

## Chapter VIII - LAND USE

Present land uses in the Town of Richmond include the following:

**Agriculture:** Farmland and housing of one residence on a minimum lot size of 5 acres

**Residential Rural:** Residents with their own waste treatment system.

**Residential Sewered:** Residents served in the sewer service area.

**Mixed Residential:** Mobile Home Parks, single and multi family residential served in the sewer service area.

**Commercial:** Business mostly retail and service in nature.

**Industrial:** Manufacturing in nature.

**Mineral Extraction:** Operating sand and gravel pits.

**Community Facilities:** Large scale public facilities, churches, Town Hall.

**Open Space and Forestry:** Woodlands, swamps, natural areas.

**Public Open Spaces:** Publicly owned lands used as parks, recreation, and conservation or scenic areas.

Our more heavily populated areas are in the eastern portion of the town, along County Highway MMM, in the Thornton and Red River areas, and along the Red River.

The western and northern portions of the town are mostly Agricultural and Woodlands.

The majority of Commercial and Industrial use is in the eastern portion of the town and along County Highways M and MMM.

### 2009 Land Use and Values

CLASS	ACRES	VALUE
Residential	1,336	\$22,786,600
Commercial	170	\$ 771,500
Agriculture	10,569	\$ 2,164,100
Swamp	1,445	\$ 986,200
Forest	2,476	\$ 6,690,900
Ag Forest	2,542	\$ 3,491,600
Farmstead	155	\$ 604,200
Manufacturing	72	\$ 202,500
<b>TOTALS</b>	<b>18,765</b>	<b>\$37,697,600</b>

**2019 Statement of Town of Richmond Assessment  
Equalized from Department of Revenue**

<b>Class Total Name Value</b>	<b># of Parcels</b>	<b># of Improved Parcels</b>	<b># of Acres</b>	<b>Value of Land</b>	<b>Value of Improvements</b>	
Residential	965	829	1418	\$23,745,500	\$98,777,500	\$122,523,000
Commercial	38	37	126	758,500	5,787,400	6,545,900
Manufacturing	9	5	73	200,000	3,276,500	3,476,500
Agriculture	554	--	10,411	1,921,100	--	1,921,100
Undeveloped	379	--	1,386	1,312,900	--	1,312,900
Ag Forest	256	--	2,413	3,564,500	--	3,564,500
Productive Forest	169	--	2,084	5,974,00	--	5,974,000
Other	55	55	176	827,500	8,012,000	8,839,500
<b>Total All Columns</b>	<b>2425</b>	<b>926</b>	<b>18,087</b>	<b>\$38,304,000</b>	<b>\$115,853,400</b>	<b>\$154,157,400</b>

Source: Wisconsin Department of Revenue

In the future, the town would expect residential growth in the sanitary district and generally in the eastern portion of the town.

It is possible commercial development could occur in the area of the future County Highway MMM-Highway 29 Interchange. Sewer service could be extended to this area, but lack of public water could limit the type of development.

**GOALS**

1. To encourage growth in the sewer service area.
2. To make use of presently residential zoned areas.
3. Limit residential growth in the western portion of the town which is predominately agriculture
4. Work with existing and new commercial business to stay and expand in the town.

**OBJECTIVES**

Keep zoning ordinance and Comprehensive Plan up to date.