

**Sub-Area Meetings  
Land Use Alternatives Evaluation  
September 25<sup>th</sup>- October 3<sup>rd</sup>, 2006**

Phase 3 of the La Crosse County Comprehensive Planning Process includes reviewing and commenting on two alternative land use growth alternatives for the County Plan. The Phase started with a community discussion about each of the future land use alternatives. Participants were asked to comment on each alternative based on a questionnaire arranged by topic.

**Alternative #1**


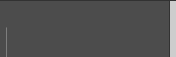




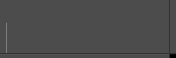




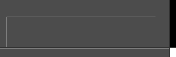


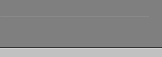











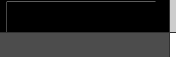




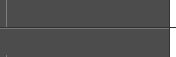
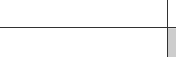

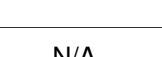



This alternative illustrates potential growth patterns in which the existing development controls are left largely unchanged. This alternative represents the "status quo". Under this scenario, growth will continue to spread out at the edges of communities, especially along interstate and highway corridors. Much of this growth is expected to be low-density development typical of suburbanizing areas. Other impacts include the gradual transition of agricultural lands to residential uses, especially in areas not zoned for exclusive agriculture.

**Alternative #2**

This alternative illustrates a different growth pattern from the option depicted in Alternative 1. Alternative 2 promotes the concept of focusing development around existing activity centers or "nodes". Many of these concepts are recommended in the existing "La Crosse County Development Plan" and the "Coulee Visions Plan". The implementation of such a concept will require the support of each community and changes to County ordinances.


**Summary of Results**

The summary tables for each sub area are attached for each sub area.

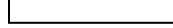
	<b>Group 1</b>	<b>Group 2</b>	<b>Group 3</b>	<b>Group 4</b>	<b>Group 5</b>
General Growth Patterns					
Bluff and Hillside Protection					
Rural Subdivisions					
Minor Rural Subdivisions					
Rural Development Patterns					
Ag Resources					
Dev Patterns Along Highways					
Dev Patterns Along Highways (2)	N/A				N/A

  
No Clear Preference

  
"Slight" Preference for Alt. 1

  
"Slight" Preference for Alt. 2

  
"Strong" Preference for Alt. 1

  
"Strong" Preference for Alt. 2

## Explanation of Result Categories

“No Clear Preference” - The alternatives were equal or within 2 “votes”.

“Slight Preference”- The desired alternative received at least 3 more “votes” than other alternative.

“Strong Preference” - The desired alternative received more than double the number of “votes”.

## Summary of Comments:

The following comments were received from the sub area meetings.

- What does county do? – gather input. No villages or towns like it.
- Will discussion happen between common issues?
- Give landowners an opportunity to sell off 1 or 2 lots.
- Town of Holland survey – indicated maintaining natural areas, bluffs and agricultural character was very important – tax dollars - ?
- What percentage of green spaces is left?
- No more green space.
- Hiking trails, bike trails etc... In cities – green space is not usable.
- Green space and property rights. Render 50% to green space – taking away 50% of land without compensation.
- Tourism – open space/recreational tourism – important for economic development.
- Green space conceptually – Black River Corridor goes out into other counties. Large contiguous block of green space with farm and woods. Important corridor for wildlife and habitat connects central sands to Mississippi River. Accomplish growth while also protecting that land.
- Who pays for what? Burden of taxation has increased to residential from agriculture of business have decreases.
- Cost of community services. In Holland Ag 1 – cost to provide services \$1.14 in services.
- Big fan of green space, but make it worth while with taxes and programs everything that we don’t project will develop and cost more to redevelop than to protect.
- Development can be a good word. Development (how you develop) is it positive?
- Population growth will occur.
- Cluster as option in some areas – not in others. Tax issue – 90% of landowners are owner occupied, 70% paid by owner occupied. Town is looking at PDR program in process open space and compensation issue.
- 400 lots available currently.
- Businesses paid are positive for tax for town. Allow more development along edge of cities – that’s farmland school system.
- 20 – 25 year projections terribly short sighted – 300 million in USA this year.
- County Board elected official mostly heard residents asking staff what is going to happen
- Wondering if one size fits all as far as slopes – should it be less restrictive in development areas. Alt 2 – too restrictive, Alt 1 – could be tweaked 25% not 30%. Maybe all on. Scattered doesn’t make sense – but growth together in a planned manner.
- Not specific enough – alternatives are too general?
- Diversity in county challenge -
- Each Town has a plan – it’s important to get plan in before county.

- Town plan enacted 8 – 10 years ago – officials change.
- Development far out needs service and traffic increases. Long workers commute,
- Reluctance on local officials to restrict development – politics creates problems.
- More direction to be strong and more specific county plans.
- Like the old keep it at 30% slope – too limiting.
- How are you going to deal with existing homes?
- Towns should have a voice – don't need county leading.
- 1 house per 1½ acre vs. 1 per 35 acres.
- These 2 houses are not farm related, is that the best use or the land?
- Consideration for productive farmland.
- Landowner sell ½ acres will control activities.
- Record deed restrictions to protect your rights.
- In the beginning people want to come out into the green space – then it disappears. Keep close to areas that are currently developed.
- Agree that status quo is bad. Converging orange is a problem. Concerned about Northern Farmington.
- How are you going to take away orange in 1?
- More freedom of choice – more flexibility, takes away zoning buffer when you go from 1 to 2.
- People move out with political influence and money.
- Exclusive Ag flat class 1 soils, best for development.
- Growth Alt 1 transitional Ag.
- Involved in process early – some areas established as transitional were a mistake.
- Concentrating.
- Who will enforce it/pay for administration?
- Can we have both- buffer with development – Frontage Roads/green space on hwy?
- It should link all the way through.
- Concern as to where to break the line.
- Bangor, West Salem let it grow – visibility wanted – natural space for it. Ideal place to grow business.
- What is the value?
- Good example Fox cites – doesn't like – eye sore as businesses sprawl together/
- Real plus for living and worth preserving Illinois Solid City and high rise – neat things this area, hospitals etc...
- What size area is an effective green space?
- 5 – 600 houses in region – 2 – 300 houses in country.
- Farmer old and retiring two options – can't sell – no value 35 acres – affordable.
- Remember – farmland once a house is on it that land is gone for 100 years.
- Lost 46,000 acres in Wisconsin.
- Lot of land is set aside.
- Hard time for Government to decide who loses.
- Are you going to wreck more land with 6 houses and cluster? – Difficult situation, how do you choose?
- Cluster development in back of Coulee who pays to widen roads?
- Five dealerships coulees are flooded with vehicles.
- Barre – developer pays to improve.
- If not using prime Ag. Land take away from cooks of coulees – see houses up on sides.
- Adapt Irish concept – build on contour doesn't fit it's not built.
- Switzerland – neighbors agree.

- Farmer? – goes to development community? Complexity – of building in coulee. Village properties gain value. Walkable – library example, save green space by reducing density.
- Village grows – limiting low income houses.
- Not have to build a bigger home substandard – high density.
- Concern – Village of West Salem out grow space – beautiful farmland is to be developed – good soil. What do you do?
- Adjacent to Village have to let it grow.
- Dilemma – Fertice Valley.
- Dilemma – value – worth more high value.
- Scenic Easement on I-90 buffer must remain Ag.
- Economically – better if more multiple units for seniors alternatives. Gardens and people and activities.
- Rural Development Patterns – well and septic community wells and septics.
- Ramon Bros. – City sewer and Water with curb and gutter. Settlement new subdivision tying to water and sewer – economics. Problem with sewer lines. What do you do if it fails? Paying as we go? Community living.
- Brice Prairie
- Any plan needs a cluster development option - 35 acre lot is foolish – 4 houses for farms.
- How many people move out in country because of value and high end homes?
- Price for home and lot is not a major decision with development.
- Sad to see prime land let go but growth is inevitable. Aren't prepared for it. FFA programs in high schools gone due to lack of interest. Regulate speed – slow development.
- 35 acre plots farmland preservation program.
- Farm in Barre miles – 7 new homes in 5 years – children or family members. Loophole is fair or not?
- Severson Farm \$1.2 million – we can't afford to develop to quickly but it forces value of farmland to go to high. Farm values – production is important. Utopia we don't realize – foreigners. Oil will change lifestyle.
- Good job on alternatives.
- Want City services in rural areas.
- Efficient for maintenance and services.
- Design reviews of cluster close to city some other uses – 50 + housing.
- Possibility – 100 acres – develops 10% deed restriction for development with 10 yr sunset needs room for cluster and development.
- Four at table agreed with 2<sup>nd</sup> column – would like the restrictions to go even further. Shelby residents – like it less density.
- Concern – Alt. 1 if you lived – you own land family farmland is not farmable – too steep considered taxes going up value going down.
- Tax Break/credit on woodland Bluff land pres.
- 100 acres large land owners not majority 25 less than 1.
- Alternative 1 – infrastructure and services would be easier and cheaper in alternative 2. Preference to cluster as much as possible.
- Taking farmland away what are we going to eat?
- Retired farmer concern that land is a retirement fund – subsidy if land is protected.
- Property in Mormon coulee too good. Property in Chipmunk – too steep – screwed property rights – I should be able to decide.
- Margins rural cluster – farm prices too low.
- Own – pay taxes – a bunch of other people telling you what to do with it.
- Prime farmland – development complains about conflicting land uses.

- Campbell – French Island was all farmland. One very small farm left – where’s our food going to come from?
- Fuel/transport – buy food locally restricting development (assessment is important).
- Create an option is a good thing doing it makes some sense.
- La Crosse rifle club – noise ordinance – protects the club from enforcement. Who’s going to stop the City?
- 10 acres surrounded by farms – don’t think restrictions on those owners are correct.
- Everyone who has built a house purchases a lot and built a house. Should they be able to tell farmers not to develop?
- Commercial in a residential area if it produces \$100,000 – salary vs. \$10/hr salary.
- Like cluster development – cluster development - have a hand in better design with green space.
- 20 vs. 30% - wanted to build a house – designed 10’ back from 30% - 10’ back from 20% slope? Stupid, just go to 25% or something.
- 20% architect want a McMansion with 3 car garage – sensitive design is appropriate.
- Questionnaire covers county. One town wants 20%, others want 30%.
- Like to see each town control their plan.
- What if town and county differ, who will rule?
- Several rural/minor subdivisions water and sewer is an issue. Problem with hooking into city sewer.
- Not all in Alt. 2 – Shelby is in enviable position tax rate is much lower than in city expand tax base. Addition of development done correctly.
- Rural subdivision 5 lots or less – sewer and water – annex you – real concern.
- Boundary agreements discussion is so Important – development with poor roads – work together to fix it.
- Water quality is a top goal – has there been any discussion of county wide sewer/water utility.
- Some discussion of Municipal Water Districts – never gone any where city of La Crosse not in favor.
- Value of reasonable planning government issues, tend to scare him.
- Two extremes: 1) grew up on a farm, sympathy for that freedom and work ethic. 2) Older rural community closer develops out sell off a couple acres for some income. Disagree with mom and pops (clusters).
- Sewer/water is necessary with any kind of density. Expensive after the fact.
- Sewer/water is important with whole county – get people together to discuss a regional (county) utility to minimize “negative” discussion – water/sewer as important as density etc...
- Hard to correct once it is a problem.

**La Crosse County Comprehensive Plan- Alternative Review Worksheet (Group I)**

Topic	Alternative 1: Conventional Growth Patterns	Alternative 2: Planned Development Centers	No Preference	Comments
<b>General Growth Patterns*</b>	<input type="checkbox"/> Allow development to occur where existing regulations and market forces allow. <b>(6)</b>	<input type="checkbox"/> Direct future development near existing developed areas. <b>(7)</b>	<input type="checkbox"/>	
<b>Bluff and Hillside Protection*</b>	<input type="checkbox"/> Maintain <u>existing</u> standards that limit bluff development. <b>(8)</b> <input type="checkbox"/> (No disturbance above 30% slope)	<input type="checkbox"/> Further restrict bluff development. (No disturbance above 20% slope) <b>(6)</b>	<input type="checkbox"/>	
<b>Rural Subdivisions</b> (5 or More Residential Lots)	<input type="checkbox"/> Allow new "subdivisions" (5 or more lots) in rural areas, but not on "Exclusive Agriculture" lands. <b>(6)</b>	<input type="checkbox"/> Prohibit new "subdivisions" (5 or more lots) in rural areas without sewer and water service. <b>(6)</b>	<input type="checkbox"/>	
<b>"Minor" Rural Subdivisions</b> (Less than 5 Residential Lots)	<input type="checkbox"/> Allow "minor" subdivisions (less than 5 lots) in rural areas, but not on "Exclusive Agriculture" lands. <b>(2)</b>	<input type="checkbox"/> Consider "minor" subdivisions (less than 5 lots) based on site conditions, potential conflicts, and local standards. <b>(9)</b>	<input type="checkbox"/>	
<b>Rural Development Patterns*</b>	<input type="checkbox"/> Allow only the "conventional" large-lot layout of development <b>(0)</b>	<input type="checkbox"/> Create an option for land owners to "cluster" new development on smaller lots. <b>(11)</b>	<input type="checkbox"/>	
<b>Agricultural Resources</b> Class I and II Soils & Other Agricultural Business	<input type="checkbox"/> Discourage, <u>but do not prohibit</u> growth on good agricultural soils or near existing agricultural operations. <b>(3)</b>	<input type="checkbox"/> Direct growth away from Class I and II soils and other agricultural resources through zoning, clustered housing and other tools. <b>(8)</b>	<input type="checkbox"/>	
<b>Development Patterns Along Highways*</b>	<input type="checkbox"/> Promote commercial, office or other business growth between Rockland and Bangor. <b>(4)</b>	<input type="checkbox"/> Allow growth but maintain open space and distinct edges between Rockland and Bangor. <b>(6)</b>	<input type="checkbox"/>	

\* See back side for illustrations

**La Crosse County Comprehensive Plan- Alternative Review Worksheet**

Topic	Alternative 1: Conventional Growth Patterns	Alternative 2: Planned Development Centers	No Preference	Comments
<b>General Growth Patterns*</b>	<input type="checkbox"/> Allow development to occur where existing regulations and market forces allow. <b>(18)</b>	<input type="checkbox"/> Direct future development near existing developed areas. <b>(10)</b>	<input type="checkbox"/>	
<b>Bluff and Hillside Protection*</b>	<input type="checkbox"/> Maintain <u>existing</u> standards that limit bluff development. (No disturbance above 30% slope) <b>(17)</b>	<input type="checkbox"/> Further restrict bluff development. (No disturbance above 20% slope) <b>(12)</b>	<input type="checkbox"/>	
<b>Rural Subdivisions</b> (5 or More Residential Lots)	<input type="checkbox"/> Allow new "subdivisions" (5 or more lots) in rural areas without sewer and water service. <b>(15)</b>	<input type="checkbox"/> Prohibit new "subdivisions" (5 or more lots) in rural areas without sewer and water service. <b>(11)</b>	<input type="checkbox"/>	
<b>"Minor" Rural Subdivisions</b> (Less than 5 Residential Lots)	<input type="checkbox"/> Allow "minor" subdivisions (less than 5 lots) without sewer and water service. <b>(15)</b>	<input type="checkbox"/> Consider "minor" subdivisions (less than 5 lots) based on site conditions, potential conflicts, and local standards. <b>(11)</b>	<input type="checkbox"/>	
<b>Rural Development Patterns*</b>	<input type="checkbox"/> Allow only the "conventional" large-lot layout of development. <b>(5)</b>	<input type="checkbox"/> Create an option for land owners to "cluster" new development on smaller lots. <b>(25)</b>	<input type="checkbox"/>	
<b>Agricultural Resources</b> Class I and II Soils & Other Agricultural Business	<input type="checkbox"/> Discourage, but do not prohibit growth on good agricultural soils or near existing agricultural operations. <b>(20)</b>	<input type="checkbox"/> Differentiate "prime agricultural resources" (soils and operations) from other rural areas and develop further standards to protect. <b>(5)</b>	<input type="checkbox"/>	
<b>Development Patterns Along Highways*</b>	<input type="checkbox"/> Allow commercial, office, or other business growth between <u>West Salem and Bangor.</u> (along I-90 & HWY 16) <b>(17)</b>	<input type="checkbox"/> Allow growth but maintain open space and distinct edges between <u>West Salem and Bangor.</u> (along I-90 & HWY 16) <b>(9)</b>	<input type="checkbox"/>	
<b>Development Patterns Along Highways*</b>	<input type="checkbox"/> Allow commercial, office, or other business growth between <u>Bangor and Rockland.</u> (along I-90 & HWY 16) <b>(16)</b>	<input type="checkbox"/> Allow growth but maintain open space and distinct edges between <u>Bangor and Rockland.</u> (along I-90 & HWY 16) <b>(11)</b>	<input type="checkbox"/>	

\* See back side for illustrations

La Crosse County Comprehensive Plan- Alternative Review Worksheet (Group 3 — West Salem, Hamilton, Barre)

Topic	Alternative 1: Conventional Growth Patterns	Alternative 2: Planned Development Centers	No Preference	Comments
<b>General Growth Patterns*</b>	<input type="checkbox"/> Allow development to occur where existing regulations and market forces allow. <b>6 (32%)</b> <input type="checkbox"/> Maintain <u>existing</u> standards that limit bluff development. (No disturbance above 30% slope) <b>11 (52%)</b>	<input type="checkbox"/> Direct future development near existing developed areas. <b>12 (63%)</b> <input type="checkbox"/> Further restrict bluff development. (No disturbance above 20% slope) <b>9 (43%)</b>	<b>1 (5%)</b>	
<b>Bluff and Hillside Protection*</b>	<input type="checkbox"/> Allow new “subdivisions” (5 or more lots) in rural areas without sewer and water service. <b>13 (68%)</b> <input type="checkbox"/> Allow “minor” subdivisions (less than 5 lots) without sewer and water service. <b>6 (29%)</b>	<input type="checkbox"/> Prohibit new “subdivisions” (5 or more lots) in rural areas without sewer and water service. <b>6 (32%)</b> <input type="checkbox"/> Consider “minor” subdivisions (less than 5 lots) based on site conditions, potential conflicts, and local standards. <b>15 (71%)</b>	<input type="checkbox"/>	
<b>Rural Subdivisions</b> (5 or More Residential Lots)	<input type="checkbox"/> Allow only the “conventional” large lot layout of development. <b>3 (19%)</b> <input type="checkbox"/> Discourage, <u>but do not prohibit</u> growth on good agricultural soils or near existing agricultural operations. <b>8 (38%)</b>	<input type="checkbox"/> Create an option for land owners to “cluster” new development on smaller lots. <b>13 (81%)</b> <input type="checkbox"/> Differentiate “prime agricultural resources” (soils and operations) from other rural areas and develop further standards to protect. <b>13 (62%)</b>	<b>1 (&lt;1%)</b>	
<b>Rural Development Patterns*</b>	<input type="checkbox"/> Allow commercial, office, or other business growth <u>between</u> <u>West Salem and Onalaska.</u> (along I-90 & HWY 16) <b>4 (20%)</b> <input type="checkbox"/> Allow commercial, office, or other business growth <u>between</u> <u>West Salem and Bangor.</u> (along I-90 & HWY 16) <b>6 (30%)</b>	<input type="checkbox"/> Allow growth but maintain open space and distinct edges <u>between</u> <u>West Salem and Onalaska.</u> (along I-90 & HWY 16) <b>14 (70%)</b> <input type="checkbox"/> Allow growth but maintain open space and distinct edges <u>between</u> <u>West Salem and Bangor.</u> (along I-90 & HWY 16) <b>13 (65%)</b>	<b>2 (10%)</b>	
<b>Agricultural Resources</b> Class I and II Soils & Other Agricultural Business				
<b>Development Patterns Along Highways*</b>				
<b>Development Patterns Along Highways*</b>				

**La Crosse County Comprehensive Plan- Alternative Review Worksheet (Group 4)**

Topic	Alternative 1: Conventional Growth Patterns	Alternative 2: Planned Development Centers	No Preference	Comments
<b>General Growth Patterns*</b>	<input type="checkbox"/> Allow development to occur wherever existing regulations and market forces allow. <b>(10)</b> <input type="checkbox"/> Maintain <u>existing</u> standards that limit bluff development. (No disturbance above 30% slope) <b>(8)</b>	<input type="checkbox"/> Direct future development near existing developed areas. <b>(18)</b> <input type="checkbox"/> Further restrict bluff development. (No disturbance above 20% slope, maintain 12% in Holmen) <b>(20)</b>	<input type="checkbox"/>	
<b>Bluff and Hillside Protection*</b>	<input type="checkbox"/> Allow new "subdivisions" (5 or more lots) in rural areas, but not on "Exclusive Agriculture" lands. <b>(11)</b>	<input type="checkbox"/> Prohibit new "subdivisions" (5 or more lots) in rural areas without sewer and water service. <b>(16)</b>	<input type="checkbox"/>	
<b>Rural Subdivisions</b> (5 or More Residential Lots)	<input type="checkbox"/> Allow "minor" subdivisions (less than 5 lots) in rural areas, but not on "Exclusive Agriculture" lands. <b>(6)</b>	<input type="checkbox"/> Consider "minor" subdivisions (less than 5 lots) based on site conditions, potential conflicts, and local standards. <b>(22)</b>	<input type="checkbox"/>	
<b>"Minor" Rural Subdivisions</b> (Less than 5 Residential Lots)	<input type="checkbox"/> Allow only the "conventional" large-lot layout of development. <b>(3)</b>	<input type="checkbox"/> Create an option for land owners to "cluster" new development on smaller lots <b>(24)</b> .	<input type="checkbox"/>	
<b>Rural Development Patterns*</b>	<input type="checkbox"/> Discourage, <u>but do not prohibit</u> growth on good agricultural soils or near existing agricultural operations. <b>(12)</b>	<input type="checkbox"/> Direct growth away from Class I and II soils and other agricultural resources through zonings, clustered housing and other tools. <b>(19)</b>	<input type="checkbox"/>	
<b>Agricultural Resources</b> Class I and II Soils & Other Agricultural Business	<input type="checkbox"/> Promote commercial, office or other business growth along the entirety of the USH 53 corridor. <b>(6)</b>	<input type="checkbox"/> Concentrate growth along interchanges and areas of existing development within the USH 53 corridor. <b>(24)</b>	<input type="checkbox"/>	
<b>Development Patterns Along Highways*</b>	<input type="checkbox"/> Promote limited commercial and residential growth along all county trunk highways. <b>(13)</b>	<input type="checkbox"/> Discourage growth along county trunk highways except in areas where it already exists. <b>(16)</b>	<input type="checkbox"/>	
<b>Development Character Along Highways*</b>				

\* See back side for illustrations

**La Crosse County Comprehensive Plan- Alternative Review Worksheet (Group 5 — Campbell, Shelby, Medary)**

Topic	Alternative 1: Conventional Growth Patterns	Alternative 2: Planned Development Centers	No Preference	Comments
<b>General Growth Patterns*</b>	<input type="checkbox"/> Allow development to occur where existing regulations and market forces allow. <b>20 (38%)</b> <input type="checkbox"/> Maintain <u>existing</u> standards that limit bluff development. (No disturbance above 30% slope) <b>26 (50%)</b>	<input type="checkbox"/> Direct future development near existing developed areas. <b>31 (60%)</b>	<b>1 (2%)</b>	
<b>Bluff and Hillside Protection*</b>	<input type="checkbox"/> Allow new "subdivisions" (5 or more lots) in rural areas without sewer and water service. <b>30 (58%)</b>	<input type="checkbox"/> Further restrict bluff development. (No disturbance above 20% slope) <b>24 (46%)</b>	<b>2 (4%)</b>	
<b>Rural Subdivisions</b> (5 or More Residential Lots)	<input type="checkbox"/> Allow "minor" subdivisions (less than 5 lots) in rural areas without sewer and water service. <b>19 (36%)</b>	<input type="checkbox"/> Prohibit new "subdivisions" (5 or more lots) in rural areas without sewer and water service. <b>20 (38%)</b>	<b>2 (4%)</b>	
<b>"Minor" Rural Subdivisions</b> (Less than 5 Residential Lots)	<input type="checkbox"/> Allow only the "conventional" large-lot layout of development. <b>5 (10%)</b>	<input type="checkbox"/> Consider "minor" subdivisions (less than 5 lots) based on site conditions, potential conflicts, and local standards. <b>30 (58%)</b>	<b>3 (6%)</b>	
<b>Rural Development Patterns*</b>	<input type="checkbox"/> Discourage, <u>but do not prohibit</u> growth on good agricultural soils or near existing agricultural operations. <b>20 (38%)</b>	<input type="checkbox"/> Create an option for land owners to "cluster" new development on smaller lots. <b>45 (86%)</b>	<b>2 (4%)</b>	
<b>Agricultural Resources</b> Class I and II Soils & Other Agricultural Business	<input type="checkbox"/> For the Shelby, Medary areas, encourage commercial growth along existing highway corridors (157, CTH B, 33, 14/61) <b>12 (23%)</b>	<input type="checkbox"/> Differentiate "prime agricultural resources" (soils and operations) from other rural areas and develop further standards to protect. <b>29 (56%)</b>	<b>3 (6%)</b>	
<b>Development Patterns Along Highways*</b>		<input type="checkbox"/> For the Shelby, Medary, and Campbell areas, identify and plan for distinct commercial/industrial nodes along county and state highways <b>37 (71%)</b>	<b>3 (6%)</b>	

**Responses from 9/28/07 meeting — No. (percentage)**