

CHAPTER 3 – FUTURE LAND USE

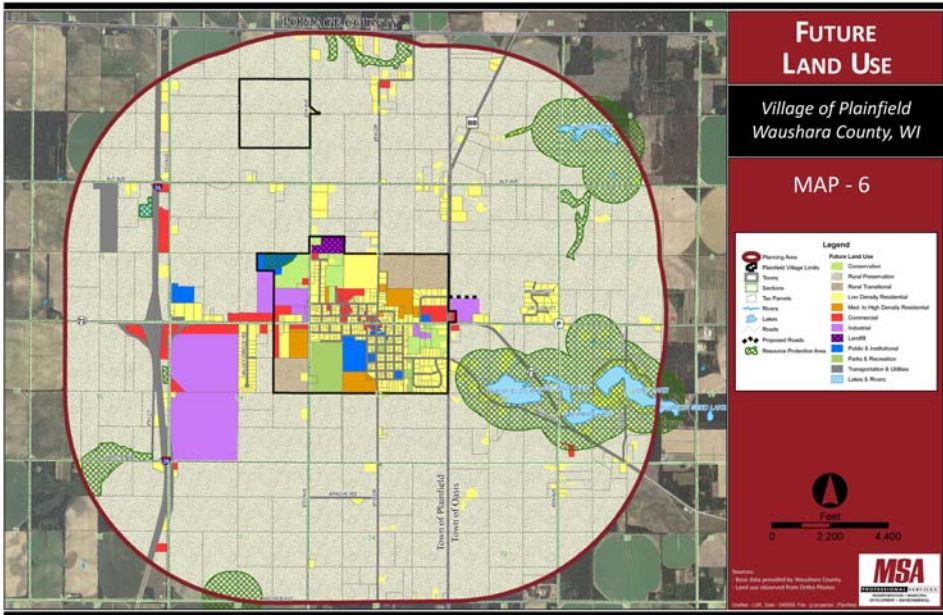
This chapter summarizes the future land use alternatives for the Village of Plainfield and contains information required under SS66.1001. The information is intended to provide a written explanation of the Village of Plainfield Future Land Use Map (see Appendix D), which depicts the desired pattern of land use in the Village of Plainfield and establishes the Village’s vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The future land use plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.), however, they do identify those zoning districts from the Village of Plainfield Zoning Code acceptable within each future land use classification.

The Village does not assume that all areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Village does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, the ability to provide services to the site, and the phasing of development.

3.1 FUTURE LAND USE PLAN

The preferred pattern of land use depicted in Figure 3.1 (also see Appendix D: Map 6) was developed by the Plan Commission based on evaluations of future growth and the suitability of undeveloped land to accommodate that growth. The Future Land Use Plan, in conjunction with the other chapters of this plan (in particular Chapter 2), should be used by Village staff and officials to guide recommendations and decisions on rezoning and other development requests.

Figure 3.1: Future Land Use



3.2 RURAL / ENVIRONMENTAL LAND USE CATEGORIES

3.2.1 Natural Resource Protection (NRP)

This classification is intended to function as an overlay zone, that is, the underlying future land use classification (Low Density Residential, Industrial, etc.) remains in place, but the overlay classification warns the Village and property owner of the likely presence of features and buffer zones around those features that are subject to protection under County or State law. The primary intent of these areas is to protect resources, including wildlife, water bodies, and soils, that are vulnerable to the negative effects of development. These areas are generally appropriate for recreation purposes. Mapped NRP areas include all land that meets one or more of the following conditions:

1. Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory⁴, or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%, or
4. Areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable⁵ rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

Appropriate Zoning Districts

NRP lands may be zoned as described by the underlying land use classification, but are subject to development restrictions defined by the Wisconsin DNR.

Policies

1. Land within an NRP area will count towards calculating the number of dwelling units allowed on the overall parcel, per the underlying future land use classification.
2. In general, building development is prohibited; however it may be permitted if the residential or commercial development meets the following requirements:
 - a. The applicant can demonstrate that the proposed development area does not fall within WIDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20% (verified by Waushara County Zoning Administrator)
 - b. The development meets all requirements of the Waushara County Floodplain, Shoreland, and Wetland Zoning Ordinance.
3. Agricultural and silviculture operations are permitted in accordance with county, state, and federal law. Best Management Practices are highly encouraged in these areas.
4. Recreational development and activities compatible with natural resource protection are permitted.

⁴ The WIDNR Wetland Inventory for Waushara County was derived from 1978 aerial photography and only includes wetlands which are larger than two (2) acres. Wetlands smaller than five (5) acres may exist within the Planning Area and will be subject to the same development restrictions as lands designated NRP.

⁵ Determination of navigability shall be made in accordance to the standards set forth in the *Waushara County Zoning Code*.

3.2.2 Rural Preservation (RP)

This land use category is intended for lands within the Village’s extraterritorial jurisdiction that will be preserved for farming, farmsteads, forestry, open space, farm family businesses, or other agriculture-related businesses. The majority of these lands are undeveloped; however they may contain farmsteads or residential developments generally with a minimum lot size of 1.0 acres. Developments within this category are served by private wells and on-site waste treatment (septic) systems.

Appropriate Zoning Districts

The Village’s *A Agricultural* zoning district is most appropriate for areas within this future land use category, though the Village does not intend to annex lands designated for rural preservation.

Policies

1. Non-farm commercial and industrial uses are discouraged in areas planned for Rural Preservation. Such developments should occur in areas mapped as “Village Center”, “General Commercial” or “Industrial”.
2. Protection of natural resources and water quality with new development is required, including assurance that concentrations of on-site waste treatment systems will not negatively affect groundwater quality.
3. Land use planning for these areas will be coordinated with the Town of Plainfield and the Town of Oasis.
4. Should residential development occur in the RP area, conservation subdivision design is strongly encouraged.

3.2.3 Rural Transition (RT)

The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development may be appropriate. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, farmsteads, and limited single-family residential development.

Appropriate Zoning Districts

The most appropriate zoning for this future land use category is the Village’s *A Agricultural* zoning.

Policies

1. Within the RT classification, new development will be limited in accordance with all policies applicable to the Rural Preservation classification, until such time when the Village identifies that particular mapped area as appropriate for more intensive development.
2. Reclassification of land within the RT boundary for more intensive development may occur only after seventy-five (75) percent of the available lots within the desired land use category (residential, commercial, etc.) have been developed.
3. If and when it is determined that land with the RT classification is appropriate for development not permitted under the Rural Preservation policies, the Village will require an amendment to the Future Land Use Map to one or more of the classifications herein.

3.2.4 Park & Recreation (PR)

This land use category includes property where active recreation is the primary activity and where there is typically no commercial or residential use. The Village, County, or State usually owns these properties. Some stormwater management or other utility/institutional uses (e.g., water towers) maybe located within these areas. As mapped, a park space is planned between S. East Street and S. Ruffalo Drive from E. East Road to the Village limits.

Appropriate Zoning Districts

Parks & Recreation is allowed as a conditional use in the Village's *Residential* zoning districts (R-1 and R-2), and as a permitted use in the *C General Commercial* and *W Conservation* districts.

Policies

1. The Village intends to provide sufficient parkland and recreation facilities to meet the recreation demand of Village of Plainfield residents.
2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use in an area that is currently mapped as another future land use; however, privately owned recreational uses will require an amendment to the Future Land Use Map to either a park, recreation, or commercial designation.

3.2.5 Conservation (C)⁶

This land use category includes areas that the Village wishes to protect because they are vital to the region's ecosystem and/or they are considered an important part of the Village's character and culture. Conservation areas may include land that is restricted from development due to slope or wetland characteristics, generally identified with the NRP overlay in this plan. Conservation areas may also include land that is otherwise developable but which the Village chooses to protect by preventing such development. The intended use for Conservation land is passive recreation (bike and walking paths, cross country ski trails, etc.). As mapped, conservation areas are planned between the Village's stormwater detention ponds and Pine Street, on the wooded area behind residential properties on Snowmobile Run, and on the undeveloped, wooded lands between WI-73 and E. East Road.

Appropriate Zoning Districts

Conservation is allowed as a conditional use in the Village's *Residential* zoning districts (R-1 and R-2), and as a permitted use in the *C General Commercial* and *W Conservation* districts.

Policies

1. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a conservation area from another future land use.
2. Recreational development and activities which are compatible with natural resource protection are permitted.
3. In general, building development is prohibited, unless the primary use is for storing materials to maintain the land or to support passive recreational uses.

⁶ It should be noted that conservation delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for agricultural or development purposes.

3.3 URBAN LAND USE CATEGORIES

3.3.1 Low Density Residential (LDR)

This land use category is intended for existing and planned neighborhoods featuring predominately single-family homes and limited duplex housing. Two-family residences are most appropriate adjacent to more intensive uses, including commercial or multi-family residential development. These neighborhoods will be served by municipal sanitary sewer and water systems. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 2-4 units per acre. Currently this land use category includes the majority of the existing residential development within the Village and a planned area north of development on Mill Street between the wooded area and N. Main Street.

Appropriate Zoning Districts

The most appropriate zoning for single-family residences is the Village's R-1 and for two-family residences the R-2 district.

Policies

1. The Village strongly encourages the use of contiguous building site development that is adjacent to existing public infrastructure (sanitary sewer, municipal water, etc.).
2. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible.
3. The Village encourages park and open space areas within the neighborhood that are sized and located to provide convenient access from all the neighborhood residents.
4. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.3.2 Med-High Density Residential (MDR)

This land use category is intended for planned neighborhoods of that feature a mix of housing types. The preferred density range is 4-10 units per acre. This type of development will be served by municipal sanitary sewer and water systems. Municipal and institutional land use (parks, schools, churches, and stormwater facilities) may be built within this area. Currently this land use category includes existing development within the Village and planned areas along S. Pine Street behind properties on WI-73, along S. Main Street between the school and the Village limits, and on undeveloped land between N. Main Street and E. Wheeler Drive.

Appropriate Zoning Districts

The most appropriate zoning for this future land use category are the Village's R-2 *Multi-family Residential* and PUD *Planned Unit Development* zoning districts.

Policies

1. The Village strongly encourages new development to reinforce the existing character of surrounding neighborhood.
2. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible.
3. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.3.3 General Commercial (C)

This land use category is intended for community-scaled office and retail located primarily along WI-73 where there is a good access and visibility. Businesses that are encouraged for this area are small, convenient-type commercial businesses (i.e. small grocery or specialty food shops, laundromat, hairdresser/barber, jewelers, hardware store, small professional/business offices), which reinforce the Village's "small town" character. Several parcels within this area are under-utilized or are in disrepair and are candidates for redevelopment. This development will be served by municipal sanitary sewer and water systems.

Appropriate Zoning Districts

The Village's *C General Commercial* zoning district is most appropriate for areas within this future land use category.

Policies

1. The Village strongly encourages new development to reinforce the existing character of surrounding neighborhood.
2. The Village will require new development along WI-73 to adhere to established standards for highway access control, shared driveways and cross access.
3. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.3.4 Public/Institutional (P)

This land use category includes properties owned by the Village, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the central parts of the Village to continue to conveniently serve residents.

Appropriate Zoning Districts

Institutional buildings are allowed as a conditional use in the Village's *Residential* zoning districts (R-1 and R-2) and as permitted use in the *C General Commercial* zoning district.

Policies

1. The Village will work with institutions and the surrounding neighborhood when discussing potential expansions or new facilities and how these plans would impact the area.
2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use in an area that is currently mapped as another future land use.

3.3.6 Industrial (I)

This land use category is appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The intensity of office & industrial development is regulated by the Village's zoning ordinance. There are two industrial areas within the Village. The first area is along the west side of N. Pine Street just north of WI-73, and the second area is at the intersection of WI-73 and Wheeler Drive. The current areas are full and are constrained by existing development or are adjacent to lands the Village would like to preserve. Additional industrial growth is planned along a future extension of Wheeler Drive, west of the Village limits adjacent to existing industrial development, and along the I-39 corridor south of WI-73.

Appropriate Zoning Districts

The Village's *Industrial* zoning district is the most appropriate for this future land use category.

Policies

1. The Village discourages commercial development in the areas planned for Industrial use.
2. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.4 AMENDING THE FUTURE LAND USE MAP

The Village of Plainfield recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition⁷ for a change to the Future Land Use Map⁸. The Village will consider petitions based on the following criteria:

1. Agricultural Criteria: 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.
2. Compatibility Criteria: 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 agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: 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 & 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.
4. Emergency Vehicle Access Criteria: 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.
5. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services. Petitioners may demonstrate to the Village that the current level of services in the Village, 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.

⁷ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Village, by Village Officials, or by officials from adjacent municipalities.

⁸ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Village Plan Commission, a public hearing, and Village Board approval.

6. Public Need Criteria: 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.
7. 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.

3.5 INTERPRETING MAP BOUNDARIES

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules will apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys will be construed to follow such centerlines.
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 centerlines of streams, rivers, canals, or other bodies of water will be construed to follow such centerlines.
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