

**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.

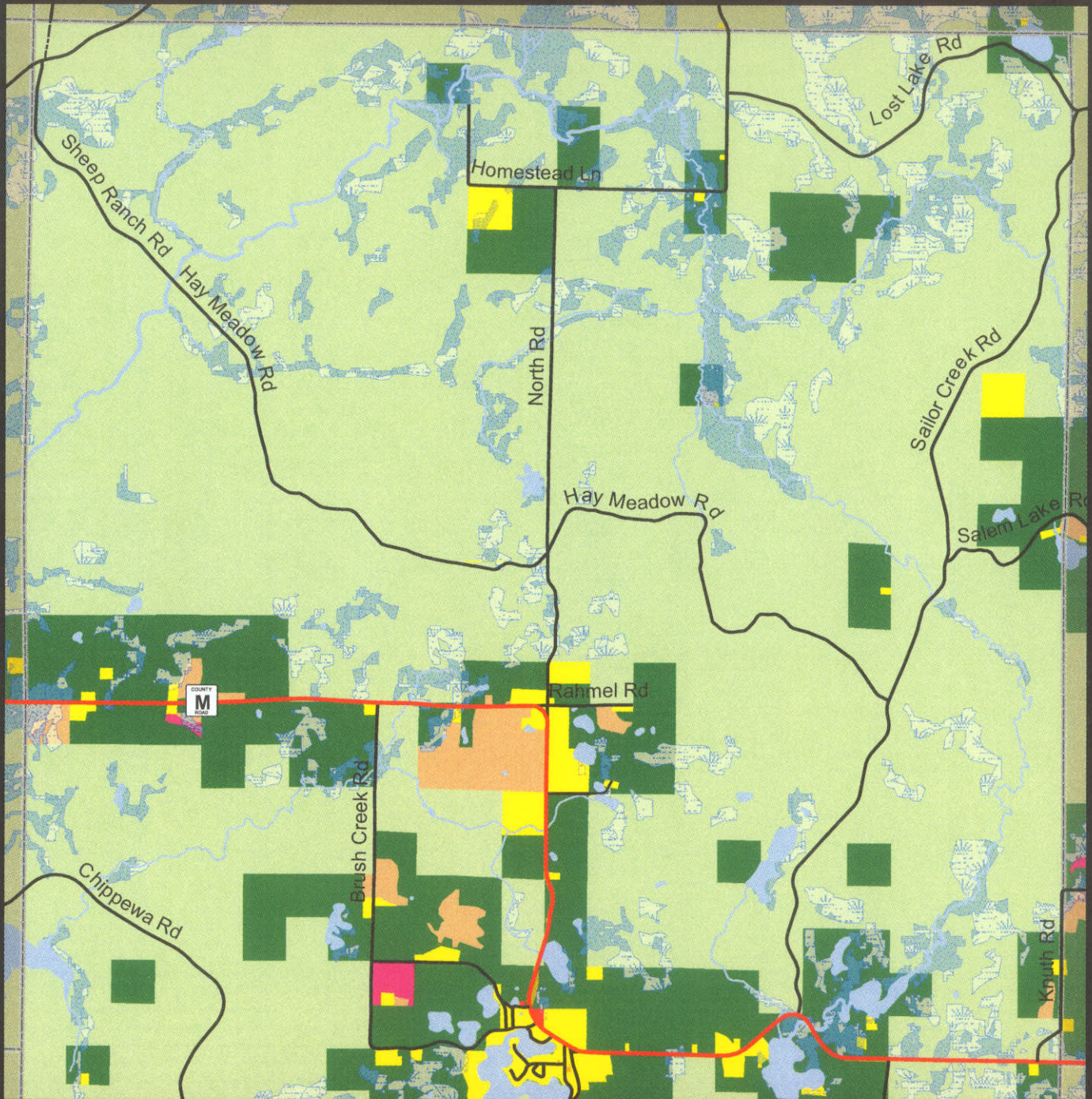
## **FUTURE LAND USE**

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.

Map 8.31A Final Draft

# Future Land Use, Town of Grover (North)



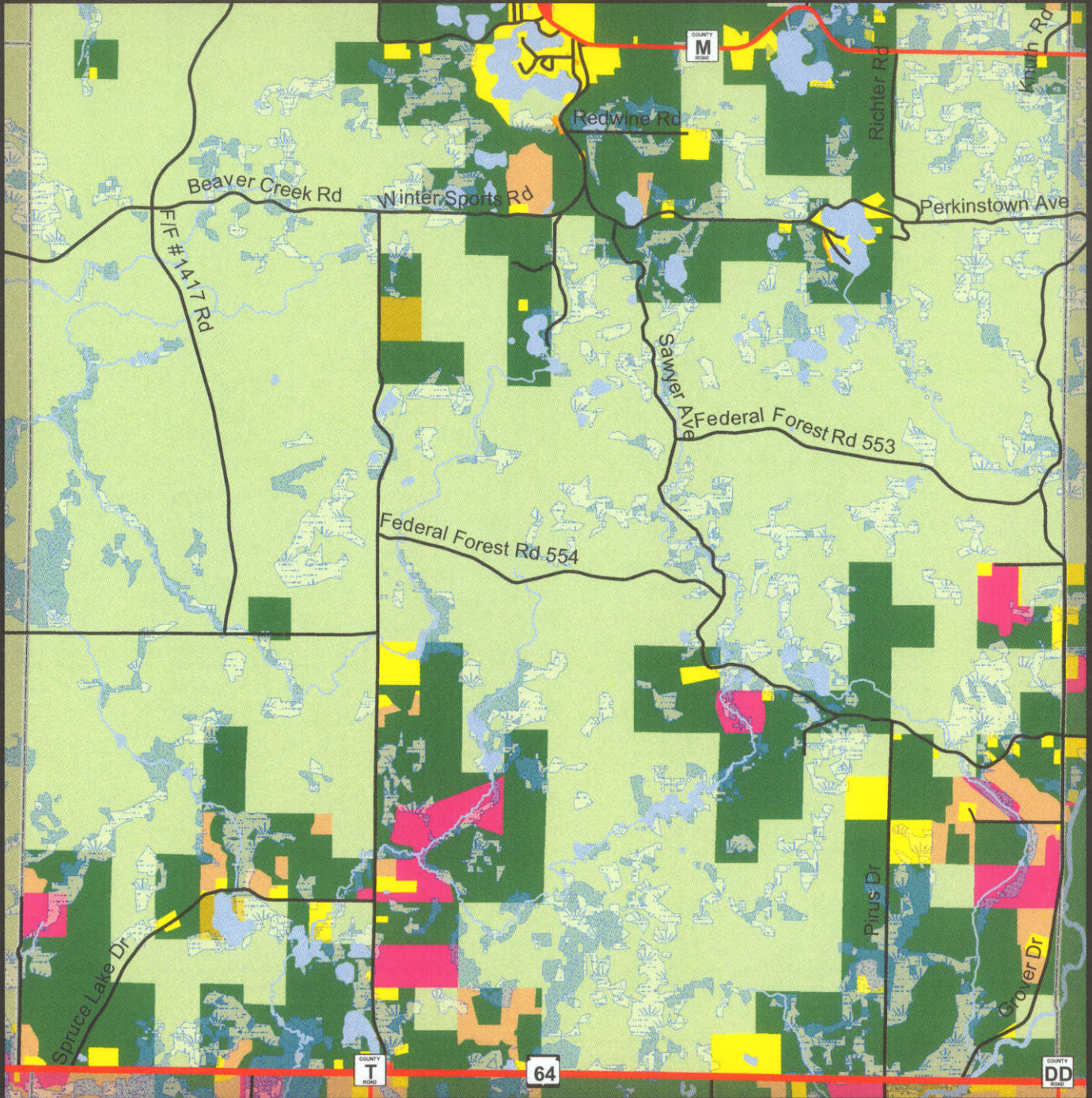
Wetlands		Future Land Use		Conservation		Government/Institutional		State	
	Forested		Agricultural		County		Manufacturing		Town
	Wetland		Commercial		Federal		Open Space		Urban Residential
			Communication/Utilities		Forest		Residential		Water

NWRPC, 4/2007

Map 8.31B

Final Draft

# Future Land Use, Town of Grover (South)



### Wetlands

- Forested
- Wetland

### Future Land Use

- Agricultural
- Commercial
- Communication/Utilities

### Conservation

- County
- Federal
- Forest

### Government/Institutional

- Manufacturing
- Open Space
- Residential

### State

- Town
- Urban Residential
- Water

The town of Grover has no land assessed for manufacturing processes. In the future manufacturing may occur along the state highway 64 corridor and county highway M if necessary facilities are in place.

**TOWN OF GROVER SMART GROWTH SURVEY**

On 9-17-02 the town of Grover mailed 237 Smart Growth Survey questionnaires to residents. Eighty-three were received, forty from town residents and forty-three from non-town residents that own land in the Town of Grover. The following is a summary of the survey responses.

1. Are you generally satisfied living in the Town of Grover?

<b>YES</b>	<b>NO</b>
<b>68</b>	<b>1</b>

2. What aspects do you like best about the Town of Grover?

<b>Safety</b>	<b>Country Atmosphere</b>	<b>Friendly People</b>	<b>Good Service</b>	<b>Good Government</b>	<b>Location</b>	<b>Air/Water Quality</b>	<b>Other</b>
<b>44</b>	<b>74</b>	<b>44</b>	<b>12</b>	<b>23</b>	<b>37</b>	<b>38</b>	<b>7</b>

Comments included the condition of the roads, high taxes, and unsightly, junky residences. Comments stated that major improvements should be for paved roads, better road maintenance, and a junk ordinance to clean-up junky residences.

***Industrial and Commercial Development***

3. Do you feel that protecting and preserving our town’s soil, water, and wetland is important?

<b>YES</b>	<b>NO</b>
<b>74</b>	<b>0</b>

4. Do you feel that there is a problem with contamination of groundwater in the Town of Grover?

<b>YES</b>	<b>NO</b>	<b>NOT SURE</b>
<b>7</b>	<b>61</b>	<b>3</b>

5. Are you concerned about the water quality of lakes, ponds, and rivers in the Town of Grover?

<b>YES</b>	<b>NO</b>	<b>NOT SURE</b>
<b>60</b>	<b>15</b>	<b>1</b>

***Land Use***

6. Do you feel that the rural and agricultural character of the Town of Grover should be preserved?

<b>YES</b>	<b>NO</b>	<b>NOT SURE</b>
<b>71</b>	<b>0</b>	<b>12</b>