

April 21, 2016 Agenda Item 7

**Village of Mukwonago Comprehensive Plan Update
Draft of Land Use Categories**

Steering Committee Members:

For the purpose of initiating discussion during the April 21st meeting, I present to you potential categories of land use that will later guide decisions of land uses proposed for specific properties.

Agriculture/Large Lot Single Family

Where continued agriculture will likely occur or where land already developed for large lot single family outside of Village but within the extraterritorial planning area. The minimum lot size is generally around one acre, but should not be less than 37,500 square feet.

Executive Style Large Lot Single Family (new)

Where land in the Village or planned to be in the Village is at the perimeter of the community, and site conditions, such as environmental features, and location dictate a larger lot size to serve the needs of the population desiring a larger home size. The minimum lot size should not be less than 37,500 square feet.

Medium Lot Single Family I (new name)

Where land in the Village or planned to be in the Village has site conditions, such as environmental features, and has a location to provide a step down in density from smaller lots and larger lots. The minimum lot size should not be less than 25,000 square feet.

Medium Lot Single Family II (formerly Small Lot Single Family)

Where land in the Village or planned to be in the Village is adjacent to existing subdivisions with similar lot sizes or is at the appropriate location with access to utilities and adjoining arterial streets. The minimum lot size should not be less than 15,000 square feet. This category also applies to existing subdivisions with similar lot sizes.

Small Lot Single Family (new)

Where land in the Village or planned to be in the Village has good access to utilities and adjoining arterial streets, which is an appropriate location for a step down in land use intensity between more intense land uses and larger lot sizes, and can serve the purpose of providing moderately valued and quality single family housing. The minimum lot size should be in the range of 10,000 to 12,000 square feet.

Conservation Subdivision Design (new)

Where unique site features promote the design of open space in common ownership in return for a cluster of smaller lots, but at the same density of the underlying recommended single family land use category. The Village benefits from preservation of natural resources, such as steep slopes and woodlands, and from the efficient design of less length of public streets and utilities to maintain. This land use category is intended to an optional design within each of the single family land use categories.

Historical Residential

Where single family and two-family homes exist within the long established residential areas of the Village near downtown. Lot sizes in this land use typically range from 8,000 to 12,000 square feet. The minimum lot size of any new lot in a redevelopment activity should not be less than 12,000 square feet. This land use also applies to long established residential areas within the Town of Mukwonago along the south and west shore of Lower Phantom Lake, which areas have the potential of ultimately being part of the Village.

Transitional Residential/Low Density Multi-Family (new description)

Where land in the Village or planned to be in the Village, with good access to utilities and arterial streets, can serve as transitional land use been land uses of varying intensities serving the purpose of providing an alternative quality housing choice from traditional single family detached housing. Two-family detached dwellings (duplexes) either on individual lots or in a unified complex; or one multi-family building or a unified complex of multi-family buildings (3 or more dwellings per building) should be allowed in transitional residential at a density of no more than five (5) dwelling units per acre.

Medium Density Multi-Family (new)

Where land in the Village or planned to be in the Village is at an appropriate location with good access to utilities and arterial streets to provide for moderate density and low level multi-family buildings (3 or more dwellings per building). Furthermore, this land use category is intended to be located as a transition between more intense and less intense land use districts. A density of between five (5) and 10 dwelling units per acre should be allowed in medium density multi-family.

High Density Multi-Family (new)

Where land in the Village or planned to be in the Village is located near existing or planned higher intensity land use areas and not near existing Village single family subdivisions, and where the adjacent highway and street system is able to handle a larger volume of traffic. A density of between 10) and 15 dwelling units per acre should be allowed in medium density multi-family. Furthermore, this land use category can be applied to existing multi-family sites with density levels over 10 dwellings per acre, although no more density should be added to those developments via this land use category.

Business Mixed Use (new)

Where undeveloped land or land with redevelopment potential in the Village is within a business and/or commercial area that with the addition of residential dwelling units enhance the business/commercial environment, efficiently utilizes land, provides housing choices to enhance an active and growing economic base and improves aesthetics of the built environment. Mixed-use development maybe within a single building or within a unified development blending a combination of business (commercial, retail, office or other related uses) with dwelling units on upper floors or in a separate building where those functions are physically and functionally integrated. Mixed-used developments are intended for a carefully planned, deliberately designed mix of compatible uses within the same site, building, development and/or neighborhood, including housing, shopping, employment, and recreation uses. Sites designated with this land use category may be solely residential if compatible with adjacent business/commercial uses in terms of pedestrian friendly, good traffic flow and proper utilities to provide for the greater intensity of land use. A density of up to 20 dwelling units per acre should be allowed in business mixed use with appropriate height and design standards, with provisions for greater density if the site is part of a Village designated redevelopment plan or tax incremental financing.

Village Center/Downtown (new)

Where unified standards would support the continuance of a prosperous downtown core and surrounding area that has been the Village's historical center of commerce and residential; with the residential dwellings either intermixed with the commerce or existing neighborhoods preserved surrounding the downtown core. The intermixing of commercial/business with dwellings can be either in a single building or with dwellings in a separate building. The integrity of street level commerce activity along the main traffic and pedestrian corridors should be maintained.

Low Intensity Commercial/Business (new)

Where land in the Village or planned to be in the Village is near to or currently exists with commerce along major arterial corridors or at intersections of major arterials. Sites within this land use category are typically designed with low level buildings, with a floor area ratio of 35% or less and with surrounding surface parking. The types of commercial and/or business establishments within this land use category tend to provide goods and services to residents of the Village and surrounding service area.

High Intensity Commercial/Business (new)

Where land in the Village or planned to be in the Village is appropriately located in an area with a surrounding street and highway system that can effectively handle higher traffic volumes, with adequate existing or planned utility capacity, and located away from residential unless appropriately buffered through unified layout of the area and individual site design. Sites within this land use category may be designed with taller buildings, with floor area ratios above 35% and with either or a combination of surface parking, parking structures or shared parking with neighboring uses. The types of commercial and/or business establishments within this land use category tend to provide goods and services to residents of the Village and

surrounding service area, and to residents of the greater region beyond a 15 minute travel time from the Village.

Business Park

Where land in the Village or planned to be in the Village can support a mixture of larger buildings with commerce and light industrial uses that is appropriately located in an area with a surrounding street and highway system that can effectively handle higher traffic volumes, with adequate existing or planned utility capacity, and located away from residential unless appropriately buffered through unified layout of the area and individual site design. Businesses in this land use category benefit from proximately to good transportation routes but do not need direct visibility from adjoining streets and highways to remain successful. Sites within this land use category may be designed with low level or taller buildings and with floor area ratios above 35%. This land use category promotes a wide range of sustainable employment for residents of the Village and surrounding service area, and to residents of the greater region.

Industrial

Where land in the Village or planned to be in the Village is near good transportation corridors to support truck traffic, has adequate existing or planned utility capacity and is located in areas not detrimental to the enjoyment and use of other existing or planned land uses. Proximity to other forms of transportation, such as rail, is also important to this land use category. The type of businesses located within this land use category can range from light to heavy industrial, with light industrial placed at the perimeter of the industrial area. Sites within this land use category may be designed with low level or taller buildings and with floor area ratios above 35%. This land use category promotes a wide range of sustainable entry level to career employment for residents of the Village and surrounding service area, and to residents of the greater region.

Please note: Please see pages 93 through 97 of the 2009 plan for descriptions of the existing land use categories.