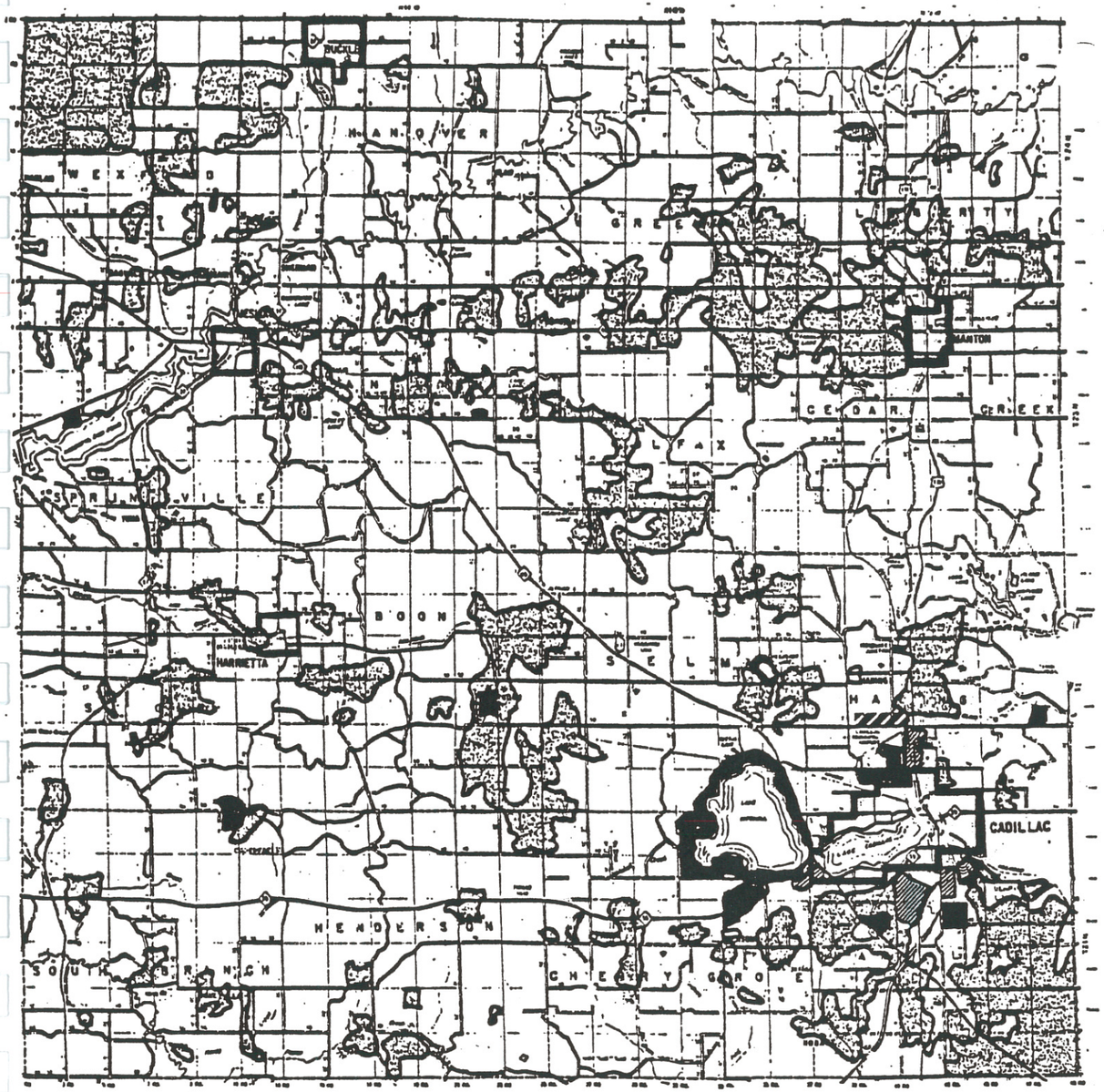
EXISTING GENERAL LAND USE - WEXFORD COUNTY



MEDIUM DENSITY RESIDENTIAL

INDUSTRIAL

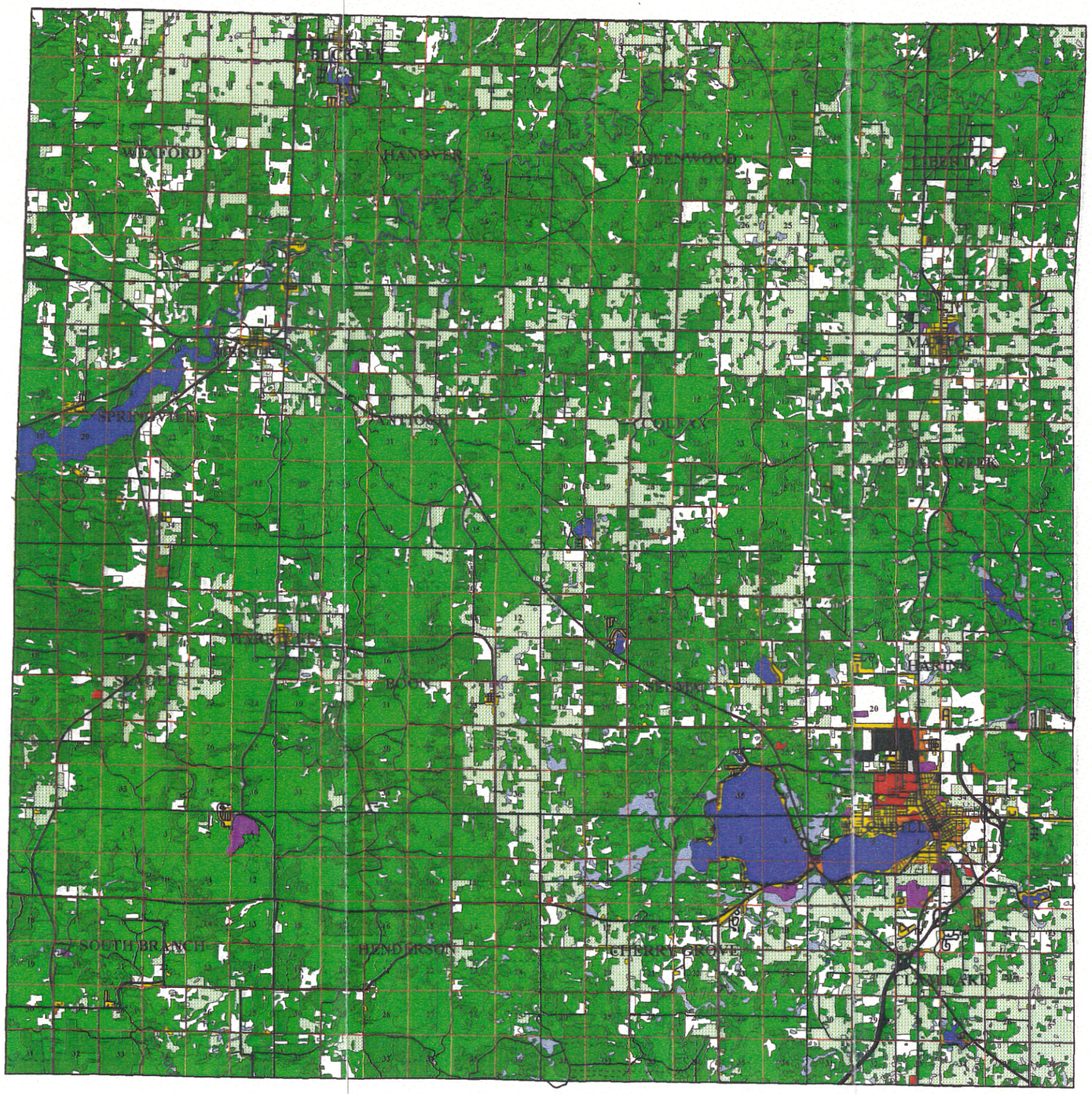
AGRICULTURAL

COMMERCIAL

EXTRACTIVE

FOREST/OPEN SPACE
LOW DENSITY RESIDENTIAL

From:
Wexford County Planning Commission (Gove Associates, Inc.); *Wexford County Comprehensive Plan*; Cadillac; undated, (circa 1988), page 35. (Note: It is not known why Gove Associates did not use technology available at the time and presented state-supplied land use data and maps from the Michigan Inventory Information System.)



WEXFORD COUNTY ESTABLISHED ~ 1869

Land Use/Land Cover

1978 Land Use (Updated)

- 11-Residential
- 12-Commercial/Service
- 13-Industrial
- 14-Transportation/Comm./Utilities
- 17-Extractive
- 19-Open Land/Other Urban

- 21-Crop Land
- 22-Orchard/Vineyard/Horticulture
- 23-Confined Feeding Operation
- 24-Permanent Pasture
- 29-Agricultural/Other

- 31-Herbaceous Field
- 32-Shrub Plants

- 41-Deciduous Forest
- 42-Coniferous Forest

- 51-Stream/Waterway
- 52-Lake
- 53-Reservoir/Dam/Backwater

- 61-Wetland_Forested
- 62-Wetland_Non-forested

SOURCE: Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS).

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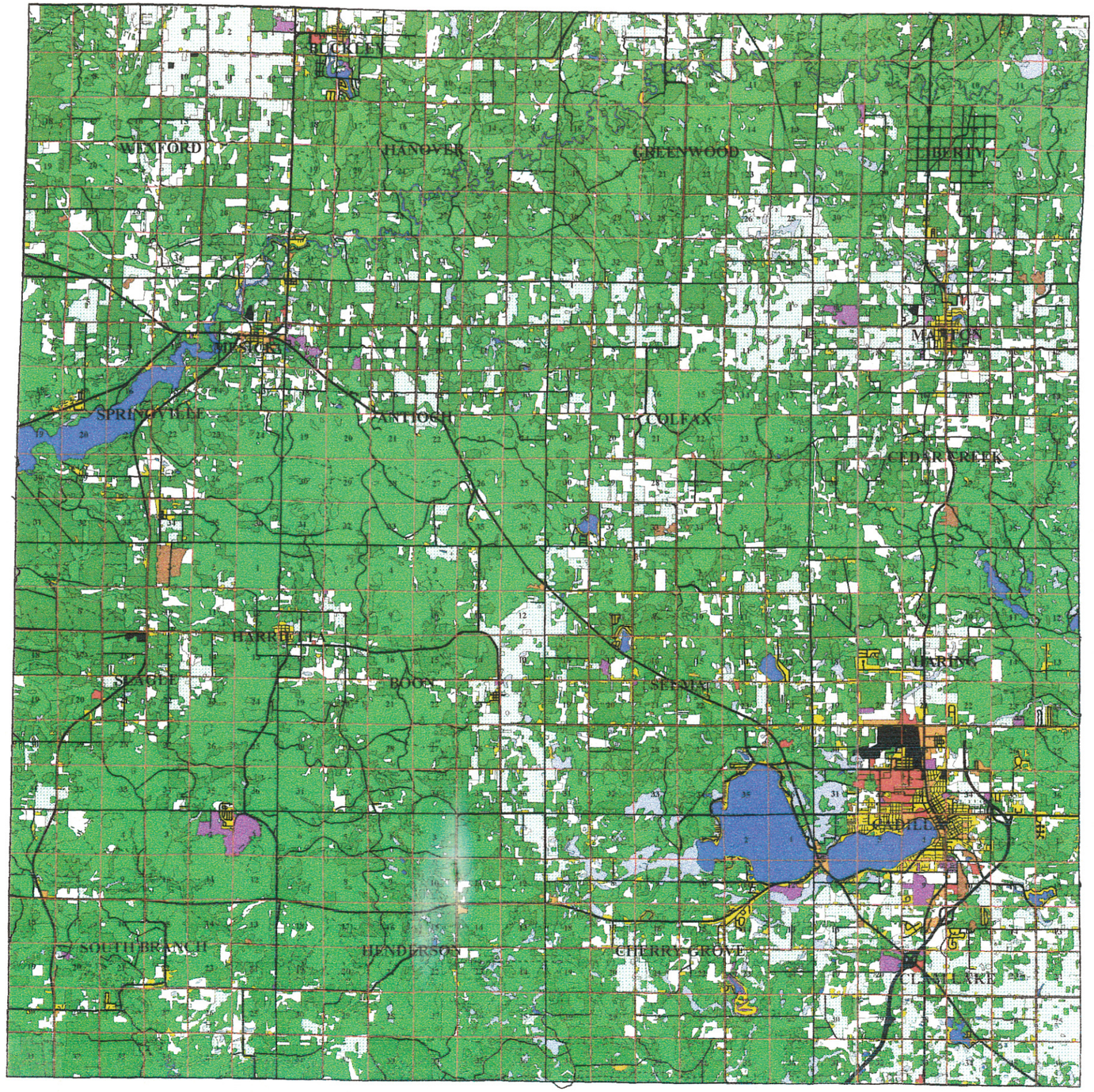

WEXFORD COUNTY ESTABLISHED ~ 1869

Land Use/Land Cover

1998 Land Use Update

- 11-Residential
- 12-Commercial and Service
- 13-Industrial
- 14-Transportation, Comm., Utilities
- 17-Extractive
- 19-Open land and Other

- 21-Crop land
- 22-Orchard/vineyard/horticulture
- 23-Confined Feeding Operation
- 24-Permanent pasture
- 29-Agricultural-other

- 31-Herbaceous field
- 32-Shrub plants

- 41-Deciduous forest
- 42-Coniferous forest
- 43-Mixed Conifer-Deciduous
- 44-Clearcut forest

- 51-Stream, waterway
- 52-Lake
- 53-Reservoir, dam backwater

- 61-Wetland_Forested
- 62-Wetland_Non-forested

SOURCE: Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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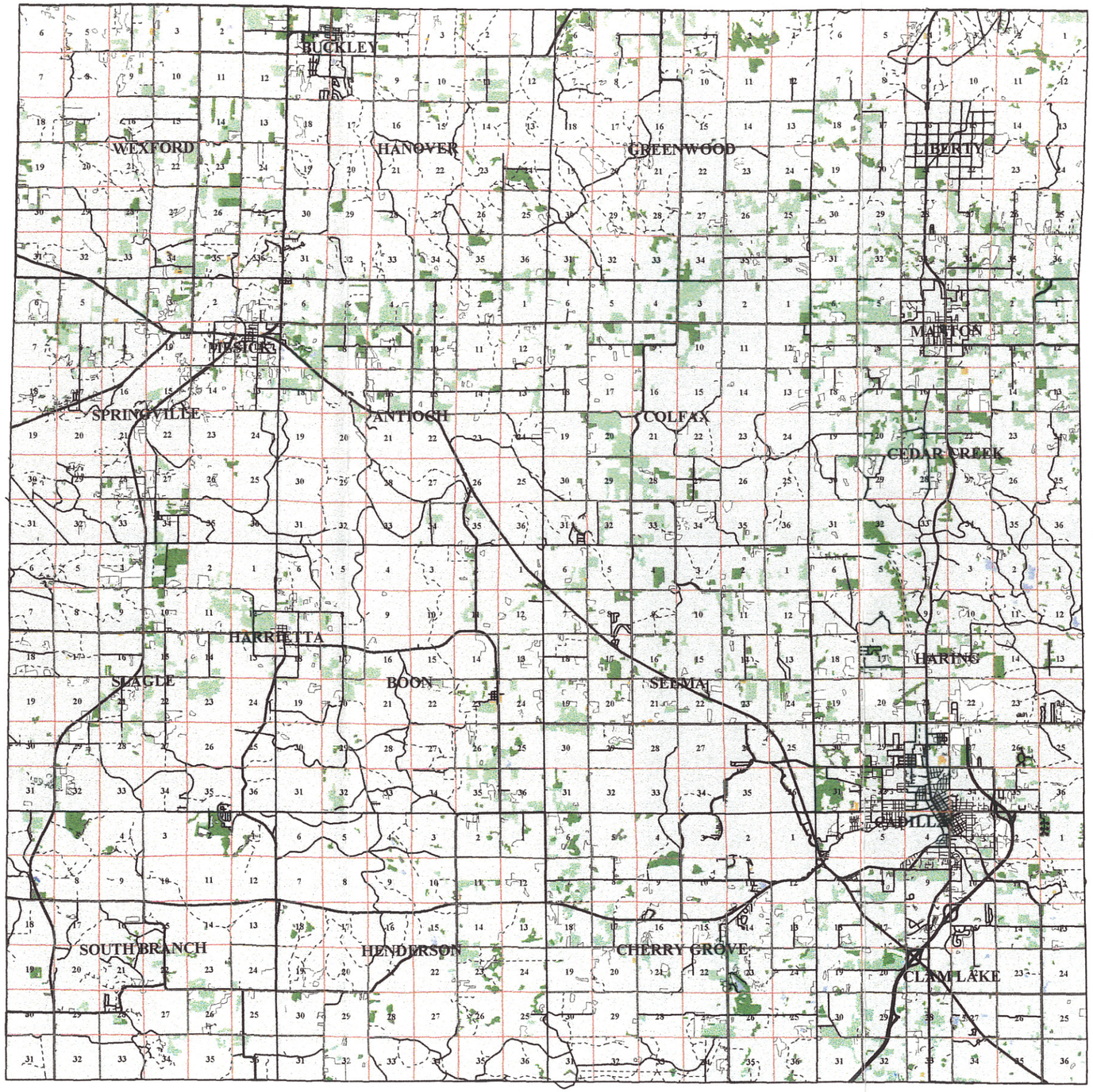

WEXFORD COUNTY ESTABLISHED ~ 1869

Land Use/Land Cover Change
1978 Land Use

This map shows land that was a different land use/cover in 1978 than in 1998/99. The shading pattern on the map shows what the land is used for in 1978. This illustrates all land use/cover that has shifted to other uses.

Land Use Change

- Urban
- Agricultural
- Grasses and Shrubs
- Forests
- Wetlands
- Water
- No Change

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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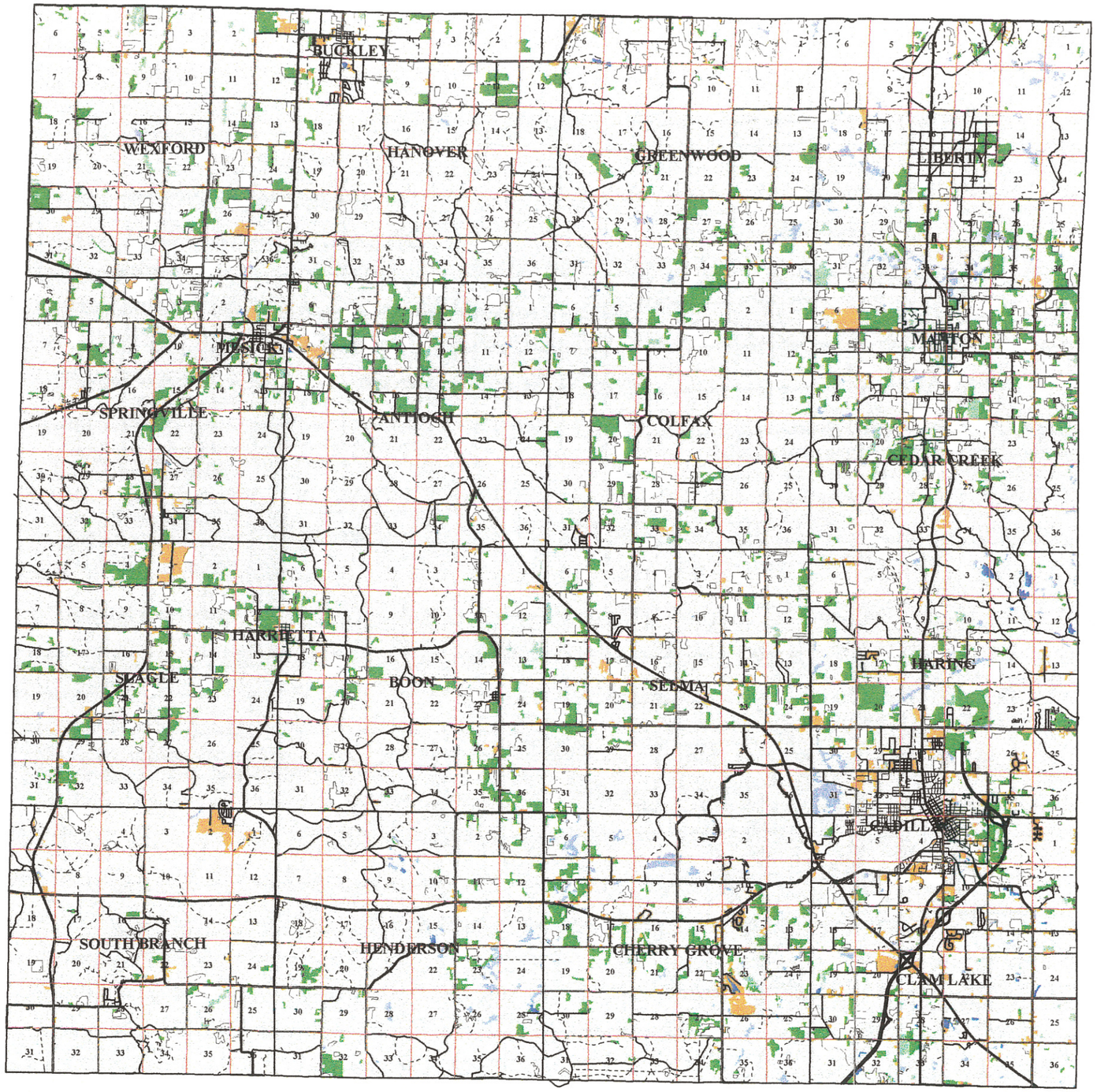

Land Use/Land Cover Change
1998 Land Use

This map shows land that was a different land use/cover in 1978 than in 1998/99. The shading pattern on the map shows what the land is used for in 1998/99. This illustrates all land use/cover that has shifted to other uses.

Land Use Change

- Urban
- Agricultural
- Grasses and Shrubs
- Forests
- Water
- Wetlands
- No Change

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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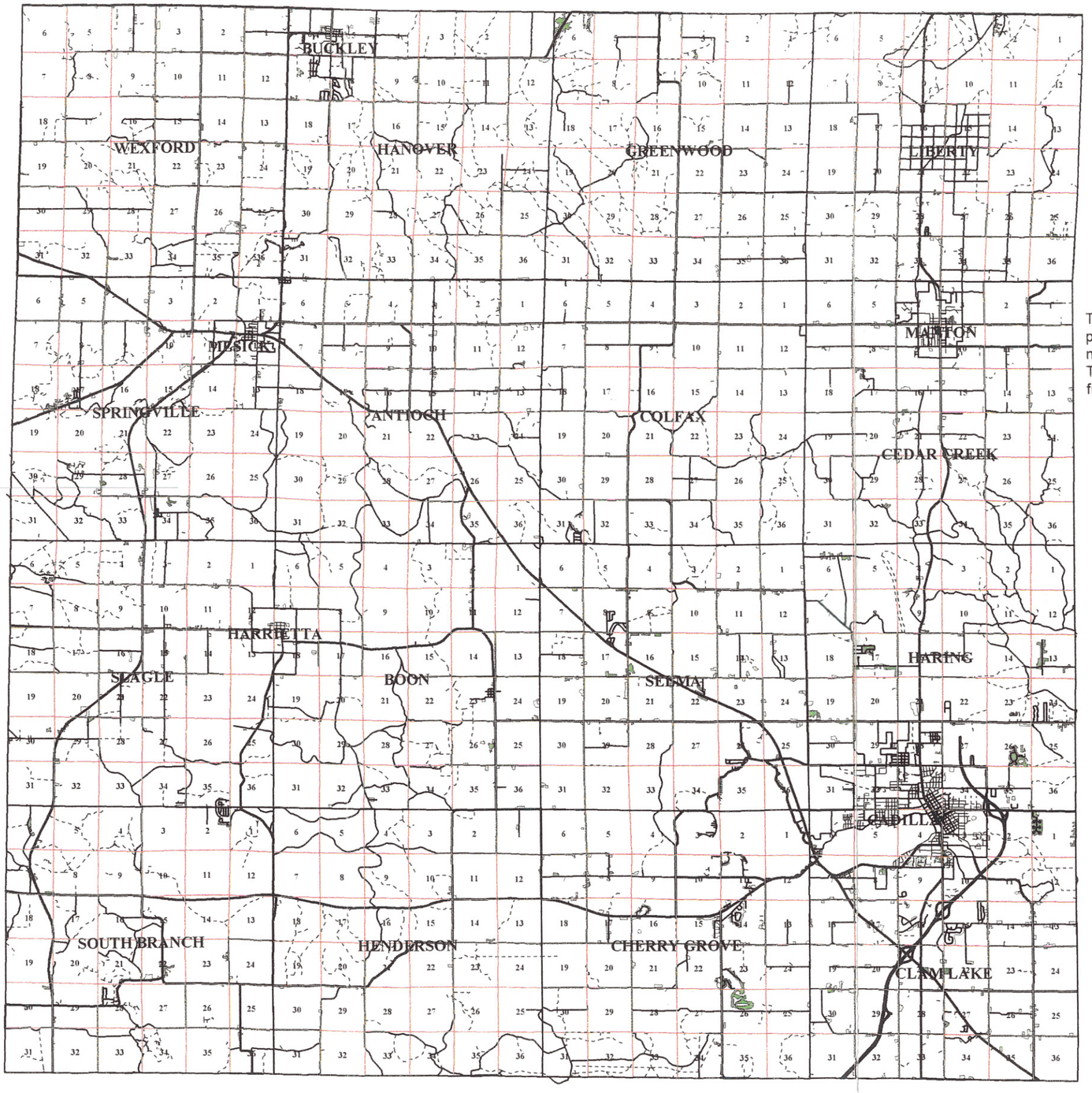

1998 Residential Land Use Showing What the Land Use Was in 1978

This map shows land that is used for residential purposes in 1998. The shading pattern on the map shows what the land was used for in 1978. This illustrates land use/cover that has shifted from other land uses to residential use.

1998 Residential Land Use

- Commercial
- Industrial
- Open/Other Urban
- Crop Land
- Permanent Pasture
- Other Agriculture
- Grasses and Forbs
- Shrubs
- Broadleaved Forest
- Coniferous Forest
- Streams and Waterways
- Lakes
- Forested Wetlands

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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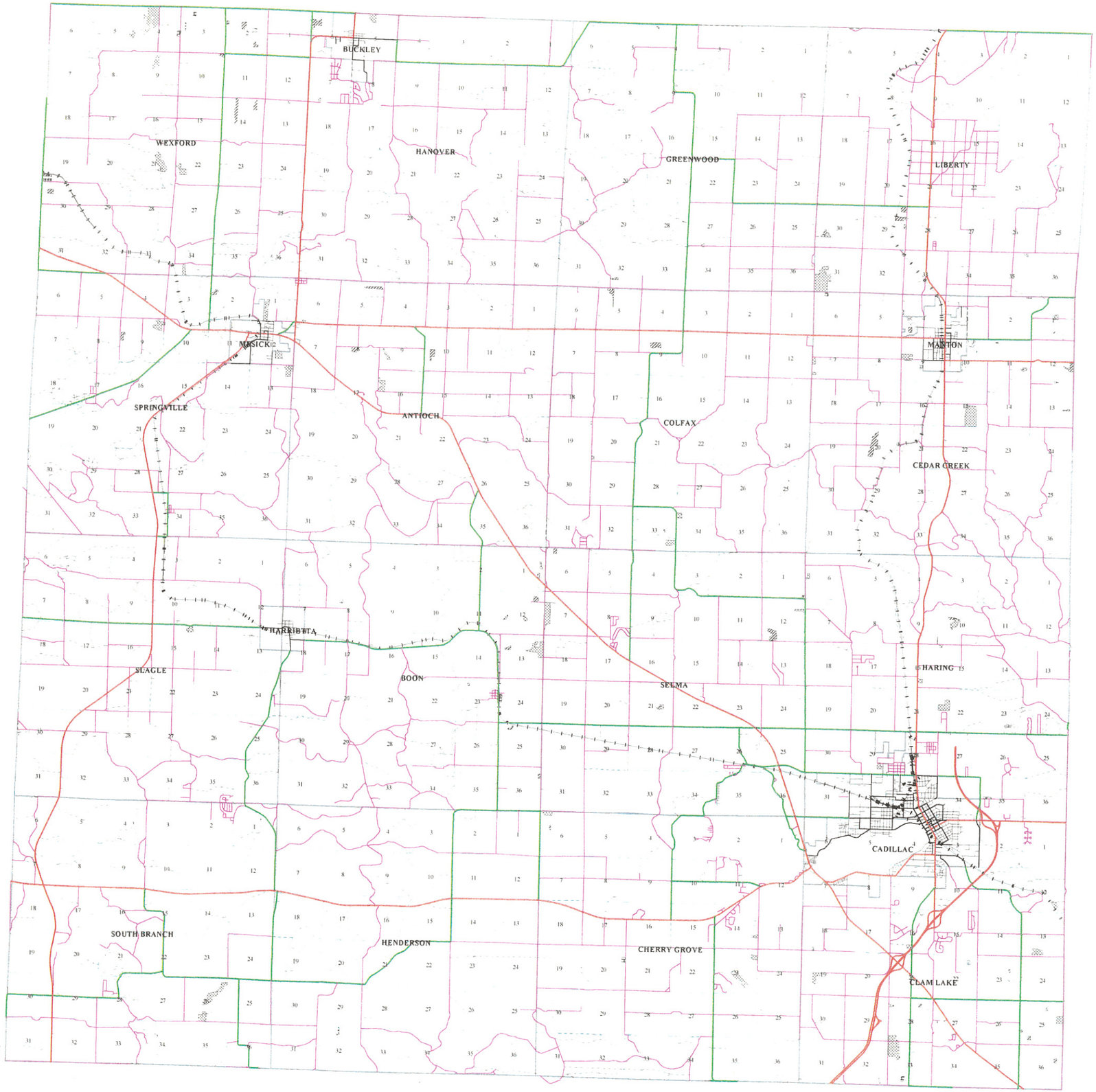

WEXFORD COUNTY ESTABLISHED ~ 1869

1998 Agricultural Land Use Showing What the Land Use Was in 1978

This map shows land that is used for agricultural purposes in 1998. The shading pattern on the map shows what the land is used for in 1978. This illustrates land use/cover that has shifted from other uses to agricultural uses.

1998 Ag Land Use
- Urban
- Forests
- Grasses and Shrubs
- Wetlands

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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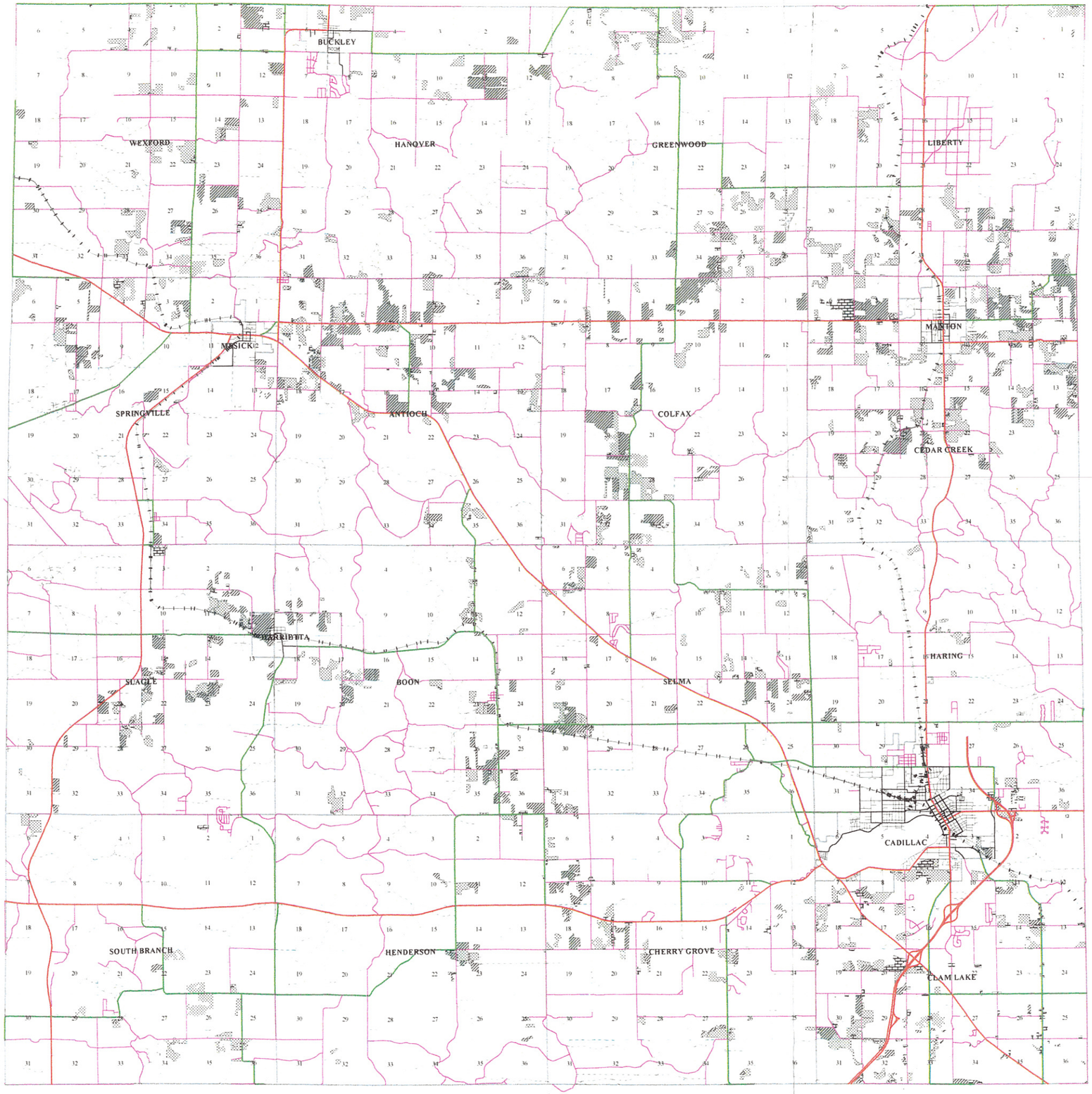

WEXFORD COUNTY ESTABLISHED ~ 1869

1978 Agricultural Land Use Showing What the Land Use Is in 1998

This map shows land that was used for agricultural purposes in 1978. The shading pattern on the map shows what the land is used for in 1998. This illustrates land use/cover that has shifted from agriculture to other uses.

1978 Ag Land Use
- Urban
- Grasses and Shrubs
- Forests
- Water
- Wetlands

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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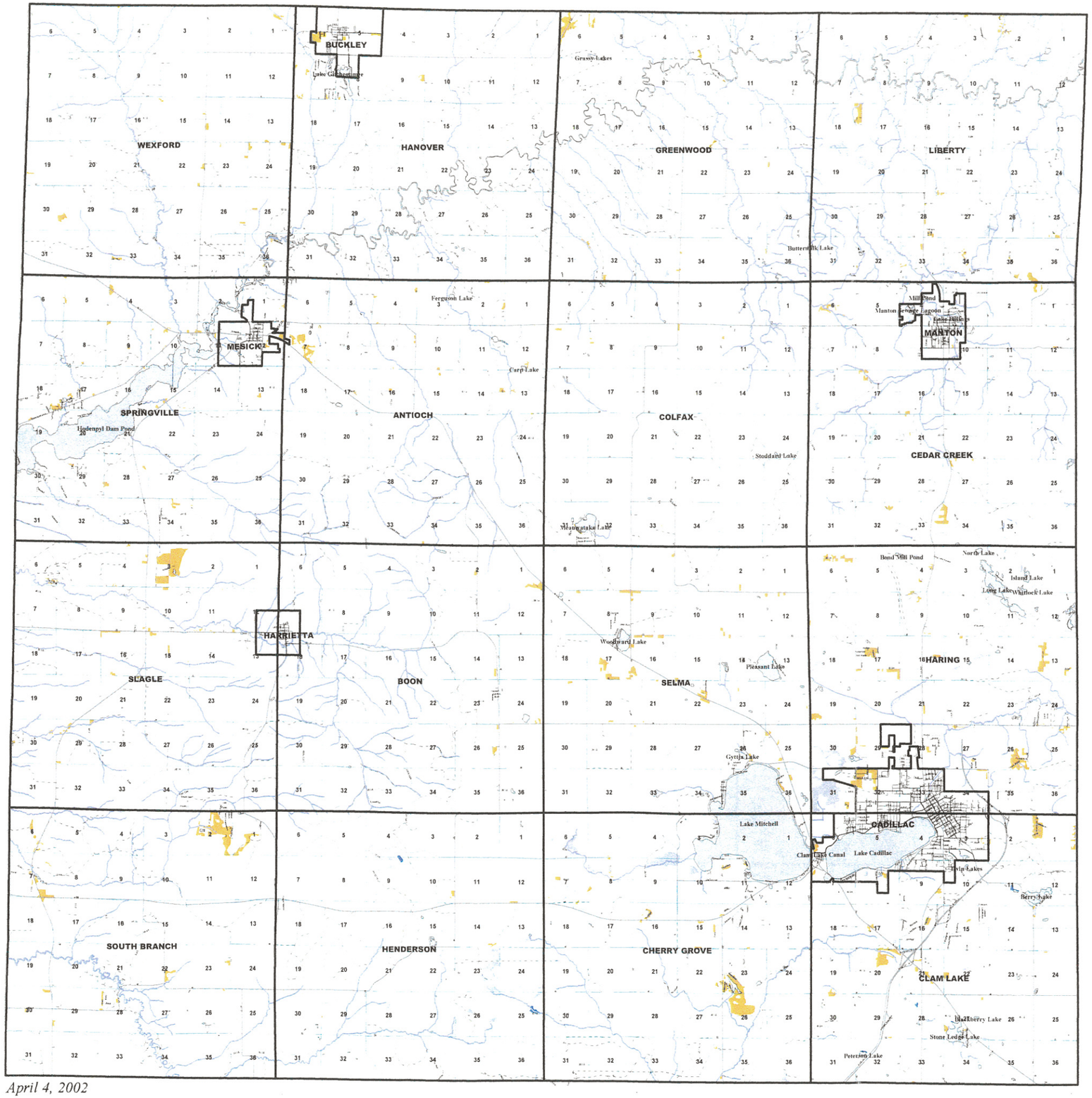
2 0 2 4 Miles



Land Used as Forestry in 1978

This map shows land that was used for forestry in 1978.
The shading pattern on the map shows what the land was used for in 1998.
This illustrates land use/cover that has shifted from forestry to other uses.

1978 Forestry Land Use

- Urban
- Agriculture
- Grasses and Shrubs
- Water
- Wetlands

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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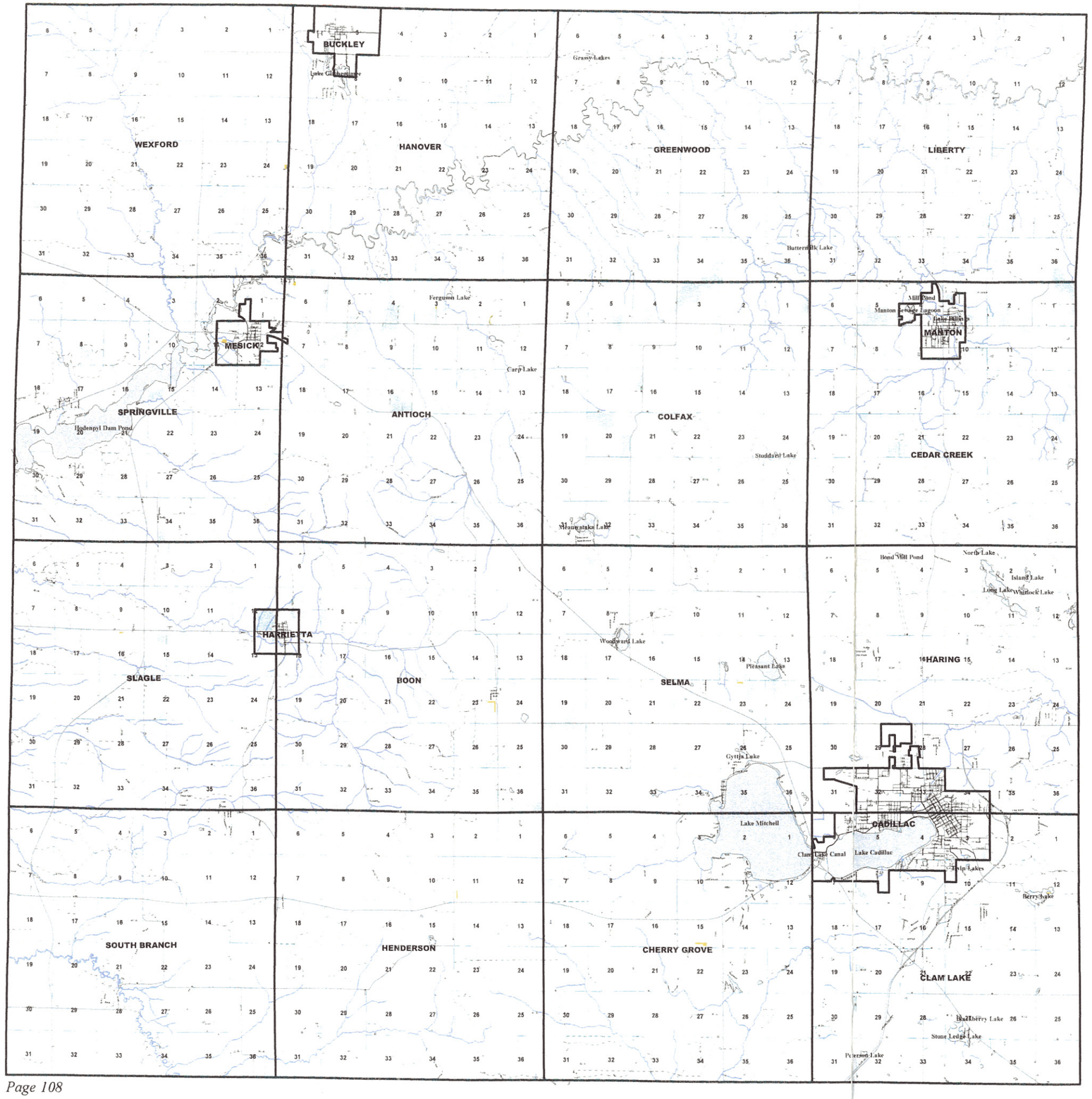

Land Used as Forestry in 1998

This map shows land that was used for forestry in 1998.
The shading pattern on the map shows what the land was used for in 1978.
This illustrates land use/cover that has shifted to forestry from other uses.

1998 Forestry Land Use

- Urban
- Agriculture
- Grasses and Shrubs
- Water
- Wetlands

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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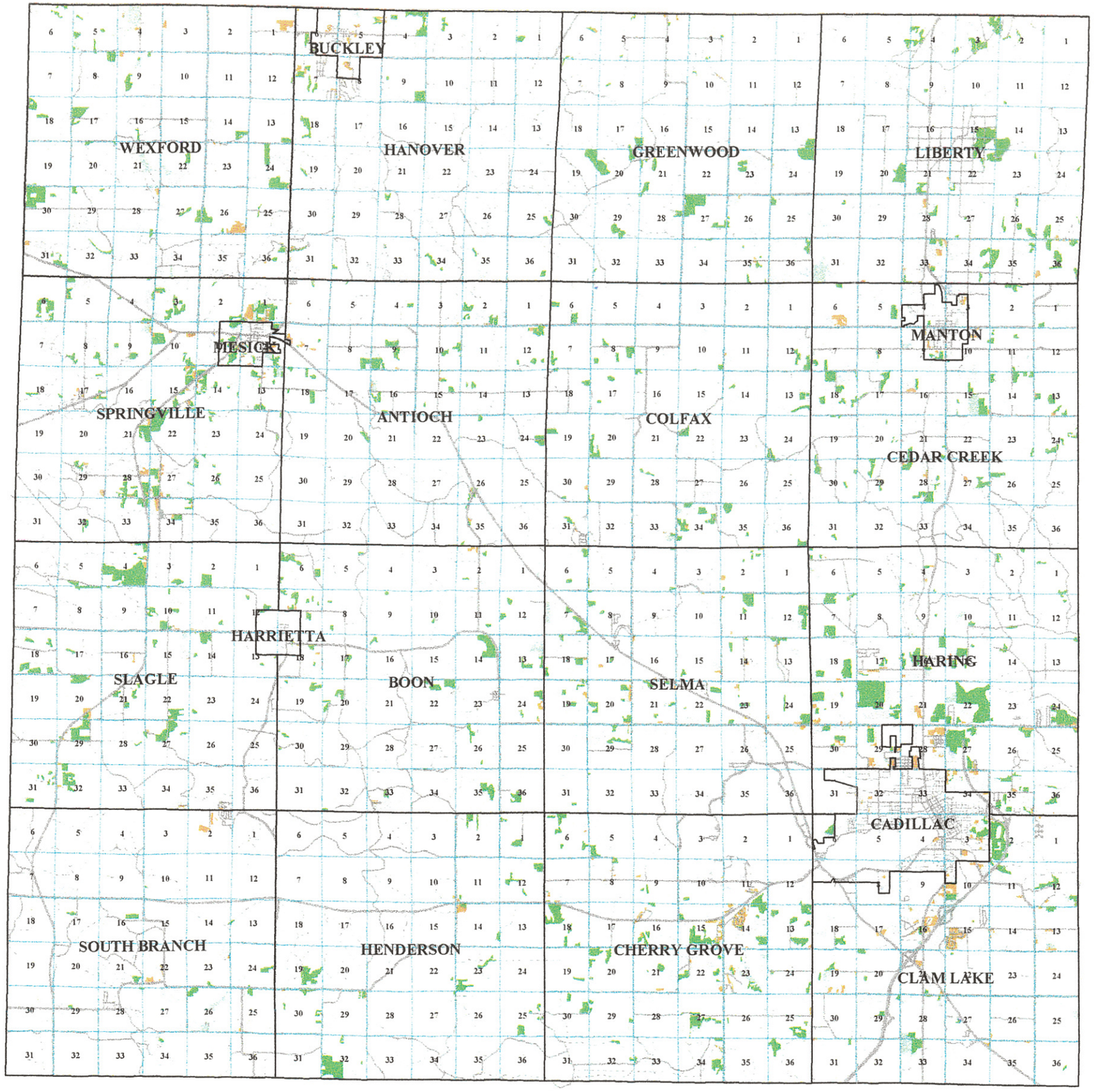
April 2002



Land Used as Grasses and Shrubs in 1978

This map shows land that was used for grasses and shrubs in 1978.
The shading pattern on the map shows what the land was used for in 1998.
This illustrates land use/cover that has shifted from grasses and shrubs to other uses.

1978 Grasses and Shrubs
- Urban
- Agriculture
- Grasses and Shrubs (No Change)
- Forestry
- Water
- Wetlands

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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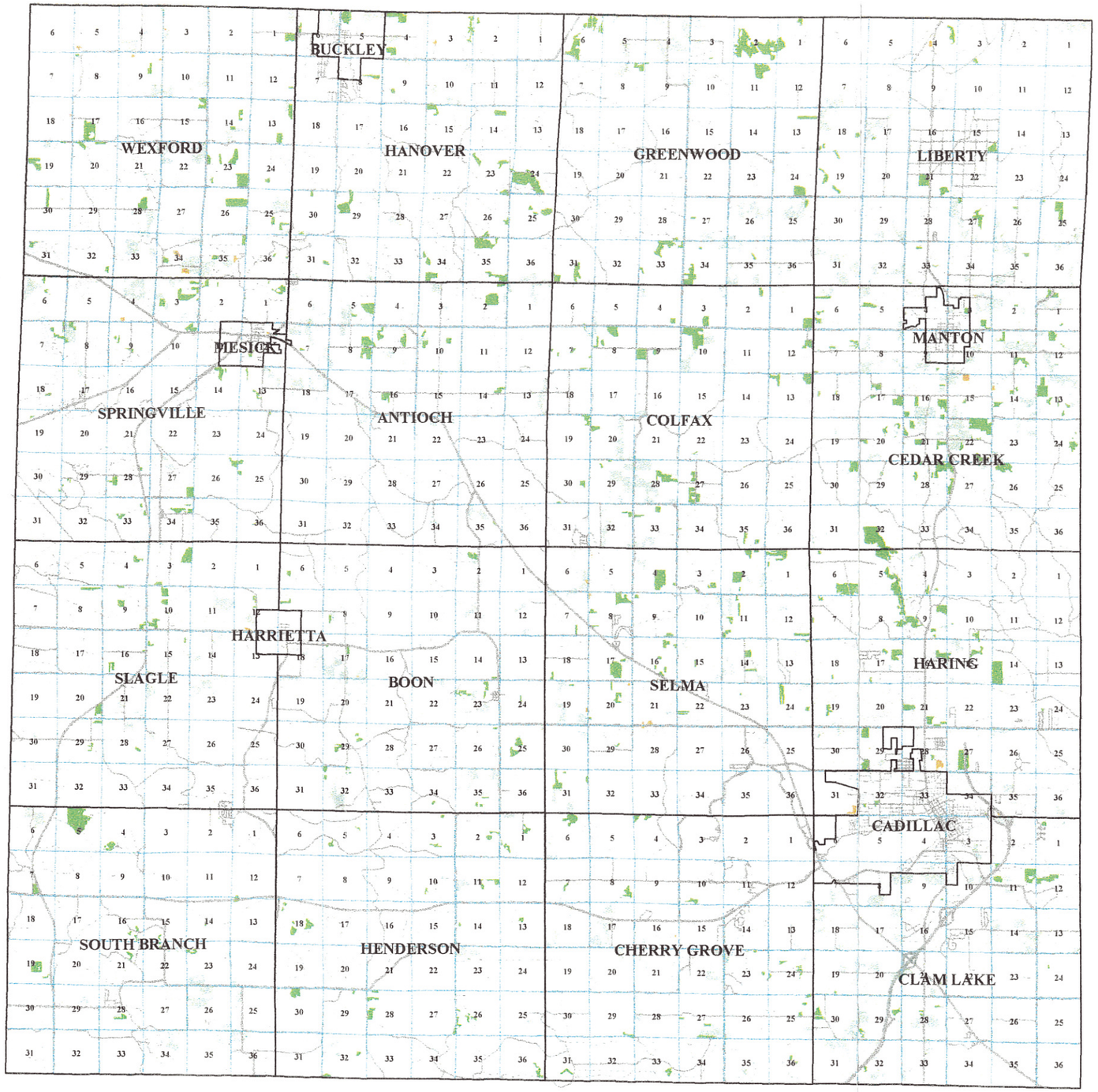
Land Used as Grasses and Shrubs in 1998

This map shows land that was used for grasses and shrubs in 1998.
The shading pattern on the map shows what the land was used for in 1978.
This illustrates land use/cover that has shifted to grasses and shrubs from other uses.



1998 Grasses and Shrubs
- Urban
- Agriculture
- Grasses and Shrubs (No Change)
- Forestry
- Wetlands

SOURCE: Based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation.

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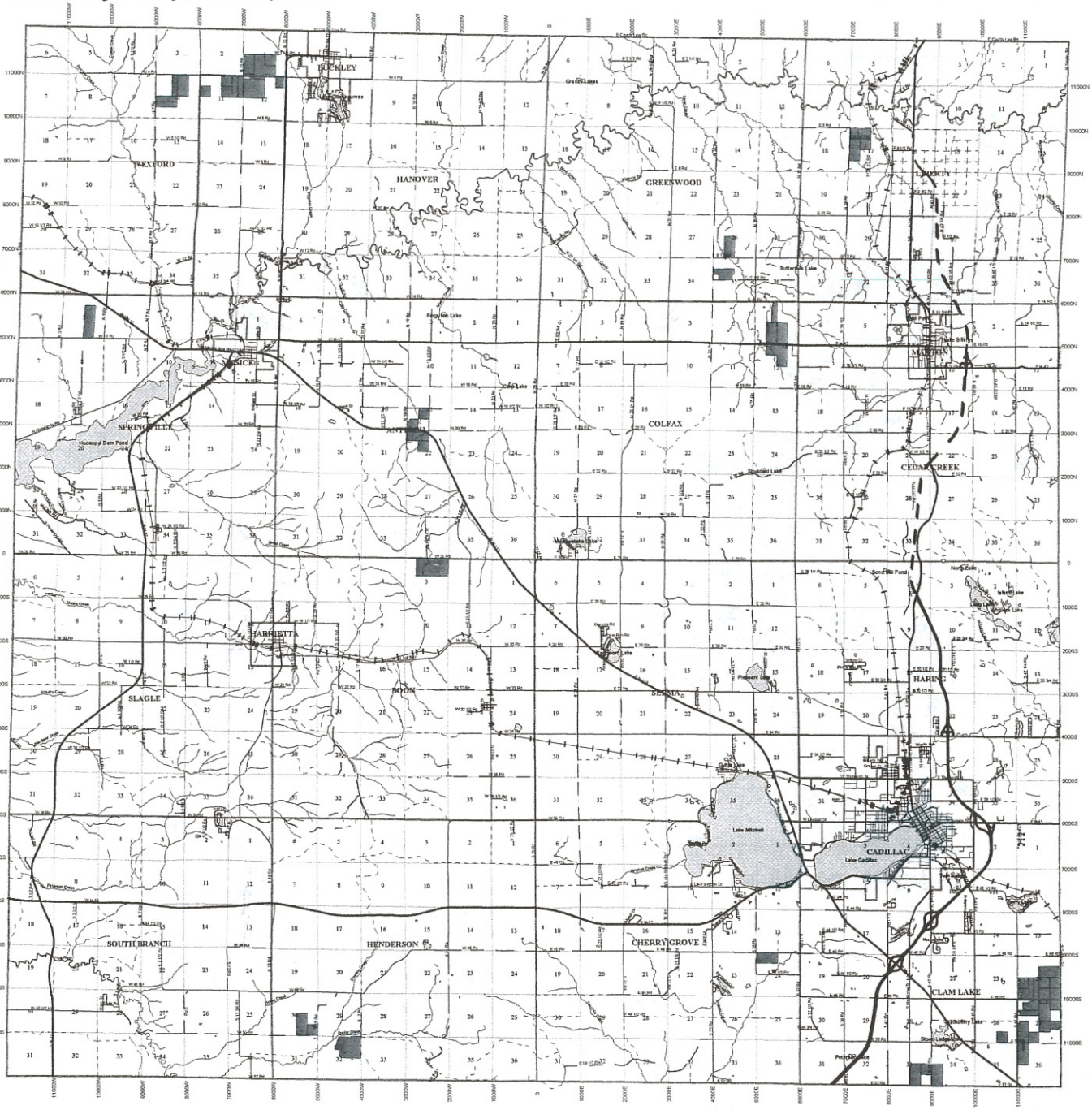

Farmland With State Preservation Agreements in Place "PA 116 Agreements"

Transportation
- State Trunkline-Limited Access
- State Trunkline
- County Primary-All Season
- County Primary
- County Local-Paved
- County Local-Gravel
- County Local-Seasonal
- City or Village Major
- City or Village Minor
- Under Construction
- PA 116 Lands

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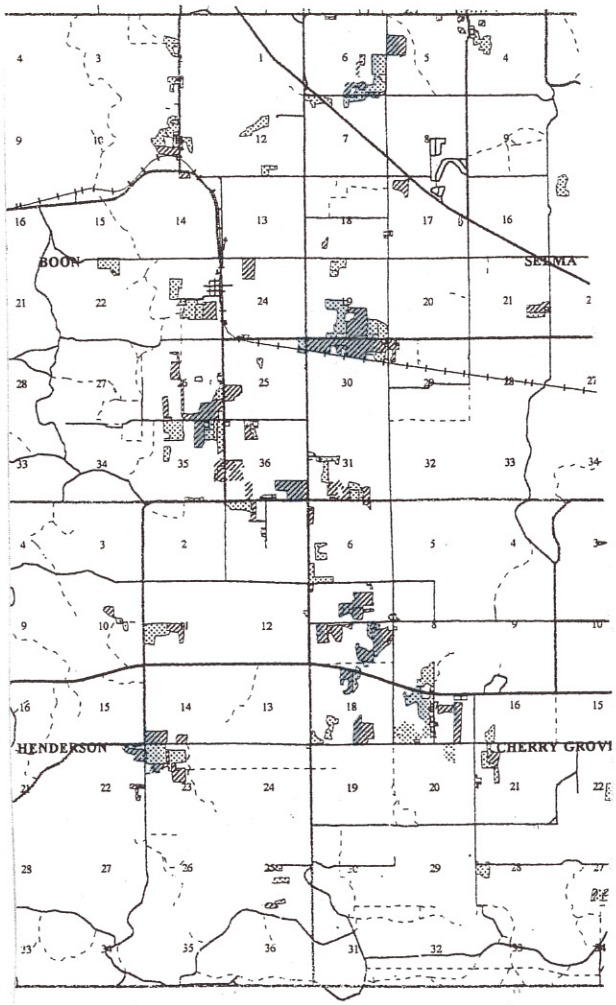
SOURCE: Digitized by Mike Green, Wexford Planning Department using property descriptions supplied by the Farmland & Open Space Unit of the Michigan Department of Agriculture. "P.A. 116" is the nickname for the Farmland and Open Space Preservation Act (Part 361 of P.A. 451 of 1994, as amended (being the Farmland and Open Space Preservation part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.11361 *et. seq.*; formerly P.A. 116 of 191974, (being, M.C.L. 554.701 *et. seq.*))).

Parcelization Map

December 2001

- Quarter-Quarter (40± acres) or larger parcel size
- Between 6 acres and Quarter-Quarter
- Under 6 acre parcel size



This map shows land that was used for agricultural purposes in 1978. The shading pattern on the map shows what the land is used for in 1998. This illustrates land use/cover that has shifted from agriculture to other uses.

1978 Ag Land Use
- Urban
- Grasses and Shrubs
- Forests
- Water
- Wetlands

MICHIGAN STATE UNIVERSITY EXTENSION

Map 1
Comparison of Former Farmland to Current Parcel Size

The maps on this page are reproductions of the "Parcelization Map" and Land Use Change map showing lost farm land. The imaged here provide a side-by-side comparison of the area where Boon, Selma, Henderson, and Cherry Grove Townships meet.

Very little of the former farmland is today broken into parcels which are less than a quarter-quarter in size. The little where it does occur is found in the west part of Cherry Grove township, in sections 7, 17, and Henderson Township sections 1, and 22.

Historic zoning in this area was not oriented toward farmland preservation (none of the farmland preservation techniques were used). Zoning (Wexford County's Agricultural-Residential and Forest-Recreation) allowed parcels to be one acre with permitted uses including dwellings as well as farms Farmland was lost, but most remains large (quarter-quarter or more) parcels.

This suggests that loss of farmland **was not** a result of people buying small parcels – farmetts. This same observation can be made for most of western Wexford County (Wexford, Hanover, Springville, Slagle, Boon, South Branch and Henderson Townships) and south Wexford County (Cherry Grove, Clam Lake, and Selma Townships).

SOURCE: From maps found elsewhere in this *Fact Book* and compared by overlaying one map on top of the other; done by Kurt H. Schindler, Wexford County Extension Director.

Map 2
Comparison of Former Farmland to Current Parcel Size

The maps on this page are reproductions of the "Parcelization Map" and Land Use Change map showing lost farm land. The imaged here provide a side-by-side comparison of the area where Cedar Creek, Liberty, Greenwood, and Colfax Townships meet.

In this area of the county there is considerably more former farmland that is today broken into parcels which are less than a quarter-quarter in size. This is seen quite a lot in southern Cedar Creek Township. It is also seen to a slightly lessor extent in the other three townships.

Historic zoning in this area was not oriented toward farmland preservation (none of the farmland preservation techniques were used). Zoning in Cedar Creek Township (Cedar Creeks' Forest-Agriculture) used to require a 10 acre minimum parcel size (more recently 5 acres) with permitted uses including dwellings and farms. Zoning (Wexford County's Agricultural-Residential and Forest-Recreation in Liberty, Greenwood, and Colfax Townships) allowed parcels to be one acre with permitted uses including dwellings as well as farms Farmland was lost, but most remains large (quarter-quarter or more) parcels.

This suggests that loss of farmland **is** a result of people buying small parcels – farmetts. This same observation can be made for most of northern Wexford County along M-42 (Cedar Creek, Liberty, Greenwood, Colfax, and Antioch Townships). This is also the area of the county where most farmland was lost. This also supports the idea that use of minimum parcel sizes which are more than an acre, up to 10 acres and 20-35 acres is **not** effective to protect farm land, and can often be counter productive for that goal.

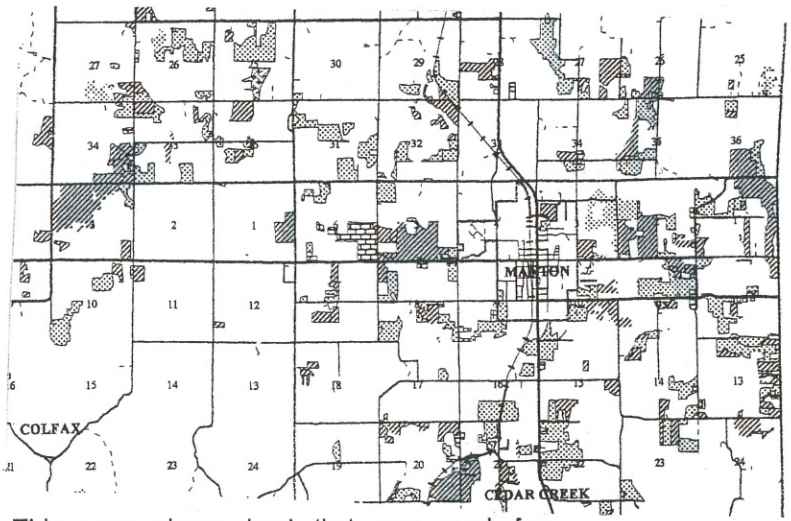
SOURCE: From maps found elsewhere in this *Fact Book* and compared by overlaying one map on top of the other; done by Kurt H. Schindler, Wexford County Extension Director.

Parcelization Map
December 2001

Quarter-Quarter (40± acres) or larger parcel size

Between 6 acres and Quarter-Quarter

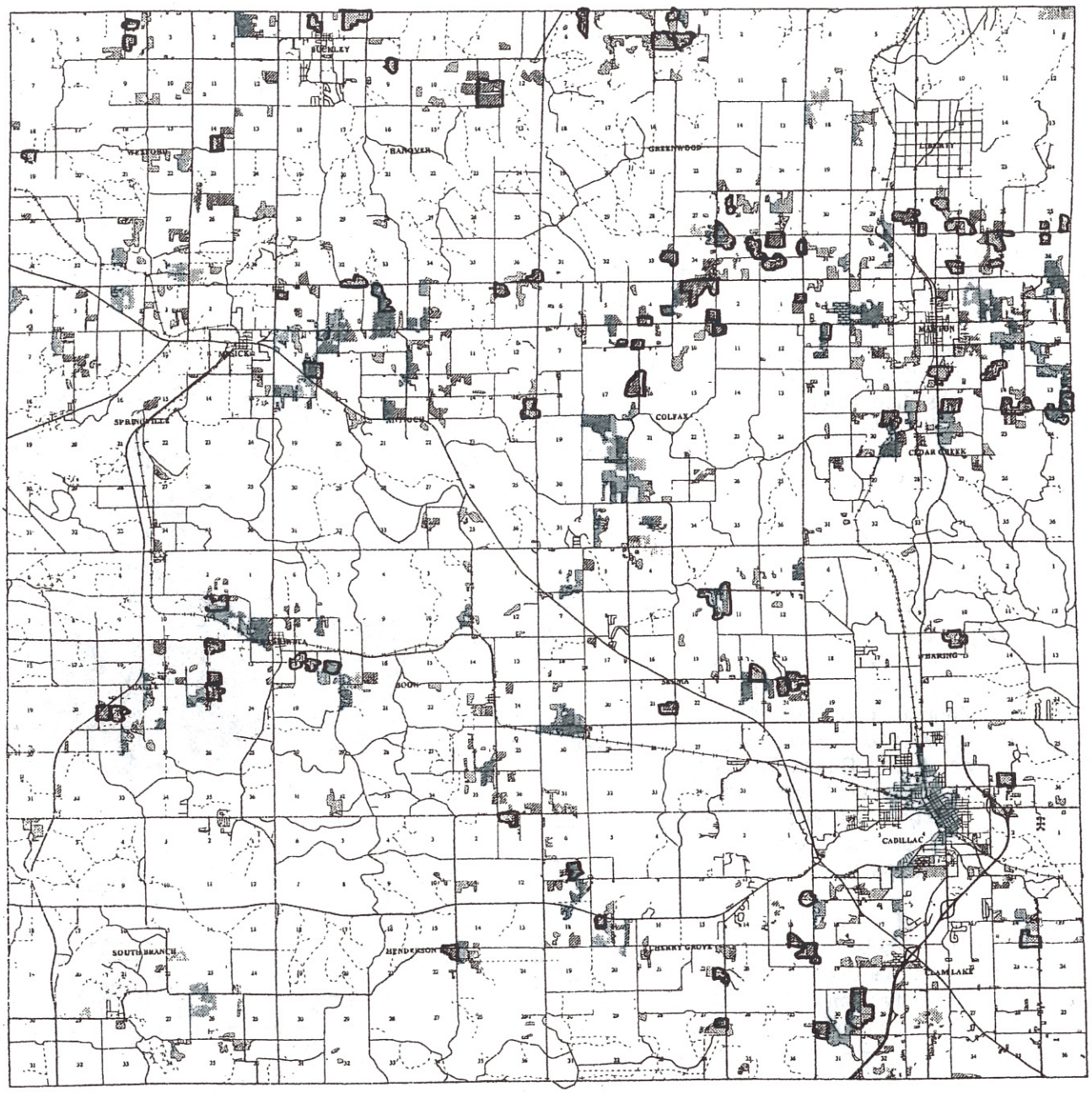
Under 6 acre parcel size



This map shows land that was used for agricultural purposes in 1978. The shading pattern on the map shows what the land is used for in 1998. This illustrates land use/cover that has shifted from agriculture to other uses.

1978 Ag Land Use
- Urban
- Grasses and Shrubs
- Forests
- Water
- Wetlands

MICHIGAN STATE UNIVERSITY EXTENSION



Map 3
Highlighting Former Farmland Which Has Been Parcelized

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Base map shows land that was used for agricultural purposes in 1978. The shading pattern on the map shows what the land is used for in 1998. This illustrates land use/cover that has shifted from agriculture to other uses.

1978 Ag Land Use
- Urban
- Grasses and Shrubs
- Forests
- Water
- Wetlands

Former farmland which has been divided into parcels less than quarter-quarter (40± acres).

SOURCE: From the parcilization map overlaid by this base map, and marking by hand former farmland which has been divided into parcels which are less than a quarter-quarter (40± acres). The former farmland (base map) is based on a change analysis done by Wexford County Geographic Information System (GIS) by Mike Green based on a comparison of (1) Michigan Resource Information System (Michigan Department of Natural Resources) Land Use and Land Cover Inventory based on 1978 inferred areal photography interpretation and digitized for use with Geographic Information System (GIS) and (2) Center for Remote Sensing (Michigan State University) Land Use and Land Cover Geographic Information System (GIS) digitizing based on 1998 and 1999 inferred areal photography interpretation. The Parcilization Map used in this anylisis was drawn by hand by Kurt H. Schindler, Wexford County Extension Director, based on *Wexford County 2001 Plat Book* (Farm & Home Publishers, LTD) and *Land Atlas & Plat Book of Wexford County*, 1997, Rockford Map Publishers, Inc.

MICHIGAN STATE UNIVERSITY EXTENSION

CADILLAC AREA
URBAN GROWTH REGION