

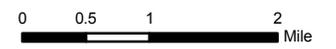
### Town of Sterling

#### Polk County Wisconsin



- BARREN
- FORAGE
- FOREST
- GRASSLAND/SHRUBS
- OPEN WATER
- ROW CROPS
- URBAN
- WETLAND
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO BODY
- SECTIONS

Land Cover Source: Polk County Land and Water Resource Plan (November 1998)



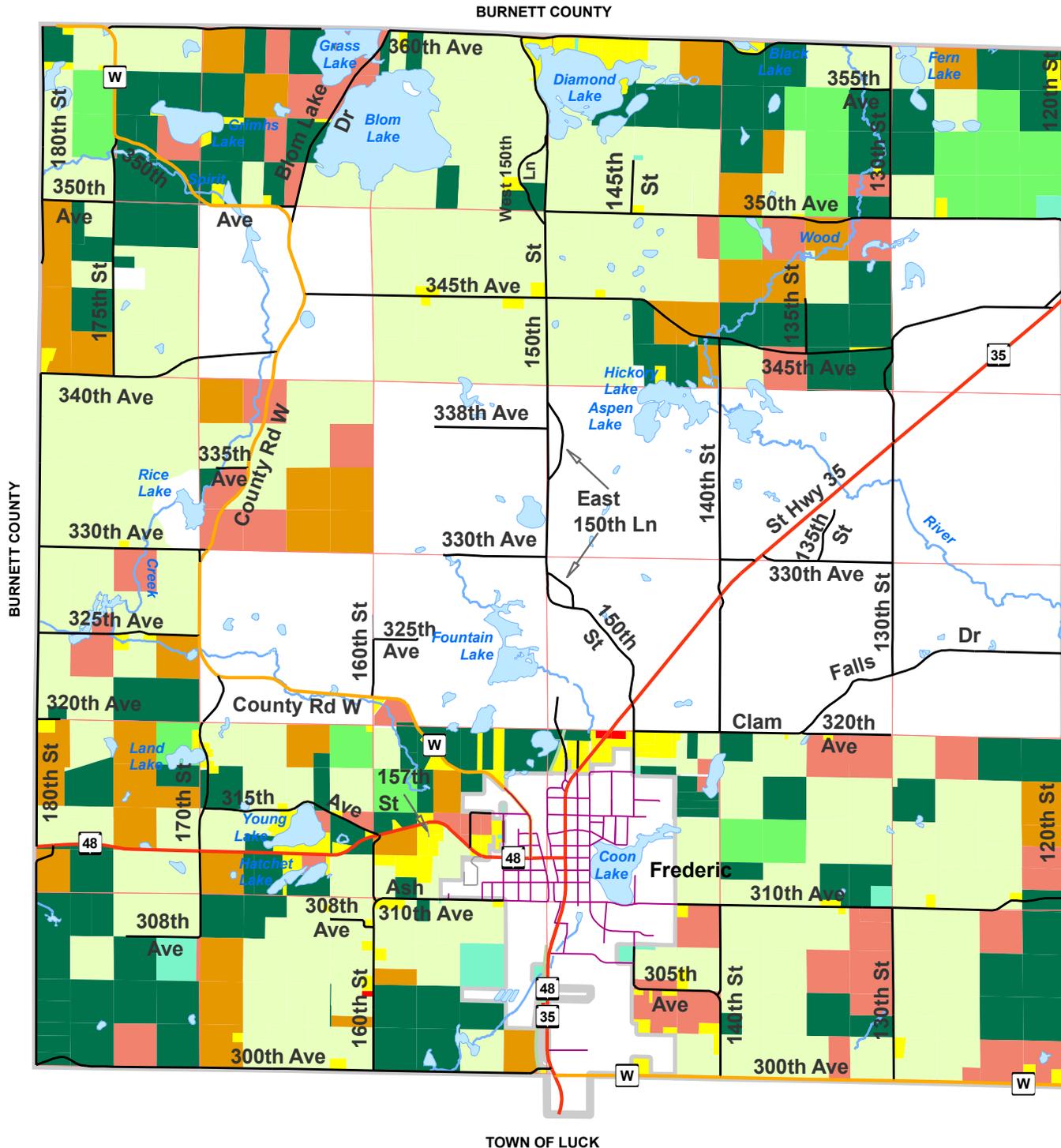
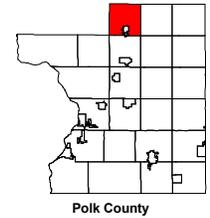
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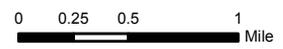
# MAP 8-30 PRIMARY LAND USE

Town of West Sweden  
Polk County  
Wisconsin



TOWN OF CLAM FALLS

- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- INDUSTRIAL
- OTHER
- PRODUCTIVE FOREST LANDS
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- AREA NOT PARCEL MAPPED



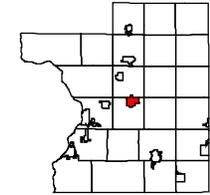
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# MAP 8-31 PRIMARY LAND USE

Village of Balsam Lake  
Polk County  
Wisconsin



Polk County

- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- FOREST LANDS
- INDUSTRIAL
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED

0 500 1,000 2,000  
Feet

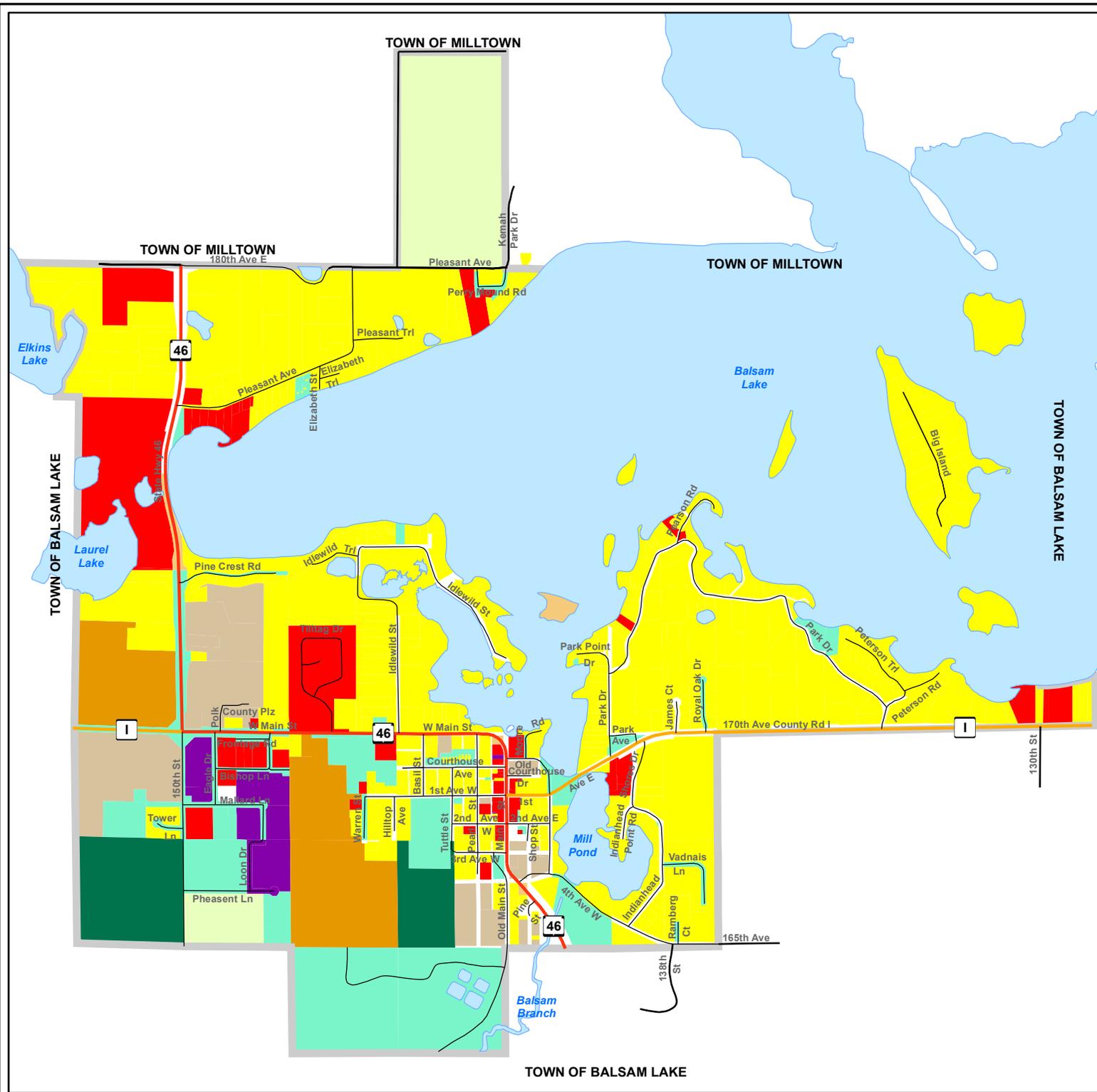


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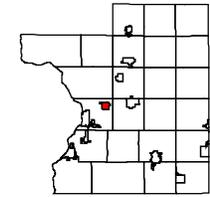
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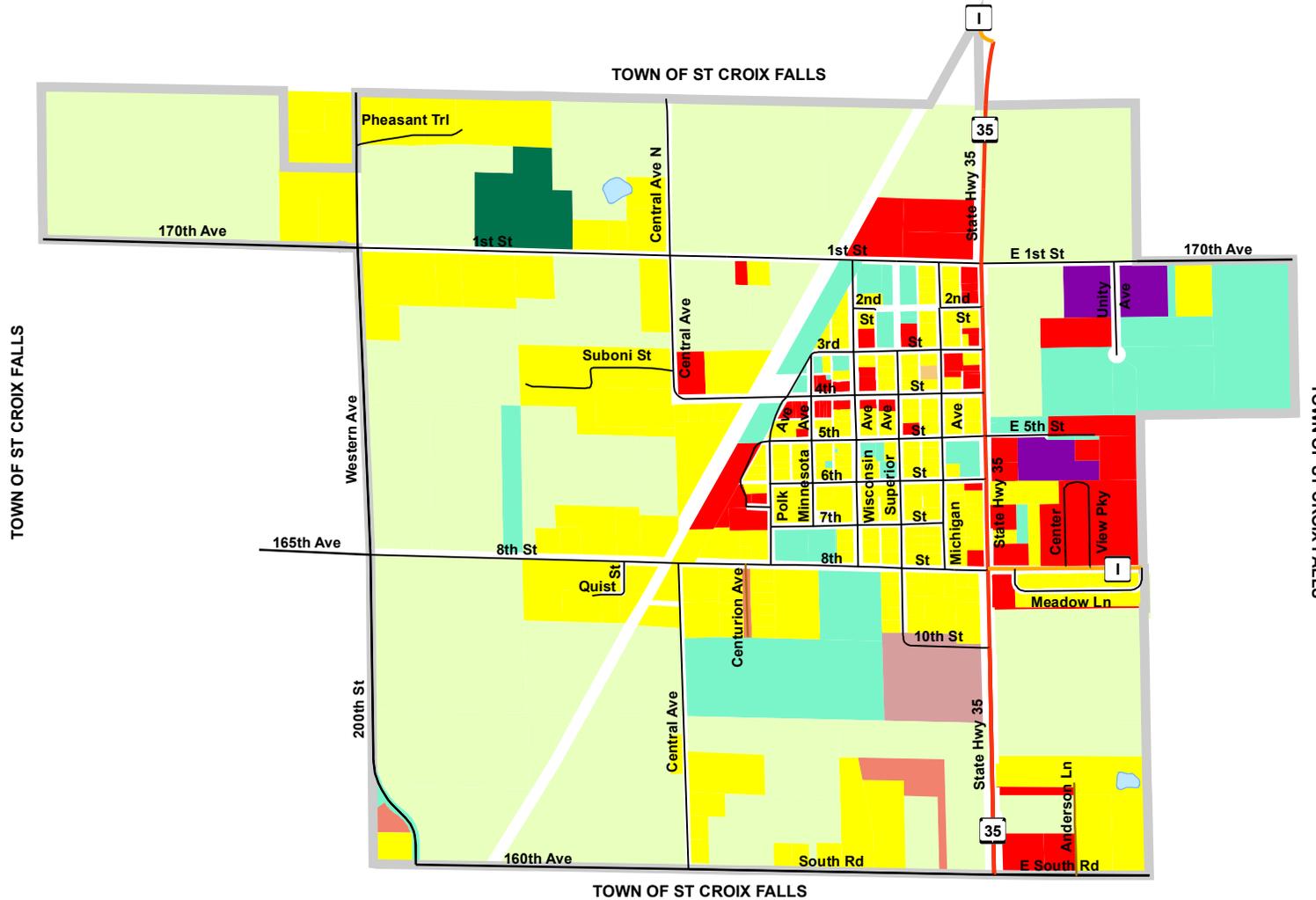
TOWN OF BALSAM LAKE

# MAP 8-32 PRIMARY LAND USE

Village of Centuria  
Polk County  
Wisconsin



Polk County



- AGRICULTURAL
- COMMERCIAL
- FEDERAL
- FOREST LANDS
- INDUSTRIAL
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY



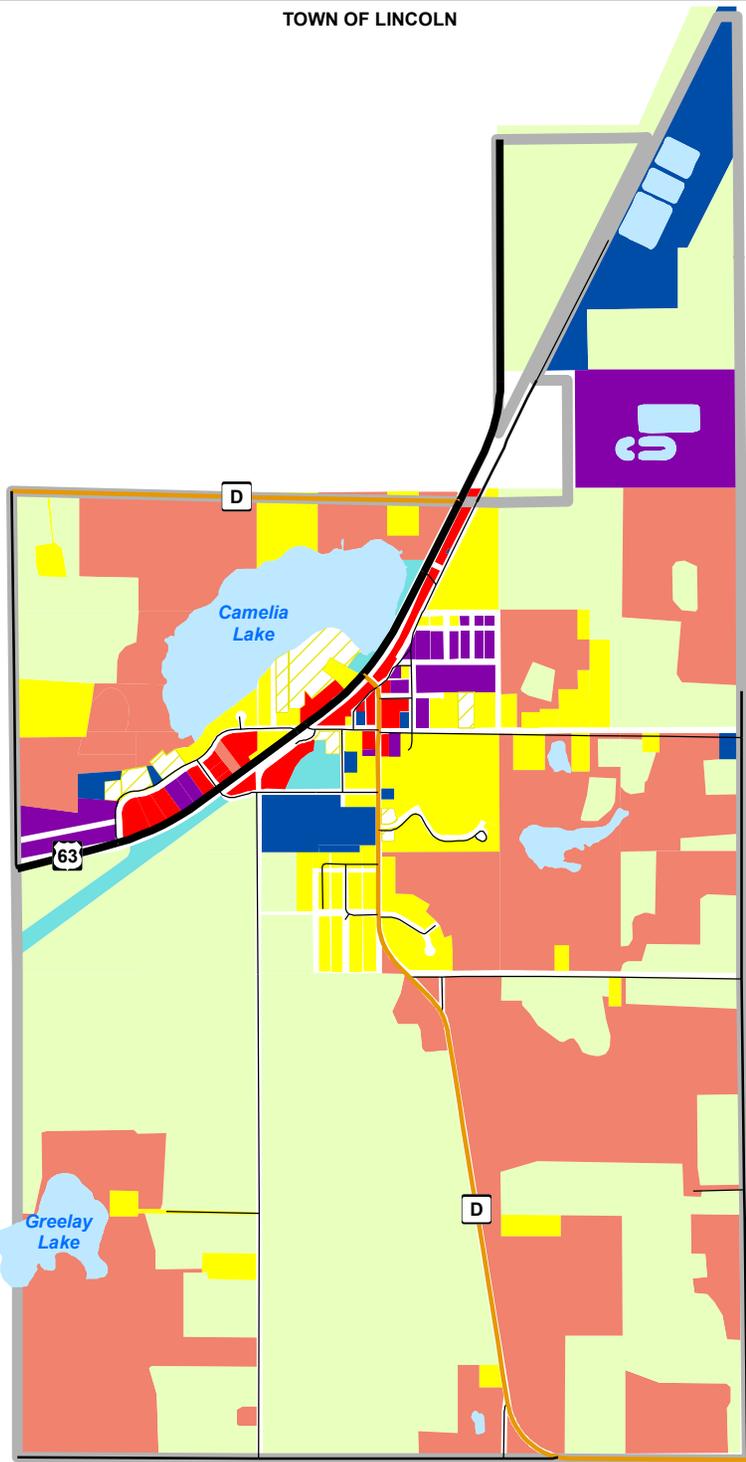
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TOWN OF LINCOLN



ST CROIX COUNTY

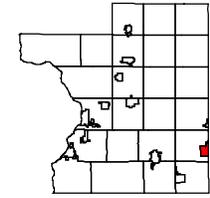
TOWN OF ALDEN

TOWN OF CLEAR LAKE

# MAP 8-33

## PRIMARY LAND USE

### Village of Clayton Polk County Wisconsin



Polk County

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARKS/RECREATION
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL SINGLE FAMILY
- UNDEVELOPED
- WATER

Land Use Source:  
Cedar Corporation



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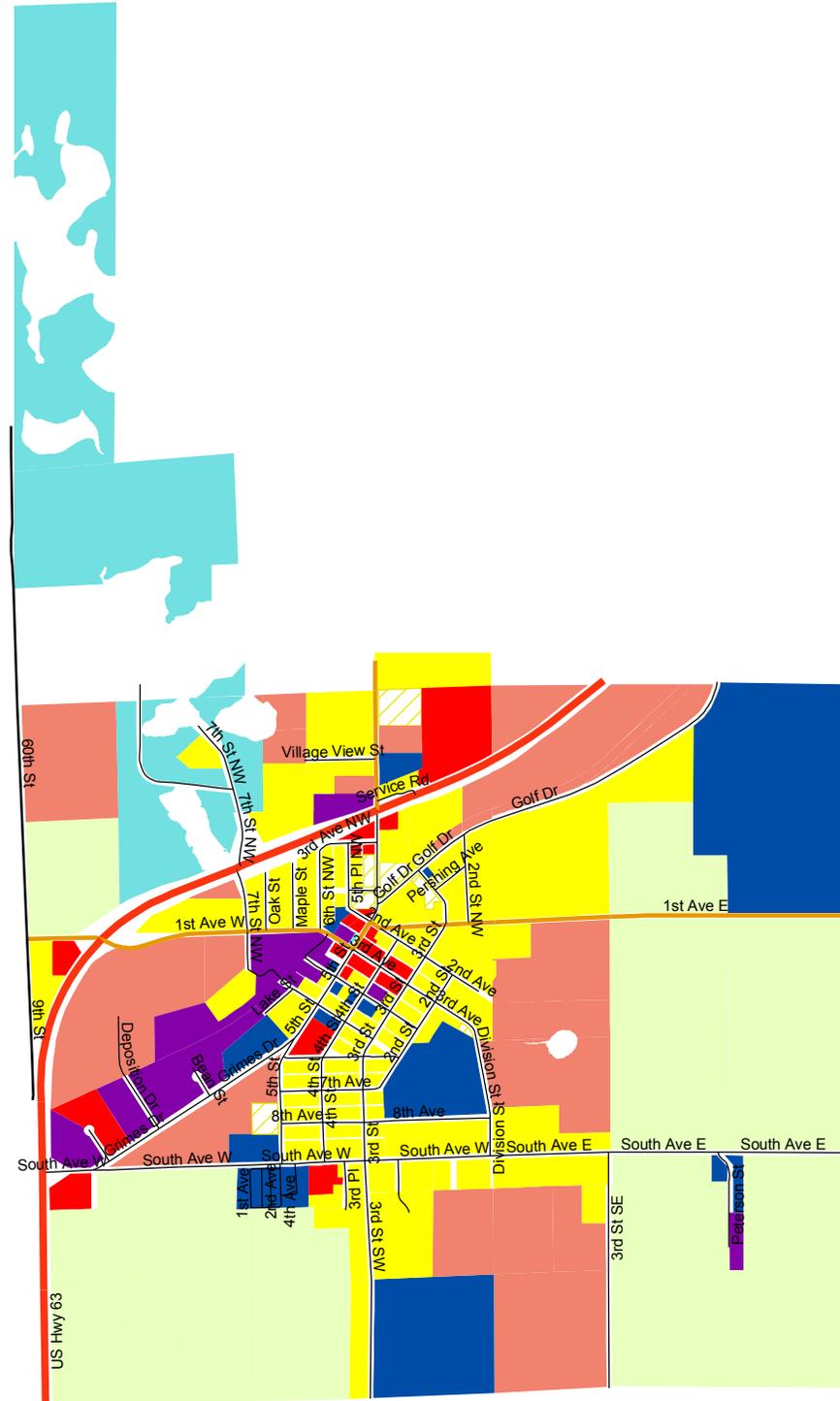


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TOWN OF CLEAR LAKE

TOWN OF BLACK BROOK



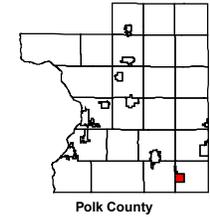
TOWN OF CLEAR LAKE

# MAP 8-34

## PRIMARY LAND USE

### Village of Clear Lake

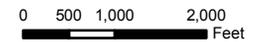
#### Polk County Wisconsin



TOWN OF CLEAR LAKE

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARKS
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL SINGLE FAMILY
- UNDEVELOPED

Land Use Source:  
Cedar Corporation



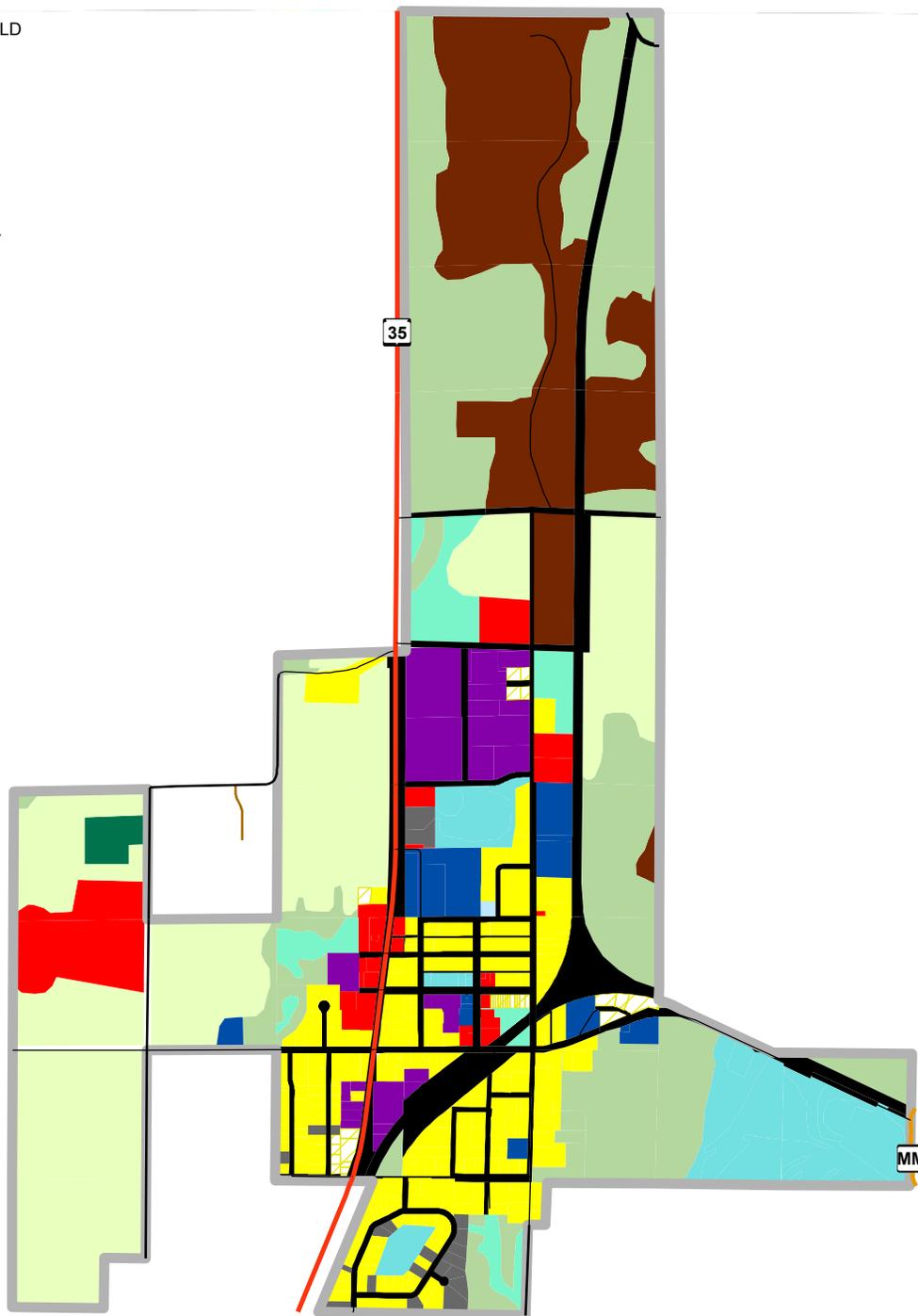
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TOWN OF ST CROIX FALLS

-  STATE HWY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  VILLAGE BOUNDARY



ST CROIX OSCEOLA

TOWN OF OSCEOLA

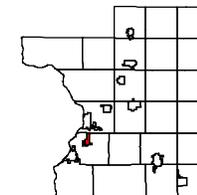
TOWN OF OSCEOLA

# MAP 8-35

## PRIMARY LAND USE

### Village of Dresser

### Polk County Wisconsin



Polk County

-  AGRICULTURAL
-  COMMERCIAL
-  FARMSTEAD
-  INDUSTRIAL
-  INSTITUTIONAL
-  LAKE
-  RESIDENTIAL MED TO HIGH
-  OPEN
-  PARK
-  QUARRY
-  RESIDENTIAL SINGLE FAMILY
-  TRANSPORTATION
-  VACANT
-  WOODLANDS

Land Use Source:  
MSA Professional Services

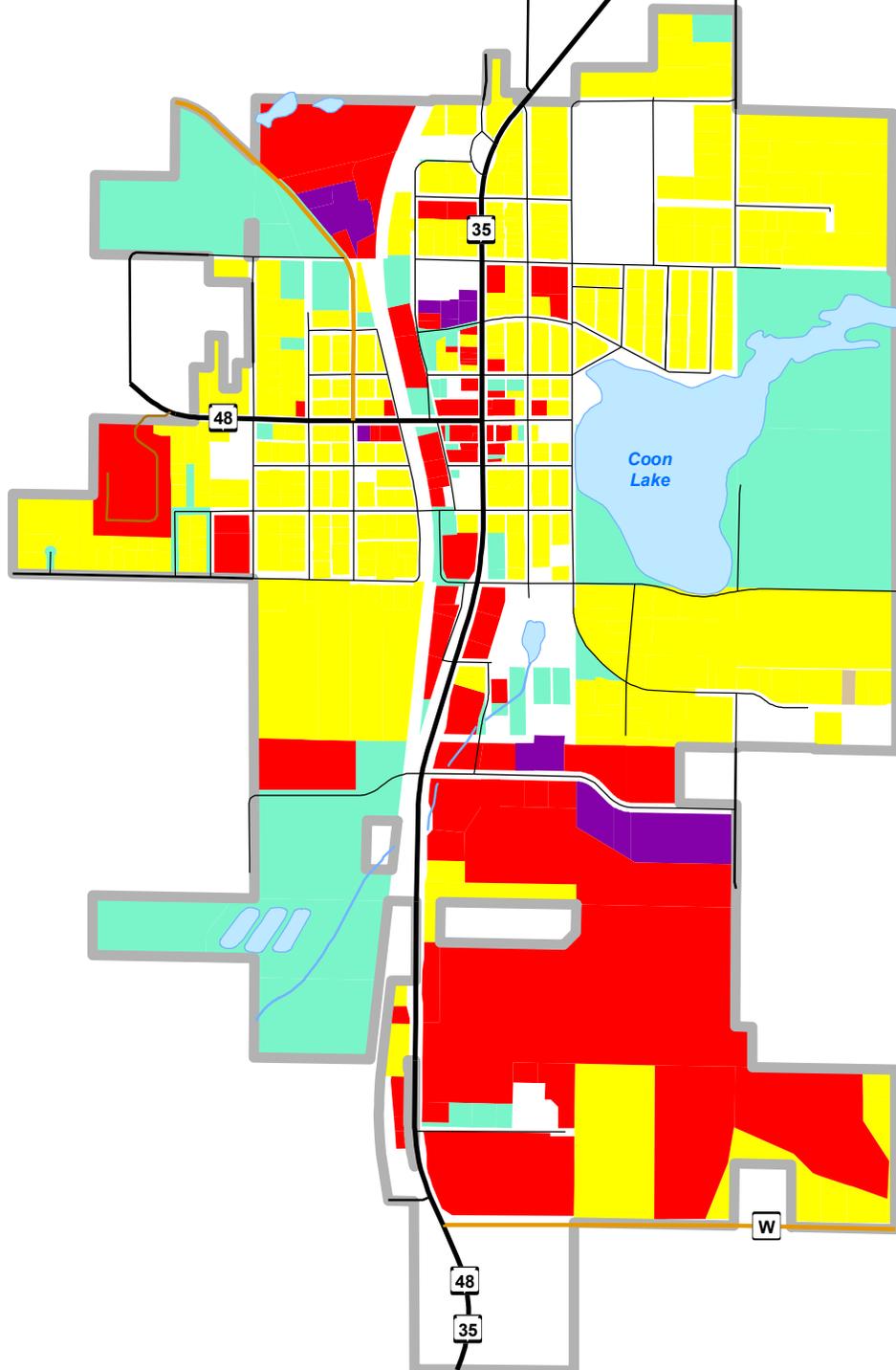


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TOWN OF WEST SWEDEN

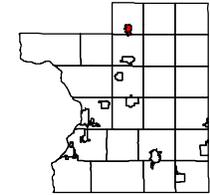


TOWN OF LUCK

# MAP 8-36

## PRIMARY LAND USE

Village of Frederic  
Polk County  
Wisconsin



Polk County

- COMMERCIAL
- COUNTY
- INDUSTRIAL
- OTHER
- RESIDENTIAL
- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- VILLAGE BOUNDARY



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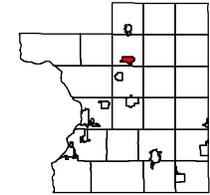
TOWN OF LUCK

# MAP 8-37

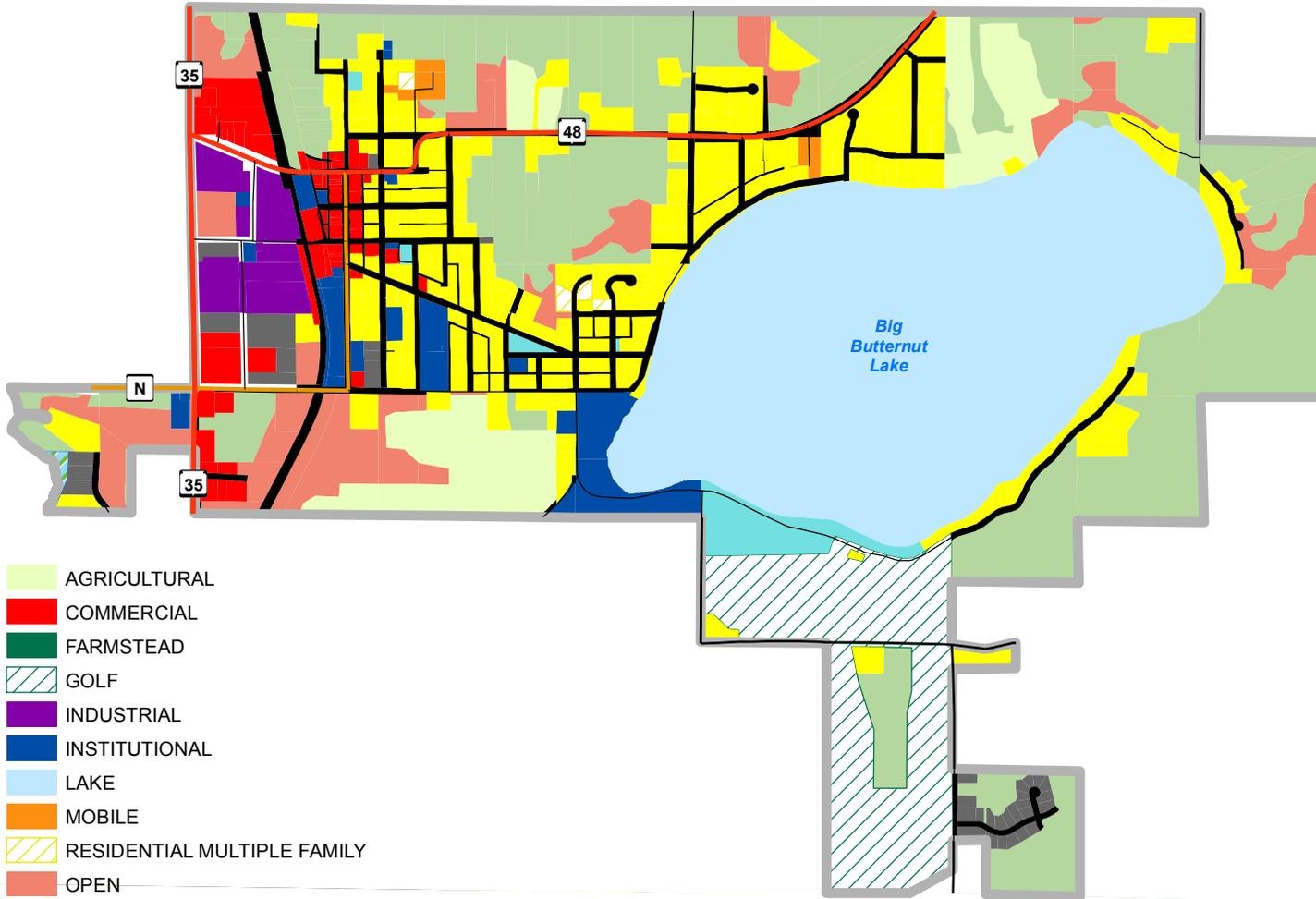
## PRIMARY LAND USE

### Village of Luck

#### Polk County Wisconsin



Polk County

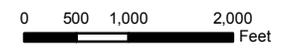


TOWN OF LUCK

TOWN OF LUCK

- AGRICULTURAL
- COMMERCIAL
- FARMSTEAD
- GOLF
- INDUSTRIAL
- INSTITUTIONAL
- LAKE
- MOBILE
- RESIDENTIAL MULTIPLE FAMILY
- OPEN
- PARK
- QUARRY
- RESIDENTIAL LOW DENSITY
- TRANSPORTATION
- VACANT
- WATER
- WETLAND
- WOODLANDS

- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE DRIVEWAY
- VILLAGE BOUNDARY



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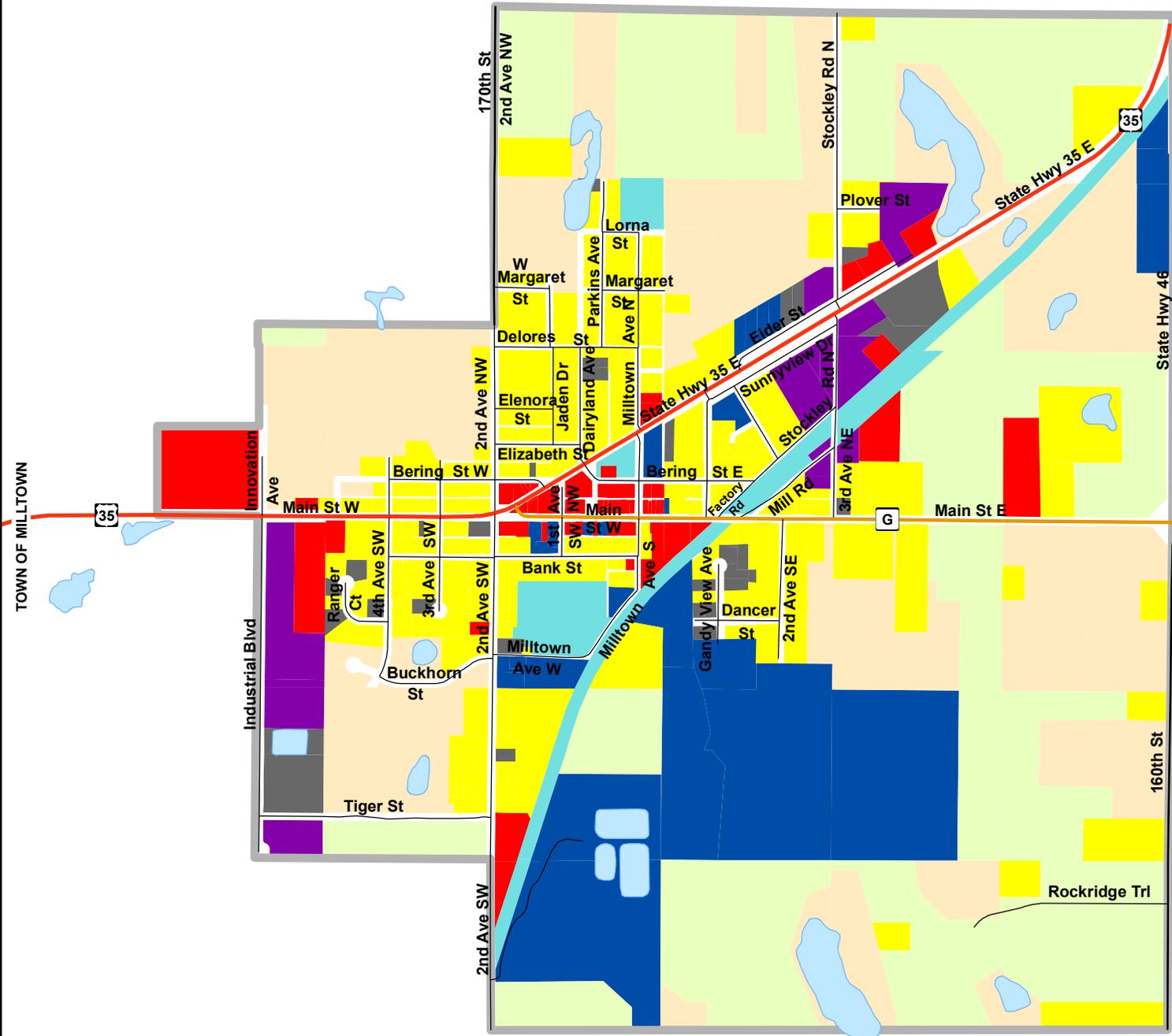


Land Use Source:  
 MSA Professional Services

TOWN OF MILLTOWN

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TOWN OF MILLTOWN



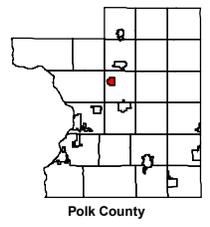
TOWN OF MILLTOWN

# MAP 8-38

## PRIMARY LAND USE

### Village of Milltown

#### Polk County Wisconsin



- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- NATURAL AREAS
- RECREATIONAL
- RESIDENTIAL
- VACANT

Land Use Source:  
Cedar Corporation



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## LAND USE

- AIRPORT
- COMMERCIAL
- INDUSTRIAL
- MIXED USE
- MOBILE HOME
- MULTI-FAMILY
- PARK
- PUBLIC INSTITUTION
- SINGLE FAMILY
- TRANSPORTATION
- UTILITY
- VACANT/OPEN/AG

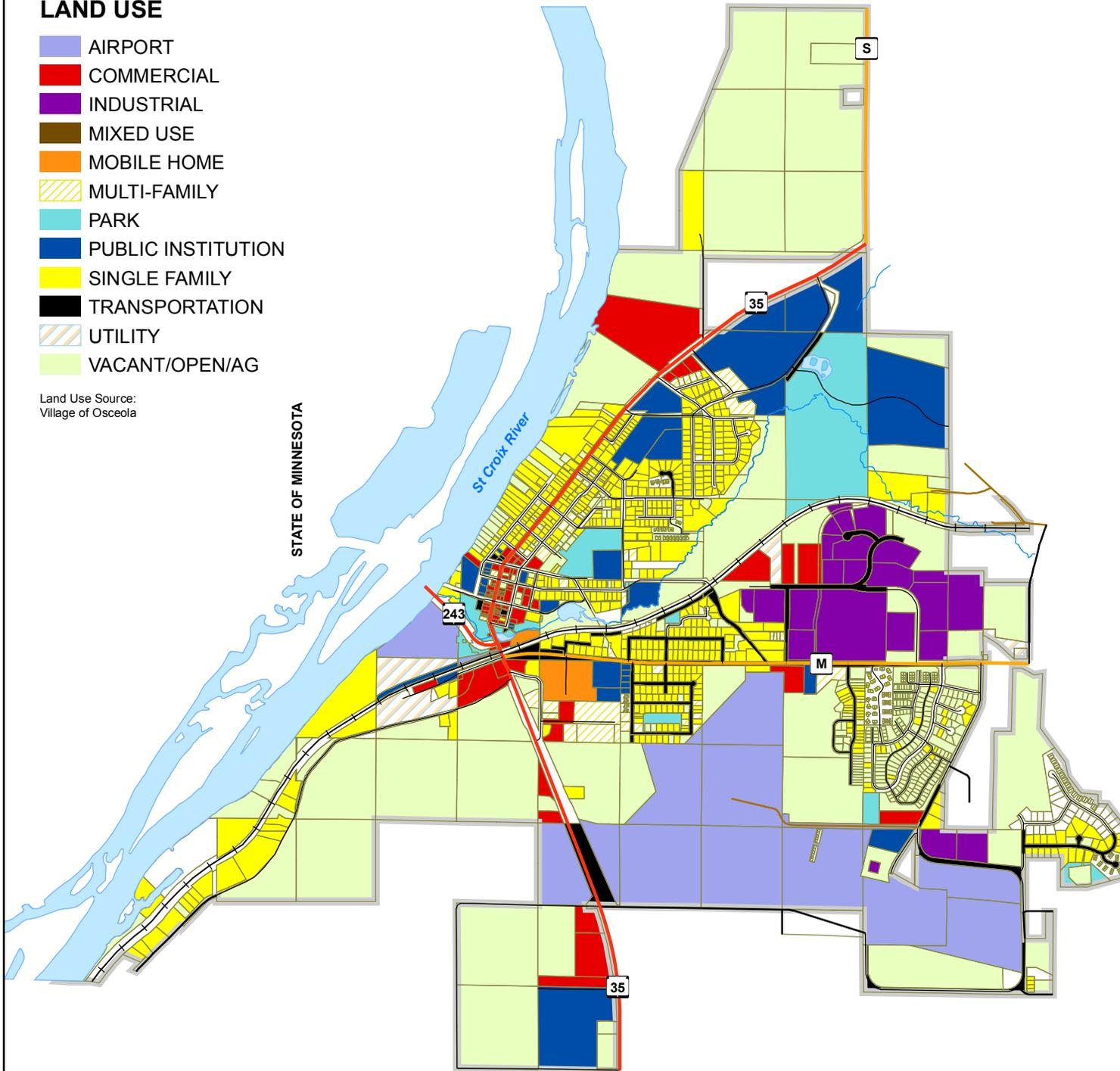
Land Use Source:  
Village of Osceola

STATE OF MINNESOTA

TOWN OF OSCEOLA

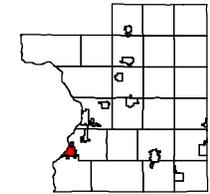
TOWN OF OSCEOLA

TOWN OF FARMINGTON



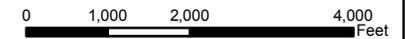
# MAP 8-39 PRIMARY LAND USE

Village of Osceola  
Polk County  
Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- RAILROAD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- PARCELS
- VILLAGE BOUNDARY



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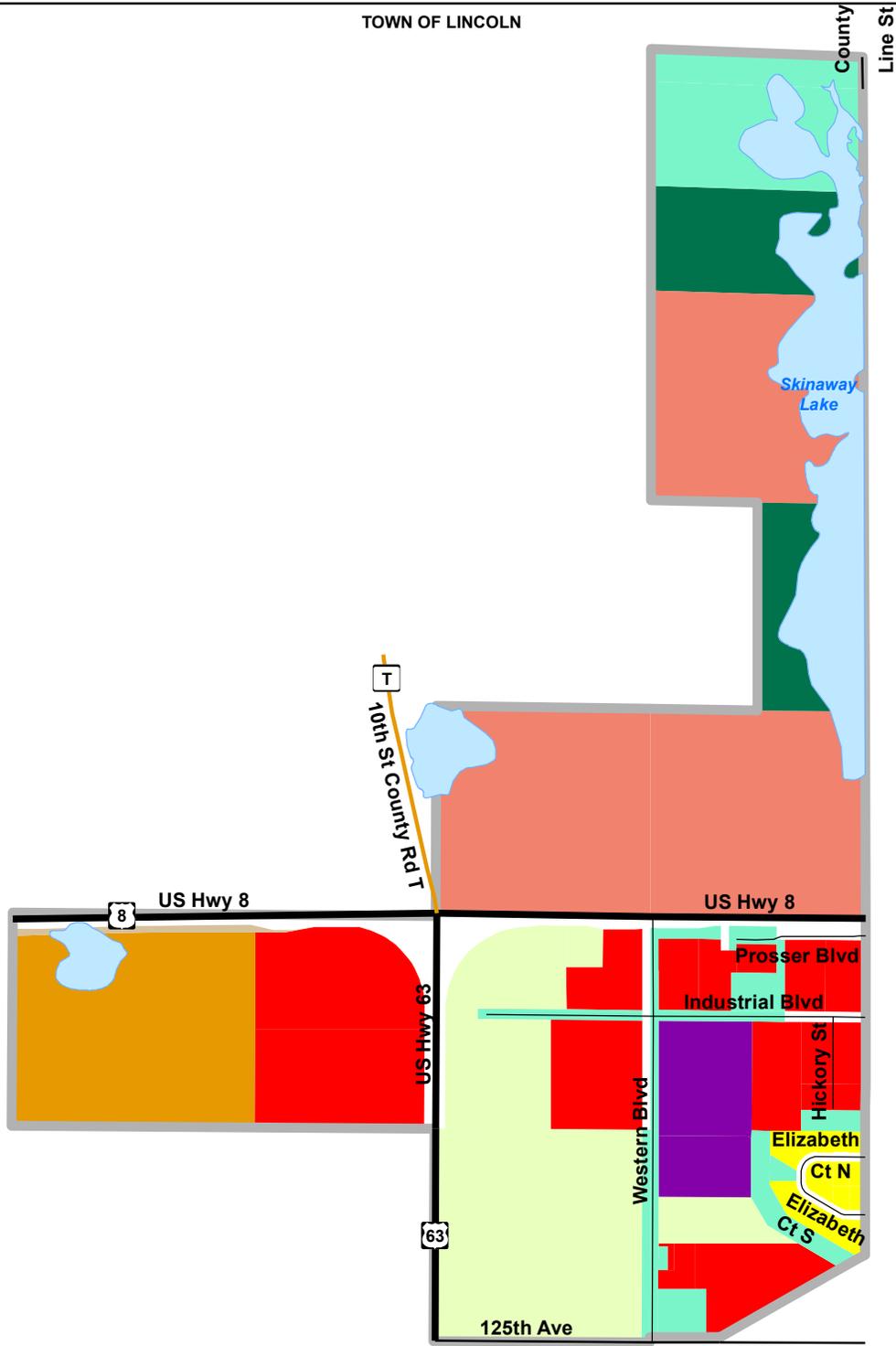
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TOWN OF LINCOLN

County Line St

TOWN OF ALDEN

TOWN OF CLEAR LAKE



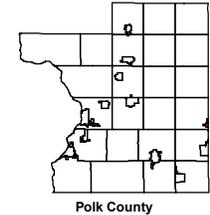
ST CROIX COUNTY

# MAP 8-40

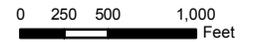
## PRIMARY LAND USE

### Village of Turtle Lake

### Polk County Wisconsin



- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- FOREST LANDS
- INDUSTRIAL
- OTHER
- RESIDENTIAL
- UNDEVELOPED



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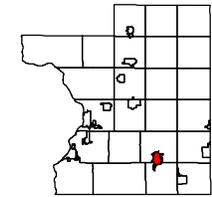


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# MAP 8-41

## PRIMARY LAND USE

### City of Amery Polk County Wisconsin



Polk County

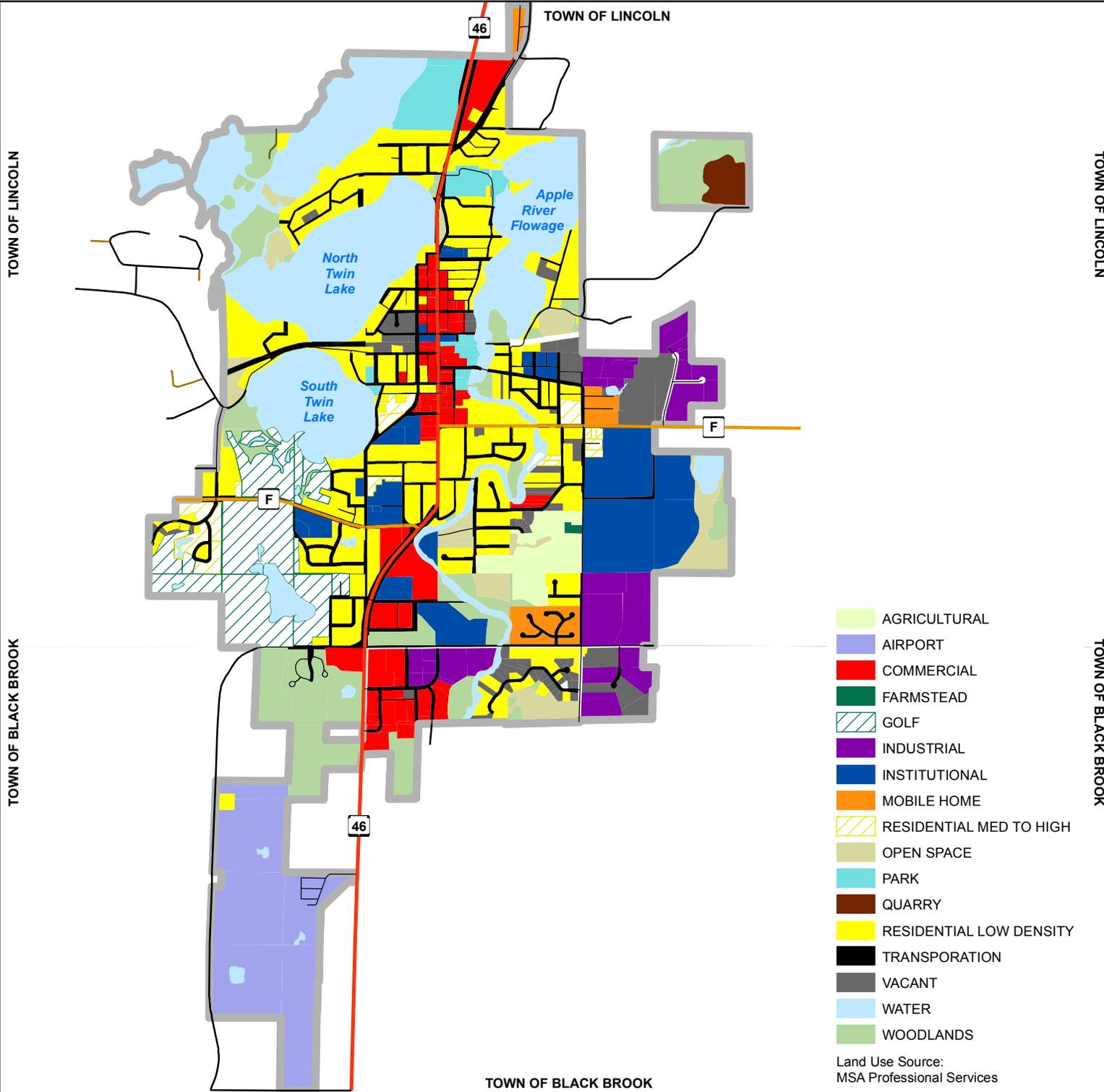
- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- CITY ROAD
- PRIVATE ROAD
- PRIVATE DRIVEWAY
- CITY BOUNDARY



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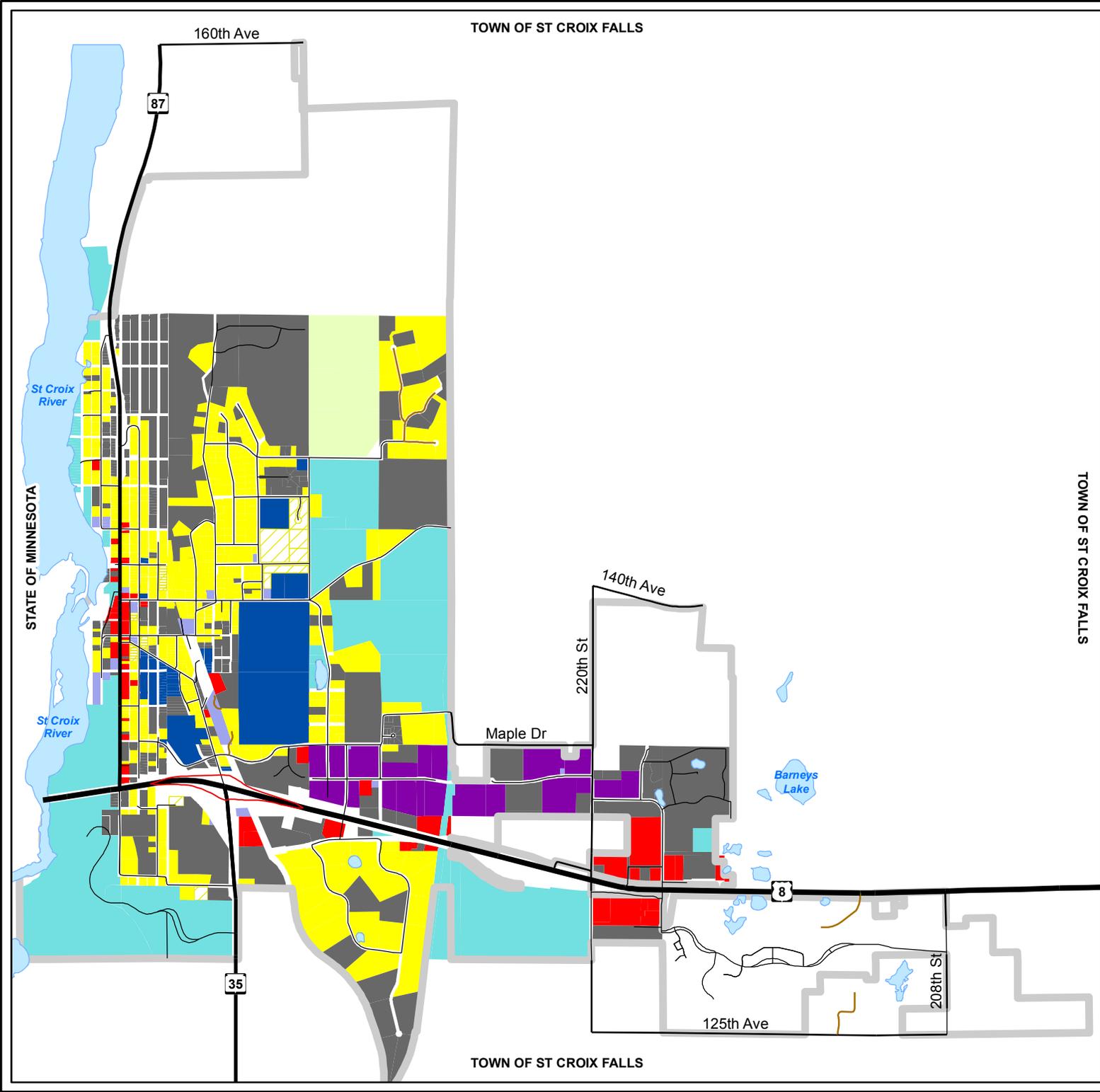


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- AGRICULTURAL
- AIRPORT
- COMMERCIAL
- FARMSTEAD
- GOLF
- INDUSTRIAL
- INSTITUTIONAL
- MOBILE HOME
- RESIDENTIAL MED TO HIGH
- OPEN SPACE
- PARK
- QUARRY
- RESIDENTIAL LOW DENSITY
- TRANSPORTATION
- VACANT
- WATER
- WOODLANDS

Land Use Source:  
MSA Professional Services

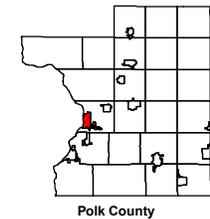


# MAP 8-42

## PRIMARY LAND USE

### City of St Croix Falls

#### Polk County Wisconsin



- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PUBLIC
- RECREATION/PARK
- RESIDENTIAL MULTI-FAMILY
- RESIDENTIAL SINGLE FAMILY
- VACANT

Land Use Source:  
Cedar Corporation

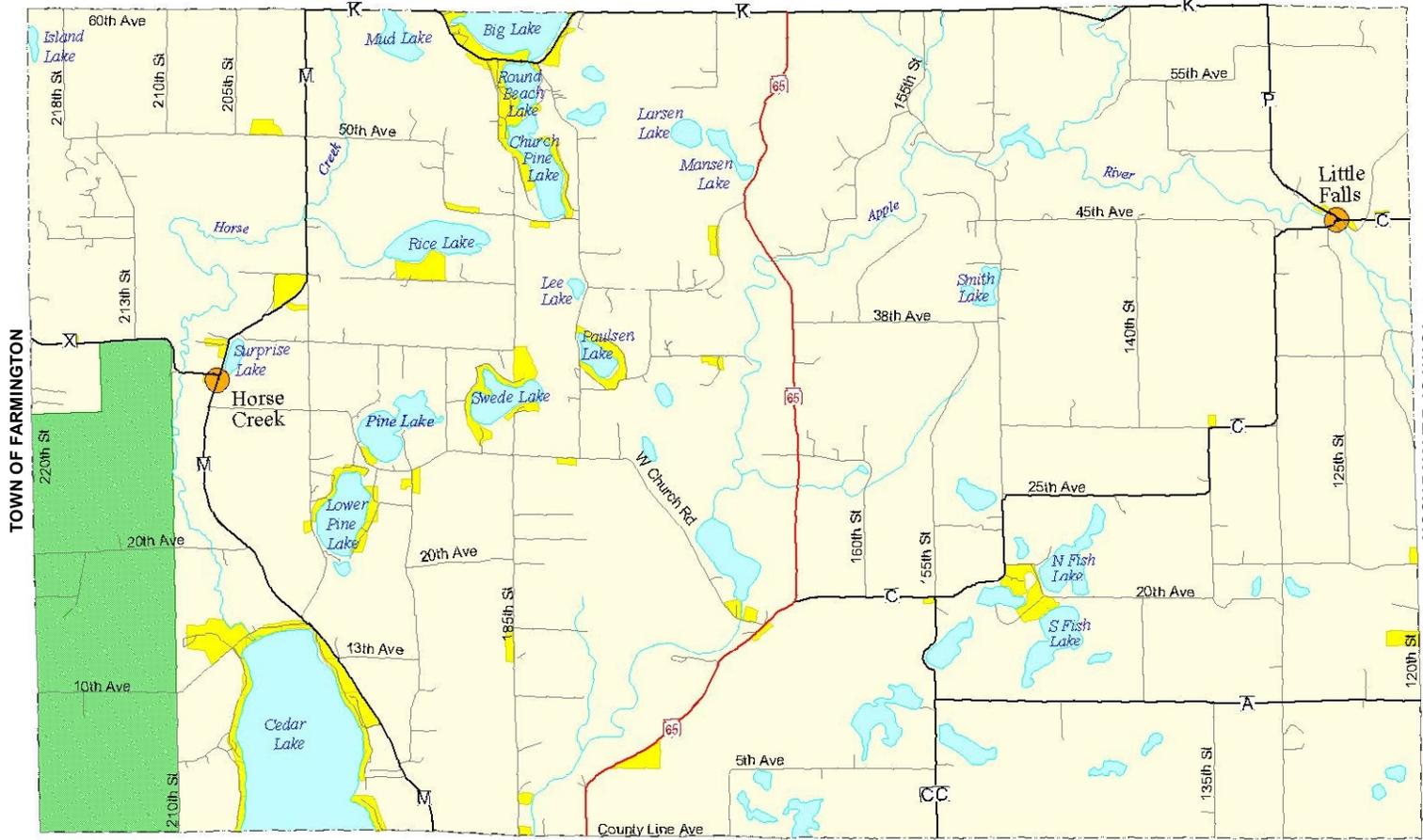
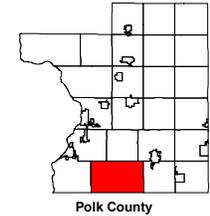


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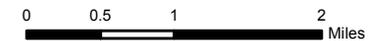
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# MAP 8-43 PREFERRED FUTURE LAND USE Town of Alden Polk County Wisconsin



-  **Exclusive Agricultural**
-  **Agricultural Residential**
-  **Rural Residential**
-  **Rural Hamlet**

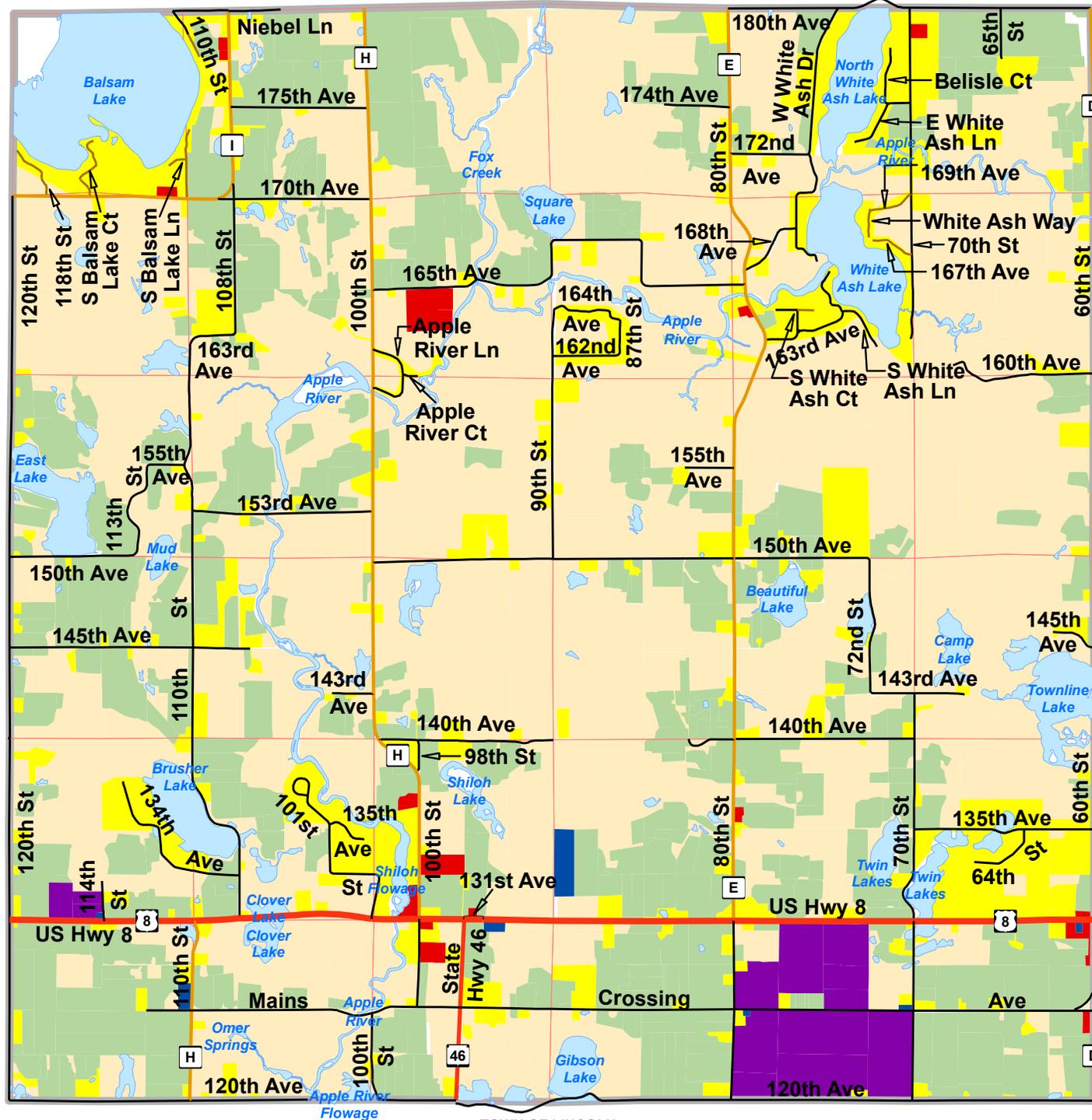
Land Use Source:  
MSA Professional Services



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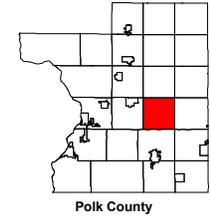
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# MAP 8-44 PREFERRED FUTURE LAND USE

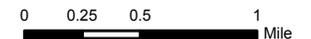
## Town of Apple River

### Polk County Wisconsin



- AGRICULTURAL
- COMMERCIAL
- NATURAL AREAS
- INDUSTRIAL
- INSTITUTIONAL
- RESIDENTIAL
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

Land Use Source:  
Cedar Corporation



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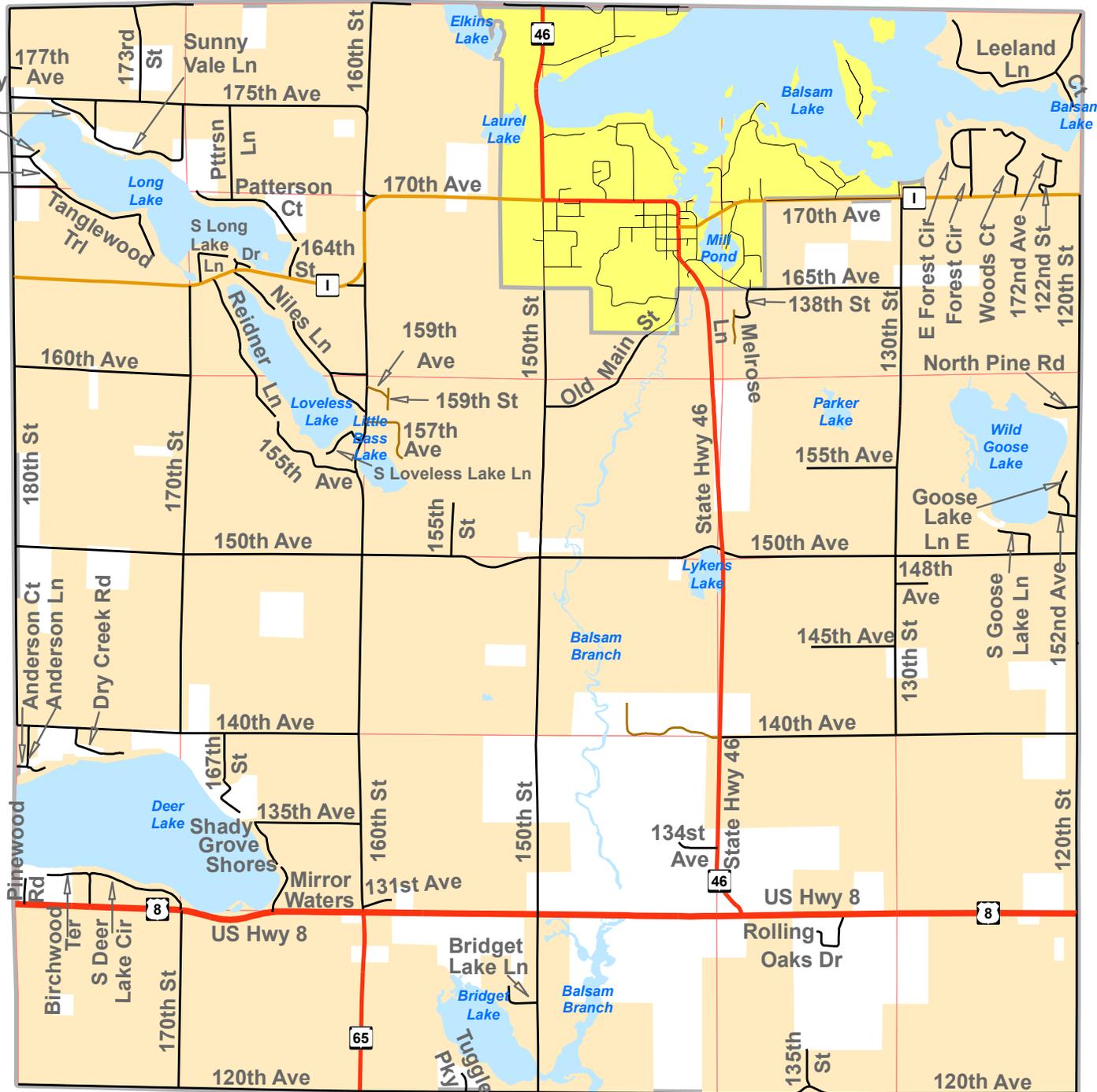


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TOWN OF MILLTOWN

TOWN OF ST CROIX FALLS

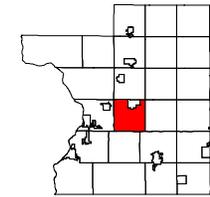
TOWN OF APPLE RIVER



TOWN OF GARFIELD

TOWN OF LINCOLN

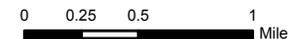
# MAP 8-45 PREFERRED FUTURE LAND USE Town of Balsam Lake Polk County Wisconsin



Polk County

- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- FARMLAND PRESERVATION
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- VILLAGE

Farmland Preservation Source:  
Town of Balsam Lake



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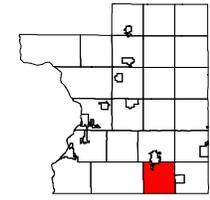
8/20/09

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# MAP 8-47 PREFERRED FUTURE LAND USE

## Town of Black Brook Polk County Wisconsin



Polk County

- AGRICULTURAL/RESIDENTIAL
- AGRICULTURAL
- CITY OF AMERY
- COMMERCIAL
- DNR, STATE, & FEDERAL
- FARM FIELDS
- FOREST/NATURAL AREAS
- INSTITUTIONAL
- TRANSPORTATION
- RESIDENTIAL
- RURAL RESIDENTIAL
- TRAIL
- WATER

0 0.25 0.5 1 Mile

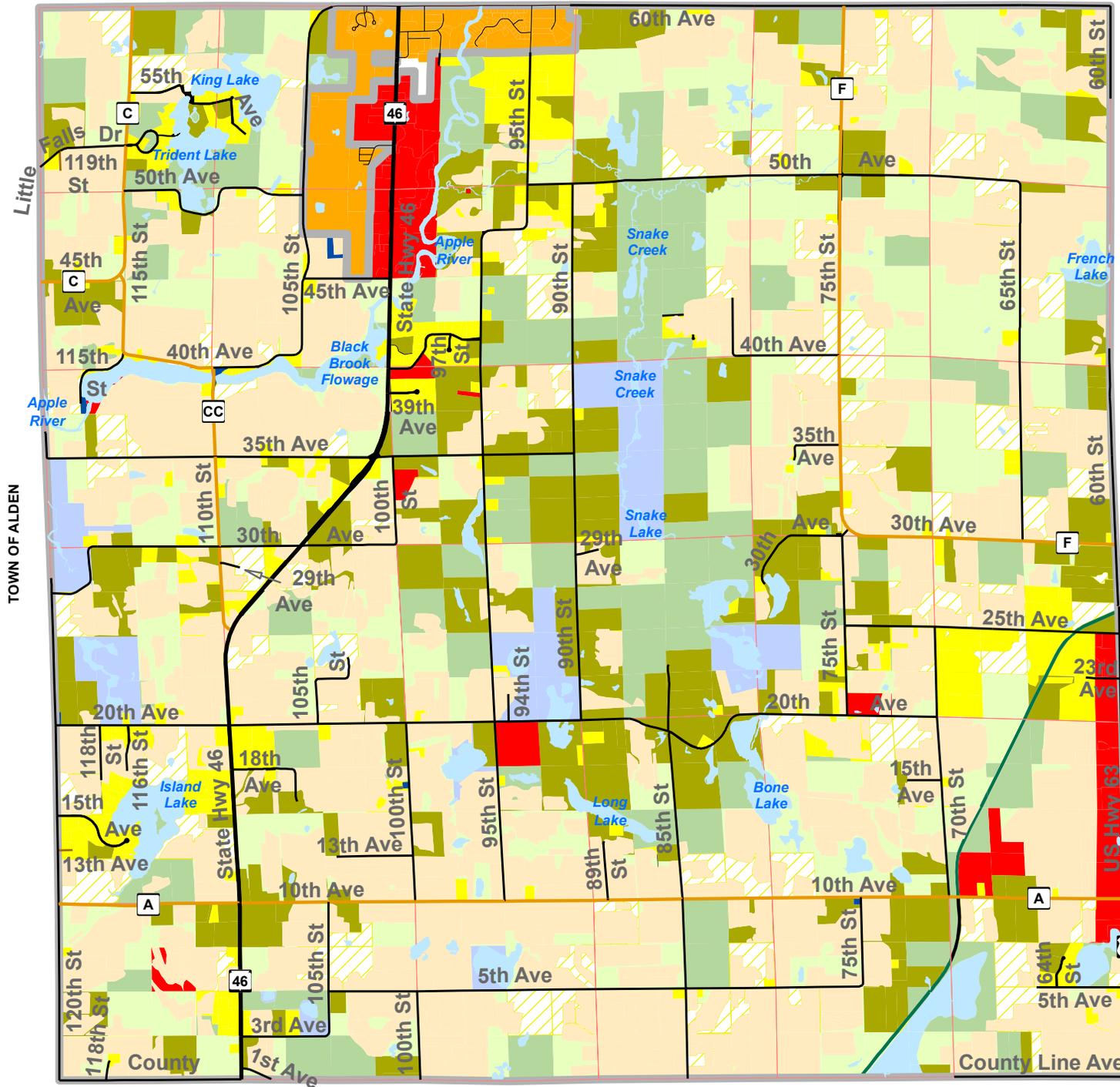


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8/19/09

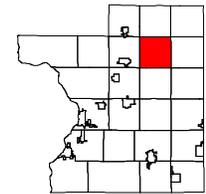


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# MAP 8-48 PREFERRED FUTURE LAND USE

## Town of Bone Lake Polk County Wisconsin



Polk County

- AGRICULTURAL LANDS
- BARREN
- COMMERCIAL
- FOREST
- LIMITATIONS
- OPEN WATER
- RESIDENTIAL
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- SECTIONS
- TOWNSHIP BOUNDARY

Limitations to Development:  
Floodplain, Wetland, and > 20% Slope



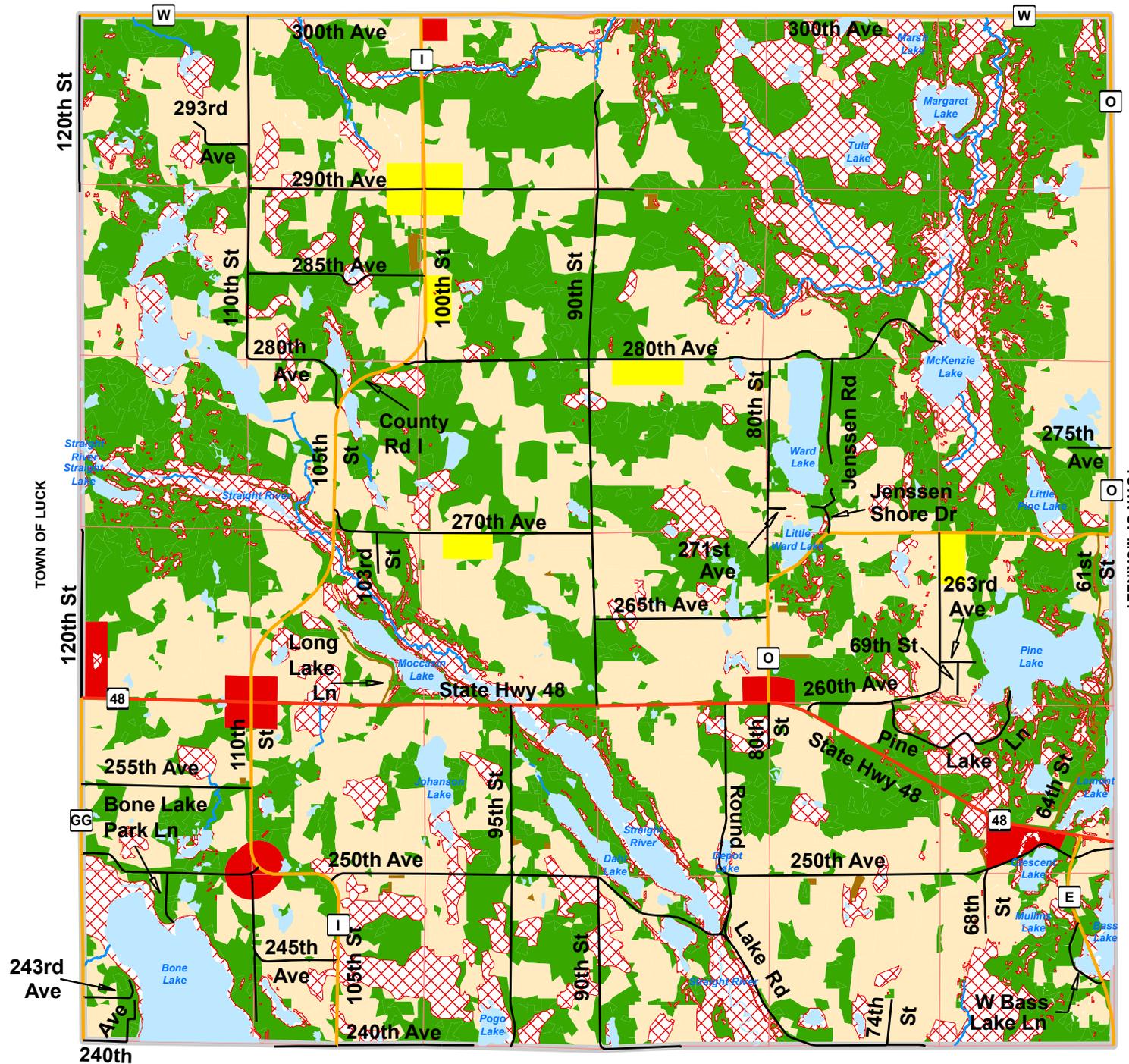
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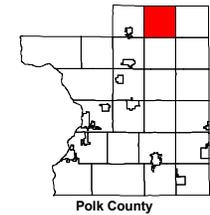
TOWN OF CLAM FALLS



TOWN OF GEORGETOWN

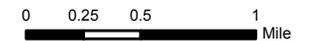
# MAP 8-49 PREFERRED FUTURE LAND USE

Town of Clam Falls  
Polk County  
Wisconsin



- AGRICULTURAL LANDS
- BARREN
- FOREST
- LIMITATIONS
- OPEN WATER
- URBAN
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- PRIVATE ROAD
- HYDRO STREAM
- SECTIONS

Limitations to Development:  
Floodplain, Wetland, and > 20% Slope

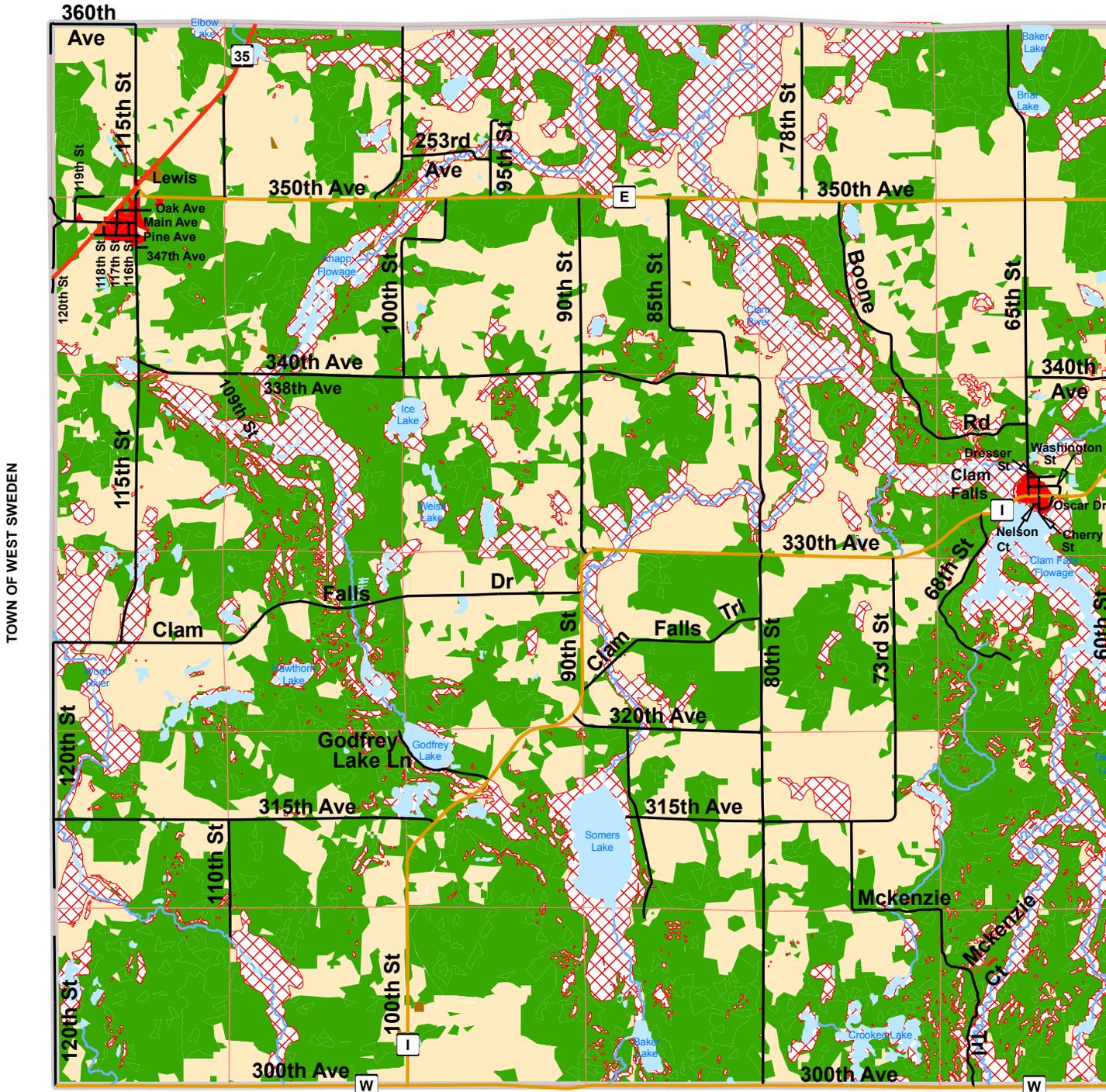


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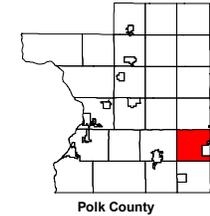


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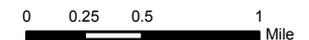
# MAP 8-50 PREFERRED FUTURE LAND USE Town of Clayton Polk County Wisconsin



## Future Land Use

- Residential
- Commercial
- Agricultural
- Forest
- Farmstead
- Public/Institutional
- Utility

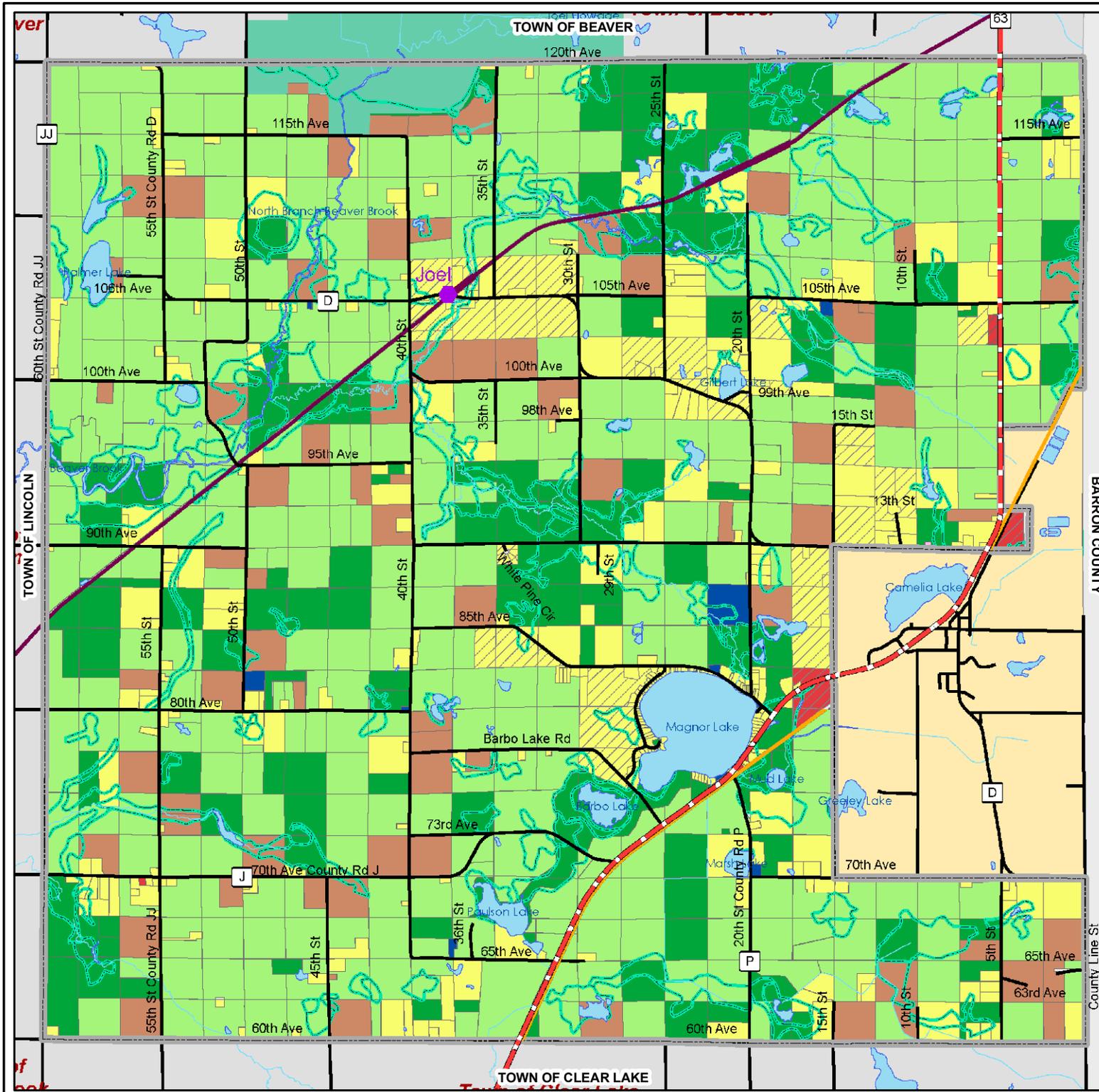
Land Use Source:  
Stevens Engineers, Inc.



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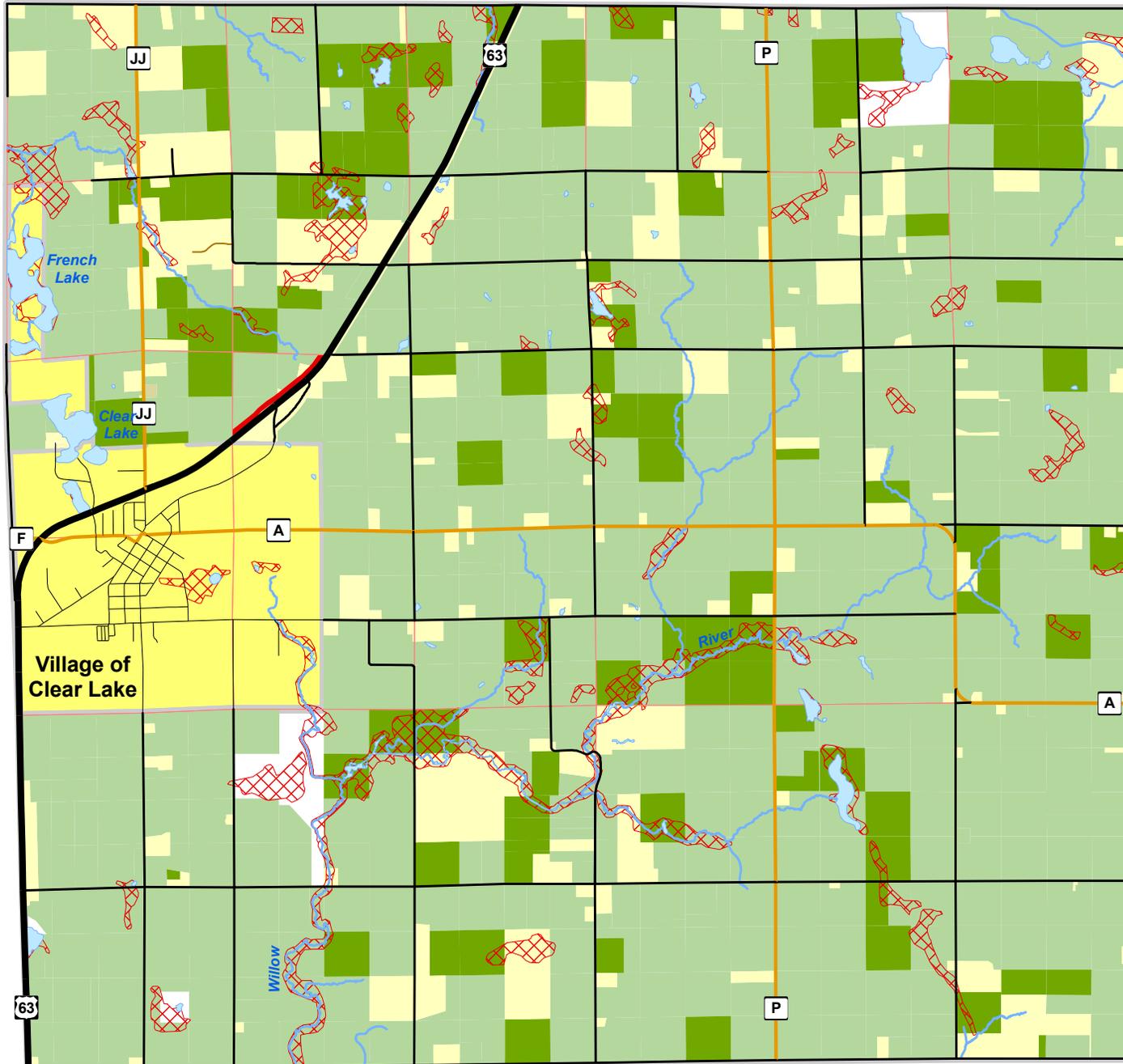


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# MAP 8-51 PREFERRED FUTURE LAND USE

Town of Clear Lake  
Polk County  
Wisconsin



TOWN OF BLACK BROOK

BARRON COUNTY

ST CROIX COUNTY

- AGRICULTURAL
- COMMERCIAL
- FEDERAL LANDS
- FOREST LANDS
- POLK COUNTY LANDS
- RESIDENTIAL
- STATE LANDS
- DEVELOPMENT LIMITATIONS
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

Development Limitations:  
Floodplain, Wetland, and 12% or more Slope



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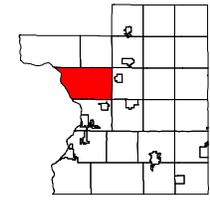


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# MAP 8-52 PREFERRED FUTURE LAND USE Town of Eureka

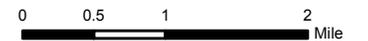
## Polk County Wisconsin



Polk County

- RESIDENTIAL COMMERCIAL INDUSTRIAL
- STATE HWY SHIELD
- COUNTY HWY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO BODY
- SECTIONS
- TOWN BOUNDARY

Land Use Source:  
West Central Wisconsin  
Regional Planning Commission

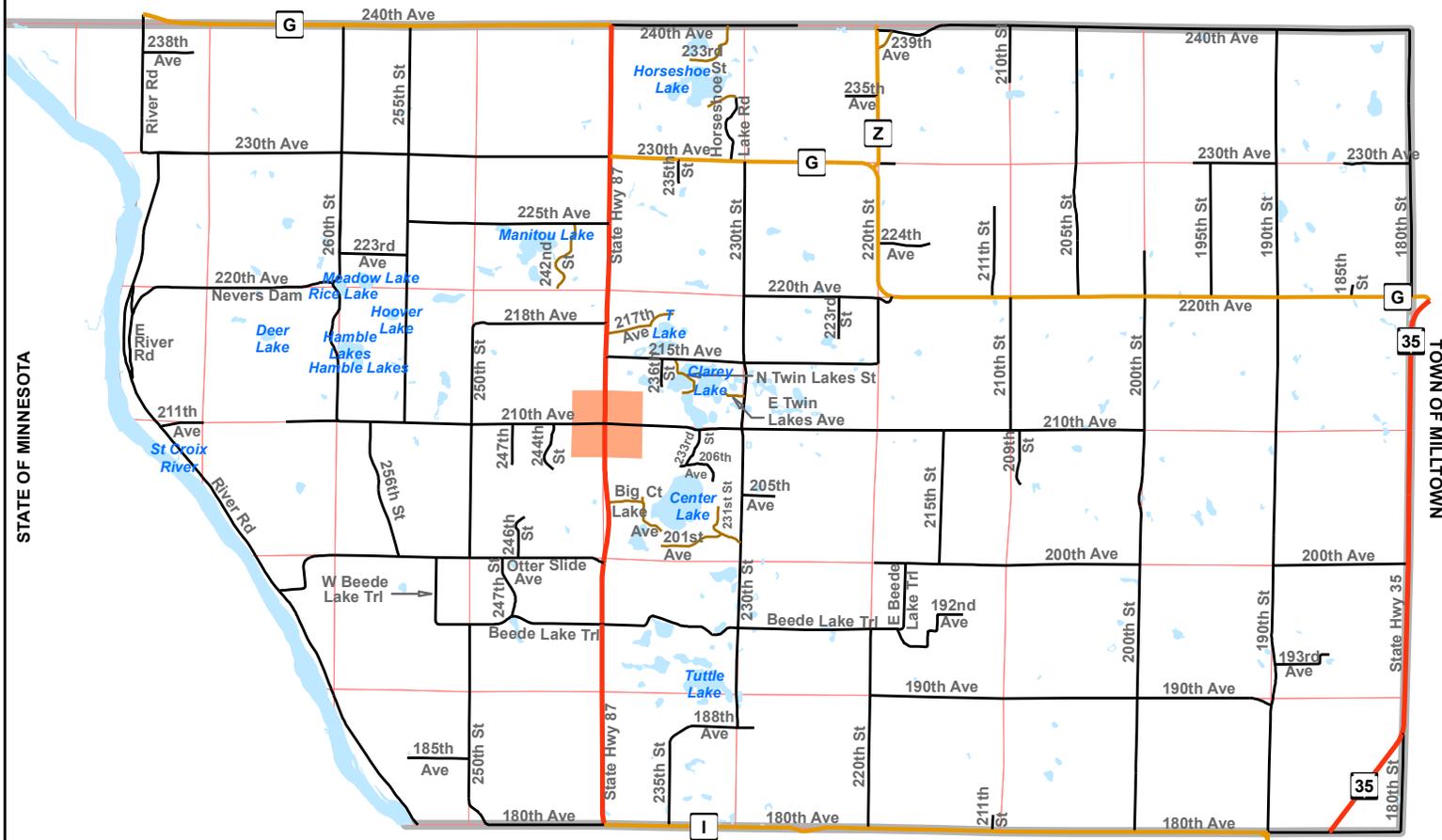


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STATE OF MINNESOTA

TOWN OF MILLTOWN

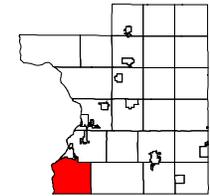
TOWN OF ST CROIX FALLS

VILLAGE OF OSCEOLA

TOWN OF OSCEOLA

# MAP 8-53 PREFERRED FUTURE LAND USE

## Town of Farmington Polk County Wisconsin



Polk County

- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- SECTIONS
- FARMLAND PRESERVATION
- TOWN OF FARMINGTON
- VILLAGE OF OSCEOLA

Farmland Preservation Source:  
Town of Farmington



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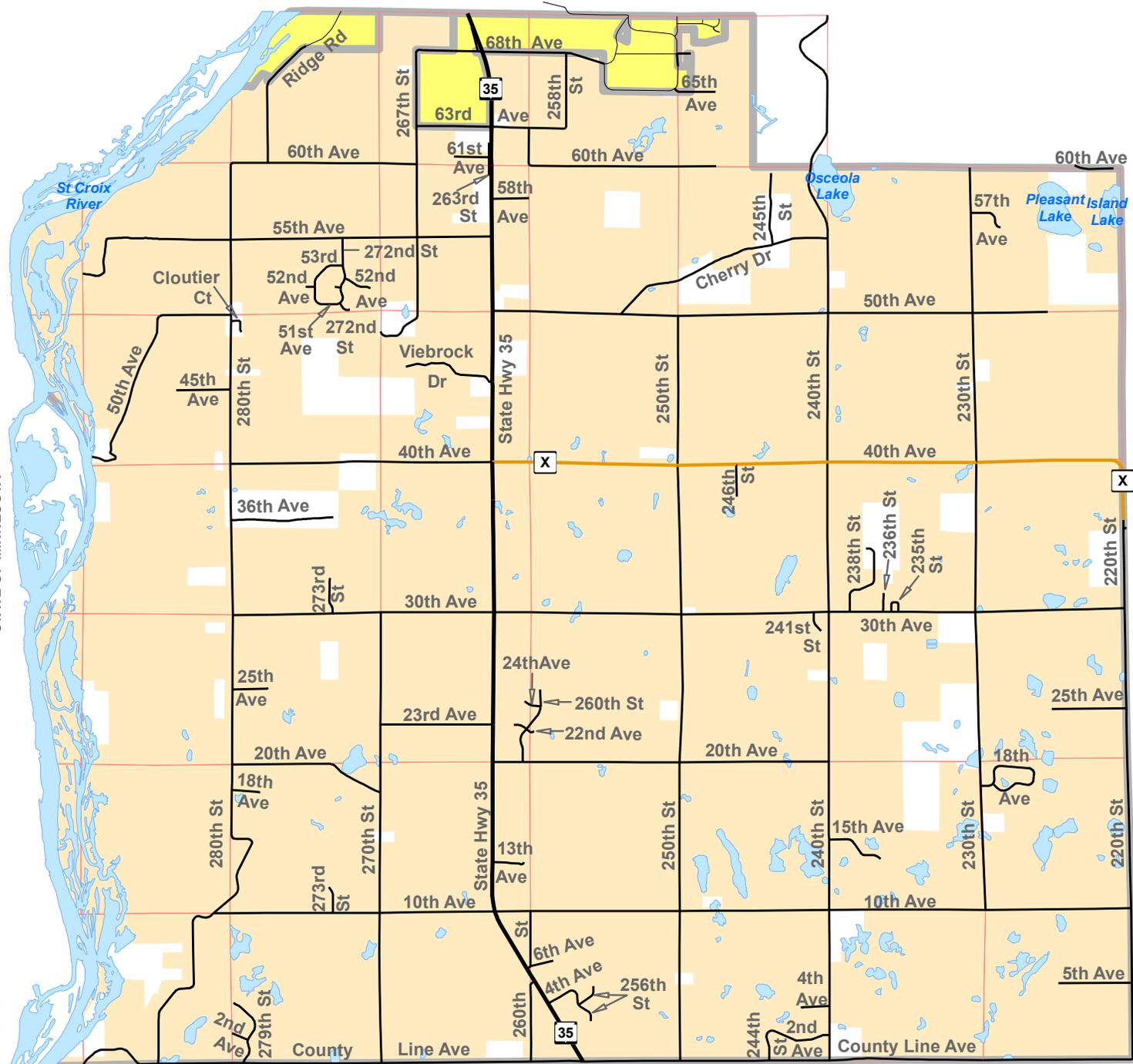
9/17/09

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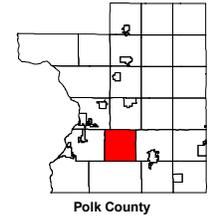
STATE OF MINNESOTA

TOWN OF ALDEN

ST CROIX COUNTY



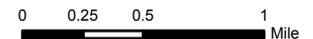
# MAP 8-54 PREFERRED FUTURE LAND USE Town of Garfield Polk County Wisconsin



## Preferred Land Use

- Residential
- Rural Residential
- Commercial
- Agriculture/Open Space
- Farmland Preservation
- Private Forest
- Conservation/Recreation
- Multi-Modal Recreation Trail
- Lakes and Rivers

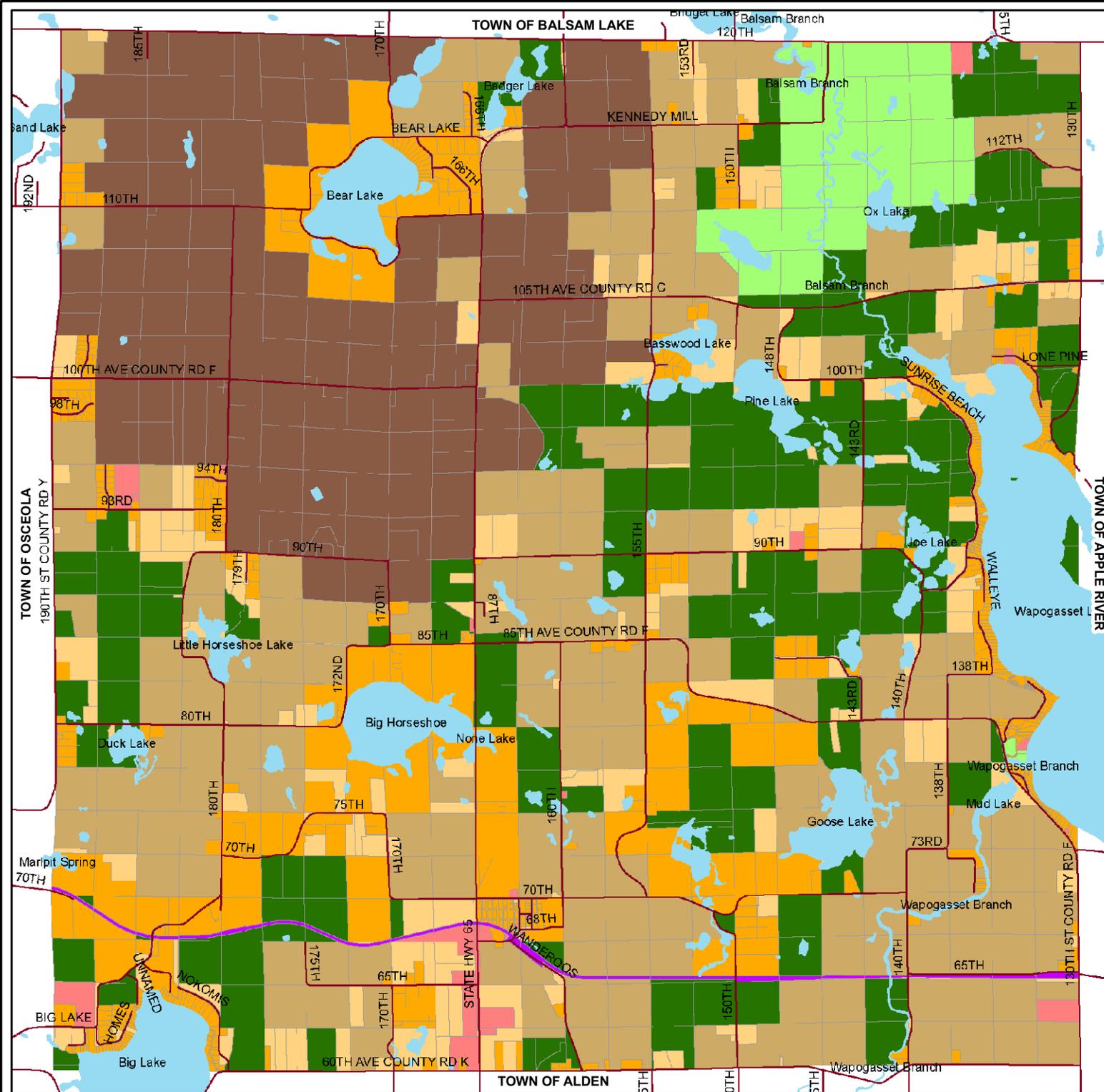
Land Use Source:  
Stevens Engineers, Inc.



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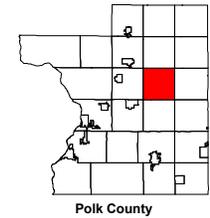
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# MAP 8-55 PREFERRED FUTURE LAND USE

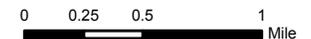
## Town of Georgetown

### Polk County Wisconsin



- COUNTY RD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- FARMLAND PRESERVATION
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

Farmland Preservation Source:  
Town of Georgetown

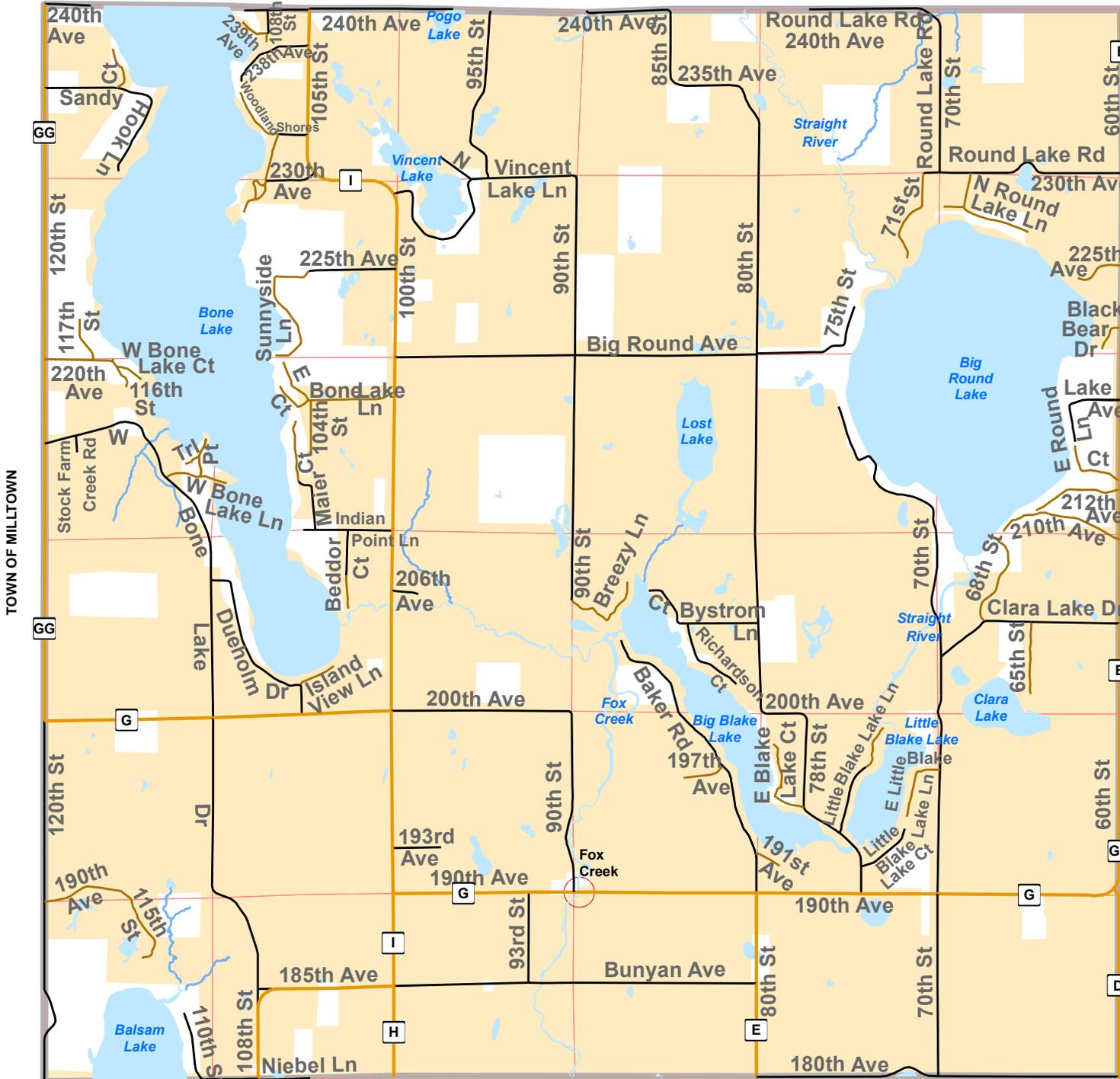


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TOWN OF BONE LAKE



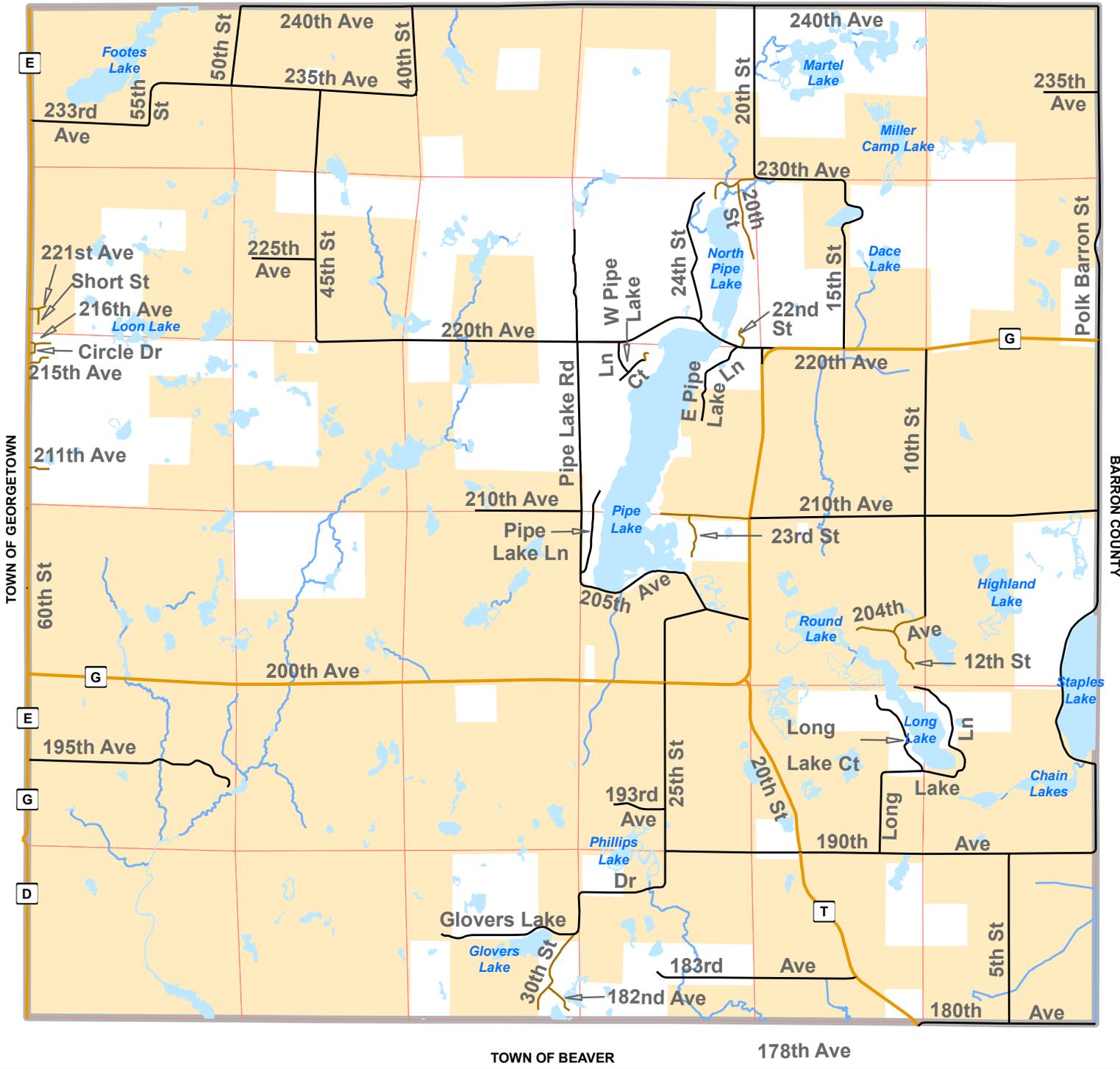
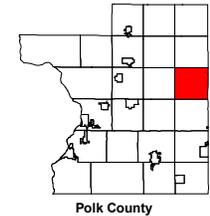
TOWN OF APPLE RIVER

TOWN OF MILLTOWN

TOWN OF JOHNSTOWN

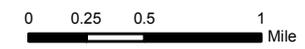
# MAP 8-56 PREFERRED FUTURE LAND USE

Town of Johnstown  
Polk County  
Wisconsin



- COUNTY RD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- FARMLAND PRESERVATION
- SECTIONS
- TOWNSHIP

Farmland Preservation Source:  
Town of Johnstown

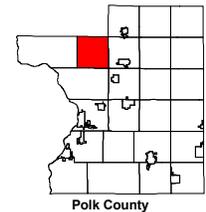


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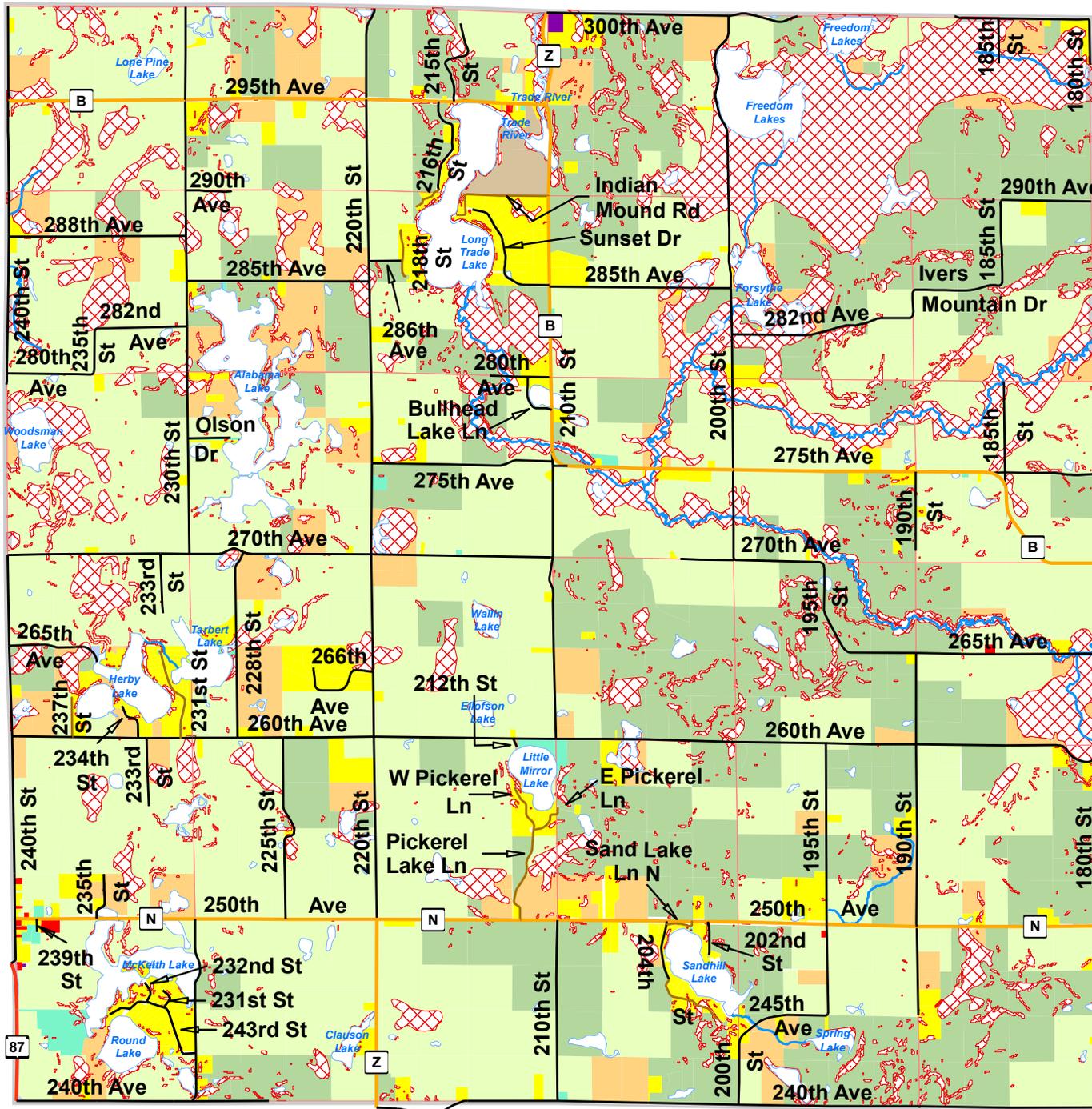
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# MAP 8-57 PREFERRED FUTURE LAND USE Town of Laketown Polk County Wisconsin



TOWN OF STERLING

TOWN OF LUCK

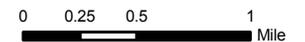


TOWN OF EUREKA

### Land Use

-  AGRICULTURAL
-  COMMERCIAL
-  COUNTY
-  FOREST LANDS
-  INDUSTRIAL
-  LIMITATIONS
-  OTHER
-  RESIDENTIAL
-  STATE
-  UNDEVELOPED

Limitations to Development:  
Floodplain, Wetland, and > 20% Slope



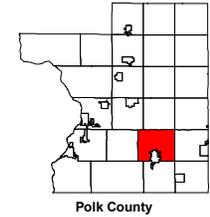
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# MAP 8-58 PREFERRED FUTURE LAND USE Town of Lincoln Polk County Wisconsin



### Future Land Use

- Residential
- Forest
- Commercial
- Utility
- Agricultural
- Industrial/Manufacturing
- Farmstead
- Public/Institutional
- Undeveloped

Land Use Source:  
Stevens Engineers, Inc.

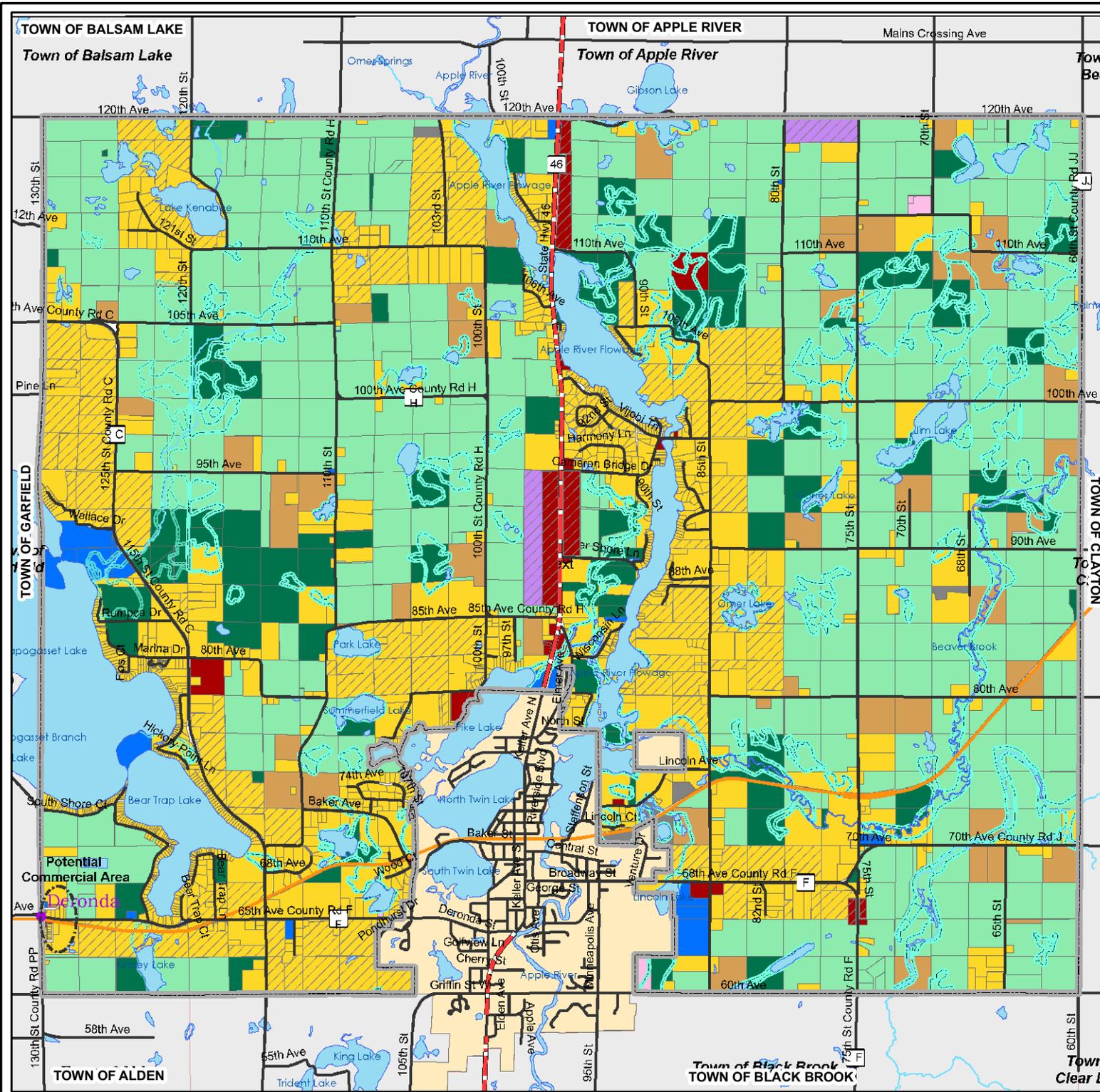


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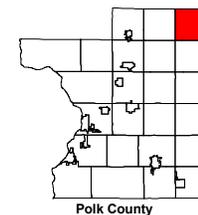
8/18/09

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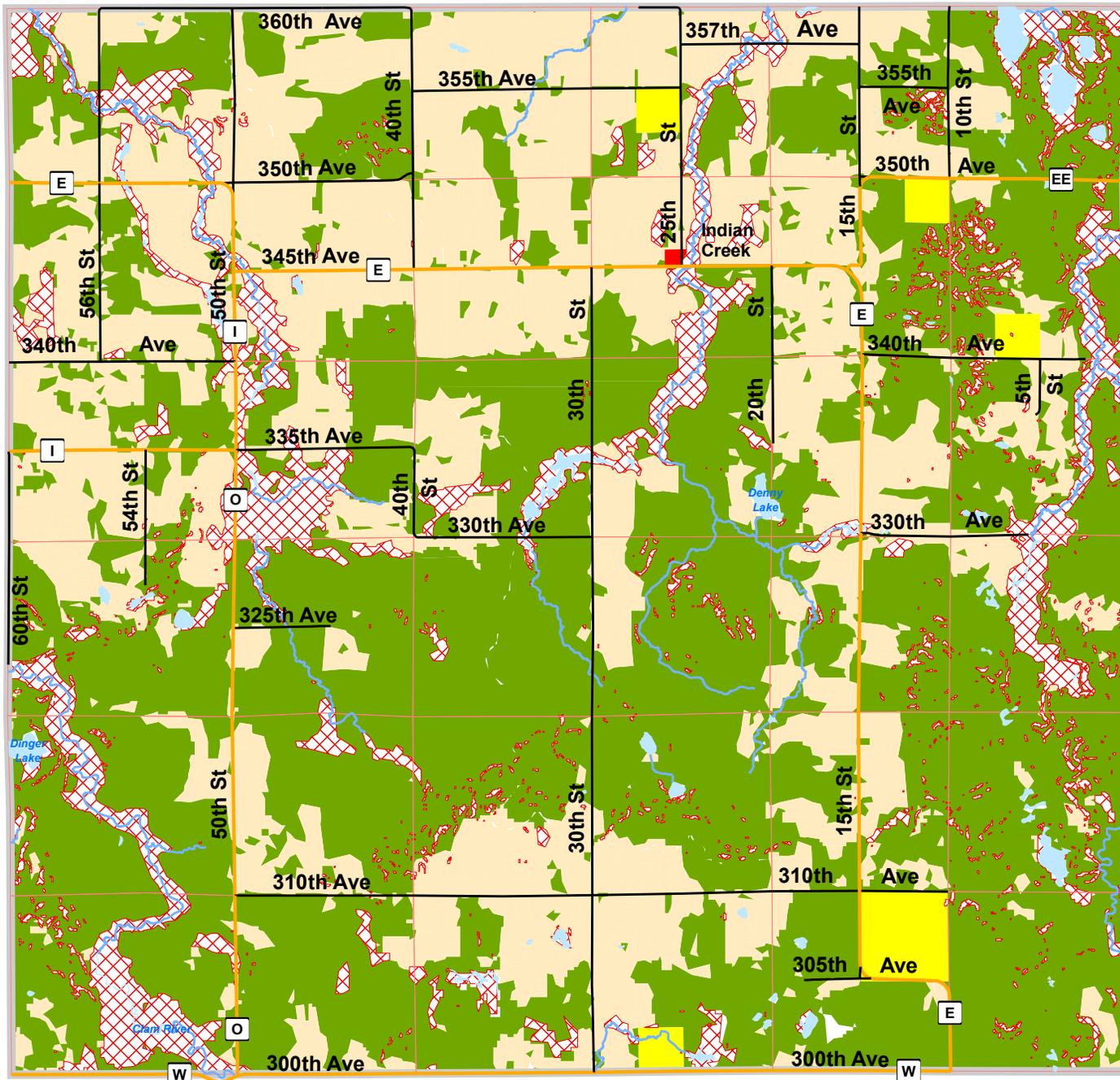
BURNETT COUNTY

# MAP 8-59 PREFERRED FUTURE LAND USE Town of Lorain Polk County Wisconsin



BURNETT COUNTY

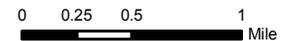
TOWN OF CLAM FALLS



TOWN OF MCKINLEY

- AGRICULTURAL LANDS
- COMMERCIAL
- FOREST
- LIMITATIONS
- RESIDENTIAL
- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP

Limitations to Development:  
Floodplain, Wetland, and > 20% Slope

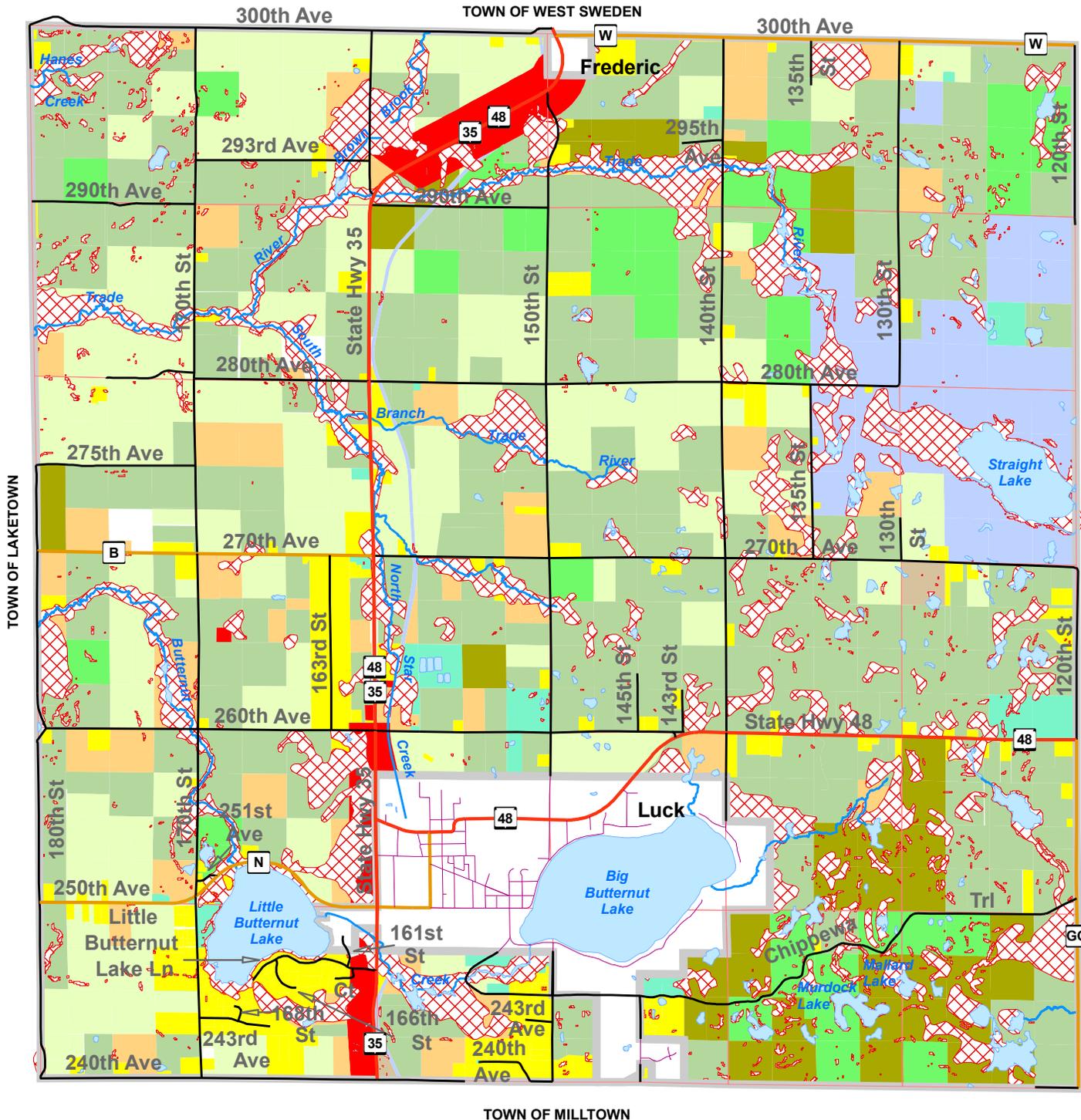
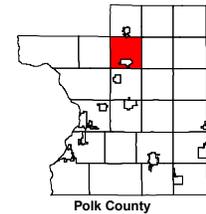


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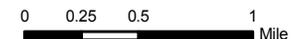
# MAP 8-60 PREFERRED FUTURE LAND USE Town of Luck Polk County Wisconsin



## Land Use

- AGRICULTURAL
- COMMERCIAL
- COUNTY
- FOREST LANDS
- LIMITATIONS
- MANUFACTURING
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- WOODLAND TAX OPEN

Limitations to Development:  
Floodplain, Wetland, and > 20% Slope

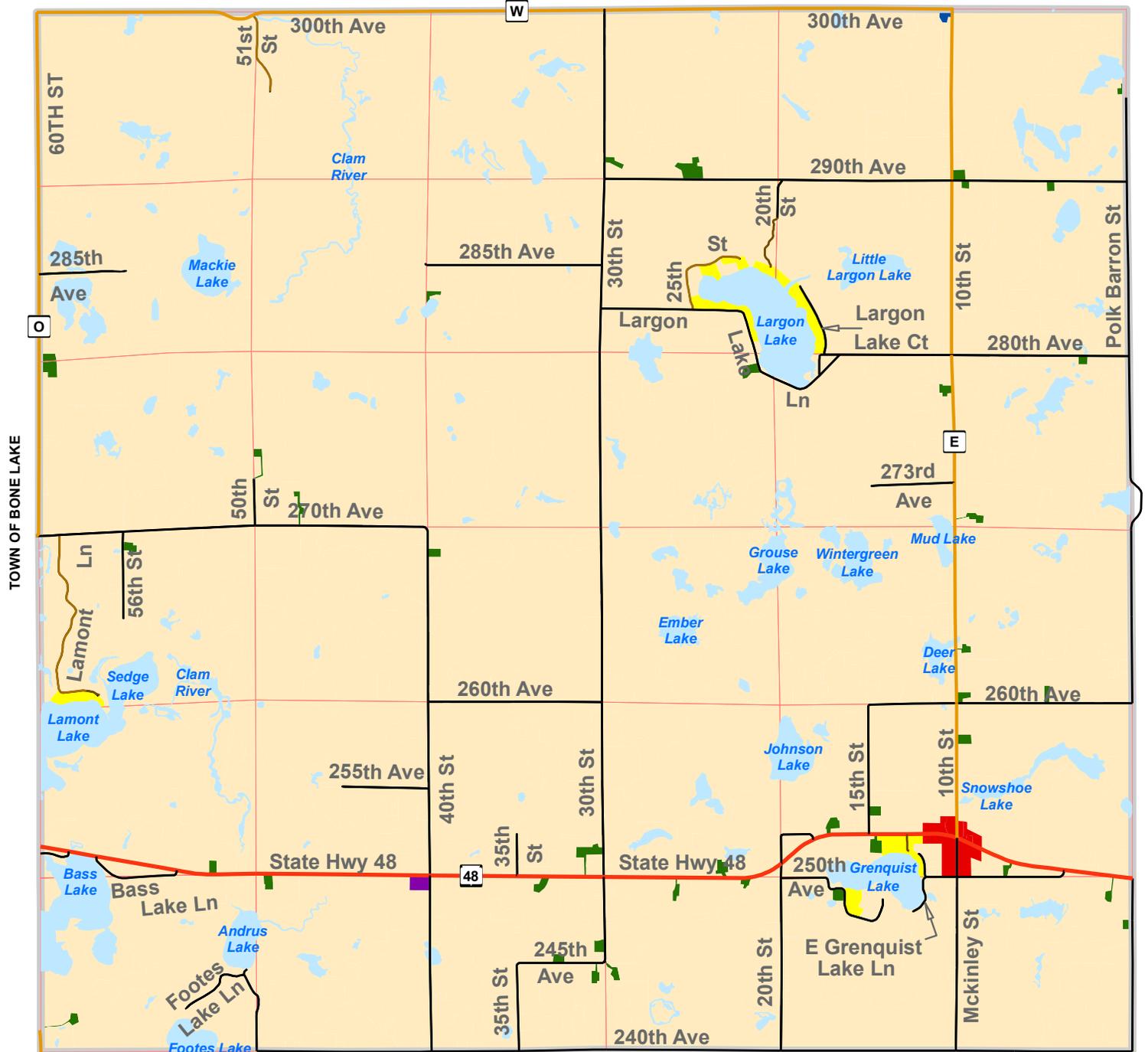


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TOWN OF LORAIN



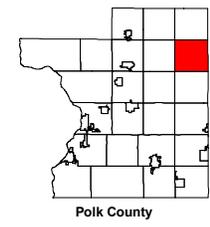
TOWN OF BONE LAKE

BARRON COUNTY

TOWN OF JOHNSTOWN

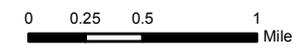
# MAP 8-61 PREFERRED FUTURE LAND USE

## Town of McKinley Polk County Wisconsin



- COMMERCIAL
- FARMSTEAD
- INDUSTRIAL
- INSTITUTIONAL
- RESIDENTIAL
- RURAL PRESERVATION
- TRANSPORTATION
- LAKES AND RIVERS

Land Use Source:  
MSA Professional Services



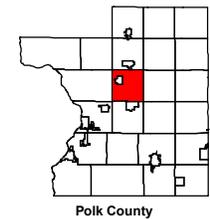
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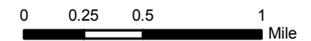
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# MAP 8-62 PREFERRED FUTURE LAND USE Town of Milltown

Polk County  
Wisconsin



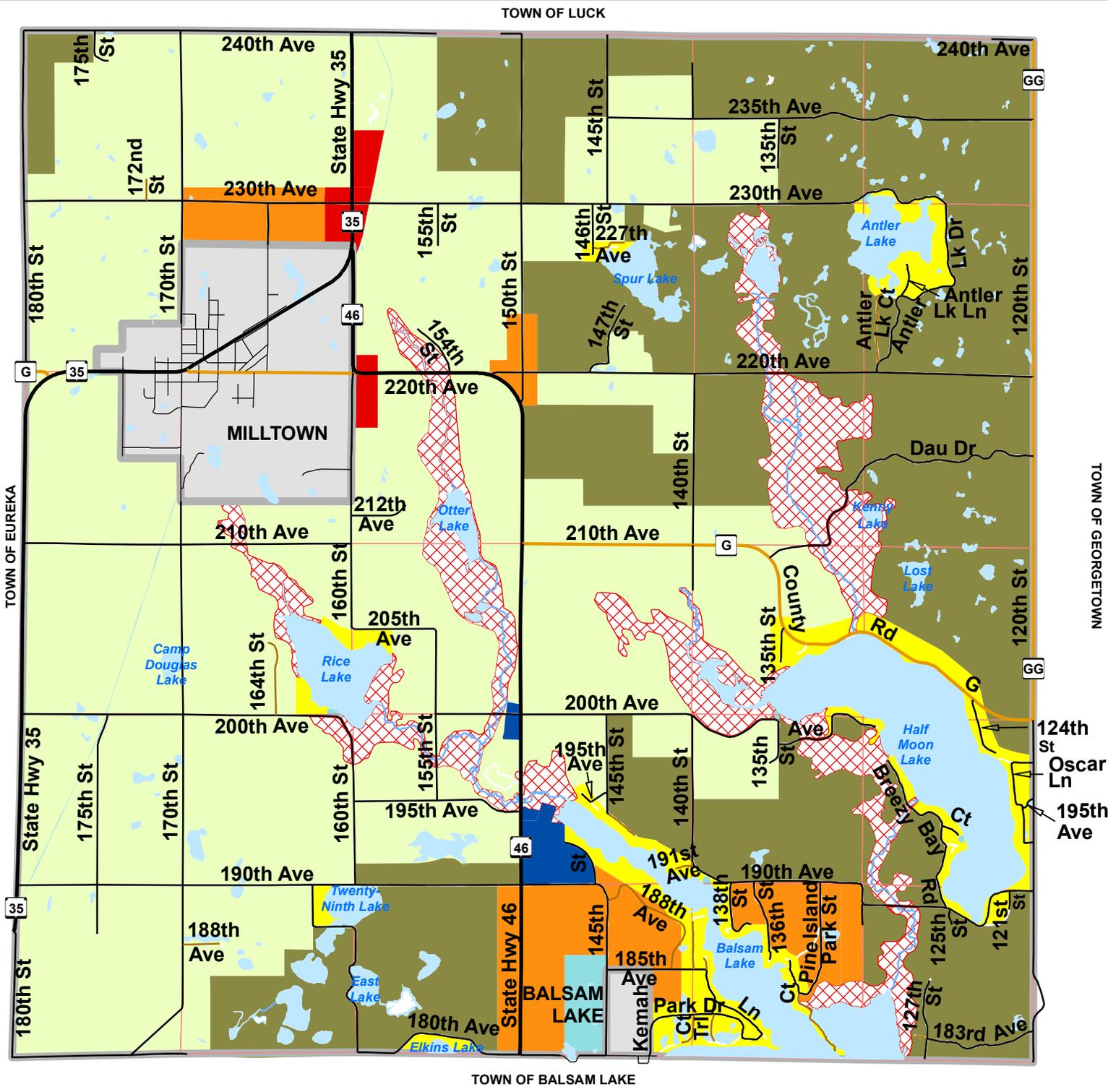
- AGRICULTURE
  - COMMERCIAL
  - CONSERVANCY
  - GOVERNMENT/INSTITIONAL
  - LAKESHORE RESIDENTIAL
  - PARK & RECREATION
  - RURAL RESIDENTIAL
  - WOODED RESIDENTIAL
  - VILLAGE
  - TOWNSHIP
- Land Use Source:  
Foth & Van Dyke



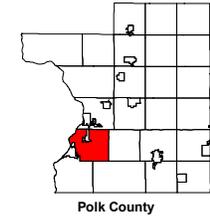
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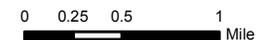
# MAP 8-63 PREFERRED FUTURE LAND USE Town of Osceola Polk County Wisconsin



## Future Land Use

- |              |                          |
|--------------|--------------------------|
| Residential  | Farmstead                |
| Commercial   | Public/Institutional     |
| Agricultural | Manufacturing/Industrial |
| Undeveloped  | Transportation           |
| Forest       | Utility                  |

Land Use Source:  
Stevens Engineers, Inc.

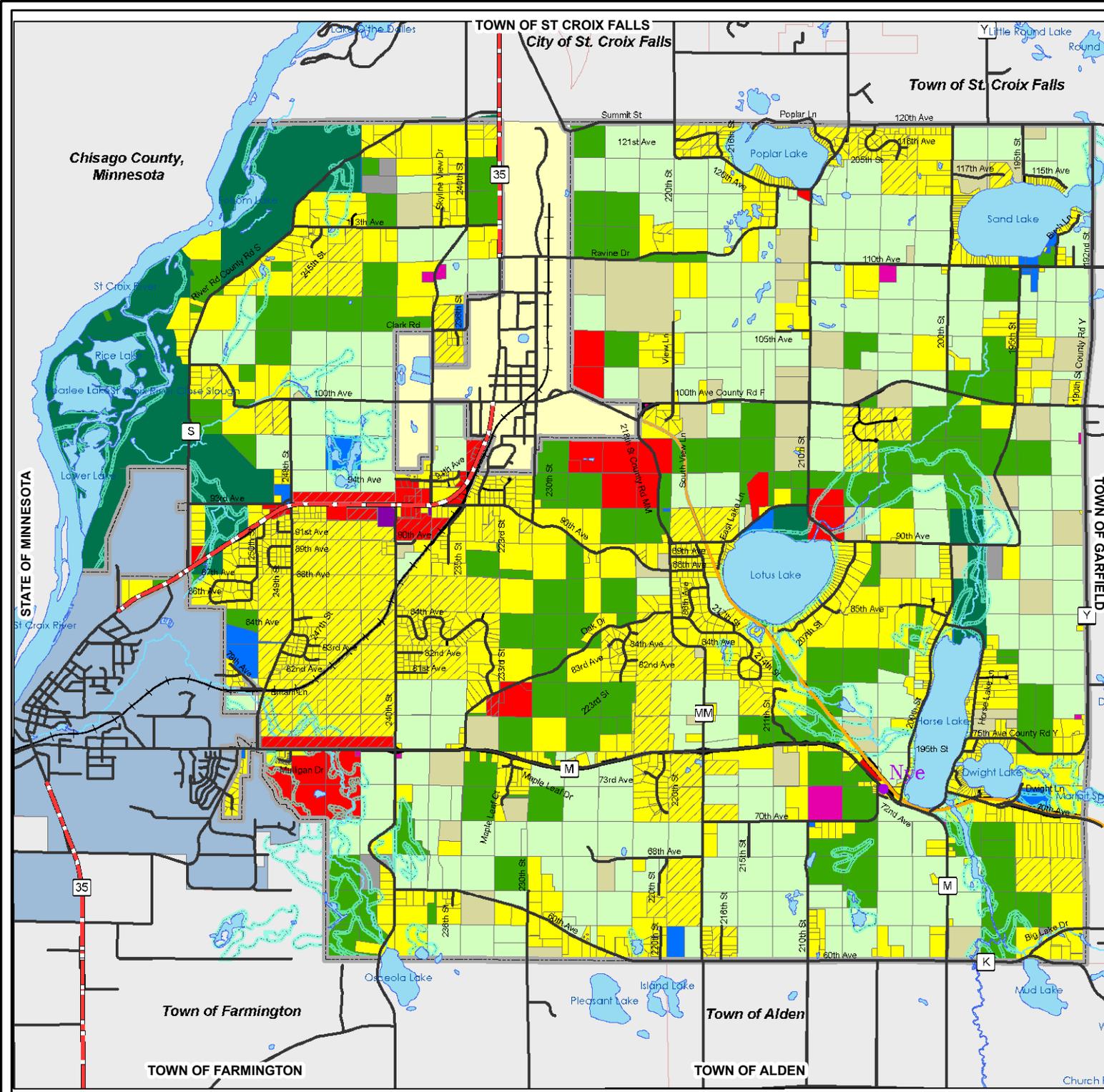


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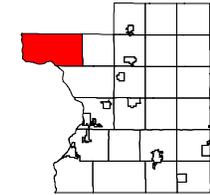
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# MAP 8-65 PREFERRED FUTURE LAND USE

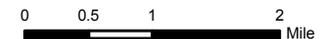
## Town of Sterling Polk County Wisconsin



Polk County

- STATE HWY SHIELD
- COUNTY RD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- FARMLAND PRESERVATION
- SECTIONS
- TOWNSHIP

Farmland Preservation Source:  
Town of Sterling

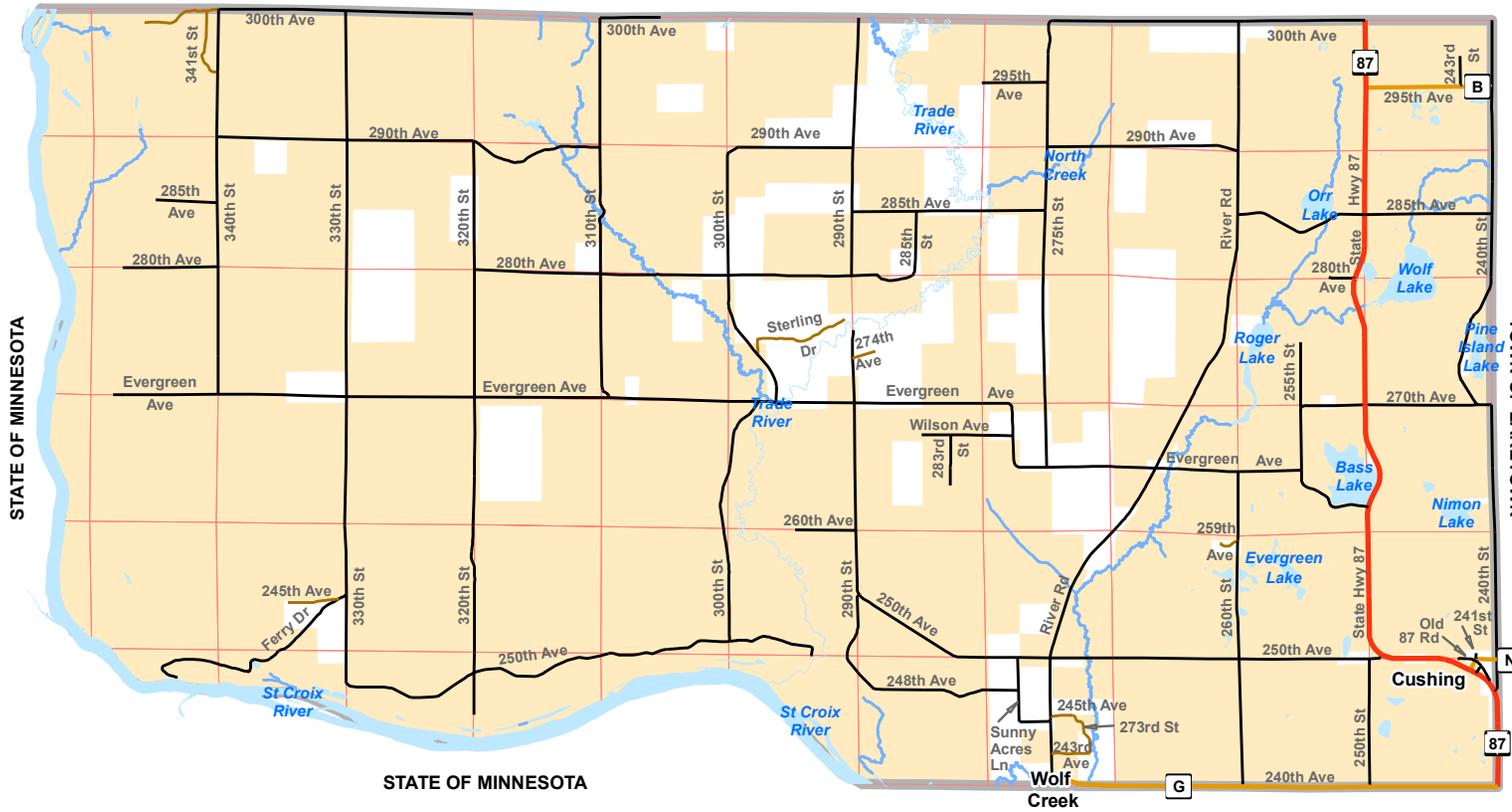


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BURNETT COUNTY



TOWN OF EUREKA

STATE OF MINNESOTA

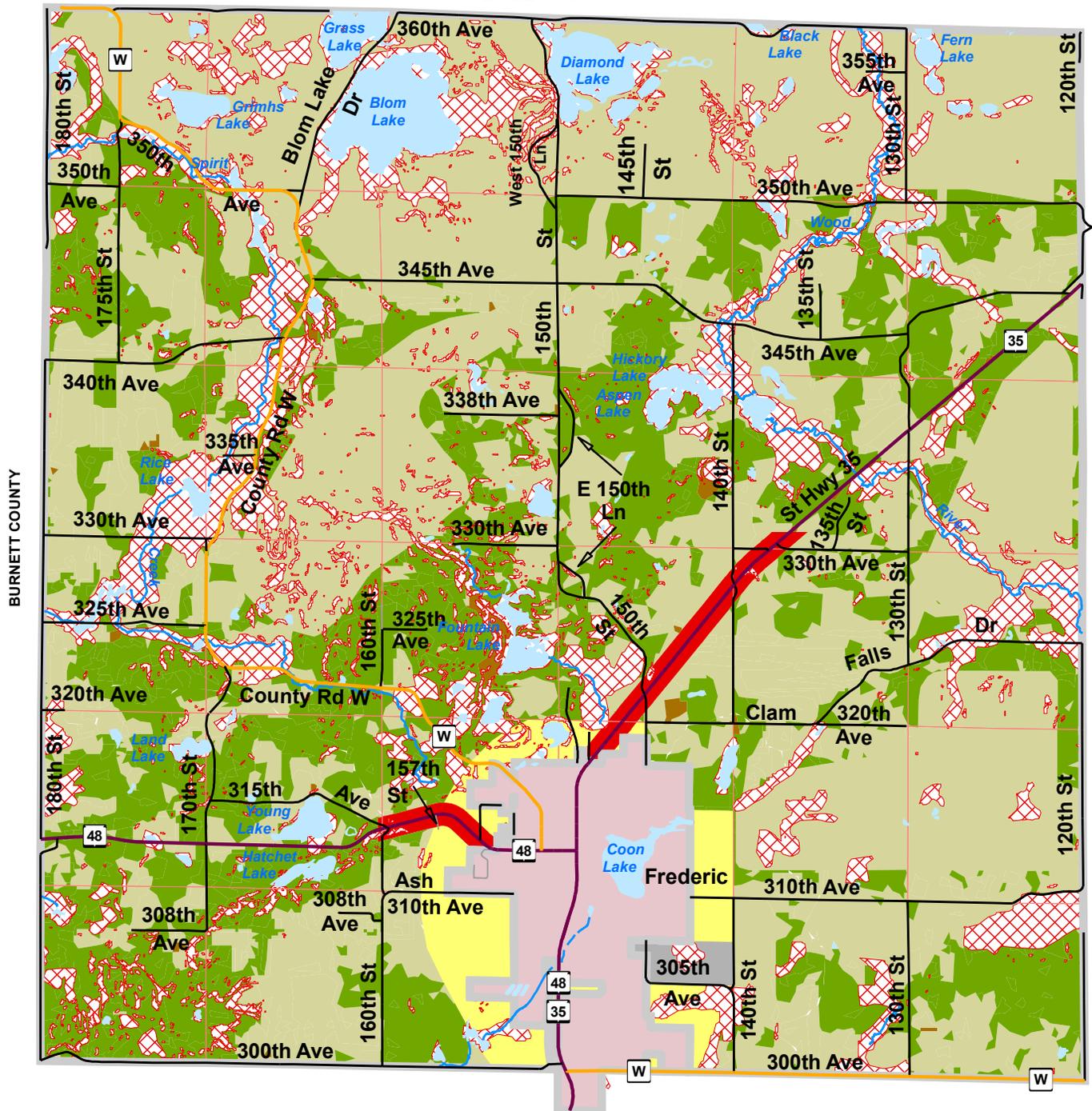
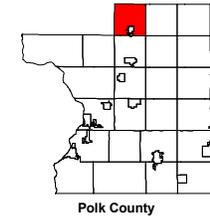
TOWN OF LAKETOWN

BURNETT COUNTY

# MAP 8-66 PREFERRED FUTURE LAND USE

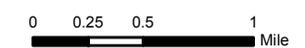
Town of West Sweden

Polk County  
Wisconsin

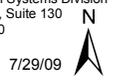


- BARREN
- COMMERCIAL
- FOREST
- INDUSTRIAL
- LIMITATIONS
- OPEN WATER
- PRESERVATION
- RESIDENTIAL
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD

Limitations to Development:  
Floodplain, Wetland, and > 20% Slope



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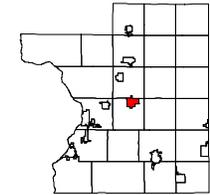
BURNETT COUNTY

TOWN OF CLAM FALLS

TOWN OF LUCK

# MAP 8-67 PREFERRED FUTURE LAND USE

Village of Balsam Lake  
Polk County  
Wisconsin



Polk County

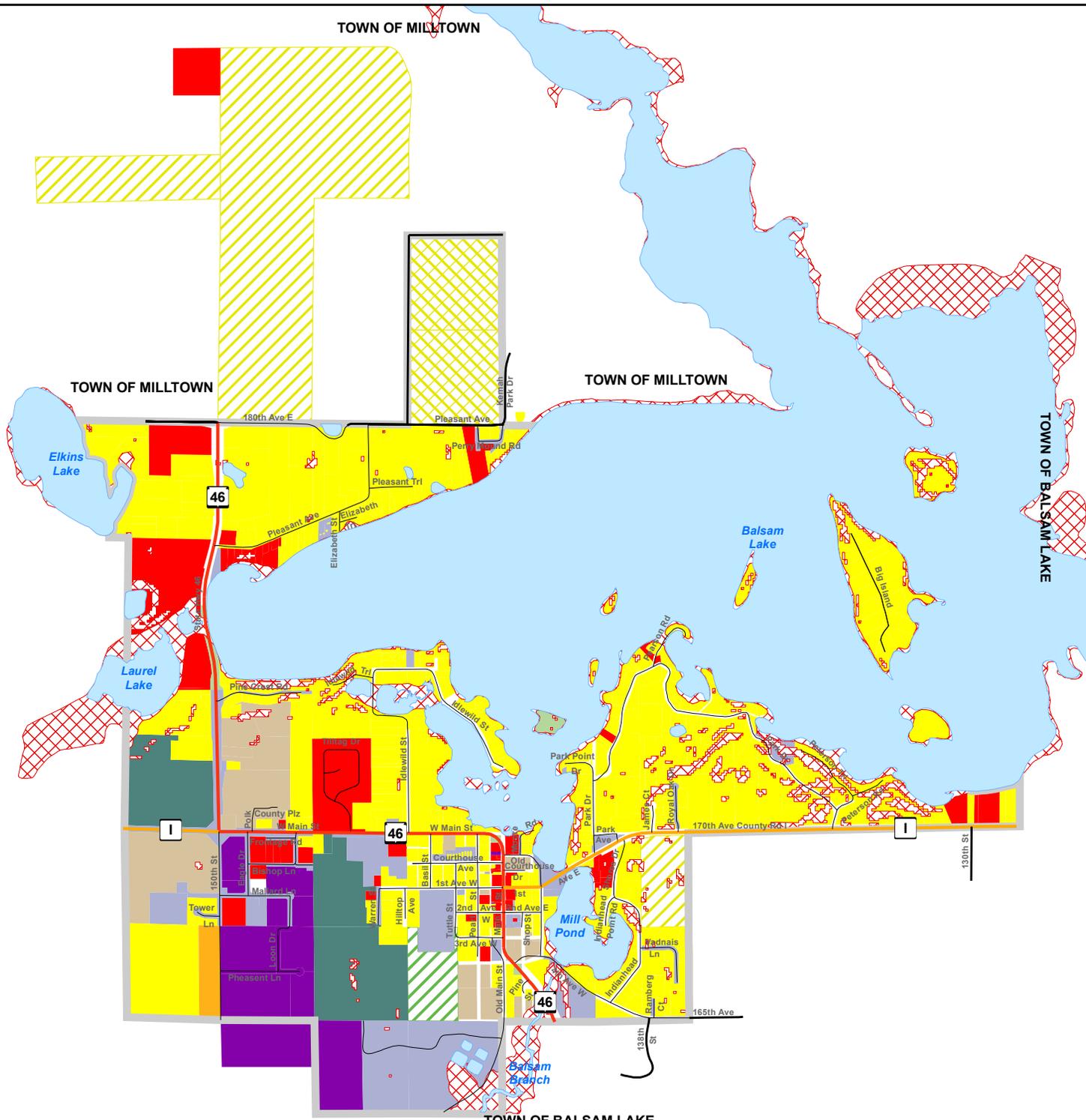
TOWN OF BALSAM LAKE

TOWN OF MILLTOWN

TOWN OF MILLTOWN

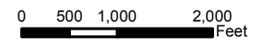
TOWN OF MILLTOWN

TOWN OF BALSAM LAKE



-  AGRICULTURAL FOREST
-  COMMERCIAL
-  COUNTY
-  LIMITATIONS
-  MANUFACTURING
-  MULTI-FAMILY RESIDENTIAL
-  OTHER
-  PRODUCTIVE FOREST LANDS
-  RESIDENTIAL
-  .5-2 ACRE LOTS RESIDENTIAL
-  1-5 ACRE LOTS RESIDENTIAL
-  STATE

Limitations to Development:  
Floodplain, Wetland, and > 20% Slope



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www.co.polk.wi.us 7/29/09

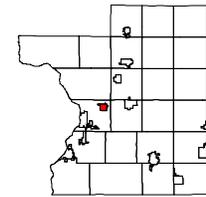


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TOWN OF BALSAM LAKE

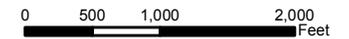
# MAP 8-68 PREFERRED FUTURE LAND USE

Village of Centuria  
Polk County  
Wisconsin



Polk County

- AGRICULTURAL
- COMMERCIAL
- FEDERAL
- INDUSTRIAL
- OTHER
- PRODUCTIVE FOREST
- RESIDENTIAL
- STATE
- UNDEVELOPED
- LIMITATIONS
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY

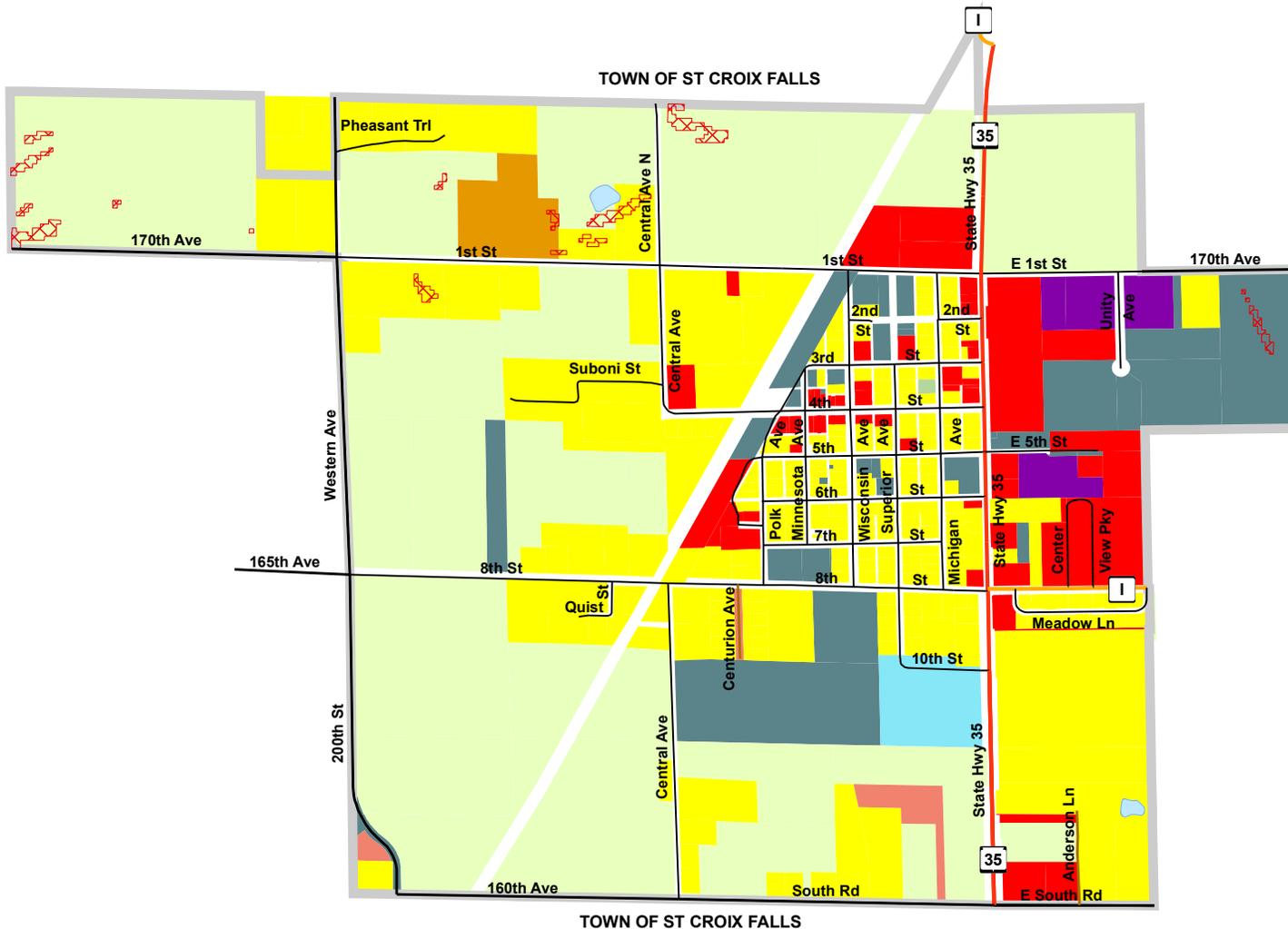


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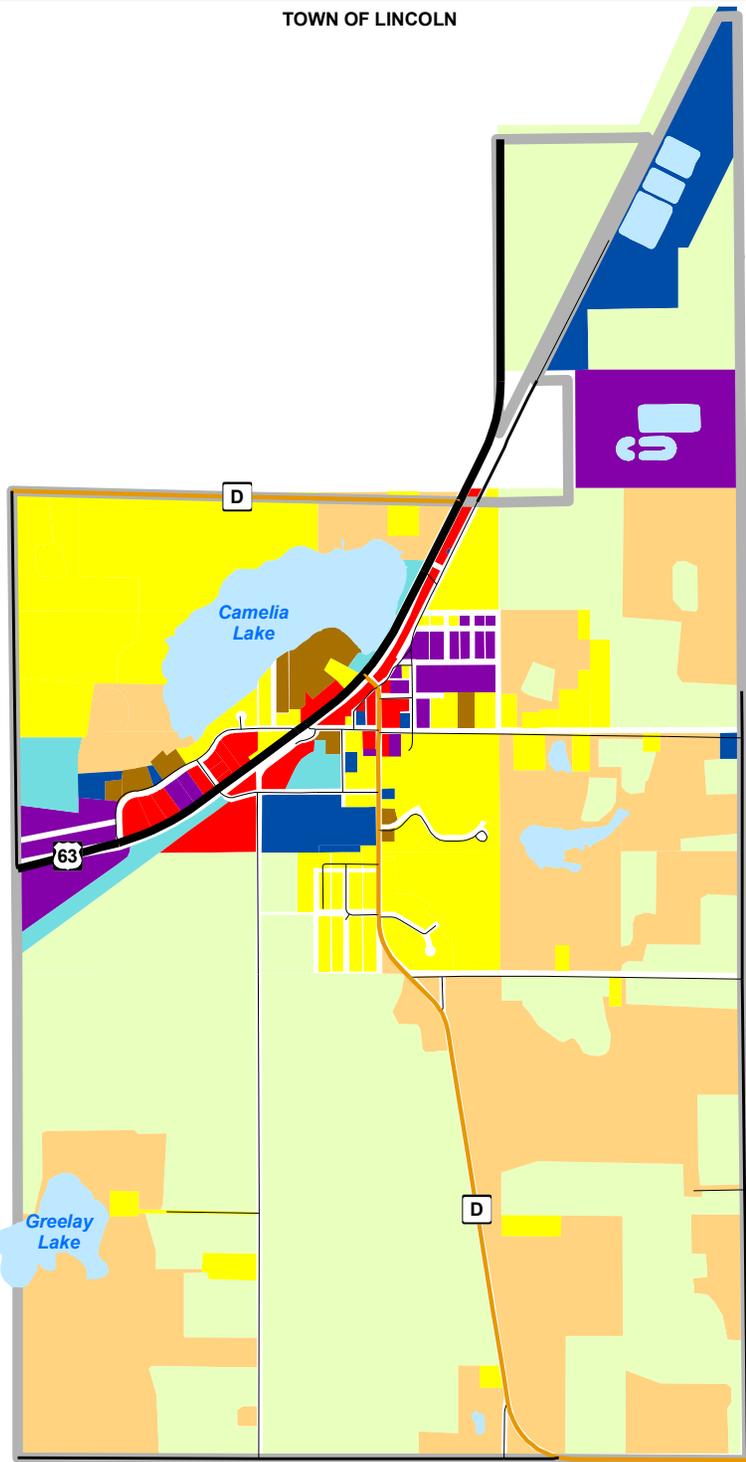
7/29/09

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Limitations to Development:  
> 20% Slope

TOWN OF LINCOLN



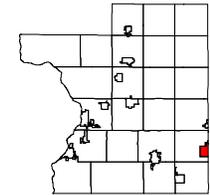
ST CROIX COUNTY

TOWN OF ALDEN

TOWN OF CLEAR LAKE

# MAP 8-69 PREFERRED FUTURE LAND USE

Village of Clayton  
Polk County  
Wisconsin



Polk County

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- MULTIPLE FAMILY RESIDENTIAL
- PARKS/RECREATION
- SINGLE FAMILY RESIDENTIAL
- UNDEVELOPED
- WATER

Land Use Source:  
Cedar Corporation



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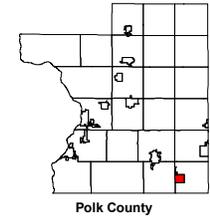
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TOWN OF CLEAR LAKE

# MAP 8-70 PREFERRED FUTURE LAND USE

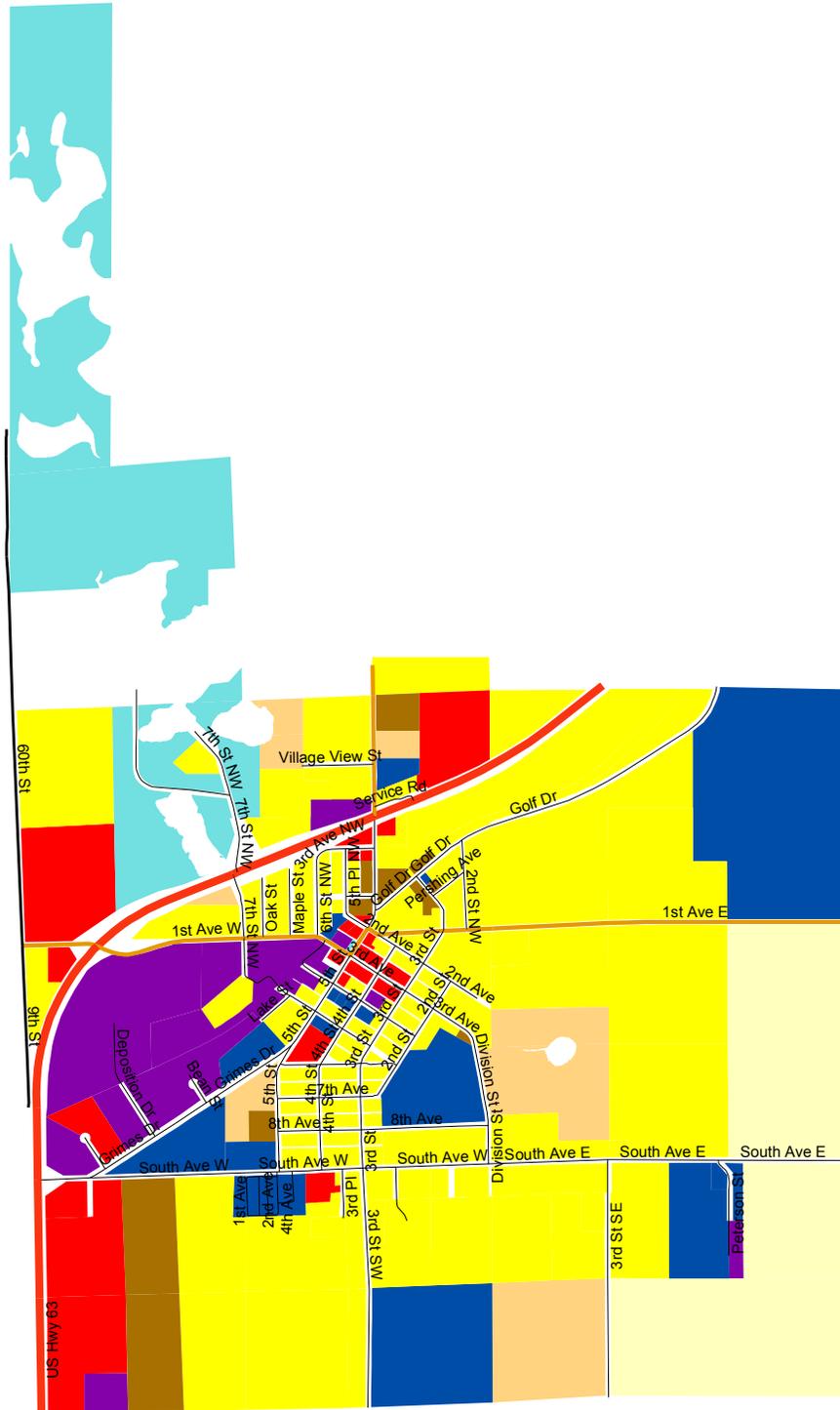
## Village of Clear Lake

### Polk County Wisconsin



TOWN OF BLACK BROOK

TOWN OF CLEAR LAKE



- AGRICULTURAL
- COMMERCIAL
- MANUFACTURING
- INSTITUTIONAL
- MULTIPLE FAMILY RESIDENTIAL
- PARKS
- SINGLE FAMILY RESIDENTIAL
- UNDEVELOPED

Land Use Source:  
Cedar Corporation



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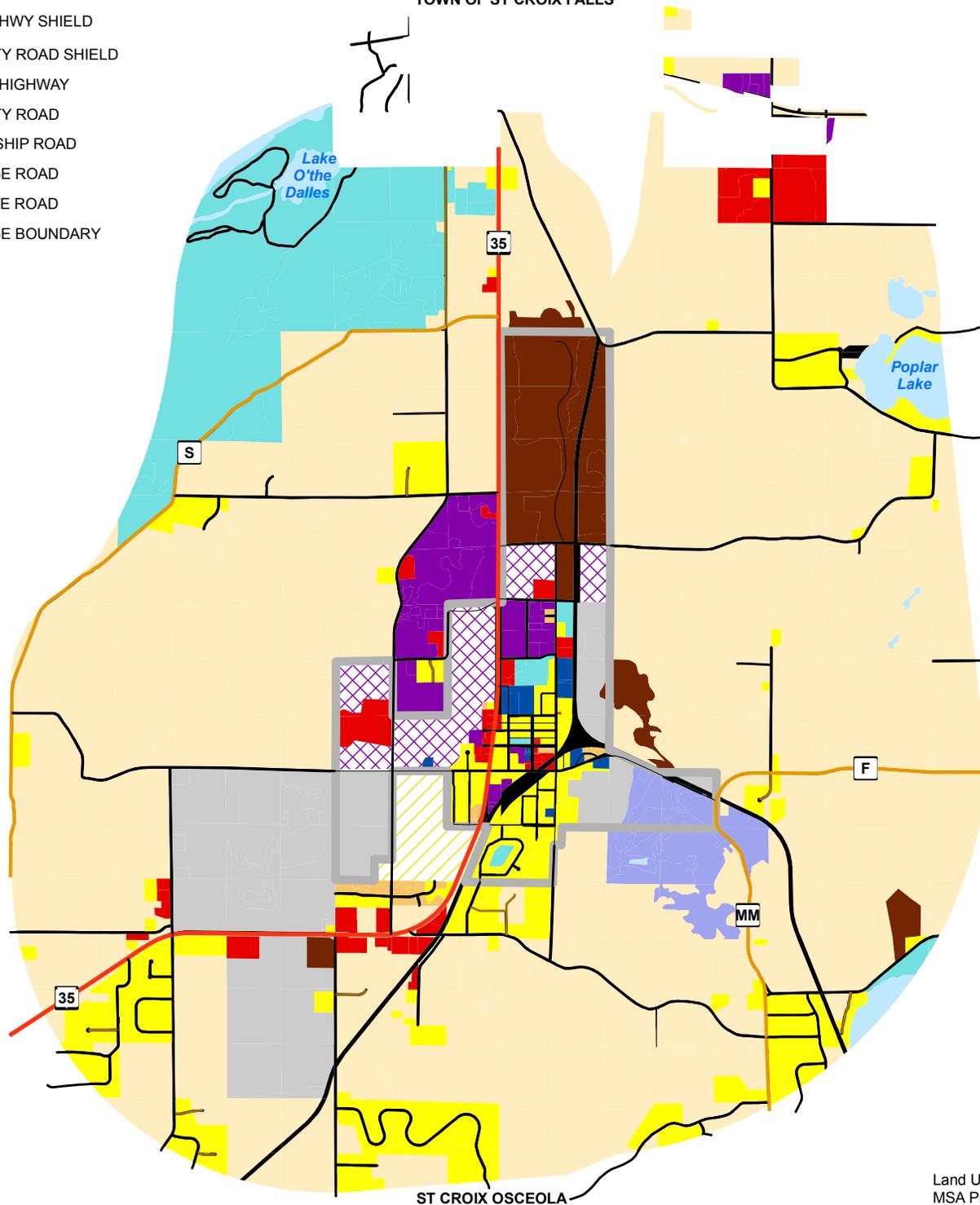


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TOWN OF CLEAR LAKE

TOWN OF ST CROIX FALLS

-  STATE HWY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  VILLAGE BOUNDARY



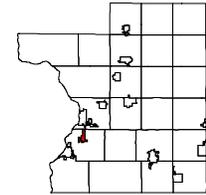
TOWN OF OSCEOLA

TOWN OF OSCEOLA

ST CROIX OSCEOLA

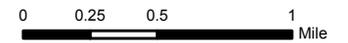
# MAP 8-71 PREFERRED FUTURE LAND USE

## Village of Dresser Polk County Wisconsin



Polk County

-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  LAKES AND RIVERS
-  LIGHT INDUSTRIAL
-  MIXED USE
-  SW PLANNING NEIGHBORHOOD
-  MED TO HIGH DENSITY RES
-  PARKS AND REC
-  QUARRY
-  PRIVATE RECREATIONAL
-  RURAL PRESERVATION
-  SINGLE FAMILY RESIDENTIAL
-  TRANSPORTATION
-  WOODLANDS



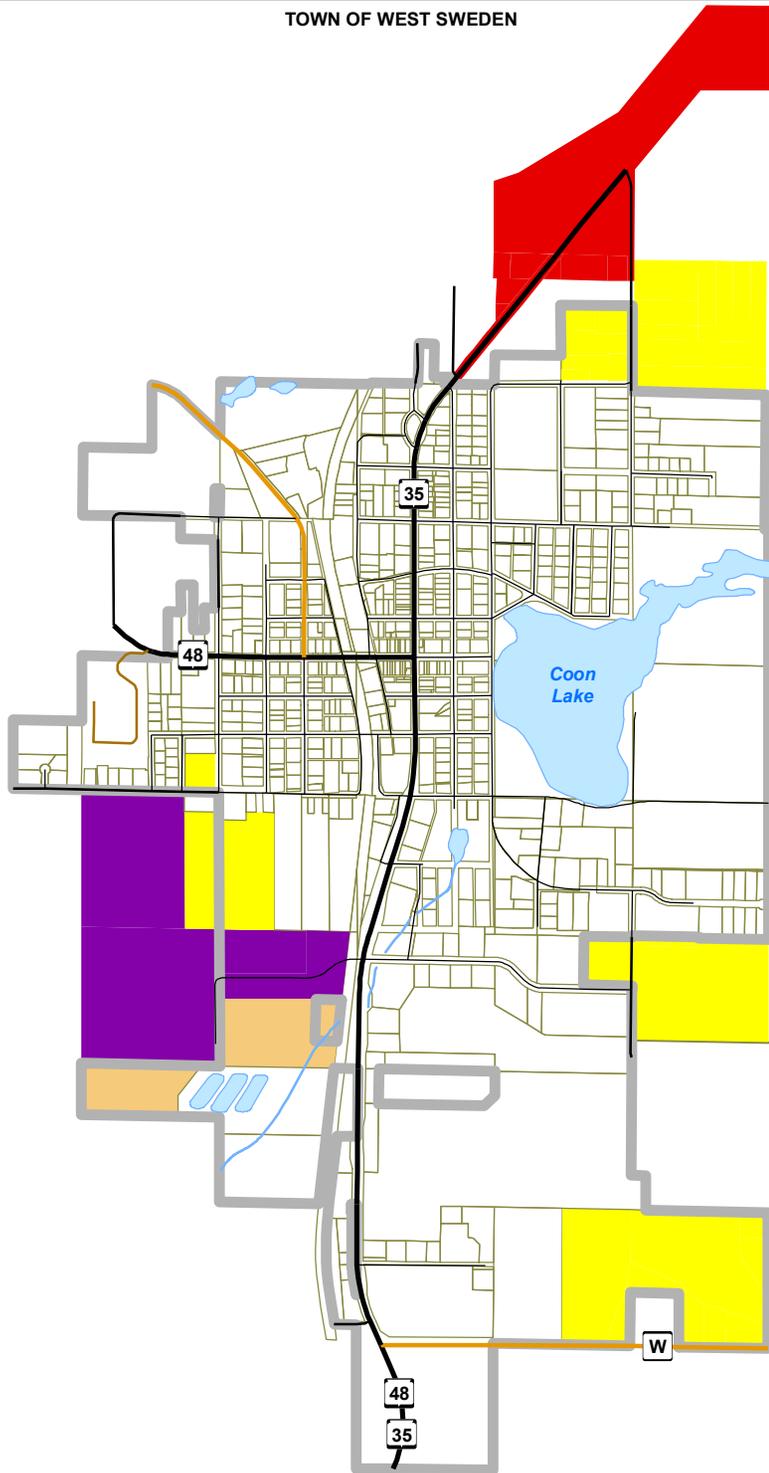
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Land Use Source:  
MSA Professional Services

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TOWN OF WEST SWEDEN



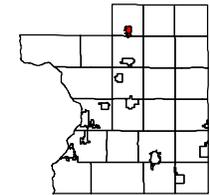
TOWN OF LUCK

TOWN OF WEST SWEDEN

TOWN OF WEST SWEDEN

# MAP 8-72 PREFERRED FUTURE LAND USE

Village of Frederic  
Polk County  
Wisconsin



Polk County

-  PARCELS
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC
-  RESIDENTIAL

Land Use Source:  
SEH



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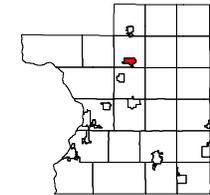
10/2/09

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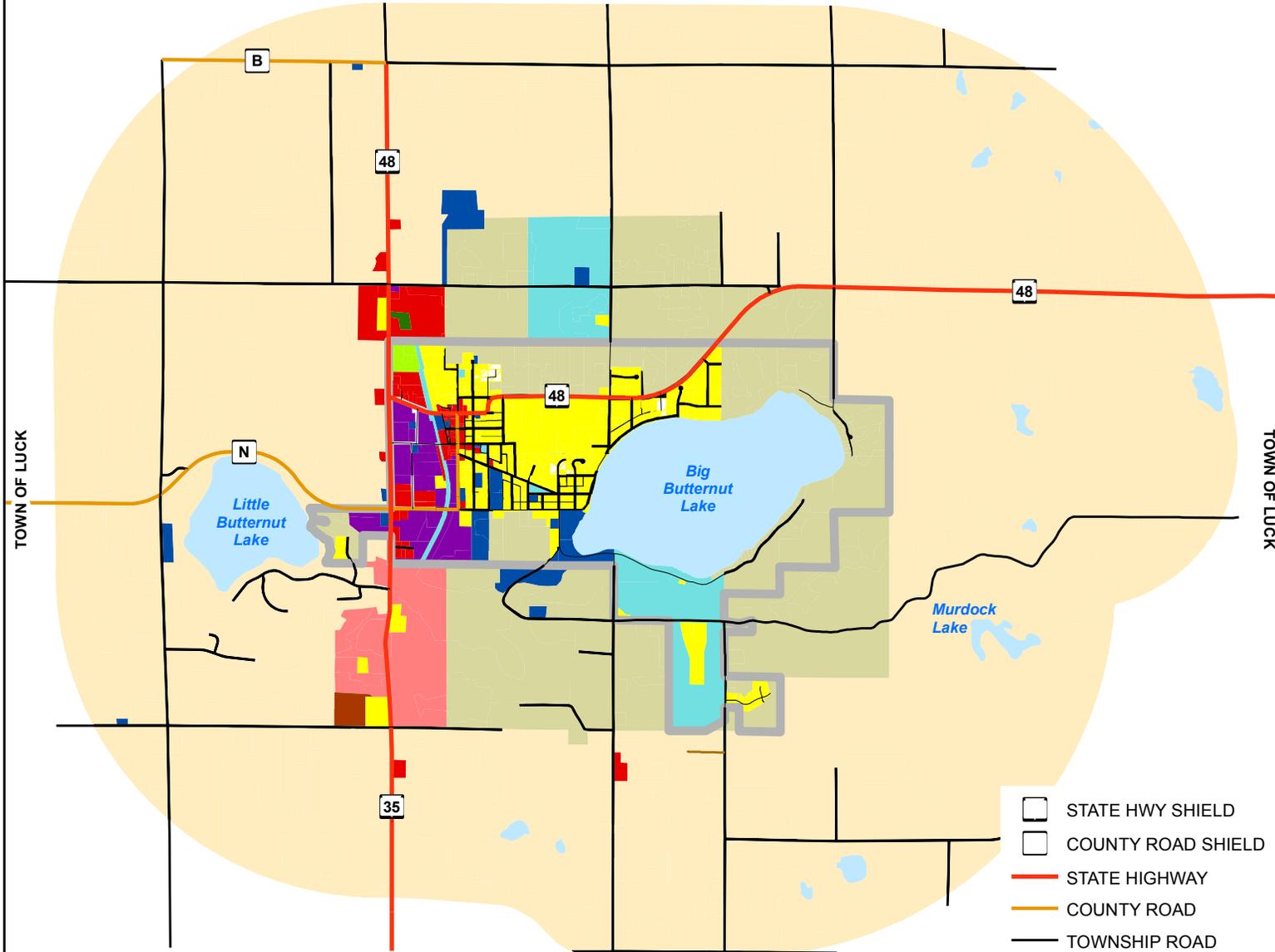
TOWN OF LUCK

# MAP 8-73 PREFERRED FUTURE LAND USE

## Village of Luck Polk County Wisconsin

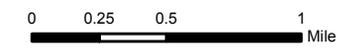


Polk County



- COMMERCIAL
- MIXED BUSINESS
- CONSERVATION
- FARMSTEAD
- MED TO HIGH DENSITY RES
- INDUSTRIAL
- INSTITUTIONAL
- LAKES AND RIVERS
- PLANNED NEIGHBORHOOD
- PARKS AND REC
- QUARRY
- RURAL PRESERVATION
- LOW DENSITY RESIDENTIAL
- TRANSPORTATION
- WOODLANDS

- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE DRIVEWAY
- VILLAGE BOUNDARY



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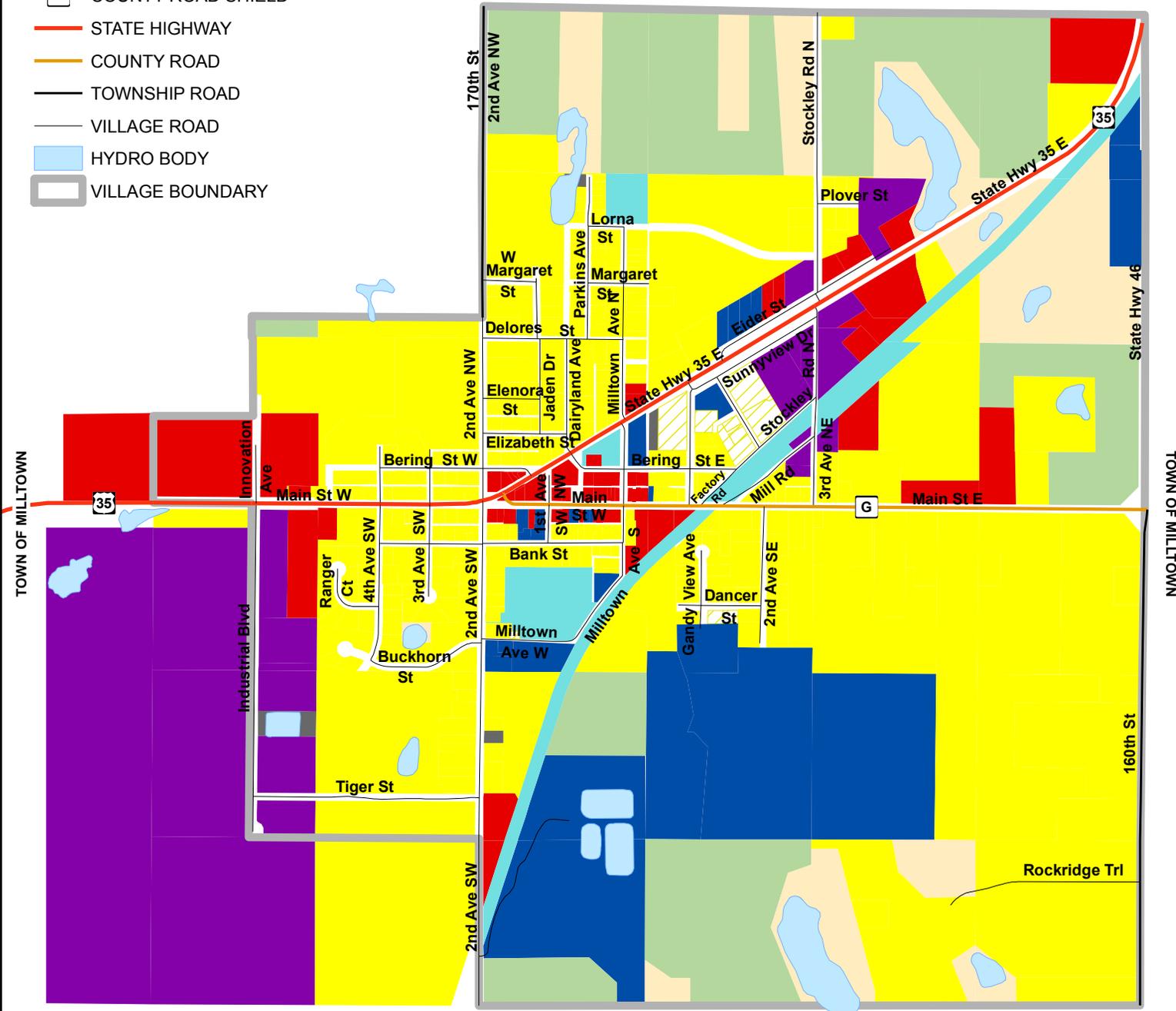
Land Use Source:  
MSA Professional Services

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TOWN OF MILLTOWN

TOWN OF MILLTOWN

-  STATE HWY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  VILLAGE BOUNDARY

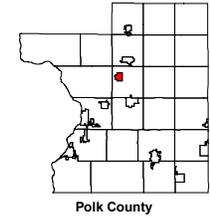


# MAP 8-74

## PREFERRED FUTURE LAND USE

### Village of Milltown

#### Polk County Wisconsin



-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  MULTI-FAMILY RESIDENTIAL
-  NATURAL AREAS
-  PUBLIC RECREATIONAL
-  SINGLE FAMILY RESIDENTIAL
-  VACANT

Land Use Source:  
Cedar Corporation





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8/24/09



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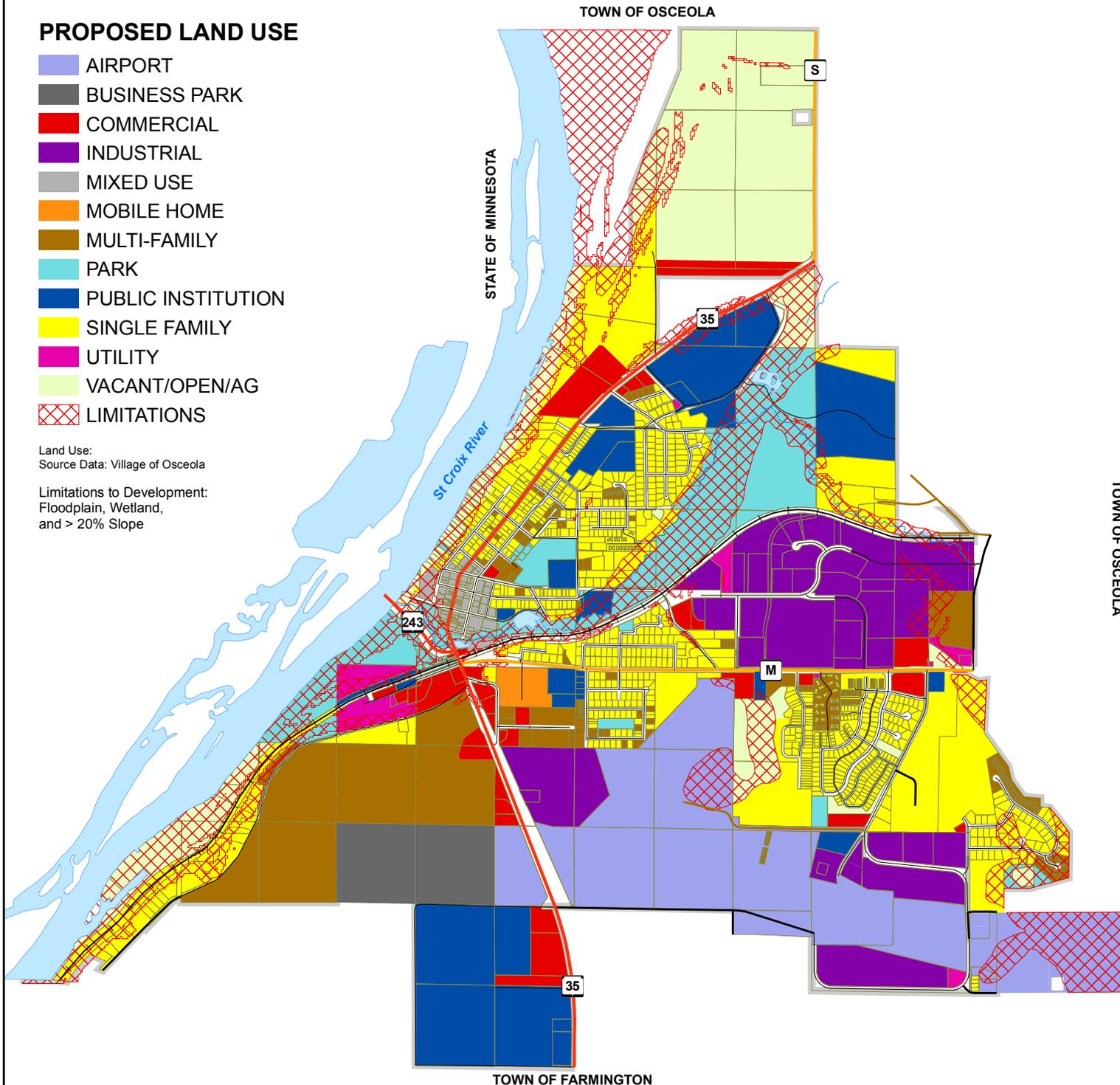
TOWN OF MILLTOWN

# PROPOSED LAND USE

- AIRPORT
- BUSINESS PARK
- COMMERCIAL
- INDUSTRIAL
- MIXED USE
- MOBILE HOME
- MULTI-FAMILY
- PARK
- PUBLIC INSTITUTION
- SINGLE FAMILY
- UTILITY
- VACANT/OPEN/AG
- LIMITATIONS

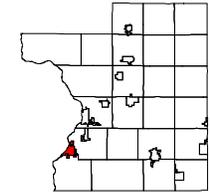
Land Use:  
Source Data: Village of Osceola

Limitations to Development:  
Floodplain, Wetland,  
and > 20% Slope



# MAP 8-75 PREFERRED FUTURE LAND USE

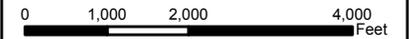
Village of Osceola  
Polk County  
Wisconsin



Polk County

TOWN OF OSCEOLA

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- RAILROAD
- HYDRO STREAM
- HYDRO BODY
- PARCELS
- VILLAGE BOUNDARY



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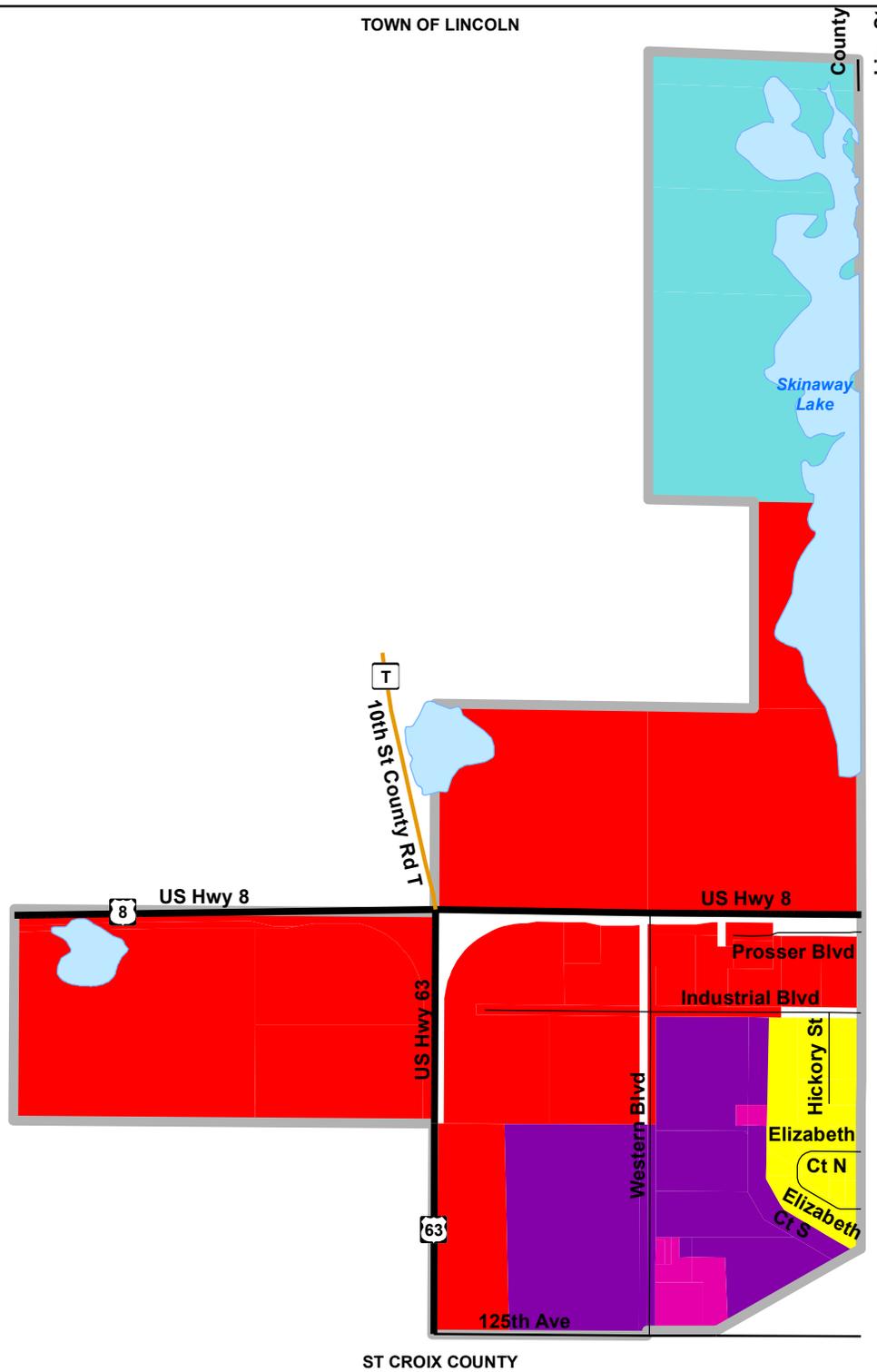
TOWN OF LINCOLN

County  
Line St

Skinaway  
Lake

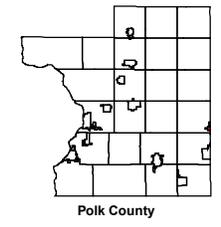
TOWN OF ALDEN

TOWN OF CLEAR LAKE



ST CROIX COUNTY

# MAP 8-76 PREFERRED FUTURE LAND USE Village of Turtle Lake Polk County Wisconsin



- COMMERCIAL
- GOVERNMENT AND UTILITIES
- INDUSTRIAL
- PARKS AND RECREATION
- RESIDENTIAL
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD

Land Use Source:  
WISCLAND, 1999. WCWRPC Land-Use Survey, 2000.  
WCWRPC & Village Modification, 2005



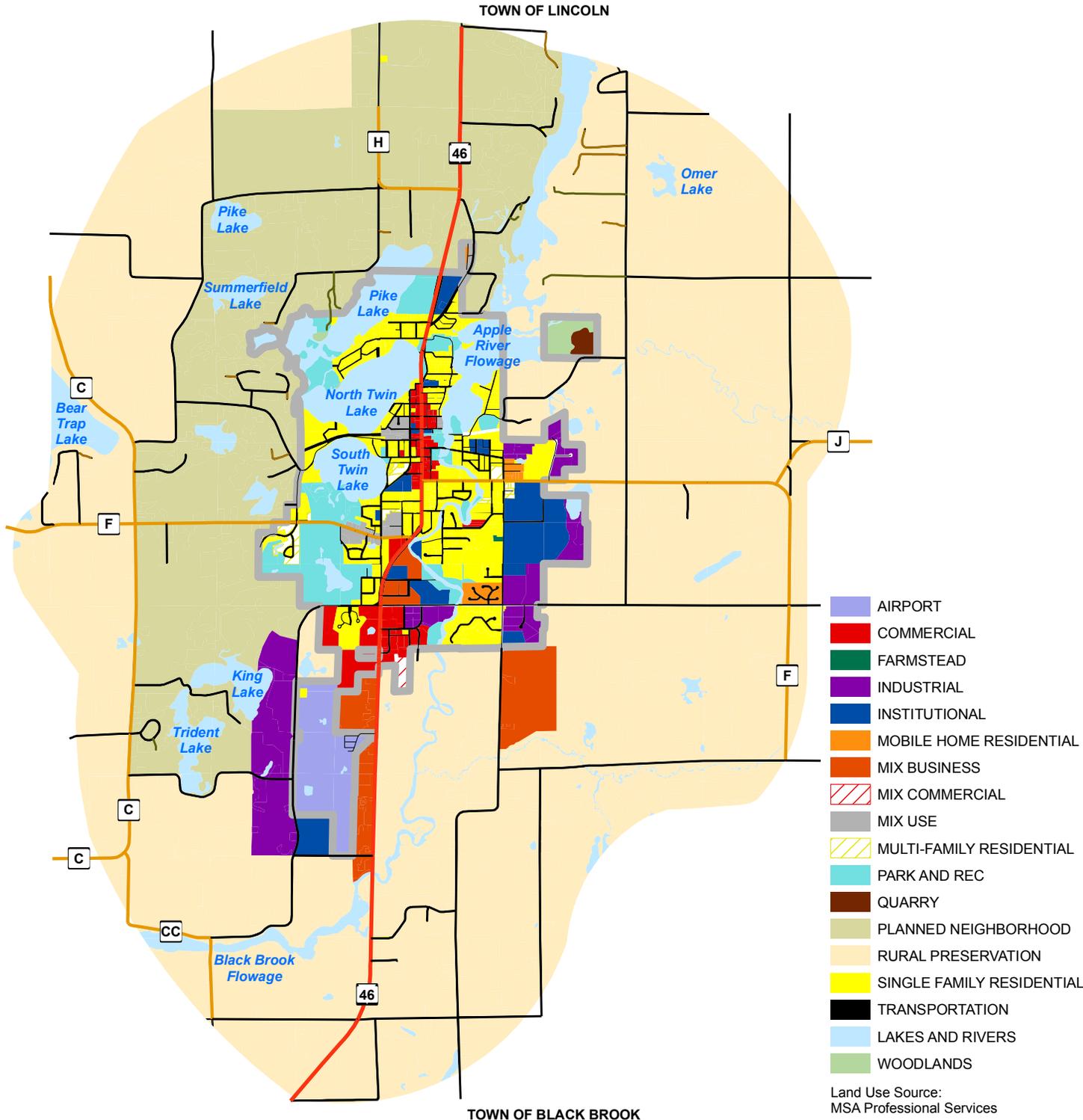
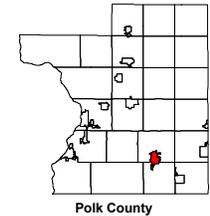
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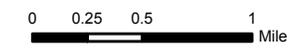
# MAP 8-77 PREFERRED FUTURE LAND USE

## City of Amery Polk County Wisconsin



- AIRPORT
- COMMERCIAL
- FARMSTEAD
- INDUSTRIAL
- INSTITUTIONAL
- MOBILE HOME RESIDENTIAL
- MIX BUSINESS
- MIX COMMERCIAL
- MIX USE
- MULTI-FAMILY RESIDENTIAL
- PARK AND REC
- QUARRY
- PLANNED NEIGHBORHOOD
- RURAL PRESERVATION
- SINGLE FAMILY RESIDENTIAL
- TRANSPORTATION
- LAKES AND RIVERS
- WOODLANDS

- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- CITY ROAD
- PRIVATE ROAD
- PRIVATE DRIVEWAY
- CITY BOUNDARY



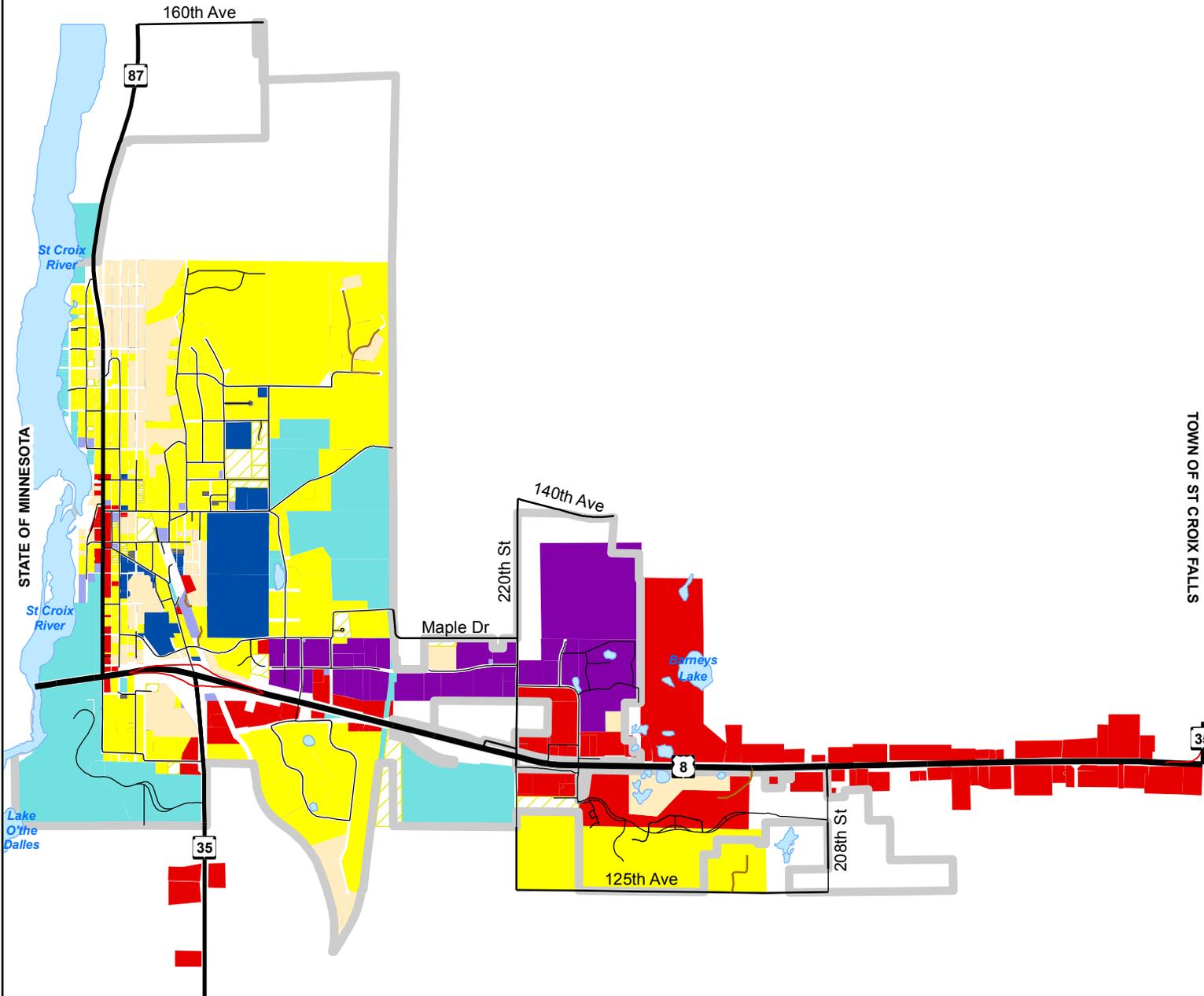
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MSA Professional Services

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TOWN OF ST CROIX FALLS



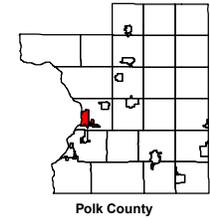
TOWN OF ST CROIX FALLS

# MAP 8-78

## PREFERRED FUTURE LAND USE

### City of St Croix Falls

#### Polk County Wisconsin



- AGRICULTURAL
- COMMERCIAL
- CONSERVANCY
- INDUSTRIAL
- INSTITUTIONAL
- RESIDENTIAL MULTI-FAMILY
- PUBLIC
- RECREATION/PARK
- RESIDENTIAL SINGLE FAMILY
- VACANT

Land Use Source:  
Cedar Corporation



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