

**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.