

Chapter 3

FUTURE LAND USE

Chapter Contents

Chapter 3: Future Land Use

This chapter outlines the desired future land use for Holmen and the surrounding planning area, including categories of land uses, development densities and design strategies consistent with the goals, objectives, and strategies of Chapter 2.

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FUTURE LAND USE PLAN

USING THE FUTURE LAND USE MAP

The Future Land Use Map (Refer to page 37 and Appendix C) identifies categories of similar use, character and density. These categories, and associated policies, are described in the preceding pages, including explanation of the Village's intent, zoning, design and development strategies for each.

These plan includes two Future Land Use Maps, one scaled to view the entire planning area and an additional map scaled to those areas within the Village limits at the time this plan was developed. Other than the difference in layout design both maps are identical and together are considered the Village's official Future Land Use Map.

This map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

Where existing uses in this map differ from the current use, it is not the general intent of the Village to compel a change in zoning or a change in use. Except in rare instances when the Village may actively facilitate redevelopment of a priority site, the Village's use of this map will be only reactive, guiding response to proposals submitted by property owners and developers.

FUTURE LAND USE CATEGORIES, POLICIES & DESIGN STRATEGIES

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, they do identify those Village of Holmen Zoning Districts that currently "fit" within each future land use category (herein described as "generally acceptable zoning districts"). The list of generally acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are consistent with this plan. Areas subject to Village zoning districts include all lands located within the Village of Holmen Municipal Boundary. Areas outside the municipal boundary, but within the Village's extraterritorial plat review jurisdiction are subject to the Village's Subdivision and Land Division Ordinance in addition to La Crosse County Zoning regulations.

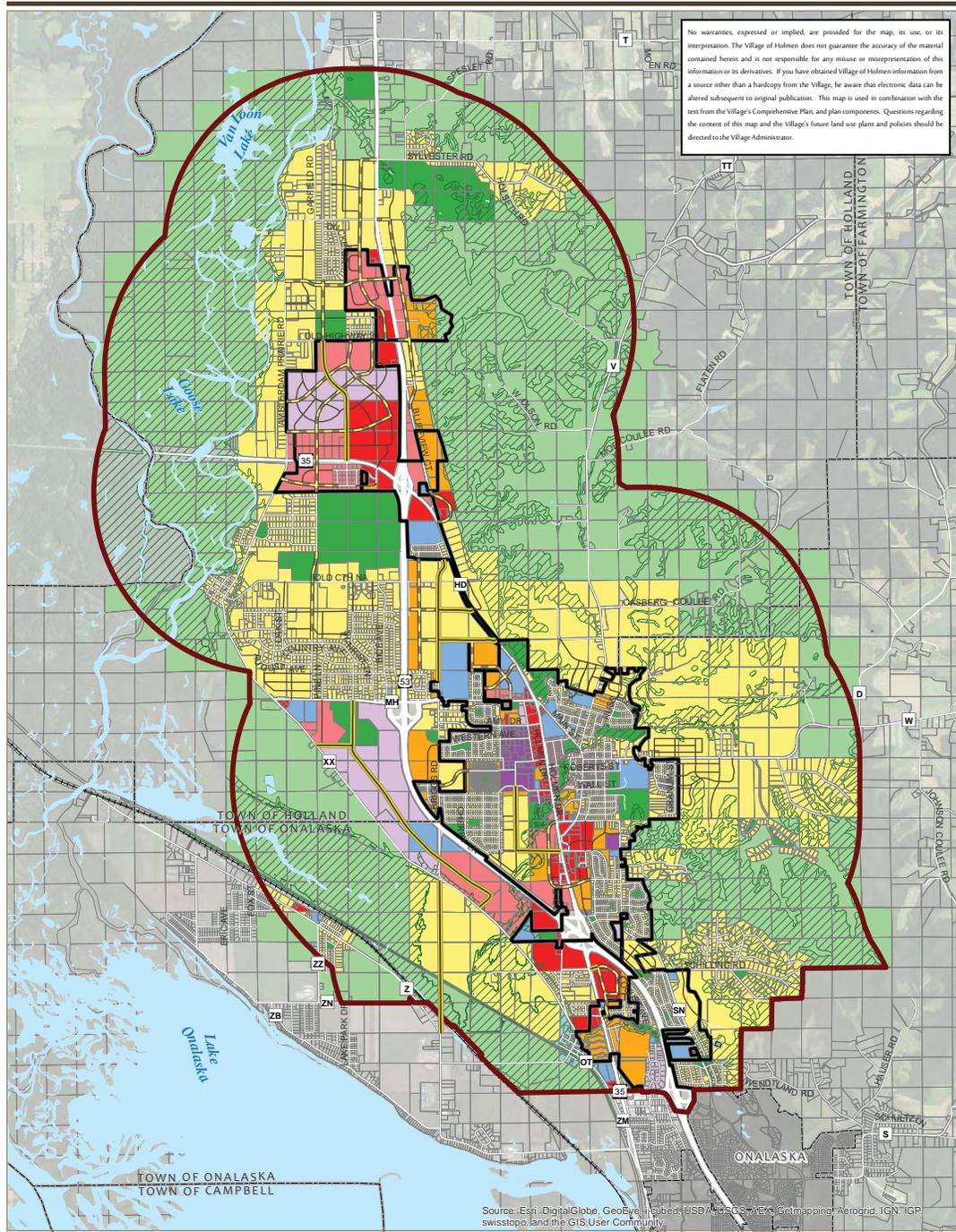
The illustrations and strategies listed within each category are provided to help landowners and Village officials make design decisions during the development process consistent with the intent of the future land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set, if any. Some categories also feature design recommendations and representative photos or illustrations.

The identification of future land use categories and associated uses does not comply the Village to approve any and all development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, and ability to provide services to the site, and the phasing of development before an application is approved.

The thirteen categories designated on the Future Land Use Map are:

- RL** - Rural Lands (Low Density Residential)
- MDR** - Medium Density Residential
- HDR** - High Density Residential
- MURH** - Mixed Use Rural Hamlet
- MURC** - Mixed Use Residential & Commercial
- MUD** - Mixed Use Downtown
- MUCLI** - Mixed Use Commercial & Light Industrial
- C** - Commercial
- M** - Manufacturing
- PRC** - Parks, Recreation & Conservancy
- GI** - Government and Institutional
- NRP** - Natural Resource Protection
- SPA** - Special Planning Areas

Figure 3.1 Future Land Use Map (Planning Area)



FUTURE LAND USE (PLANNING AREA)

VILLAGE OF HOLMEN
LA CROSSE COUNTY, WI

Planning Area	Future Land Use	Mixed Use - Downtown	Natural Resource Protection
Village of Holmen	Rural Lands (Low Density Residential)	Mixed Use - Commercial/Light Industrial	Waterbody
City of Onalaska	Medium Density Residential	Commercial	
Town Boundary	High Density Residential	Manufacturing	
Railroad	Mixed Use - Rural Hamlet	Parks, Recreation and Conservancy	
	Mixed Use - Residential/Commercial	Government and Institutional	

DATA SOURCES:
BASE DATA PROVIDED BY LA CROSSE COUNTY.
FUTURE LAND USE PROVIDED BY THE VILLAGE.

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FUTURE LAND USE PLAN

Rural Lands (Low Density Residential)

The Rural Lands (RL) category is intended to preserve land and rural character in areas deemed unlikely, inappropriate, or infeasible for non-agriculturally based development at the time this plan was developed. Typical uses in these areas include:

- Farming & Farmsteads
- Agricultural Based Businesses
- Forestry Operations
- Quarry Operations
- Open Spaces and Woodlands
- Limited low density residential non-farm developments on well and septic systems

The development of residential subdivisions is strongly discouraged in areas designated as Rural Lands. The preferred development density is one (1) dwelling unit per twenty (20) acres, or less of contiguous land under single ownership rounded to the nearest whole number. In limited cases, the use of conservation subdivisions or cluster developments may be permissible. The development of non-agriculturally based commercial and manufacturing uses is also strongly discouraged in RL areas.

Development in RL areas should be limited in order to preserve rural vistas, blufflands, open spaces, woodlands, and agricultural lands. In addition, limiting development in these areas serves to reduce urban sprawl and inefficient land development. Non-agriculturally based uses should be targeted for development within the Village where a full range of urban services can be provided and developments can occur at greater densities.

Those new developments which are deemed appropriate for approval in RL areas shall be located in order to minimize the fragmentation of productive agricultural land and to minimize any disruption to existing farm operations. New access points on to county and state highways should be avoided when possible, particularly those intended on serve only one property. New developments that would pose a threat to the efficient expansion of the Village should be prohibited.

Generally Acceptable Zoning Districts include:

- A - Agriculture
- C - Conservancy

RURAL LANDS

DESIGN STRATEGIES

Figure 3.2 Conservation Design Strategies for Rural Residential Neighborhoods

Discouraged Layout

Placing the property in the center of the parcel (property) fragments the side and productive agricultural lands.



Discouraged Layout

Desired Layout Options

Placing the property at the corner of the parcel (property) maximizes productive agricultural land.



Desirable Layout #1



Desirable Layout #2

Conservation Development

Conservation development layout example: Emphasis on minimal roadways with a large amount of conserved land for public use.



FUTURE LAND USE PLAN

Medium Density Residential

Medium Density Residential (MDR) areas are intended for housing with densities that range from three (3) to seven (7) units per acre in a Traditional Neighborhood Design. Areas classified as MDR will typically be predominately single-family detached units with the potential for some duplex, twindominiums, four plex, and other lower density attached housing developments. Though single-family housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Senior Housing
- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. well house)
- Community centers
- Places of worship
- Schools
- Day care centers
- Small pockets of High Density Residential (<25% of total area, typically located as a buffer to non-residential uses or along major roadways/intersection to the development)
- Small commercial uses that serves neighborhood needs (<10% of total area, typically located as a buffer to non-residential uses or along major roadways/intersections to the development area).

Generally Acceptable Zoning Districts include:

- R-1 Single-Family Residential
- R-2 Single-Family Residential Large Lot
- R-3 Existing Single-Family Mixed Residential
- R-4 Two-Family Residential
- R-6 Zero Lot Line Single-Family Residential
- R-7 Single-Family Attached Residential
- B-3 Neighborhood Commercial
- PUD Planned Unit Development
- C - Conservancy

High Density Residential

High Density Residential (HDR) areas are intended for housing with densities that exceed seven (7) units per acre in a Traditional Neighborhood Design. Areas classified as HDR will typically be predominately multi-family attached units with the potential for some single-family attached, single-family detached, duplex, twindominiums, four plex, and other lower density housing developments.

Though multi-family housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Senior Housing
- Assisted Living Facilities
- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. well house)
- Community centers
- Places of worship
- Schools
- Day care centers
- Small pockets of Medium Density Residential (<25% of total area)
- Small commercial uses that serves neighborhood needs (<20% of total area, typically located along major roadways/intersections to the development area).

Generally Acceptable Zoning Districts include:

- R-1 Single-Family Residential
- R-3 Existing Single-Family Residential
- R-4 Two-Family Residential
- R-5 Multi-Family Residential
- R-6 Zero Lot Line Single-Family Residential
- R-7 Single-Family Attached Residential
- B-3 Neighborhood Commercial
- PUD Planned Unit Development
- C - Conservancy

TRADITIONAL NEIGHBORHOOD DESIGN

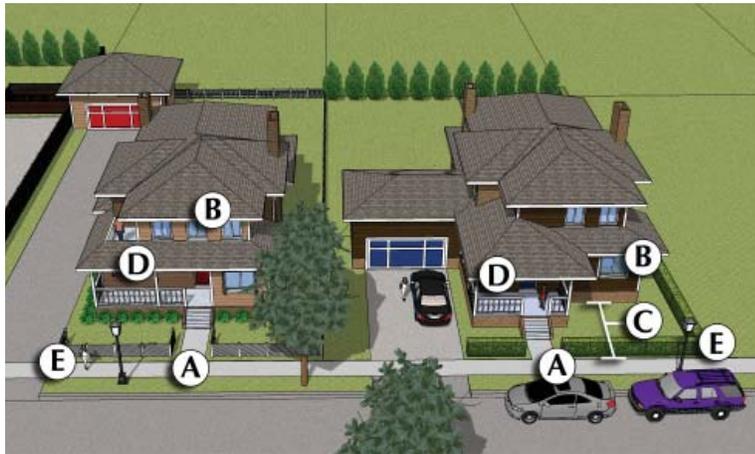
Traditional Neighborhood Design (TND) is a planning concept that calls for residential neighborhoods to be designed in the format of small, early 20th century villages and neighborhoods. Those traditional formats were characterized by one-family and two-family homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable "Main Street" commercial areas with shops lining the sidewalk, and public parks, town greens, or village squares.

TND is intended to provide an alternative to bland subdivisions and suburban sprawl. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. In contrast, TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life. The automobile is still accommodated, with ample parking and efficient circulation, but it no longer dominates the landscape.

MEDIUM & HIGH DENSITY RESIDENTIAL

DESIGN STRATEGIES

Figure 3.3 Single-Family Design Strategies



This graphic illustrates how a single-family homes can use varying techniques to create a relationship with the street (see text for technique

A. Building setbacks will vary according to building type and lot size but should generally not exceed 30 feet.

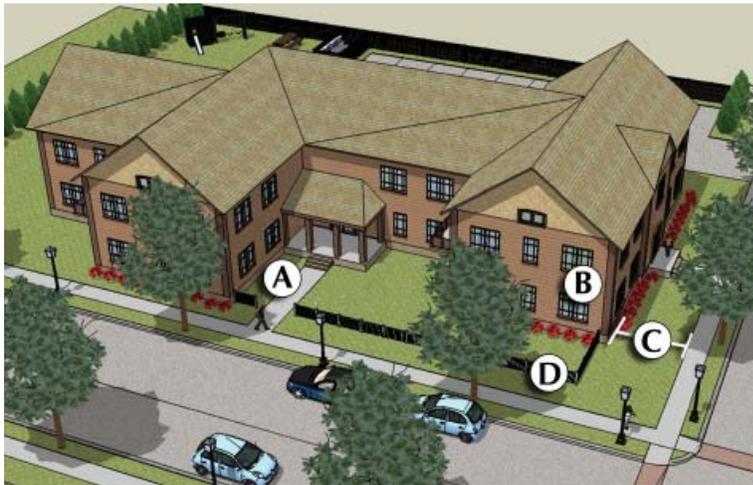
B. Incorporate covered front porch or at least a raised stoop, preferably covered.

C. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.

D. Consider garage location and scale to avoid a “garage-scape” street appearance.

E. Include sidewalks and pedestrian scaled lighting

Figure 3.4 Medium Density Residential Design Strategies



This graphic illustrates how a multi-family building can use varying techniques to create a relationship with the street (see text for technique

A. The front door should face the street and there should be a clear route to the door from the street or sidewalk.

B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony.

C. Building setbacks will vary according to building type and lot size but should generally not exceed 30 feet. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/ or variation in the depth of the setback along the building facade

FUTURE LAND USE PLAN

Mixed Use Rural Hamlet

The Mixed Use Rural Hamlet (MURH) area is intended to provide a unique mix of low intensity commercial, residential, public and recreational uses. Areas identified on the Future Land Use Map as MURH include the unincorporated village of Midway. The purpose of the MURC category is to provide flexibility in determining the most appropriate mix of complementary land uses in close proximity to one another. The mix of land uses may include one or a combination of the following:

- Detached Single-Family Residential
- Restaurants and Entertainment
- Retail Sales and Service
- Office
- Civic and Institutional
- Park and Recreation

Uses in the MURH area are anticipated to be integrated horizontally rather than vertically. Housing densities should not exceed seven units per acre. Commercial uses should complement residential and civic uses.

Generally Acceptable Zoning Districts include:

- R-1 Single-Family Residential
- R-2 Single-Family Residential Large Lot
- R-3 Existing Single-Family Mixed Residential
- R-4 Two-Family Residential
- B-3 Neighborhood Commercial
- PUD Planned Unit Development
- C - Conservancy

Mixed Use Residential & Commercial

The Mixed Use Residential/Commercial (MURC) areas are intended to provide a unique mix of commercial, residential, public and related uses in a bicycle and pedestrian-friendly environment. The purpose of the MURC category is to provide flexibility in determining the most appropriate mix of complementary land uses in close proximity to one another. The mix of land uses may include one or a combination of the following:

- Attached Single-Family Residential
- Multi-Family Residential
- Senior Housing
- Assisted Living Facilities
- Restaurants and Entertainment
- Retail Sales and Service
- Professional Offices
- Live-Work Residential
- Civic and Institutional
- Park and Recreation

Big box retail uses are discouraged in these areas unless they are part of a highly integrated, well planned mixed-use development. Single story strip commercial developments are also discouraged in these areas. If either of these types of development are proposed high quality site and building design features/materials should be utilized to achieve the Village's intent for these areas.

Mixed use means both vertical mixed uses (i.e. buildings with multiple uses) or horizontal mixed uses (compatible uses adjacent to one another). Most areas identified as MURC have yet to be developed. This category is intended

to provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace.

Single story buildings are discouraged in these areas. Where single floor plan buildings are proposed exterior building facades should give the appearance of at least a 1.5 story building and include variations in building facade colors, materials, and depths. The use of gabled roofs to blend with residential buildings is also encouraged.

This category is intended to foster mixed-use development areas that are characterized by quality architecture, signage, landscaping, and site design.

Generally Acceptable Zoning Districts include:

- R-4 Two-Family Residential
- R-5 Multi-Family Residential
- R-6 Zero Lot Line Single-Family Residential
- R-7 Single-Family Attached Residential
- B-2 General Business
- B-3 Neighborhood Commercial
- PUD Planned Unit Development
- C - Conservancy

MIXED USE RESIDENTIAL & COMMERCIAL

DESIGN STRATEGIES

Figure 3.5 Mixed Use Residential and Commercial Strategies



Apartment or condo units.



First floor retail with second story office or residences.



Bed and breakfasts.



Monument sign with decorative wall and planter at pedestrian scale.



Two story office with gabled roof to blend with residential development.



Variation in commercial facades.



Incorporation of decorative stone and wood building materials.



Townhomes with zero front and side yard setbacks.



One and half to two story neighborhood commercial

FUTURE LAND USE PLAN

Mixed Use Downtown

The Mixed Use Downtown (MUD) area is intended to provide a unique mix of commercial, residential, public and related uses in a pedestrian-friendly environment. Anticipated uses in the Downtown include:

- Attached Single-Family Residential
- Multi-Family Residential
- Senior Housing
- Assisted Living Facilities
- Restaurants and Entertainment
- Retail Sales and Service
- Small Professional Offices
- Live-Work Residential
- Civic and Institutional
- Park and Recreation

Single-family detached housing may be appropriate in the MUD area; however, this area is anticipated to transition over time to include more single-family attached developments, multi-family developments, and upper story residential units above ground floor commercial uses. The Downtown area will continue to serve as the civic center of the community with a variety of public, institutional, and recreational uses.

The Village encourages all new development, or exterior site and building renovations, in the downtown area to maintain the urban fabric and character of the area. This includes shallow or zero-lot setbacks, sidewalks, areas for outdoor dining and recreation, and multi-story buildings.

Generally Acceptable Zoning Districts include:

- R-3 Existing Single-Family Mixed Residential
- R-4 Two-Family Residential
- R-5 Multi-Family Residential
- R-6 Zero Lot Line Single-Family Residential
- R-7 Single-Family Attached Residential
- B-1 Downtown Business
- B-3 Neighborhood Commercial
- PUD Planned Unit Development
- C - Conservancy

MIXED USE DOWNTOWN

DESIGN STRATEGIES

Figure 3.6 Downtown Design Strategies



Street side outdoor seating area with planters to provide visual interest.



Home office conversions maintain residential character while allowing for commercial use.



Wall mounted store signage, pedestrian scale.



Decorative sidewalks and lighting



Custom projection panel signage



Awning signage adds architectural interest and satisfies several design strategies, including pedestrian scaled signage and building projections, varied materials.



Multi-unit apartment or condo units.



Townhomes with zero front and side yard setbacks.



Local retail and merchandize.

FUTURE LAND USE PLAN

Mixed Use Commercial & Light Industrial

Mixed Use Commercial & Light Industrial (MUCLI) areas are intended for a wide range of retail, commercial, office, and light industrial uses. Most areas identified as MUCLI have yet to be developed. The purpose of the MUCLI category is to provide flexibility in determining the most appropriate mix of complementary land uses in close proximity to one another. The mix of land uses may include one or a combination of the following:

- Professional and corporate offices
- Business incubators
- Medical facilities
- Business supported uses - retail, daycare, health club, etc.
- Light Industrial High Tech uses
- Eco-Business Park

Industrial uses that require outside storage of equipment or materials are generally not permitted in these areas and are better suited for areas identified as Manufacturing on the Future Land Use Map, unless the land area needed for outside storage is minimal and high quality screening is proposed block views.

MUCLI developments are usually designed in a unified manner and feature both public and private landscaping, and common directory signage and/or entry features.

Generally Acceptable Zoning Districts include:

- B-2 General Business
- B-3 Neighborhood Commercial
- I Light Industrial
- PUD Planned Unit Development
- C - Conservancy

Figure 3.7 Commercial and Mixed Use Business Design Strategies



The above concept illustrates shared parking between two developments connected by an access drive, and includes vegetative buffers along all pedestrian routes.

MIXED USE COMMERCIAL & LIGHT INDUSTRIAL

DESIGN STRATEGIES

Figure 3.8 Business Park Design Strategies



Defined building entrance with red awning.



Building entrance defined by arching glass facade and canopy.



Central building entrance enhanced by building articulation changes and over hang awning.



Masonry, LED lit business park tenant list directory sign.



Standard business park tenant directory list sign.



Logo incorporated business park tenant directory sign.



Outdoor seating areas for employees.



Enhanced landscaping.



Variations in facade depth and heights for light industrial uses.

FUTURE LAND USE PLAN

Commercial

Commercial (C) areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Example uses include:

- Big Box retailers and shopping centers
- Offices
- Clinics and health care facilities,
- Hotels
- Restaurants and entertainment businesses
- Storage
- Gas Stations and convenience stores
- Automobile sales and services

The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.) For example, areas near major transportation routes or near highway interchange ramps are generally better suited for larger retail uses such as “big-box” commercial uses. These uses typically require larger building footprints and parking lots.

Those areas located along local streets or adjacent to residential neighborhoods are better suited for small commercial uses that serve neighborhood needs. These uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

Generally Acceptable Zoning Districts include:

- B-2 General Business
- B-3 Neighborhood Commercial
- PUD Planned Unit Development
- C - Conservancy

Manufacturing

Manufacturing (M) areas are intended for light industrial and manufacturing businesses. Typical uses include:

- Manufacturing, processing or assembling products
- Repair Services
- Warehousing
- Distribution
- Wholesale trade
- Accessory office and sales

Manufacturing areas typically have outside storage of equipment and materials. Manufacturing areas should be located near regional transportation routes. When located near residential uses proper site design methods should be used to screen manufacturing uses.

The Village encourages and supports investment in older manufacturing sites in existing neighborhoods. Older manufacturing sites with depilated buildings should be targeted for redevelopment into new manufacturing, commercial, residential, or civic uses through the use of all economic development tools at the Village’s disposal.

The Village encourages for all manufacturing projects the use of design strategies that will maintain property values over time. Many of the design strategies previously illustrated for Mixed Use Commercial & Light Industrial and Commercial can be applicable for Manufacturing areas. At a minimum Manufacturing areas should adhere to the lighting and service area design strategies illustrated in Figure 3.10 and the stormwater management strategies illustrated in Figure 3.11. In addition, loading docks should be screened from public view along the front of the building through landscaping or building design.

Generally Acceptable Zoning Districts include:

- I Light Industrial
- M Manufacturing
- PUD Planned Unit Development
- C - Conservancy

COMMERCIAL

DESIGN STRATEGIES

Figure 3.9 Commercial Design Strategies



Decorative wall and landscaping separating adjacent uses from parking lot.



Landscaped edge separating the sidewalk from the parking lot.



Native planting medians and islands serve a stormwater function while beautifying the parking lot.



Well designed parking lots have separate pedestrian circulation and complete landscapes.



Awnings help define building entrances, generate intrigue and visual interest.



Canopies and architectural entry features help define building entries by creating visual interest along the street frontage.



One and a half to two story neighborhood commercial



Commercial monument signs in lieu of pole signs.



Variations in building setbacks, heights, and facades. Areas for outdoor dining.

FUTURE LAND USE PLAN

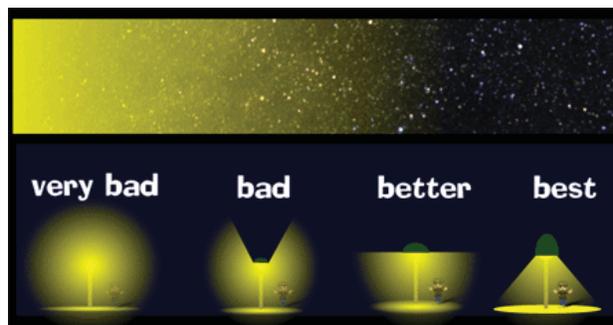
LIGHTING AND SERVICE AREAS

DESIGN STRATEGIES

Figure 3.10 Lighting and Service Area Design Strategies

Lighting

Lighting plays a role in safety, comfort and design aesthetic. This exhibit illustrates the differences in light fixture cut off and light pollution associated.



Service Area Enclosure

Decorative enclosures screen and hide unsightly and smelly dumpster and recycling receptacles from view.



STORMWATER

DESIGN STRATEGIES

Figure 3.11 Stormwater Design Strategies



Bio-infiltration trenches, planting areas in and around parking lots, filter, store and infiltrate water.



Permeable asphalt, provides an alternative to traditional, less permeable asphalt.



Decorative and permeable paving parking lot.



Rain gardens of all sizes can help collect, filter and infiltrate stormwater run off while attracting wildlife and natural beauty.



Infiltration planters separating a public sidewalk and street.



Planter terrace/parkways can collect run off prior to entering into the stormwater system.

FUTURE LAND USE PLAN

Government and Institutional

Government & Institutional (GI) areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities, utilities and other parcels that are owned by a public, quasi-public, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

Generally Acceptable Zoning Districts include:

- The Village does not maintain a stand alone public and institutional zoning district. Such uses are typically considered as conditional uses in another zoning district.

Parks, Recreation and Conservancy

Parks, Recreation and Conservancy (PRC) areas are intended for active and passive recreation uses or preservation of natural areas, stormwater facilities, or drainage basins.

Areas identified as PRC should be preserved for passive and active recreational uses. Some stormwater management or other utility/institutional uses (e.g. water towers) maybe located within these areas.

Generally Acceptable Zoning Districts include:

- C - Conservancy
- As a conditional use in another zoning district

Natural Resource Protection

The Natural Resource Protection (NRP) overlay classification identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped NRP areas include all land that meets one or more of the following conditions:

- Water bodies and wetlands mapped as part of the WDNR Wetland Inventory, or
- 100-Year Floodplains based on FEMA maps
- Areas with slopes averaging 20% or more

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the Holmen community, and thus development in areas designated NRP shall be limited.

This classification is intended to function as an overlay district, such that the underlying future land use classification (Rural Lands, Medium-Density Residential, Manufacturing, etc.) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.

Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the Village, County, State, or Federal regulations. The Village maintains that some sites may be suitable for development with proper site planning. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements is encouraged.

Recreational uses, agricultural and silviculture operations are usually permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.

Special Planning Areas

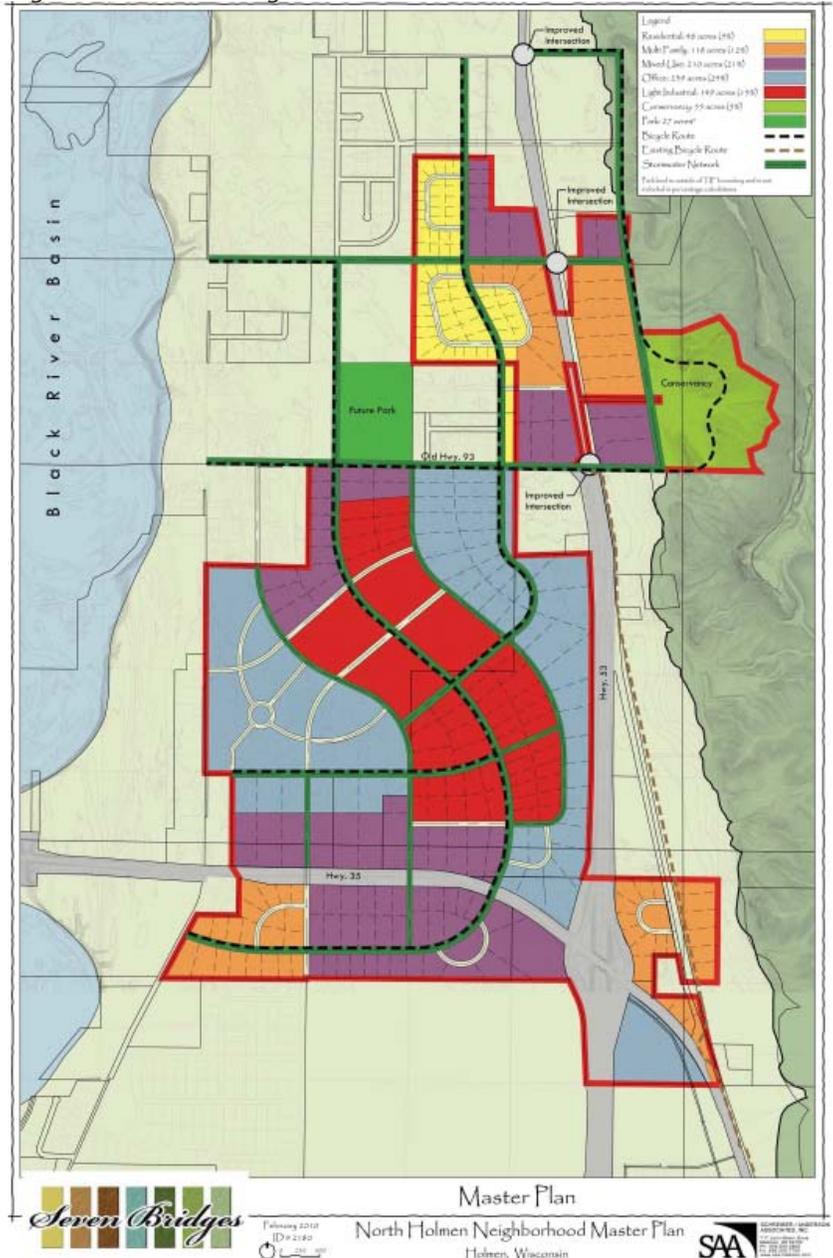
Special Planning Areas (SPA) include locations identified for either redevelopment or new development where additional sub-area planning has been completed or should be considered in the future in order to facilitate more detailed discussions of these areas. Sub-area planning may take the form of detailed neighborhood land use plans, corridor plans, zoning code modifications, tax increment finance districts, or economic development initiatives.

Seven Bridges Master Plan

In 2010, the Village adopted the Seven Bridges Master Plan. This plan includes detailed recommendations regarding land uses, site and building design standards, transportation infrastructure, stormwater management, streetscaping and branding for the northside of the Village.

In 2008, the Village created Tax Increment Finance District #2. TID #2 includes portions of South Holmen Drive and is intended to assist with the implementation of the recommendations of the South Holmen Drive Plan. Both of these documents should be consulted for additional guidance on land development and public infrastructure improvement projects. If there are any differences in the future land use designation for a parcel between the Seven Bridges Master Plan and the Comprehensive Plan, the Comprehensive Plan shall prevail unless determined otherwise by the Planning Commission. The subarea plan shall still be used to convene details regarding site and building design of private development, streetscaping and other public infrastructure improvements.

Figure 3.12 Seven Bridges Master Plan



FUTURE LAND USE PLAN

South Holmen Drive Corridor Plan

In 2012, the Village adopted the South Holmen Drive Corridor Plan. This plan includes detailed recommendations regarding land uses, site and building design standards, transportation infrastructure, stormwater management, streetscaping and branding for the area of South Holmen Drive from McHugh Road to CTH O.

In 2014, the Village created Tax Increment Finance District #3. TID #3 includes portions of South Holmen Drive and is intended to assist with the implementation of the recommendations of the South Holmen Drive Plan. Both of these documents should be consulted for additional guidance on land development and public infrastructure improvement projects. If there are any differences in the future land use designation for a parcel between the South Holmen Drive Corridor Plan and the Comprehensive Plan, the Comprehensive Plan shall prevail unless determined otherwise by the Planning Commission. The subarea plan shall still be used to convene details regarding site and building design of private development, streetscaping and other public infrastructure improvements

Figure 3.13 South Holmen Drive Corridor Plan

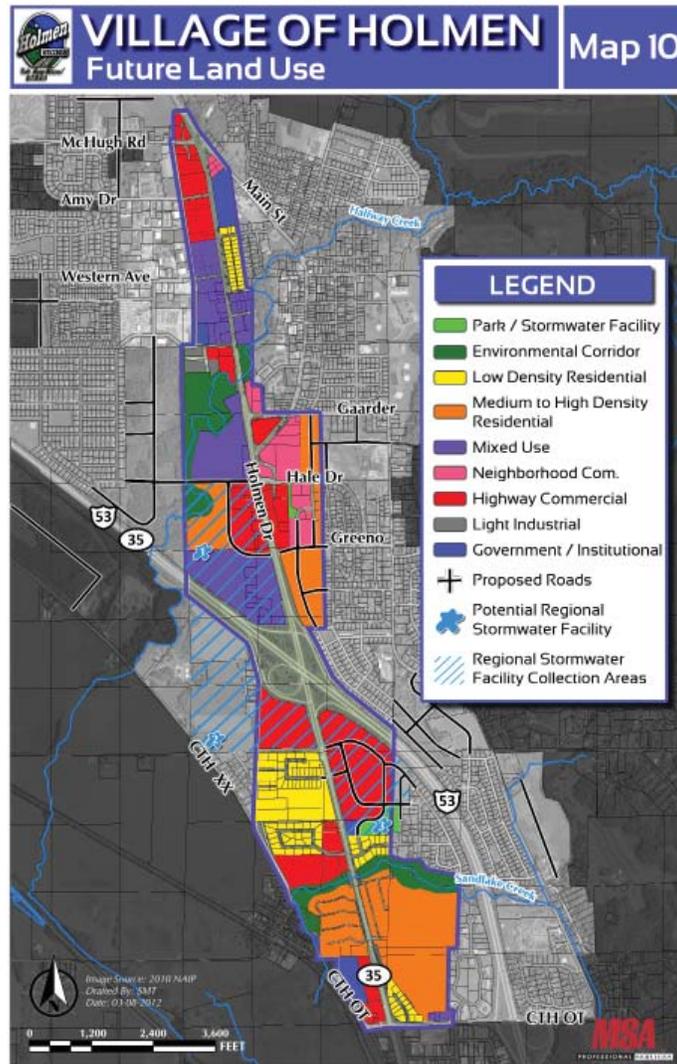


Figure 3.14 Downtown Civic Campus & Village Center Plan



Downtown Civic Campus

In 2013, the Village adopted the Downtown Site Planning Report. The report included the development of a preferred site plan to guide redevelopment efforts of the Village within the Downtown to create a civic campus including the new Police Station and a proposed new Library adjacent to Halfway Creek Park. Additional detailed land use planning for the entire Downtown area should be considered in the future by the Village and incorporated into this comprehensive plan as appropriate.

FUTURE LAND USE PLAN

AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map. See Chapter 4 for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Agricultural- The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

Compatibility- The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources- The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access- The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Ability to Provide Services- Provision of public facilities and services will not place an unreasonable financial burden on the Village. Petitioners may demonstrate to the Village that the current level of services in the Village, or region, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

Public Need - There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan- The proposed development is consistent with the general vision for the Village, and the other goals, objectives, and policies of this plan.

INTERPRETING BOUNDARIES

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules will apply. If uncertainty still exists, the Village Administrator shall decide any inquiries related to map boundaries.

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys will be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the center lines of streams, rivers, canals, or other bodies of water will be construed to follow such center lines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above will be so construed. The scale of the map will determine distances not specifically indicated on the map.