

CHAPTER THREE: LAND USE

This chapter of the Plan contains a compilation of background information, goals, objectives, policies and recommended programs to guide the future preservation and development of public and private lands in the City of Lake Mills. This chapter includes maps showing existing land uses and recommended future land uses over the 20 year planning period, and provides other related land use data and analysis as required under §66.1001, Wisconsin Statutes.

A. Existing Land Use Map Categories

Map 5: Existing Land Use and Map 6: Future Land Use organizes land uses into the categories. The Categories used for Map 5 are listed below. These categories indicate how land is currently being used, which does not necessarily reflect the current zoning designations. Categories use for Map 6: Future Land Use are detailed under the “Programs and Recommendation” section later in this chapter.

- Agriculture/Vacant: agricultural uses, farmsteads, open lands, vacant parcels and low density single-family residential development (typically 1 or fewer dwelling units per 35 acres).
- Single Family Residential-Exurban: Single-family detached residential development outside of the City’s municipal boundary. Most are served by individual on-site wastewater treatment (septic) systems but most of the areas outside of the City that lie within the Lake Mills Sanitary Sewer Service area are served by public sanitary sewer under agreement with the City of Lake Mills.
- Single Family Residential: Single-family detached residential development served by a public sanitary sewer system.
- Two-Family Residential: two-family and attached single-family residential development (duplexes, town homes, flats).
- Mixed Residential: a variety of residential units particularly multi-family units with 3 or more dwelling units per building. Owing to typically higher densities and flexible nature of tenancy, mobile home parks are also included in this category.
- Downtown: This designation is planned for the historic downtown area of the City of Lake Mills. This designation reflects the mix of retail, service, office, and residential (usually upper story) uses allowed and pattern of development as it relates to placement, scale, and style of buildings typical of the historic downtown. Elements of this pattern include minimal building setbacks, pedestrian orientated streetscapes; on-street, rear, or limited side parking rather than front yard parking, multi-story structures; and materials and designs that match the historical context.
- General Commercial: indicates a wide range of existing indoor commercial, office, institutional, and outdoor sales land uses outside of the downtown area. The attention to design varies depending on when the use was established. Appropriate design standards for the various categories of new commercial development found “Programs and Recommendations” later in this chapter should be applied when the City reviews major renovations or redevelopment of existing commercial uses to

LAND USE RECOMMENDATIONS SUMMARY

- Provide sufficient area and appropriate development standards for a range of residential, commercial, industrial, and civic land uses through 2030 and beyond.
- Encourage proximity and connectivity between complimentary land uses and ensure compatibility through careful site design.
- Ensure that development standards address the linkages between land use planning, transportation, and natural resource planning

the extent practical, though the extent that these design standards are applied may be constrained by the existing development pattern.

- **General Industrial:** This designation mainly indicates existing industrial development constructed prior to current standards and/or with physical and operational characteristics that make these uses less compatible with residential and neighborhood scale uses. It includes indoor manufacturing, warehousing, distribution, office, and associated accessory uses such as outdoor storage and operations with a large outdoor component. Appropriate locations for future uses in this category include areas near major transportation routes and in areas where extensive separation and/or buffering from less intensive uses is possible. To the extent practical, standards of new and renovated General Industrial construction should comply with those recommended for Planned Industrial land use category, with additional measures to protect adjacent, incompatible uses as needed.
- **Community/Institutional Facilities:** large-scale public buildings and uses, including outdoor facilities other than parks, hospitals, private religious institutions, and special-care facilities. Small institutional uses may be permitted within other land use categories, notably the Planned Neighborhood Future Land Use Category described more fully in the Programs and Recommendations” section of this chapter and Chapter 6: Housing and Neighborhood Development.
- **Parks and Open Space:** existing or planned park and open space facilities devoted to playgrounds, play fields, play courts, trails, picnic areas, and publicly owned natural or habitat preservation areas. Large private outdoor recreation facilities such as golf courses are also included in the category. Small recreational spaces and future parks may be included in other land use designations.
- **Public Conservancy:** Publicly owned lands that have preserved primarily or exclusively for their environmental significance or sensitivity or for flood protection and stormwater management. Such natural areas may also accommodate limited passive recreational activities.
- **Environmental Corridors:** the environmental corridor designation is used to indicate continuous systems of open space that include one or more of the following natural features: wetlands, floodplains, woodlands, critical wildlife habitat, rare or endangered species, and steep slopes. Environmental corridors are intended to be preserved over the long term whether in private or public ownership through various restrictions on use and site alterations.
- **Rights-of-Way:** publicly-owned land for transportation uses, including roads, highways, and railroads.

B. Existing Land Use Pattern

Map 5 depicts the existing land use pattern within the City of Lake Mills. This map is based on County aerial photos and land records data from 2000 and updated with City staff input, site visits, and other aerial photography. Table 7 summarizes the existing acreage within the various land use categories in the City. The following is a summary of the development patterns depicted in this map.

Table 7: Existing Land Use Totals

Land Use	Acres*	Percent
Agriculture/Vacant	560	22
Single Family Residential	534	22
Two-Family Residential	17	1
Mixed Residential	157	6
Downtown	35	2
Commercial	43	2
Industrial	226	9
Community/Institutional Facilities	189	7
Public Park & Open Space	247	10
Environmental Corridor	212	8
Right-of-Way	309	12
TOTAL	2528	100

Source: GIS Inventory, Vandewalle & Associates, 2007

** Values have been rounded to the nearest whole number*

Residential Development

Residential Development comprises 708 acres or 28% percent of the City's total land area, and reveals an average net density of 3.44 dwelling units per acre. Single-family residential density is 2.88 acres units per acre.

Commercial Development

These uses comprised 3 percent of the City's total area.

Industrial Development

Industrial uses comprised 9 percent of the City's total area. Much of that area was in the Lake Mills Business Park.

Other Land Uses

The City's institutional and community facilities comprised a total of 7% of land use. This category includes municipal properties, public and private schools, and the State owned fish hatchery. Public Park and Open Spaces uses comprised an additional 247 acres or 10 percent of land area, and includes City parks, the Lake Mills Golf Club, and State owned natural areas.

C. Land Development Trends

Table 8 shows the number and type of building permits issued by the City from 2002 to 2006. According to the City Building Inspector, for the five year period, the City issued a total of 2,040 building permits. These were permits ranging from the construction of new residences and nonresidential buildings to building additions and renovations to garages. During this timeframe, the City issued 348 permits for the construction of new dwelling units, and average of 70 housing permits each year.

Table 8: Building Permits Issued, 2002 - 2006

Type	2002	2003	2004	2005	2006	TOTAL
Residential	22	39	147	101	39	348
Commercial	1	4	11	8	8	32
Other	259	295	358	404	344	1,660
Total	282	338	516	513	391	2,040

Source: City of Lake Mills Building Inspection

Land development trends can also be measured by the increases in property values. Between 1999 and 2006, the State Department of Revenue reported a 72.7 percent increase in the total equalized value of all property in the City of Lake Mills (see Table 9). The data indicate that the value of development has increased faster than other incorporated municipalities in Jefferson County, with the exception of the Village of Johnson Creek. The very large increase in the Village of Johnson Creek is largely attributable to commercial development, particularly near I-94, and its relatively small base in 1990. The rapid increase in values of both for the City and Town of Lake Mills may be due in part to their location near I-94 and Dane County.

Table 9: Total Equalized Values

	1999	2006	Percent Change 1999-2006
City of Lake Mills	\$247,841,300	\$428,067,300	72.7
Town of Lake Mills	\$151,569,200	\$265,249,900	75.0
Town of Aztalan	\$86,074,200	\$120,443,600	40.0
Village of Johnson Creek	\$87,924,100	\$284,853,600	224.0
City of Waterloo	\$134,794,800	\$200,796,300	49.0
City of Jefferson	\$308,464,500	\$463,513,900	50.1
City of Fort Atkinson	\$537,797,500	\$858,736,000	59.7
City of Watertown	\$848,771,800	\$1,397,321,600	64.6

Source: Wisconsin Department of Revenue

D. Land Market Trends

The trends in the land market in the Lake Mills area suggest increasing land values and lot prices. The average assessed value of existing homes in Lake Mills was \$176,834 in 2005.

The State Department of Revenue reported an increase in the total equalized values of the City of Lake Mills between 1999 and 2005 as follows: \$151,569,200 to \$364,169,200 (a \$212,600,000 increase).

The price for undeveloped and unimproved land sold for development in the Lake Mills area has generally increased since 2000. Based on an informal sampling of area land sales, the average price in 2007 for undeveloped land in the Lake Mills area is \$25,000 to \$30,000 per acre, with land sold for residential development typically selling for less (\$15,000 to \$20,000). The price for unimproved land shows wide variations based on specific location and intended land use. For example, land near Interstate 94 for commercial purposes has sold for substantially more than land for residential purposes elsewhere. This trend toward large variation in price has been exasperated by the general slowing of the housing market that began in 2007.

E. Land Supply

Supply of land available for development includes areas of the City that have been planned or approved for development, but not yet built-out; vacant areas within the City that have not been planned for development; developed land within the City that is appropriate for redevelopment; and land in the Planning Area that is not within the corporate limits of the City, but is potentially available for future annexation.

For vacant areas, the land actually available for development is determined by several factors. The area available for development is limited by any environmental corridors, areas of wetlands, floodplains, public ownership, conservation easements or other characteristics that make it un-developable. Other potential building limitations (infiltration area, steep slopes, shallow depth to bedrock or depth to water table, and hydric soils) will also influence how much of vacant areas are actually appropriate for development. Building limitations will need to be measured and assessed by the developer and City when a specific development proposal is being considered.

F. Projected Land Use Demand

Wisconsin statutes require comprehensive plans to include projections, in five-year increments, for future residential, agricultural, commercial, and industrial land uses in a community over the planning period. Table 10 shows the total projected demand for land needed for development. Demand for residential land is a function of population, household size, and density of housing. As described in Chapter One Issues and Opportunities, for the purposes of this *Plan*, population change over the next twenty years will be based on the 25-year Compounded Growth Projection (See Chapter 1: Issues and Opportunities, Table 2.). The projected number of households is based on the projected population increase and the projections in household size. Projected growth in the number of households for purposes of this *Plan* is found in Chapter 1: Issues and Opportunities, Table 6. This projection is based on projected population growth and a slight decrease in household size (from 2.51 to 2.41 people per household) throughout the planning period. The final component of residential land use demand is the anticipated density of housing. Based on the impact of projected residential construction in the Northside Neighborhood Area (see Section G below) and the recommendations of this *Plan* for a more traditional pattern of development, this *Plan* bases its residential land use projections on a 20% increase in housing density from the current 3.44 dwelling per net acre to 4.13 dwelling units per acre for areas of new development.

Other land use categories are also expected to increase. While difficult to predict, this plan assumes that the ratio of commercial and industrial development to residential development will increase by 1% per

five year period. This is based on the projected increase in demand for commercial uses primarily near Interstate 94 and industrial uses, primarily in the current and expanded Lake Mills Business Park.

Table 10 shows that the projected total minimum land use needed for residential and non-residential development is 265 acres. The projections in Table 10 are based on net demand exclusive of the need for additional land for street right-of-way, stormwater facilities, and utilities necessary to serve new development. A common rule of thumb for predicting additional land needed is 0.3- 0.4 acres for every net acre of residential, commercial, or industrial development. Factoring this into total demand, Total Demand for development is projected to be 328 acres. The projections also do not include land needed for public parks, natural resource protection, special community facilities which often vary greatly depending on characteristics unique to the locale.

Table 10: Land Use Demand

	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
A. Projected Number of New Residents	338	360	384	410	437	1,929
B. Projected Number of New Housing Units (A/2.49 persons per household)	136	146	157	169	181	788
C. New Residential Acreage Demand (C/4.13 units per acre)	33	35	38	41	44	191
D. New Non-Residential Acreage Demand (C*.25)	10	11	12	13	15	61
E. Total New Residential and Non-Residential Acreage Demand (C + D)	43	46	50	54	59	252
F. Land needed for streets, utilities, and stormwater associated with new development (E * .3)	13	14	15	16	18	76
G. Total Demand – All Development (E + F)	56	60	65	70	77	328

Source: Vandewalle & Associates

For purposes mapping future growth areas on the Future Land Use Map (Map 6) it is recommended to have a plan for potential development over a larger area than total land area projected in Table 10 above. The reason for this is to provide a degree of flexibility and competitiveness in the local land market, so that the City's ability to accommodate development is not dependent on the willingness of a very few land owners to sell for development. Another reason to plan for additional lands is to acknowledge a degree of uncertainty over the development potential of a given parcel. For example, an undeveloped parcel that appears to be able to accommodate relatively high intensity of development may in fact be more severely restricted than anticipated owing to subsurface water levels or poor soils. Increasing the projected land use demand by 100% to provide this flexibility yields a total projected land use demand for planning purposes of 656 acres through 2030.

G. Future Neighborhoods

In 2005, the City adopted its Northside Neighborhood Plan for development of a 755-acre area north of I-94. The majority of the planning area is planned for single family residential and opens space, but provides for a mix of development types including commercial and mixed residential/commercial areas. The plan area lies entirely within the City's existing sanitary sewer service area. The plan provides detailed recommendations on a mix of single- and multi- family residences to serve a variety of household sizes, types, and incomes and includes specific recommendations on design and quality standards to ensure

residential and commercial character in keeping with the City's small town character and ensure connectivity throughout the neighborhood. The Plan also includes significant areas of natural conservancy space, public recreation space, and for centrally located commercial development, primarily geared to serving neighborhood needs. A preliminary plat for some of the Northside Neighborhood Planning Area was approved by the City in 2006, but no final plat has been submitted at this writing. The City adopts the recommendations of the Northside Neighborhood Plan as specific element of this Comprehensive Plan.

H. Planned Land Use

The Future Land Use Map (Map 6) indicates recommended future land uses over the 20-year planning period and their location within the City. The *Plan* takes into consideration both the supply of developable land and projected demand. The *Plan* addresses areas with existing incompatible or conflicting land uses, and recommends a pattern to prevent or minimize potential new conflicts in land use. Changes in land use to implement the recommendations of this Plan will be at the request of property owners. This Plan will not compel property owners to change the use of their land. Instead, Map 6 and the policies in this chapter will guide the City in its review of development proposals.

I. Land Use Goals, Objectives, and Policies

Goal:

Provide for a broad range of land uses in a pattern that promotes efficient transportation and extension of municipal services, minimizes conflicts between uses, harmonizes complementary land uses, and preserves property values.

Objectives:

1. Promote a compact pattern of development on municipal sanitary sewer that minimizes degradation of land, water, energy, and air resources and facilitates the creation of interconnected neighborhoods within current a future City Limits.
2. Preserve environmental corridors and other valued resources by limiting development within these areas and enacting land use regulations that limit the negative impact from nearby development.
3. Coordinate land use planning with transportation, utility, and public service planning.
4. Create an interconnected network of sidewalks, bicycle trails, and streets that provide a range of transportation options to City residents.
5. Provide adequate areas for residential, commercial, and industrial development of varying intensity and size.
6. Provide a desirable pattern and mix of compatible land uses consistent with the City's character.
7. Promote infill development of vacant land and redevelopment of blighted or underutilized property within the City.
8. Preserve the character and economic viability of the downtown.
9. Achieve high quality development of all types.
10. Minimize land use conflicts.

Policies:

1. Generally, the City will not extend municipal sanitary sewer and water services outside of the City's corporate boundary. The City will only consider exceptions to this policy for those areas in the Town of Lake Mills already within the City's sanitary sewer service district in accordance with the Intergovernmental Agreement with the Town of Lake Mills or in specific areas of other Towns with

which the City has reached formal intergovernmental agreement for those services. Unless otherwise stated in an intergovernmental agreement, the City reserves the right to deny such service extensions on a case-by case basis if deemed against the best interests of the City.

2. The City will use its extraterritorial jurisdiction (ETJ) review powers to minimize fragmentation of large parcels and unsewered, non-agricultural development outside of the City limits.
3. The City will require that all new development in the City to connect to sanitary sewer and municipal water services and discourage development within its sanitary sewer service area until such time as those services are readily available
4. The City will seek efficiencies in the extension of public infrastructure and services by promoting development contiguous with existing development within the City.
5. The City will minimize the need to annex and develop new land by actively promoting redevelopment or infill development of vacant, blighted, and/or brownfield sites within the City in a manner compatible with the recommendations of this Plan and other, site specific plans adopted by the City.
6. The City will work to provide distance between incompatible uses, and, where incompatible uses are adjacent, require adequate screening and buffering between uses.
7. The City will direct intensive commercial and industrial uses to locations near existing and planned arterial roads such as the Interstate Highway 94 corridor, the STH 89 corridor north of Interstate Highway 94, Tyrana Road, and CP Avenue.
8. The City will require that development and redevelopment in the downtown area be compatible with its historic character by adopting and adhering to the design recommendations found in this *Plan*.
9. The City will encourage residential development in planned neighborhoods rather than individual, stand-alone subdivisions.
10. The City will allow a mix of residential types throughout the community and within each neighborhood rather than allowing an over concentration of one type in a particular areas of the City.
11. The City will encourage a more traditional neighborhood land use pattern in new residential areas in order to promote compatibility with older residential areas of the City, and to provide a wider range of housing and lots sizes including single-family lots. The City will encourage neighborhood scale commercial, office, institutional, and park uses at locations that will conveniently serve City neighborhoods.
12. Generally, the City will strive to achieve a minimum average net residential density of 4.0 dwelling units per acre for each Planned Neighborhood. Calculation of net residential density excludes area required for public right-of-way, public park, and non-residential land uses, but includes any area necessary for stormwater management generated by residential development.
13. The City will follow the recommendations of the Northside Neighborhood Plan when reviewing development proposals within the geographic area specified by that plan.
14. The City will work to ensure that residential development is within a 1/2 to 1 mile of some type of public park or open space.

J. Land Use Programs and Recommendations

This section of the *Plan* is intended to guide land use and development in the City over the next 25 years. Map 5, the Future Land Use Map, presented in this chapter, was based on an analysis of a variety of factors, including overall development trends, location and availability of vacant land in the City, location of areas logical for future development based on existing development, and environmental constraints (soils, topography, drainage, etc.). The Future Land Use Map and the following detailed recommendations also reflect citizen input that was received at public meetings and events described in Chapter One: Issues and Opportunities.

Wisconsin Statutes specifically allow cities to prepare plans for lands both inside and outside their municipal boundaries. These areas outside City boundaries are often called the City's "extraterritorial jurisdiction," which under Wisconsin law extends 1 ½ mile from the City limits. The specific authorities and responsibilities vested within the extraterritorial jurisdiction are explained in more detail in Chapter 9: Intergovernmental Cooperation. To effectively manage growth, this *Plan* identifies desirable land use patterns within the existing City limits and in unincorporated areas around the City, with the recognition that the City's growth will be facilitated or impeded by the patterns of growth and preservation in the adjacent unincorporated area. Some additional land areas may be annexed into the City over the course of the planning period. As a result, implementing many of the land use recommendations of this *Plan* will be greatly aided by intergovernmental coordination and cooperation. Specific strategies and opportunities for cooperation with the Town of Lake Mills are described in Chapter Nine: Intergovernmental Cooperation.

The areas shown on Map 5 within the City's extraterritorial jurisdiction can be classified within two main levels of interest to the City:

- a. Areas anticipated or possible for City growth/expansion over the 20-year planning period, from the City's perspective. These types of areas are designated in one or more of the development-oriented Future Land Use categories that are described in the section above.
- b. Areas not anticipated for City growth or expansion over the 20 year planning period, but still within the City's 1 ½ mile Extraterritorial Jurisdiction (ETJ). In general, most of these areas are planned for very limited development over the planning period.

Although the following land use recommendations cover a large geographic area, it is not assumed that all areas depicted on the Future Land Use Map will develop during that period. Rather, the Future Land Use Map shows those areas in and around the City that are the most logical development locations for new City growth, regardless of the timing of development. The City advocates the development of a land use pattern that focuses growth in areas that can most efficiently be served by roads, public sanitary sewer, and water.

The Future Land Use Map (Map 5) described below should be used as a basis to update the City's regulatory land use tools, such as the Zoning Map. This map should also be used as a basis for all public and private sector development decisions. These include annexations, rezonings, conditional use permits, subdivisions, extension of municipal utilities, and other public or private investments. Not all land shown for development on Map 5 will be immediately appropriate for rezoning and other land use approvals following adoption of this *Plan*. Changes in land use to implement the recommendations of this *Plan* will generally be initiated by property owners and private developers. In other words, this *Plan* does not automatically compel property owners to change the use of their land.

Future land use categories shown on Map 6 are described below, along with descriptions of where these land uses should be promoted in the City, policies related to each future land category, and approaches for preserving and enhancing overall City character.

RESIDENTIAL LAND USE CATEGORIES

Single Family Residential

Description:

This future land use category is intended for mainly single-family housing in the City and on municipal sanitary sewer and water. As depicted on Map 5, it is recommended that most existing *Single Family Residential uses* remain in that use. New *Single Family Residential* development is recommended for areas north and south of the City both as a stand alone category and as a major component of the Planned Neighborhood land use category. City zoning districts that correspond most closely with this land use category are the R-1, R-1A, and R-2 Districts.



Policies and Programs:

The following policies and programs are recommended for this future land use category:

1. Require annexation and connection to sanitary sewer service for all new development in Single Family Residential future land use category other than those residences outside of the City served by sanitary sewer service and municipal water as established through the Intergovernmental Agreement with the Town of Lake Mills.
2. Ensure City single-family zoning districts and subdivision requirements include standards to implement or encourage the policies and design standards found in Chapter 6 Housing and Neighborhood Development and other parts of this Plan.
3. Ensure that single family residences continue to constitute a minimum of 60%-70% of the City's housing stock community-wide and within each Planned Neighborhood. Consider adopting a Residential Balance Policy to implement this housing mix.
4. Retain a single-family zoning district with a minimum permitted lot sizes of 8,000 square feet for single family residences, and consider allowing smaller single family lots as part of Planned Developments as defined in the City of Lake Mills Zoning Code.
5. Encourage most single-family development to occur on lots less than 15,000 square feet or less in area, except instances of lots that include wetlands or other environmental corridor features.
6. Ensure a mix of single family lot sizes within a given neighborhood to promote housing diversity and affordability goals.
7. Continue to permit two-family dwellings in both existing and new single family areas in accordance with the recommendations for the Two-Family Residential future land use category (below).
8. Plan for interconnected road and open space networks within and between residential subdivisions and neighborhoods.
9. Continue to require local streets with not more than 32 feet of width measured curb face to curb face (possibly less on short local streets where parking on one side is deemed sufficient) and sidewalks on both sides of all streets within residential neighborhoods. This increases the safety of neighborhoods for pedestrians and children.
10. Minimize the potential for incompatible land uses (e.g. large-scale commercial and industrial uses that generate high levels of noise, odor, glare, dust, traffic, etc.) within or next to Single-Family Residential (Sewered) land uses. Where such uses do occur in close proximity, the City should encourage the use of landscape buffers.

11. Continue to locate single family residences near community facilities such as roads, paths, parks, sidewalks, schools, churches, and neighborhood scale businesses in order to provide convenient access to residential areas.
12. Ensure property maintenance codes are adequate and enforced to maintain property values and neighborhood appearance.

Two-Family Residential

Description:

This designation is primarily intended to allow groupings of duplexes and single-family attached residences that are in current or future City limits and served by public sanitary sewer system. New areas for this land use category are not mapped and it is intended that new Two-Family Residential areas be incorporated into future *Planned Neighborhood* land use category. The City zoning district that best implements this land use category is the R-2 district



Policies and Programs:

1. Generally limit new two-family structures to no more than three consecutive, adjacent lots and not more than 1 lot out of 12 in most neighborhoods. However, this may increase when intended as a transition to higher intensity uses such as a highway or commercial properties.
2. Within Planned Neighborhoods, allow two-family dwellings to be placed on the corners of blocks that are primarily comprised of single family homes, and consider requiring that each unit front a different street.
3. Limit the impact of duplex garages on the streetscape in accordance with recommendations for garages found in Chapter 6. Within PDD's, consider the use of privately maintained alleys.

Mixed Residential

Description:

The *Mixed Residential* future land use category is intended to allow a variety of residential units, primarily structures with 3 dwelling units or more, such as single-family attached dwellings (e.g. townhomes), condominiums, apartments, and senior housing developments. All manufactured or mobile home parks may also be considered for areas mapped in this land use category, but the City reserves the right to distinguish between mobile home parks and multi-family structures when evaluating the appropriateness of either subcategory when considering zoning of a specific property or location. *Mixed Residential* is mapped on the Future Land Use Map in areas where these types of development existed at the time this *Plan* was prepared. New *Mixed Residential* areas are recommended for areas within the Northside Neighborhood Planning Area north of the Interstate Highway 94, and the *Planned Neighborhood* and *Planned Mixed Use* future land use categories. City zoning districts currently used to implement this land use category include the R-3 and R-4 zoning districts.



Policies and Programs:

The following policies and programs are recommended for this future land use category:

1. Require annexation and connection to sanitary sewer for all new Mixed Residential developments.
2. Disperse future Mixed Residential development at appropriate locations throughout the City, rather than creating large concentrations (100 units or more) of this type of development in a just a few areas, and in accordance with a Residential Balance Policy recommended for the “Planned Neighborhood” future land use category (below).
3. New building sizes should generally be limited to 8 to 16 units each to maintain the existing small-community character of the City. Larger multi-family structures should only be considered as a Planned Development or other conditional use in the multi-family zoning district.
4. Discourage multi-family and duplex housing developments exceeding 5 acres in size, except condominiums.
5. Consider changes to the zoning code to require additional site and building design guidelines as recommended in Chapter 6. Design of development that results in attached or detached garages dominating the streetscape will be avoided.
6. Require that all proposed projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
7. Continue to require that mobile/manufactured homes (not to be confused with modular homes that meet standard single-family home building code requirements) be limited to mobile home parks of not less than 10 acres, and meet other zoning and mobile home park permit requirements.

**Planned Neighborhoods****Description:**

Planned Neighborhoods are mapped as larger areas such as the area south of the City that should be carefully planned as a unified mixture of certain of the future land use categories described in this section. All development in Planned Neighborhoods in the City should be served by public sanitary sewer service.

The predominant land use in terms of area would be *Single Family Residential*, combined with *Two-Family Residential*, *Mixed Residential*, *Park and Open Spaces*, and possibly small-scale *Institutional and Public Facilities* (churches, specialized housing, etc.), *Neighborhood Commercial* and *Mixed Use* land uses.

As the name implies, Planned Neighborhoods are not merely an assemblage of uses in a random and dislocated pattern. A variety of housing types (single-, two-, and multi-family) should be included in each *Planned Neighborhood* area and the specific amount and location of the different types should take the environmental considerations and the City’s housing and transportation goals into account. Non-residential uses such as parks, community facilities, and small-scale shopping and service areas should be planned to serve and be accessible to all neighborhood residents while minimizing negative impacts such as excessive vehicular through-traffic from outside of the neighborhood.

This *Plan* recommends accommodating most future residential development within the Planned Neighborhood land use category. This planning strategy will help to achieve a variety of objectives described above and elsewhere in this *Plan*. Various residential, park, resource protection, and low impact commercial zoning districts including the Planned Development District are recommended to achieve the desired mix of uses.

Policies and Programs:

The following policies and programs are recommended for this future land use category in areas on Map 6 where this category is shown:

1. Adhere to the Policy and Program recommendations for *Planned Neighborhoods* found in this Chapter and in Chapter 6: Housing and Neighborhood Development.
2. Amend City Zoning and Subdivision requirements as necessary to implement Planned Neighborhood recommendations polices and programs as described under Neighborhood Design in Chapter 6 and elsewhere in this Plan.

NON-RESIDENTIAL LAND USE CATEGORIES*Neighborhood Commercial***Description:**

This future land use category is intended for neighborhood-scale residential, office, and neighborhood supporting institutional and commercial land uses that mainly serve the surrounding neighborhoods on public sewer, public water, and other urban services and infrastructure. There are several areas throughout the City—general in close proximity to existing or future residential and planned neighborhoods—that are mapped in this category. Neighborhood Commercial uses may also be considered at appropriate locations within Planned Neighborhoods. City zoning districts that best reflect neighborhood commercial district are the B-2 and B-4 Districts.

**Policies and Programs:**

1. Allow new uses in this future land use category only if annexed to the City and connected to City Sanitary Sewer, Water and other utilities.
2. Encourage neighborhood-oriented retail and service businesses and recreational uses in areas that will conveniently serve City residential neighborhoods.
3. Require that all proposed commercial projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, and signage plan prior to development approval. Recommended design standards for commercial development projects are provided in Chapter Seven.
4. Ensure the City's B-4 or similar zoning district contains sufficient design standards and restrictions as recommended in Chapter 7 of this Plan to address building scale, building appearance, landscaping, and signage to assure compatibility with surrounding residential character. In Neighborhood Commercial areas, use of high-quality building materials and designs that are compatible with residential areas, including residential roof materials such as shingles; generous window coverage and design; and exterior materials such as wood, cement board, vinyl siding, brick, decorative block, stone is essential.
5. Allow mixed commercial residential structures with residences above the first floor commercial use.

Planned Business/Office

Description:

This category is intended for areas appropriate for indoor commercial, retail, service, tourism-oriented, office, and community facility uses.

Commercial uses with large outdoor components such as motor vehicles sales and service are also included in this category, but should be sited and designed so to not detract from the design standards and goals (such as high quality architecture and accessibility by multiple modes of travel) of predominantly indoor commercial uses.

This category excludes manufacturing, warehousing, and distribution uses unless accessory to the primary commercial use. These

commercial use areas are characterized by generous landscaping, screened (and limited) storage areas, modest lighting and signage, and compliance with design standards set forth in greater detail in Chapter 7: Economic Development. New *Planned Business/Office* areas are planned for existing and infill commercial nodes and new commercial areas near Interstate 94. The City's current PB, PO, and B-3 Districts most closely reflect the uses and design standards recommended for this land use category.



Policies and Programs:

The following policies and programs are recommended for this future land use category in areas on Map 6 where this category is shown:

1. Allow new uses in this future land use category only if annexed to the City and connected to City Sanitary Sewer, Water and other utilities.
2. Consider modifying existing zoning districts to implement the recommendations of this Plan pertaining to this land use category (See also Chapter 7: Economic Development.). Continue to require that all proposed commercial projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, and signage plan prior to development approval. Require the use of high-quality building materials, attractive lighting, and other design standards for commercial development.
3. Consider amending the City's zoning ordinance to require additional site design requirements for large-scale, "big-box" developments with floor areas of 40,000 square feet or more and multi-structure commercial developments.
4. Require neighborhood-scale community commercial uses within residential areas and not associated with larger commercial areas to have architecture and scale compatible with the surrounding residential uses.
5. Ensure that future Planned Business/Office development is adequately buffered from residential development areas where adjacent.
6. Control the number and spacing of new driveways onto major streets such as Main Street, Highway 20, and Highway 120 to increase traffic efficiency and safety. Where practical promote or require cross-access between individual developments, shared driveways, shared parking, and/or driveway access onto new local streets intersecting arterial streets.
7. Provide for safe on-site movement of bicycles and pedestrians, and require bicycle facilities.
8. Avoid new extensive, uninterrupted areas of strip commercial development along major streets.
9. Keep unattractive commercial uses such as outdoor merchandise dealers out of high-visibility areas, such as major intersections and community entryways.

Planned Mixed Use

Description:

This category is intended for highly planned future developments that incorporate a mix of residential, office, small retail, and/institutional land uses into a single development. Mixed use centers are intended to be vibrant, urban places that should function as neighborhood and community gathering spots in a manner similar to traditional downtowns, but can be done on a smaller scale. Generally, these types of developments should be located adjacent near residential areas to maximize the number of residents who can walk or bicycle to these



developments. They are also recommended for locations that act as community or neighborhood gateways. The commercial area planned for Rocks Edge Subdivision and the former Crepaco Site are shown as *Planned Mixed Use* development. *Planned Mixed Use* developments could also be considered within or adjacent to the *Planned Neighborhood* and *Downtown* future land use categories with mixed residential/commercial structures substituting for commercial structures. Existing City zoning districts that allow the mixed use buildings envisioned in this land use category include the B-1, B-1C overlay, B-4, and any commercial or multi-family PDD.

Policies and Programs:

The following policies and programs are recommended for this future land use category in areas on Map 56 where this category is shown:

1. Allow new uses in this future land use category only if annexed to the City and connected to City Sanitary Sewer, Water and other utilities.
2. Consider developing a detailed area plan for each area in this land use category prior in advance of a specific proposal to ensure a desirable outcome for gateway areas. At minimum, base approvals on the design guidelines for mixed use developments in Chapter 7: Economic Development
3. Approvals for multi-building mixed use projects should only be granted following submittal and City review of highly detailed plans for all buildings, public gathering areas, open spaces, streets, trails, landscaping, utilities, parking, lighting, and signage to ensure that all design elements compliment each other.

Downtown

Description:

The Downtown future land use category is intended for pedestrian-oriented commercial, office, institutional and upper story residential uses in a historic “downtown” setting. The Downtown land use category is primarily mapped for the existing historic City center. The *Plan* does not call for expansion of the Downtown area at this time. Current City zoning districts to implement this land use category include the B-1 and B-1 C overlay district.

Policies and Programs:

The following policies and programs are recommended for this future land use category in areas on Map 5 where this category is shown:

1. Retain the City’s B-1 Central Business Core Zoning District and update the requirements to include additional guidance on appropriate design elements consistent with the recommendations for downtown and mixed use development in Chapter 2 and Chapter 7. Key features include requiring buildings with little or no set back from the sidewalk or between structures and consistency with existing building heights (typically two or three stories).
2. Preserve and enhance the character of the downtown by encouraging new development, infill development, and redevelopment in a manner compatible with the architecture of pre-World War II commercial districts.
3. Amend the City Zoning Code to establish site plan and exterior architectural standards for the B-1 District that ensure compatibility with and/or gradual transitions from the pattern established in historic areas of the B-1C zoning district.
4. Continue to work with downtown property owners and businesses to preserve and renovate historically significant buildings for modern commercial use.
5. Explore options for promoting infill development of vacant downtown property and demolition/renovation/redevelopment of out-of-character structures in the downtown through the packaging of various tax incentives and other funding sources.
6. Continue to promote the downtown as the City’s primary commercial, civic, and social center. Specific strategies are discussed in detail in Chapter Seven: Economic Development.
7. Promote the use of second story space for housing or offices.
8. Work with the Main Street Program and other agencies to implement physical and operational recommendations for the Downtown (See Chapter Seven: Economic Development).



Planned Industrial

Description:

This designation includes indoor manufacturing, warehousing, distribution, and office uses, allowing for some screened outdoor storage areas. New development should adhere to high-quality building design, generous landscaping, modest lighting, screened storage areas, and limited and attractive signage. In the City of Lake Mills, this designation is planned for existing and planned areas of the City's Business Park through the City's I-4 zoning district. The uses and requirements allowed in the I-1 district also may fall within this land use category.



Policies and Programs:

The following policies and programs are recommended for this future land use category:

1. Allow new uses in this future land use category only if annexed to the City and connected to City Sanitary Sewer, Water and other utilities.
2. Encourage vehicle access control to and from arterial streets abutting uses in this category. The majority of employee and truck traffic should access shared, minor local streets rather than arterial roads whenever possible. Fewer, widely spaced driveways and intersections can improve transportation safety and efficiency. Allow
3. Ensure the City Zoning Ordinance contains sufficient standards for architectural and site design standards and site plan review requirements to ensure a high quality appearance, safe and efficient traffic flows within and adjacent to the development, and proper buffering between adjacent uses, particularly residential uses. Emphasize the appearance of development from public rights-of-way, particularly major highways. See Chapter 7 for guidance on the desired building and site characteristics, namely parking and loading to the sides and rear with attractive landscaping near public streets.

General Industrial

Description:

This designation includes more intensive manufacturing, warehousing, distribution, and office uses, often with significant outdoor storage or processing of materials. Uses in this future land use category include those with characteristics that make them less compatible with most other land uses and may require additional separation, screening, and buffering. New development should adhere to high-quality building design, generous landscaping, modest lighting, screened storage and processing areas, and limited and attractive signage. These areas should be located near arterial roads but away from existing or planned residential areas and high visibility community gateways whenever possible. In the City of Lake Mills, this designation is mapped for areas of existing industries, particularly those with large outdoor operations. The City's I-2 and I-3 districts best reflect this land use category.



Policies and Programs:

The following policies and programs are recommended for this future land use category:

1. Allow new uses in this future land use category only if annexed to the City and connected to City Sanitary Sewer, Water and other utilities.
2. When considering future rezoning requests, the City should require zoning to the appropriate district.
3. Require that all proposed industrial projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, signage plan and plan of business operations prior to development approval. Recommended design standards for industrial development projects are provided in Chapter Seven of this Plan. The City should review and amend its Zoning Code as needed to ensure standards are appropriate and effective in implementing recommendations and goals of this Plan.
4. Ensure Performance Standards are established and enforced to limit the impact of General Industrial land uses on adjacent and nearby property. These standards should place enforceable limits on excessive, noise, odor, glare, vibration, storage of hazardous and/or waste materials, and emanations of solid, liquid, and gaseous waste products.
5. Ensure any existing or new general industrial use provides safeguards to the quantity and quality of municipal water resources. Enforce the provisions of the City's Wellhead Protection Overlay district as needed to ensure compliance.
6. Extend City utilities and services to future industrial use areas to allow them to be intensively developed and generally of higher assessed value, requiring annexation to get such services if land is not already in the City.
7. Ensure that future industrial development is appropriately separated or buffered from existing and planned residential development areas.
8. Encourage vehicle access control to and from adjacent arterial and major collector roads such as CP Avenue, Tyrana Road, Main Street/State Highway 89 to improve traffic safety and efficiency. Shared access drives and interconnected local access roads rather than numerous direct access points are promoted.

*Community/Institutional Facilities***Description:**

This future land use category generally includes public buildings and uses, including the municipal buildings, libraries, emergency services, utility uses, and public schools. This category also includes quasi public institutions such as churches, private schools, and large medical facilities. Finally, this category also includes special uses such as the State-owned Fish Hatchery, the City cemetery, and specialized housing and care facilities. Owing to the wide range and intensity of uses, desirable locations will depend on the nature of the specific use. Small-scale *Community Facilities* may also be included in other land use categories such as in the downtown or as part of *Planned Neighborhoods*. Currently, community and institutional uses are allowed in the RD district and as conditional uses in several residential and commercial districts.

**Policies and Programs:**

The following policies and programs are recommended for this future land use category:

1. Integrate community facilities into new neighborhoods and residential areas, and provide an adequate distribution of community facilities throughout the City.

2. Consider creating a separate Institutional use zoning district.
3. Keep municipal government buildings and services in or near the Downtown.
4. Work with the Lake Mills School District to ensure the site plan for the potential new school at the south end of the City will have minimum impact and be fully integrated existing and planned development in the vicinity.
5. Ensure that land use decisions and future growth are consistent with the community facility recommendations in Chapter 5: Utilities and Community Facilities of this Plan.
6. Amend this Plan as necessary to accommodate future utility and community facility locations.

Park and Open Space

Description:

This category generally includes all publicly-owned land designated as city park, county park, state park or wildlife areas, and other large-scale primarily passive recreational facilities such as the Lake Mills Golf Club. In addition to those areas currently designated in the City as *Park and Open Space* future land use category, the *Plan* recommends that additional public parks and other preserved open space reserved within *Planned Neighborhood* future land use category in accordance with the recommendations for parks found in Chapter 5: Utilities and Community Facilities and the City's draft 2004 Park Impact Fee Study. *Park and Open Space* areas may also be accommodated within or adjacent to environmental corridors and other resource protection areas. The City currently implements this category through its P-1, P-2, and P-3 zoning districts.



Policies and Programs:

The following policies and programs are recommended for this future land use category in areas on Map 5 where this category is shown:

1. Ensure City zoning standards include appropriate districts and/or regulations to preserve and develop a range of outdoor recreation and open space uses.
2. Ensure the subdivision ordinance includes requirements that new residential development provide public park and recreational facilities, or fees in lieu of such facilities per the recommendations of City's Park Impact Fee Study.
3. Ensure that the City subdivision ordinance prevents a developer from meeting the parkland dedication requirement through dedication of lands unsuitable for development, such as wetlands, stormwater management facilities, steep slopes, etc. Land dedicated for park land should be suitable and prepared by the developer for active recreational uses, facilitates and structures unless the City deems these needs met for a particular neighborhood or location. Land in environmental corridors should not count towards park land dedication. However, this recommendation is not intended to preclude acceptance of undevelopable environmental corridors for public purposes in addition to the land sufficient to meet the active use park requirement nor is it intended to prevent the prevent appropriate (usually passive) recreational activities within these areas.
4. Design future planned neighborhoods around and with access to Park and Open Space areas without negatively affecting these corridors from an environmental standpoint.
5. Ensure accessibility to parks for age and ability groups through installation of appropriate improvements within parks and adequate pedestrian connections to parks. Consider allowing a portion of required park land dedications to be met through creation of bicycle and pedestrian oriented Greenways.

RURAL/ENVIRONMENTAL LAND USE CATEGORIES

Map 6 shows areas of planned future growth. However, the Plan intends large areas within the City's 1.5 mile Extraterritorial Jurisdiction and Planning Area to remain in primarily rural or open space uses through 2030. The Plan recommends the following land use categories and associated programs and policies for areas outside of the City and environmentally sensitive areas.

Environmental Corridor

Description:

The Environmental Corridor land use category includes generally continuous open space systems based on lands that have sensitive natural resources and limitations for development. This designation includes Wisconsin DNR identified wetlands subject to existing State-mandated zoning, FEMA designated floodplains, shoreland setback areas, and slopes of 12% or greater. (See Chapter 2) For lands within the City's planning area, environmental corridor is mostly associated with Rock Creek, undeveloped areas around Rock Lake, and the Crawfish River. Uses within this land use category are regulated under a variety of Federal, State, County, and City districts. City districts include the C Conservancy District, S-W Shoreland-Wetland District, and the FEMA designated Flood Plain. The P-1 Park District: Nature Preserves also protects areas that coincide with environmental corridor.

Policies and Programs:

The following policies and programs are recommended for this future land use category:



1. Development in mapped Environmental Corridor areas should be generally prohibited.
2. If development is proposed in or adjoining areas where environmental corridors have been mapped or otherwise identified, the City will require the landowner or developer to provide or pay for a professional, third party delineation of wetland, floodplain, steep slope, or other natural feature(s) that comprise the Corridor.
3. Continue to allow existing agricultural uses (cropping, grazing, or other preexisting agricultural uses) within Environmental Corridors.
4. Preserve steep slopes. Steep slopes with grades of 20% or more in undeveloped areas should be preserved. Development of steep slopes with grades between 12%-20% should be limited and result in minimum disturbance in accordance with the recommendations of this *Plan*. Generally, existing development on isolated steep slopes (those not associated with other environmental corridor features) will not be considered environmental corridor. Existing developed in areas with both steep slopes and other environmental corridor features will be allowed to continue or redevelop subject to other applicable restrictions and requirements.
5. Require conservation subdivision design principles when developing lands that include environmental corridors to prevent fragmentation and disturbance of natural resources within the corridors. In instances where some fragmentation and/or disturbance of natural resources is a practical necessity to develop areas outside of the environmental corridor, the subdivision should be designed to minimize said disturbances.
6. Continue to promote public access for passive, compatible recreation purposes where safe to do so.
7. Review existing City, County, and State requirements for environmentally sensitive areas and consider adopting more stringent standards if current standards fail to achieve the Natural Resource goals and objectives of this Plan.

Public Conservancy

Description:

This future land use category consists of publicly owned lands that have been preserved primarily or exclusively for their environmental significance or sensitivity or for flood protection and stormwater management. Such natural areas may also accommodate limited passive recreational activities such as camping, hunting, fishing, hiking, multi-use trails, and boat landings. They also may be adjacent to active use parks or include areas for active recreation (e.g. playground uses), but these more active uses are subordinate and accessory in nature. Examples in the City's Planning Area include the Lake Mills Wildlife Area, Aztalan State Park, Sandhill Station State Campground, and the unnamed State Wildlife Habitat north of Interstate Highway 94.

Policies and Programs:

The following policies and programs are recommended for this future land use category, in areas on Map 6 where the category is shown:

1. Consider Annexation of these areas where appropriate to preserve the City's ability for long-term growth, while adhering to the natural resource protection goals, objectives and policies identified elsewhere in this Plan.
2. Ensure land uses adjacent to these areas is compatible with the goal of sustaining the resources protected by Public Conservancy areas.
3. Work with the State of Wisconsin and other entities to ensure the provision of adequate and appropriate public access and facilities within these areas.
4. Work with Jefferson County, neighboring towns, and various private groups to incorporate these areas into a regional system of protected opens space linked by recreation trails (See Chapter 2: Agricultural, Natural and Cultural Resources, particularly the discussion on the Glacial Heritage Area Project and recommendations for linking natural resource preservation with recreation cultural preservation objectives).

Agriculture/Rural

Description:

This future land use category includes farmland, privately owned undeveloped lots, small woodlots, grasslands, forest land, and open lands in agriculture or forestry use. In addition to agricultural and forestry uses, single family homes at extremely low densities, associated home occupations and small family businesses, and agricultural service businesses which do not interfere with the interests of nearby property owners would generally be allowed.

This future land use category is the predominant land use for areas outside of the City. This *Plan* recommends that those areas mapped in this future land use category remain in this future land use category. The City currently regulates this land use category through the A-1 Exclusive Agricultural zoning district within its extraterritorial zoning jurisdiction; the A-1 and RD Rural Development districts for undeveloped territory within the City, and through exercise of its extraterritorial subdivision review authority elsewhere within its 1.5 mile ETJ.



Policies and Programs:

The following policies and programs are recommended for this future land use category, in areas on Map 6 where the category is shown:

1. Amend the City's subdivision ordinance to limit the number of land divisions and new lots sizes for all areas designated as the *Agriculture/Rural* future land use category to those consistent with the 1999 Jefferson County Agricultural Preservation Plan recommendations for the County's A-1 and A-3 Zoning District regardless of current Jefferson County zoning or future amendments to the Jefferson County zoning code or zoning map (See Chapter 2: Agricultural, Natural and Cultural Resources). Include provisions that ensure that future land divisions include design requirements for lots and public improvements that are compatible with the City's long term growth, land use, transportation and other plan objectives.
2. Within the City's Planned Urban Service Area 2030 depicted on Map 6: Future Land Use, the City will adopt land division policies that correspond to the 1999 Jefferson County Agricultural Preservation Plan recommendations for the County's A-1 Zoning District unless and until the property annexes to the City.
3. Work with surrounding Towns and Jefferson County considers other techniques to preserve farms and farmland in agricultural areas.

Single Family Residential - Exurban**Description:**

This future land use category includes unsewered single family detached residential development outside of the City served by individual on-site waste treatment (septic) systems. This future land use category is intended only to acknowledge where existing development of this type has already occurred. Existing developments of this type within the City's Planning Area lie mainly the rural hamlets of Aztalan and Milford.

**Policies and Programs:**

The following policies and programs are recommended for this future land use category, in areas on Map 6 where the category is shown:

1. Prohibit new unsewered residential development of this type within the City. Require existing development of this type to connect to City sanitary sewer and water service upon annexation.
2. Do not provide existing exurban residential development outside of the City with sanitary sewer and water without annexation, unless done so as part of an intergovernmental agreement.
3. Use the City's Comprehensive Plan and Extraterritorial land division review authority to prevent additional residential development of this type within the City's 1.5 mile radius Extraterritorial Jurisdiction (ETJ), except as infill in existing rural subdivisions. Specific recommendations for preventing or limiting new development of this type are discussed in the "Agriculture/Rural" Future Land Use Category above and in Chapter 2: Agricultural, Natural and Cultural Resources.

Exurban - Sewered**Description:**

This future land use category overlay includes that portion of the Town of Lake Mills outside of the City and served by the City's municipal sanitary sewer under intergovernmental agreement with the Town of Lake Mills and the State of Wisconsin. Under this agreement, the City has agreed to serve both developed and undeveloped portions of this land use category development with sanitary sewer without requiring annexation. The City also provides existing development within this category with municipal water

service. However, the City is not obligated to extend municipal water service to new development within this land use category, unless the property requesting the service annexes to the City.

Policies and Programs:

The following policies and programs are recommended for this future land use category, in areas on Map 6 where the category is shown:

1. Require annexation of any new development in this area seeking municipal water service from the City.
2. Use the City's Comprehensive Plan and Extraterritorial Land Division review authority to prevent or limit additional non-residential development within this area.
3. Work with the Town of Lake Mills to ensure any development occurring in this area is compatible with the natural resource and other goals and objectives of this Plan.
4. Prevent expansion of the Urban Service Area west of Rock Lake beyond the Planned Urban Service Area 2030 depicted on Map 6: Future Land Use and Map 7 Transportation and Community Facilities.

Long Range Urban

Description:

This future land use category overlay includes areas at the periphery of the City that could be readily served by municipal sanitary sewer, water and other utilities and are therefore included in the City's proposed Planned Urban Service Area 2030. However, based on the projected population growth and land use recommendations of this *Plan*, the City does not wish to encourage development of these areas before 2030.

Policies and Programs:

The following policies and programs are recommended for this future land use category, in areas on Map 6 where the category is shown:

1. Preserve these areas in agricultural or other opens space uses through exercise of the City's extraterritorial land division authority.
2. Ensure and public infrastructure or private development occurring in these areas is compatible with the City's long term goals.

K. Opportunities for Redevelopment

Opportunities for redevelopment of property with obsolete or blighted buildings, vacant properties, and ground contamination exist at various points through out the City including some property near Tyrana Road, Main Street, the old Crepaco property, and the Downtown. The City has enacted several measures to encourage redevelopment of some or most of these areas, including establishing Tax Incremental Finance (TIF) Districts and preparing detailed redevelopment plans. These areas are discussed in greater detail in Chapter 7. Other properties within the City require property maintenance short of full redevelopment.

L. "Smart Growth" Areas

"Smart Growth" Areas are defined by the State of Wisconsin as "areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, State, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, State governmental, and utility costs."

In the City of Lake Mills, there are several undeveloped areas within the City and Sanitary Sewer Service Area including areas at the City's southern, eastern, and northern periphery. The largest area is the land annexed north of Interstate Highway 94. A detailed development plan (the Northside Neighborhood Plan) and preliminary plat have been approved for this area, including a mix of residential and commercial uses that embodies State "Smart Growth" principals for an efficiently served, compact land use pattern. This *Plan* also includes recommendations for remaining undeveloped areas.

Map 5: Existing Land Use

Map 6: Planned Land Use

