

- Consolidating services
- Contracting

The services provided by Taylor County are law enforcement, transportation aids, emergency 911 calls, sanitary system oversight, road maintenance, and soil and water conservation.

The state and county agencies provide financial help with roads, bridges, and road maintenance and law enforcement. The Wisconsin Department of Revenue assists with dams, lakes, forests, and other environmental issues.

The town of Grover has some interaction with the federal government. They have federal forest lands within the township's borders and they work with the United States Forest Service. The town also cooperates with the Agriculture Department of Resource Conservation and Development Office and the USDA Service Center.

Other governmental entities that the town of Grover works with:

- * Medford Area Fire Department
- * Northcentral Technical College & Chippewa Valley Technical College
- * National Guard
- * Towns of Hammel and Ford (road maintenance)

EXISTING LAND USE

The price of land is determined by circumstances outside of government regulation. Market demands, availability of financing, and desirability of certain properties affect the price. On average land in the town of Grover is selling at about \$1,000.00 per acre for rural land. Land adjacent to water is divided into lots and priced on a per foot basis, resulting in a significantly higher value.

The assessment statistics of the Wisconsin Department of Revenue were used to determine the trend of land use in the town of Grover. The different assessment uses are: residential, commercial, manufacturing, agriculture, wetland and swamp, and productive forest lands. See attached Existing Land Use-Town of Grover (North) and Existing Land Use-Town of Grover (South) maps for details. ***Note*** These two maps are not current and may not accurately reflect some residential, agricultural and commercial properties.

The following is a description of the types of land:

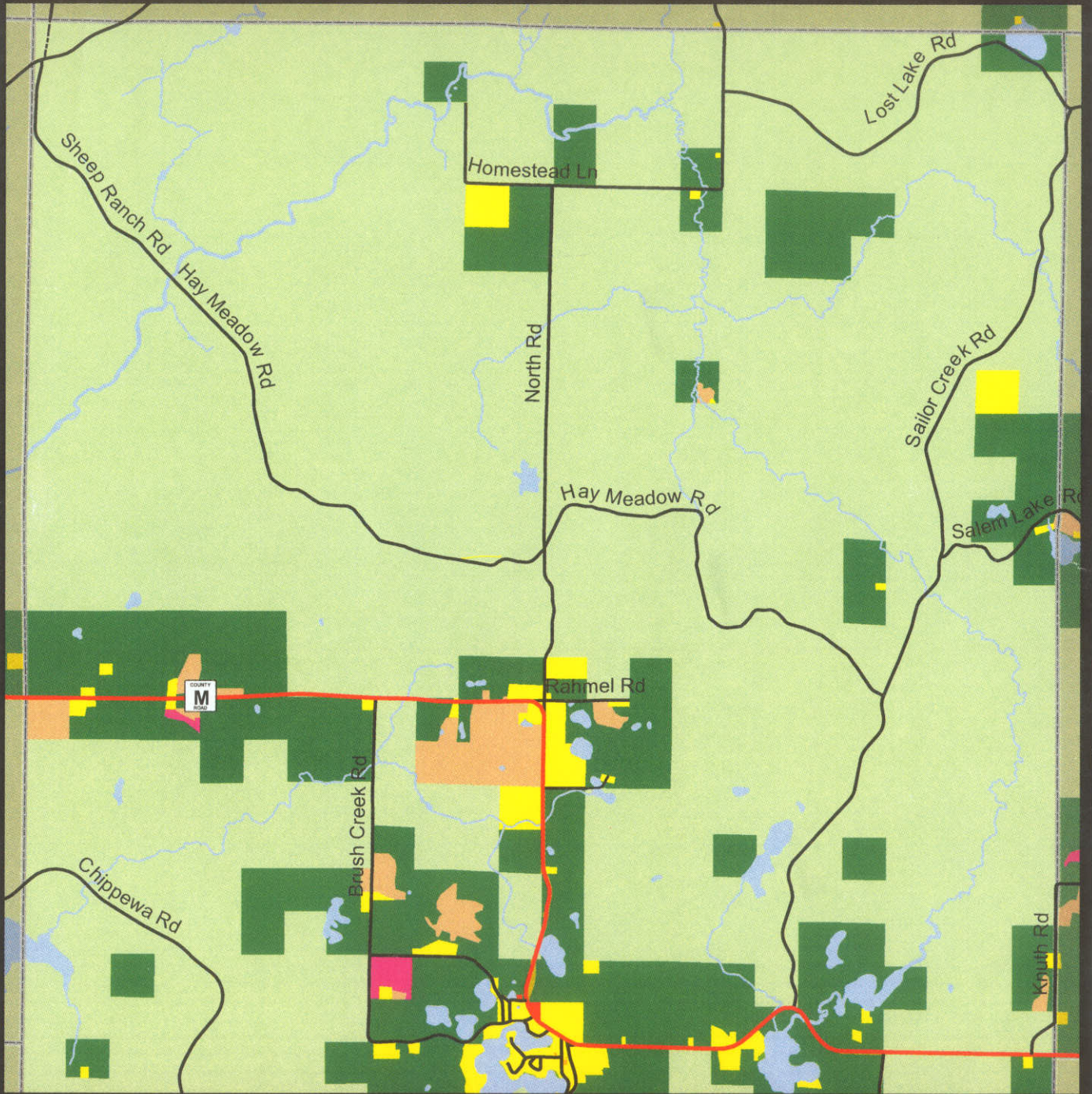
Residential-A parcel of land not suitable for the production of crops, on which a dwelling or other buildings are situated.

Commercial-Properties used for buying and selling of products or used as a service for monetary gain.

Map 8.9a

Final Draft

Existing Land Use, Town of Grover (North)



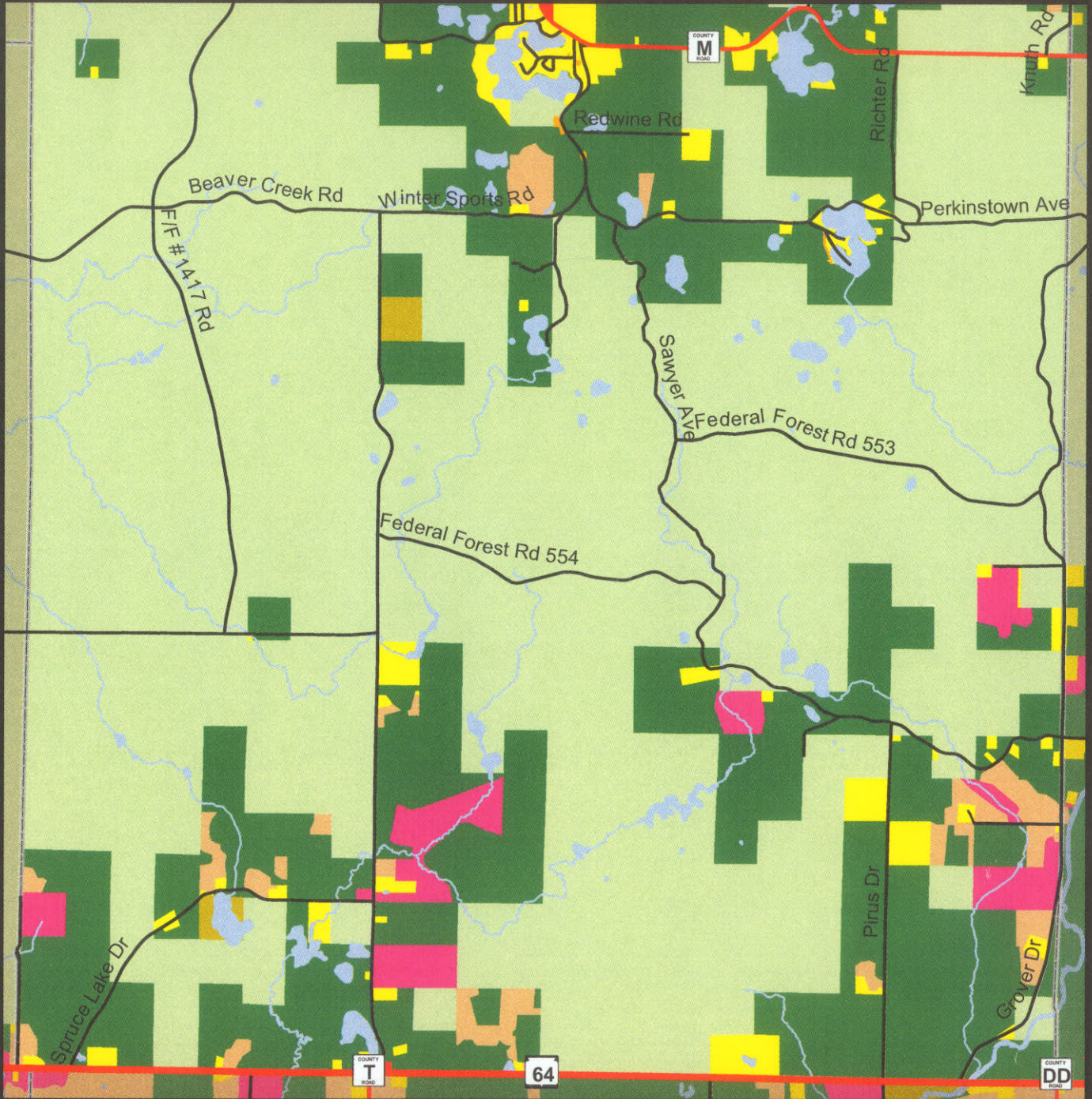
- | | | | | |
|-------------------------|---------|--------------------------|------------|-------|
| Agricultural | County | Government/Institutional | State | Water |
| Commercial | Federal | Manufacturing | Town | |
| Communication/Utilities | Forest | Residential | Open Space | |

NWRPC, 4/2007

Map 8.9b

Final Draft

Existing Land Use, Town of Grover (South)

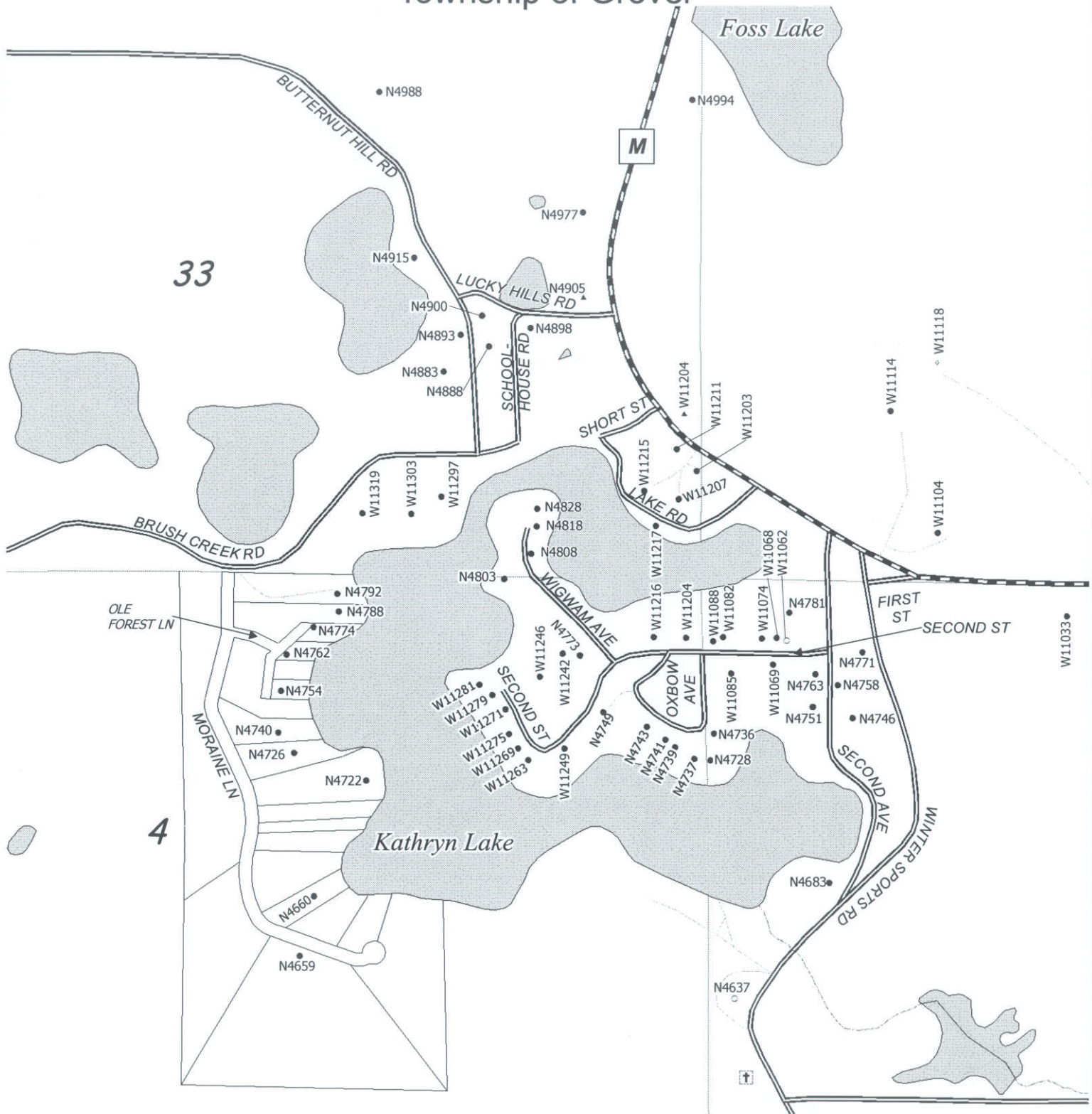


- | | | | | |
|-------------------------|---------|--------------------------|------------|-------|
| Agricultural | County | Government/Institutional | State | Water |
| Commercial | Federal | Manufacturing | Town | |
| Communication/Utilities | Forest | Residential | Open Space | |

NWRPC, 4/2007

Lake Area Dwelling Density Map

Kathryn Lake Township of Grover



0 1,000 2,000 Feet

Lake Area Dwelling Density Map

Richter Lake

Township of Grover



0 500 1,000 Feet

SUMMARY FROM TAYLOR COUNTY SHORELAND AND ZONING ORDINANCE

From Dwelling To:

Septic Tank	5 ft	
Holding Tank	5 ft	
Highwater line of lake or stream	75 ft	
Lot Line	10 ft	
Bed/Trench	10 ft	
Center line of State Highway	110 ft	*
OR Right-of-Way line of State Highway	50 ft	
Center line of County Highway	75 ft	*
OR Right-of-Way line of County Highway	42 ft	
Center line of Town Road	55 ft	*
OR Right-of-Way of Town Road	22 ft	

*** WHICHEVER DISTANCE IS GREATER**

From Well To:

Dwelling	10 ft
Septic Tank	25 ft
Holding Tank	25 ft
Bed/Trench	50 ft
Lot Line	10 ft
Pressurized force main/pressurized building sewer	25 ft
System over 8000 gallons per day	250 ft
Dog Kennel/Dog House/Calf Hutch	8 ft

From Bed/Trench To:

Building	10 ft
Lot Line	5 ft
Highwater line of lake or stream	50 ft
Well	50 ft
Swimming Pool	15 ft

From Treatment/Holding Tank To:

Highwater mark of lake or stream	10 ft
Access Road	25 ft
Lot Line	5 ft

From Privies To:

Dwelling	25 ft
Lot Lines	10 ft
Highwater line of lake or stream	75 ft
Well	50 ft

WISCONSIN STATUTES, Section 59.692, require counties to enact regulations for the protection of all shorelands in unincorporated areas.

SHORELANDS AS DEFINED by the law are lands within 1,000 feet of a navigable lake, pond, or flowage and lands within 300 feet of a river or navigable stream or to the landward side of the floodplain, whichever distance is greater.

BOATHOUSES ARE ALLOWED provided that they are set back from the ordinary high water elevation.

UNDER CERTAIN CONDITIONS a variance from regulations may be granted.

BEFORE YOU BUY LAND OR BUILD call your Zoning Administrator (715) 748-1485, who can advise you of the regulations governing shoreland use and building.

Manufacturing-Property used for assembling units or changing raw materials or components into for sale units for profit.

Agriculture-Land that is used for the primary purpose of agriculture, exclusive of the buildings or improvements.

Swamp and Wetland-Land that cannot be cultivated or used for any other purpose. Land that is wet, marshy, and non- productive.

Productive Forest Lands-Land that will produce harvestable timber.

ZONING

The town of Grover has adopted the zoning regulations of the Taylor County Zoning Department. The town of Grover also has their own zoning ordinances. A copy of the zoning ordinances are attached to this plan. They include floodplain zoning, shore land zoning, and general zoning. The town of Grover, the Taylor Shore land Zoning Code and the DNR regulate the majority of improvements on lakes and along streams and rivers. The density of dwellings on area lakes differs considerably throughout the township. Kathryn Lake has the most dwellings. See attached Lake Area Dwelling Density Map for Kathryn Lake and Lake Area Dwelling Density Map for Richter Lake maps for details.

The town of Grover requires building permits for new structure and additions. Both Taylor County and the town of Grover ordinances require buildings to be set back 50 feet from public roads, 10 feet from property lines and 75 feet from the high water line of any lake, stream or river. The town of Grover amended its minimum lot sizes by amendment on 5-14-02, (See attachment B). This amendment requires all lots to be at least 5 acres in size and to have frontage on a public road of not less than 200 feet, except in the agriculture district, where the minimum lot size is 35 acres. Currently the town of Grover has no agricultural district. See attached Summary from Taylor County Shore land and Zoning Ordinances list for details of setbacks.

Sanitary systems permits are obtained at the Taylor County Zoning Department. Driveway permits are obtained from the town of Grover. Groundwater permits are required by the Taylor County Zoning Code. Wisconsin law requires building inspections for new building construction.

FUTURE LAND USE

The town of Grover would like to follow, (with the cooperation of the population), the future land use suggestions in the attached Future Land Use-Town of Grover (North) and Future Land Use-Town of Grover (South) maps. These maps are intended to guide future growth and development in the town of Grover.

With the past as a reference, it would appear the changing trend in the town of Grover is toward more residential smaller parcels and less agriculture units, and an increase in commercial sites. There has been an increase in residential units. Commercial property values have increased at steady rate since 1990 according to the WDOA. Commercial land acreage in 1990 was 12.1 acres. Commercial land acreage in 2006 was 49.92 acres.