

Plan Committee uses GIS Maps to Consider Future Development Options

December 4, 2001. This meeting of the Coordinated Plan Committee was a follow-up to the interactive mapping exercises started in October 2001. Since the October meeting, when the Coordinated Plan Committee was first able to view the GIS maps developed by the UW-Madison Land Information and Computer Graphics Facility (LICGF), a sub-committee met to edit the maps. The sub-committee recommended several changes ranging from the addition of road names to land use corrections.

At this meeting, an updated copy of the Existing Land Use Map (reflecting the sub-committee comments) and the cognitive map results were presented. Using a set of criteria developed by OMNI Associates (based on the preliminary concerns and issues raised by the Coordinated Plan Committee) the LICGF developed a series of maps which illustrated how farmland could be preserved and where development could be located in the City and Town of Brillion. Below is a brief description of the criteria used to develop the maps that were presented to the Coordinated Plan Committee:

- **1st Criteria:** Protection of farmland located 1 mile beyond the existing sanitary sewer district boundaries in Forest Junction and 1 mile beyond the existing boundaries of the City of Brillion. This criterion was recommended because the Coordinated Plan Committee has indicated that new development should expand from existing development areas.
- **2nd Criteria:** Protection of contiguous farmland areas. The Coordinated Plan Committee believes that contiguous farmland acreage should be preserved to create a buffer between the City of Brillion and the Forest Junction Area.
- **3rd Criteria:** Protection of farms that are 40 acres in size or larger. The Coordinated Plan Committee believes it is important to ensure that the farmland that is preserved is large enough to support a viable farming operation. Forty acres was recommended as the minimum amount of acreage needed to support a niche farm, small family farm, or rented cropland.
- **4th Criteria:** Protection of farmland areas that are classified as having high quality (prime) soils.
- **5th Criteria:** Protection of farmland in areas adjacent to USH 10. A subgroup of the Coordinated Plan Committee supports farmland preservation along USH 10 in order to maintain the scenic open areas along the corridor and minimize ingress and egress points that would be associated with strip development along the corridor. It also hopes to avoid the development of a new by-pass and realigned USH 10 corridor, which would likely result in the loss of additional farmland and additional development pressure.

During the meeting, after these criteria maps were presented, the Coordinated Plan Committee continued to ask “what if” questions about future development to “see” how the city and town would look based on different criteria.

The result of this interactive GIS exercise was the identification of some critical issues that will need to be addressed in the Land Use Element of the Coordinated Comprehensive Plan. Specifically:

- How much land should be protected from development between the City of Brillion and Forest Junction?
- Where should new residential development adjacent to the City of Brillion be encouraged? To the North? South? East? West?
- How can commercial and industrial development be encouraged in the area without resulting in strip development along USH 10?

In the upcoming weeks the LICGF will be updating the GIS maps to include information from the 2000 aerial photographs of the area. This information will ensure that the plan maps are accurate. In addition, the LICGF will calculate how many acres are left to develop in the Forest Junction Sewer Service District, excluding areas that are classified as wetland and floodplain areas. This figure will be used to understand how much land can be designated on the future land use map for residential, commercial, and industrial development.