

Village of Weston

As shown in Table 3-1, the largest amount of land area in the Village falls into the Agriculture and Forestry category. Land in this category is concentrated in the south and east portions of the Village, which contain significant wetlands and wooded areas. Single-family residential land uses make up most of the areas that are suitable for development. Commercial, Business Park and Industrial land uses occupy a little over 13 percent of the total land area of the Village. Most of these areas are concentrated along major transportation routes, particularly Schofield Avenue and around the Camp Phillips Road interchange on STH 29.

Land Needs – Projections of future population and employment growth in the Village are provided in the *Conditions and Issues* report and are based on projections compiled by the North Central Wisconsin Regional Planning Commission and Marathon County. These were used to estimate the amount of land needed to accommodate future residential and non-residential development over the next 25 years. Acreage projections were based on assumptions about density of houses per acre and employees per acre.

It is estimated over the next 25 years, 1,632 acres will be needed to accommodate future residential development and 313 acres are needed for future non-residential development. Data provided in the *Conditions and Issues* report estimate that there are currently about 6,703 acres of land that could be developed within the existing Village borders. However some of this acreage may have environmental or other constraints that limit development potential.

Table 3-2 indicates estimated acreage in land use categories with land considered “developable”. For purposes of this acreage breakdown, the 2000 acreage was taken from the

Table 3-1: Future Land Use, 2005

Land Cover Category	Description	Acres	% of Total Land Area
Residential	All residential uses, including single-family homes, condos, duplexes, apartments, farm residences, mobile homes	5,039	34.96
Commercial	Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company	1,444	10.02
Business Park	Business and industrial parks	281	1.95
Industrial	Saw/paper/lumber mills, dairies, trucking operations, distribution centers	262	1.82
Agriculture & Forestry	Tilled agriculture, prime farmland, rural residences , pasture, forested land, including nurseries, paper mill forests, wetlands, etc. Serves as a holding district until the appropriate local governmental bodies determine that conditions are favorable for development of the property as residential and/or commercial.	5,238	36.35
Public/ Quasi-Public	Schools, churches, cemeteries, libraries, government buildings, National Guard, utility facilities (e.g., power lines and towers, water towers, municipal wells).	356	2.47
Park and Recreation	Public and private parks, trails, ball fields, golf courses, playgrounds, camp grounds, shooting ranges, etc.	378	2.62
Water	Open waters, such as lakes, ponds, streams, rivers, creeks, reservoirs, etc.	148	1.03
Transportation	Airports, highways, road right-of-ways, railroads, logging roads	1,265	8.78
Total Land Area		14,411	100

Source: *Future Land Use map, 2005*