## Development Factors Map

A wide range of factors serve to limit or inhibit the future development potential of land. Natural features such as steep slopes, floodplains, soil conditions, wetlands, and surface waters act as barriers to development.
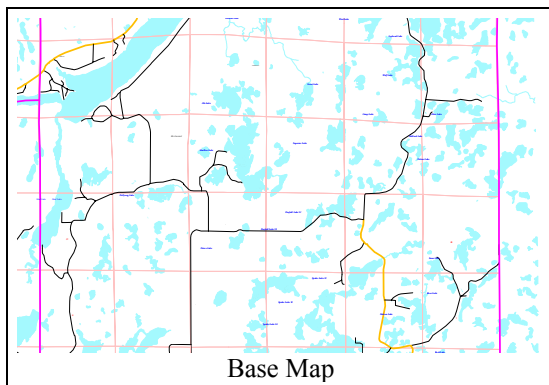
Existing land ownership may also prohibit growth and development. Public land holdings such as county forest, national wild and scenic rivers, and Wisconsin DNR lands must be excluded from the community land bank.
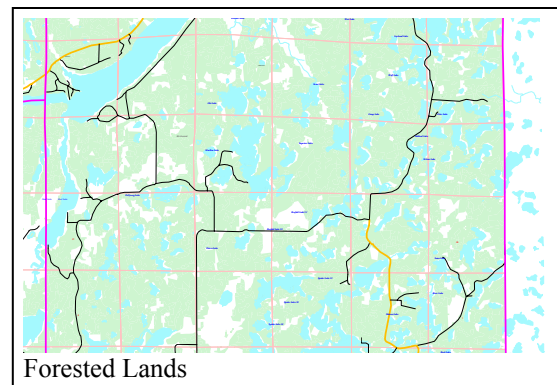
## GIS Model

The development factors map for Washburn County was created using a GIS (geographic information system) model using digital data acquired from many sources. The digital data represents a range of development factors such as steep slopes, floodplains, wetlands, prime farmland areas, and public lands.
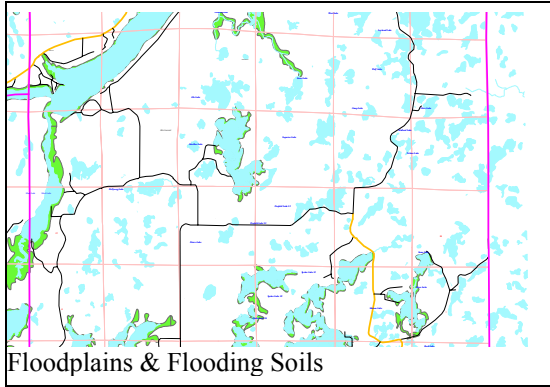
A model was developed which assigned numeric weighting values to each of the various components. Those factors exhibiting the most restrictive characteristics were assigned the highest values. For example, floodplains and wetlands were assigned the highest possible values, as these areas are essentially not developable. The scores of each of the individual components were then added together to derive a total score. The scores on Map 5.10 represent the <u>cumulative</u> degree of limitation, calculated by adding all of the individual component scores together.

| Feature | Score |
|---|---|
| **Wetlands** | 10 |
| **Forests** | 2 |
| **Prime Farmland** | 5 |
| **Farmland of State Significance** | 3 |
| **Soil Properties** | |
| **Soil Limitations for Septic Systems** | |
| *Very Limited* | 5 |
| *Somewhat Limited* | 3 |
| **Soil Limitations for Dwellings with Basements** | |
| *Very Limited* | 3 |
| *Somewhat Limited* | 2 |
| **Flood Frequency** | |
| *Frequent* | 10 |
| **Slope** | |
| *0-15 percent* | 0 |
| *15-20 percent* | 3 |
| *20-25 percent* | 5 |
| *25-30 percent* | 7 |
| *30-45 percent* | 10 |
| **Floodplains** | 10 |
| **Federal Lands** | 10 |
| **State Lands** | 10 |
| **County Forest** | 10 |
| **Industrial Forest** | 5 |
| **Shoreland Zone** | 2 |
| **Wetland Buffer (300ft)** | 3 |



Base Map

+



Forested Lands

Floodplains & Flooding Soils

+

Soil Limitations

Prime Agricultural Lands

+

Public Lands

Shoreland Buffer Areas

+

Wetlands

Wetland Buffer Areas

+

Slopes

=



Total Score
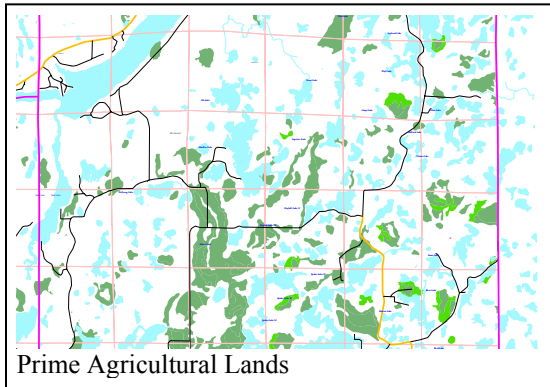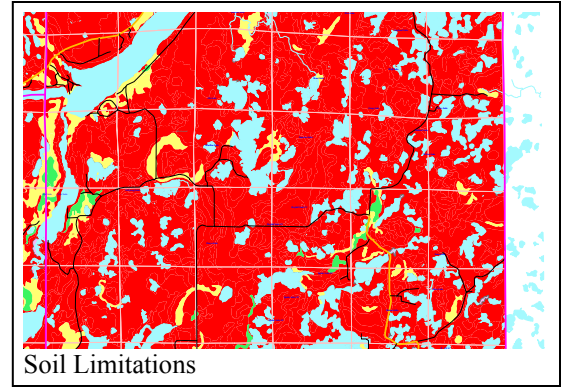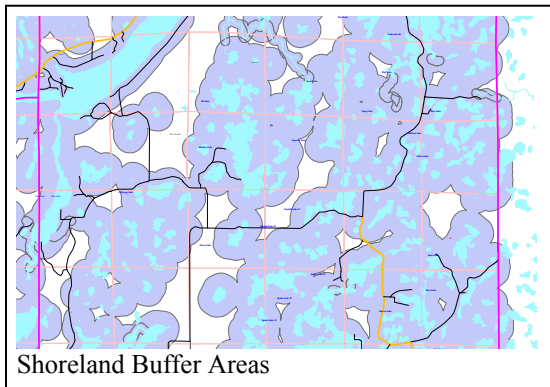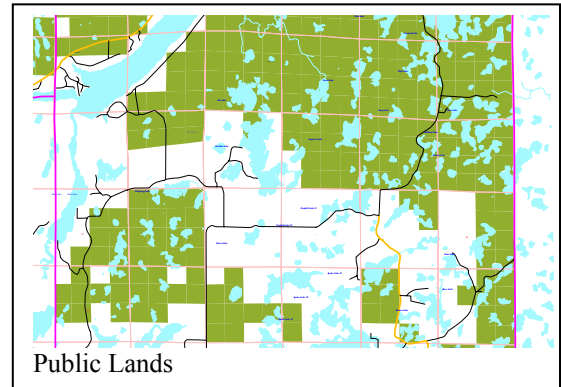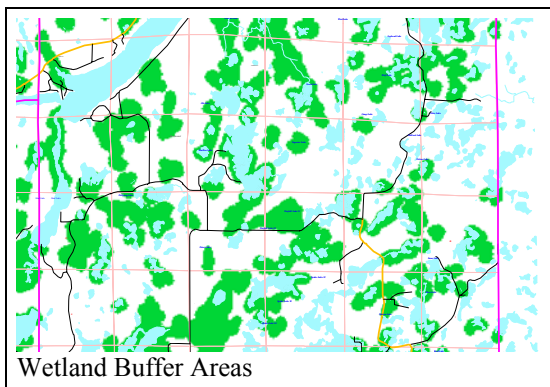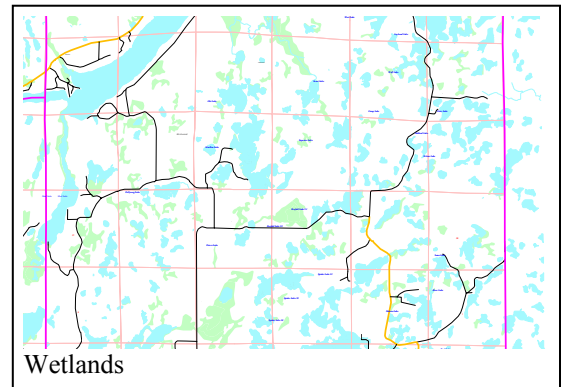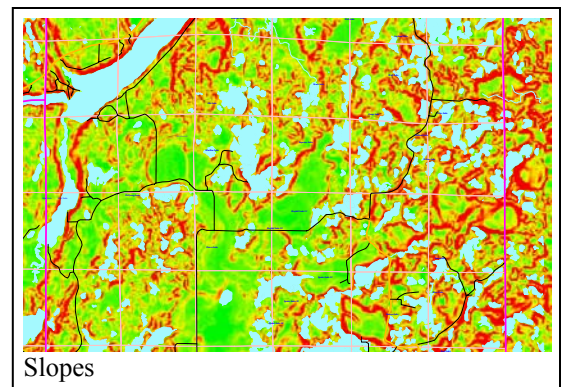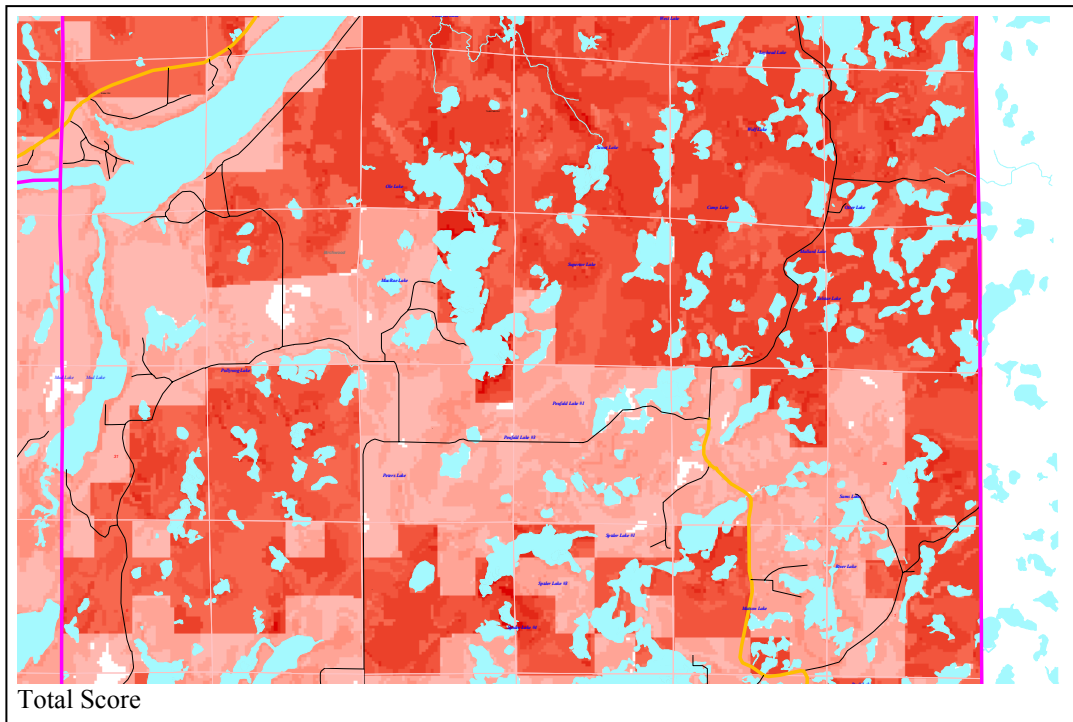
Each of the development factors are "overlayed" atop one another and the values assigned to each individual layer are added together to produce a final map. The higher the overall score, the greater the limitation or degree of limitation posed by the natural features. This map is meant to be used as a guide to assist communities in determining where the most suitable locations for future growth and development may be. This is meant to be a landscape model, and should not be used for individual site analysis.