

CHAPTER THREE



The text and policies of the Land Use chapter are expressed through the themes, guiding policies, and implementing policies. Figure 3-1 Land Policy Overlays and Figure 3-6 Urban Area Boundary & Future Land Use are graphic representations of these policies, designating only the proposed general location, distribution, and extent of land uses; they are not by themselves the Comprehensive Plan. They should be used only in conjunction with other figures and text in the Plan. For some areas, additional detail is provided in other documents, such as the Historic Preservation and Downtown Design Plan. In other areas, additional detail may be included in future community area plans.

Land use classifications, shown as letter designations, labels, graphic patterns, and/or colors on the Urban Area Boundary & Future Land Use map, specify an intended range for housing density or building intensity for each type of land use. These density/intensity standards allow circulation and public facility needs to be determined. They also reflect the environmental carrying-capacity limitation established throughout this Plan.

They do not directly correspond to existing zoning categories nor do they change the underlying zoning. Changes in zoning may be recommended in a more detailed community area plan and subsequently be changed by ordinance. Existing zoning classifications may also be changed by ordinance to more closely resemble the Plan's classifications. These changes may take place during annexation or by petition. The following themes and guiding policies apply to this chapter:

THEMES

- **Character.** Maintain and respect River Falls' unique personality, sense of place, and character.
- **Community-Oriented Development.** Maintain and foster an urban fabric that promotes vehicular/pedestrian circulation, parks, conservation/open space areas and neighborhood services.
- **Sustainable Growth.** Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.

- **Urban Form.** Promote a compact urban form that encourages sensitive/compatible infill development.
- **Mixed Use.** Provide a mix of land uses and housing densities and types throughout the City.
- **Community-Oriented Downtown.** Enhance and maintain community activities in the downtown area.
- **Transportation Alternatives.** Maintain and promote alternative modes of transportation.
- **Economic Diversity.** Develop and implement a comprehensive strategy to increase job opportunities, maintain a diverse economy, and promote arts and small businesses.
- **Housing.** Actively participate in the creation of affordable housing.
- **Quality of Life.** Enhance the quality of life of the community and ensure the availability of community services.
- **Intergovernmental Cooperation.** Maintain a cooperative intergovernmental perspective with the towns, counties, and state, and work with private and governmental entities toward that goal.

3.1 CURRENT LAND USE PATTERNS

3.1.1 Magnitude of Uses

According to a Land Use Inventory, 52% of the developed land in the City of River Falls is devoted to single and multifamily residential use, 11% for parks, 29% for public/semipublic uses, and 8% for commercial office and industrial uses. Presently in the City of River Falls, there are approximately **4,101 acres (6.4 square miles)** with a 2004 population of approximately 13,000. There are approximately 2.7 persons per dwelling unit. In 2004 105 building permits were issued for 216 new construction living units (apartments, rooming units, single, twin, multifamily homes). The average number of living units from 2000 to 2004 was 168.

The approximate land sizes for the Towns are: **Troy 22,891 acres (35.8 square miles),**

Kinnickinnic 21,992 acres (34.4 square miles), River Falls 28,186 acres (43.68 square miles) and **Clifton 20,919 acres (32.7 square miles)**. The four towns are approximately 93,761 acres (146.5 square miles) with a 2000 total population of approximately 9,022, up from a 1990 population of 7,052.

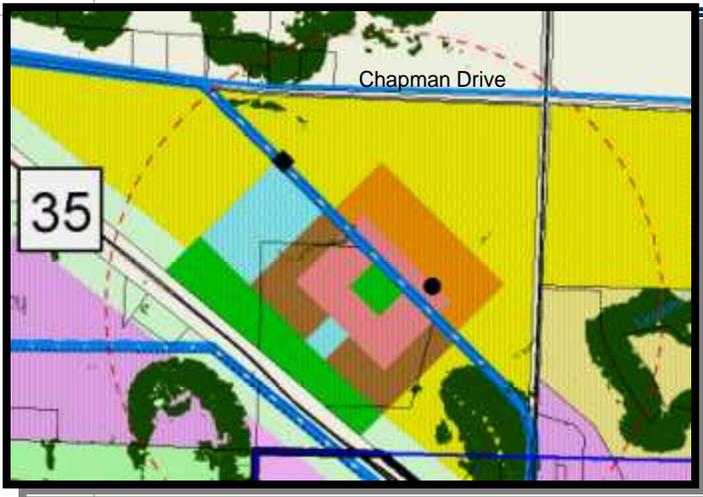
3.1.2 Distribution of Uses

The River Falls' street system and the location of jobs and commercial activities reinforce the rectilinear grid development pattern of the City. With the exception of the Highway 65/35 beltline along the eastern edge of the City, virtually all-major roads lead to Main Street. The Main Street business district and the adjoining UWRP campus are home to the majority of wage and salary jobs in the City. This pattern of development has contributed to Main Street's vitality. Despite some parking and congestion problems, it remains a sought-after business area. Directly east and west of Main Street are generally older, moderately dense residential areas with a mix of housing sizes and types. To the southwest of Main Street are some higher and lower density residential areas. The residents of River Falls work in a variety of occupations. Professional, financial, and educational services make up the largest share (40%); wholesale/retail trade (16%) is second, and manufacturing (14%) is third.

According to the 2000 census, out of a total workforce (employed civilian population 16 years and over) of 7,774, over 50% report working outside the area of residence. About 74% of residents in River Falls report driving to work alone. That is about equal to the national percentage of nearly 75% and shows that driving alone is still the dominant form of commuting. Mean travel time to work in 2000 was 20.5 minutes, up from 18.6 minutes in 1990. Over half the workers reported traveling 45 or more minutes. This increasing distance between jobs and residences has also forced an ever-increasing number of commuters onto the same streets.

Figure 3-1 Land Policy Overlays.

Figure 3 -2 Growth of City from 1953 to 2004.



A TND site shown on the Future Land Use Map.

3.2 LAND USE FRAMEWORK

3.2.1 City of River Falls

Sewer Service Area Water Quality Management Plan

The most recent land use plan for the City of River Falls is the State mandated Sewer Service Area Water Quality Management Plan. Figure 3-5 shows the Sewer Service Plan Future Land Use map. The plan was adopted in the year 2000 by the City of River Falls, Towns of Troy, Kinnickinnic, River Falls, and Clifton, Counties of St Croix and Pierce and the State of Wisconsin. The Sewer Service Area Water Quality Management Plan was used as the base for this Comprehensive Plan.

The Sewer Service Plan Future Land Use map includes land in the four surrounding towns. The Plan was developed and approved by all four Town Boards. Zoning in the region is administered through joint, cooperative **Extraterritorial Zoning Commission** established between the City and each of the four towns. Locations for new housing by density, community and regional businesses, offices, industrial parks, public parks, and conservancy areas are shown. City sanitary sewer may serve the areas within the Sewer Service Area Boundary by the year 2020. Also shown on the map are proposed new intersections or controlled-access interchanges along State Highway 35.

This land use plan calls for compact residential neighborhoods within City sewer and water service areas contiguous to the City. These neighborhoods may also be known as Traditional Neighborhood Developments (TNDs). Each new TND would be pedestrian-oriented with a variety of housing types and densities and would have a neighborhood park. The need for natural resource and conservation areas that address the protection of our natural resources is outlined.

1995 Master Plan

The most recent Master Plan for the City of River Falls is the 1995 Master Plan. This plan focuses initially on land uses. It outlined goals and policies and provided a data summary for additional information. The mapping is from the 1987 Master Plan with some updates. The 1995 Master Plan states that through an inventory of present land uses, a true community profile can be seen. Such an inventory indicates the condition of each of the areas, the general economic conditions, and a sense of historic development of the community. Land uses are slow to change; therefore, the present land use is seen as a baseline for future growth.

Economic change can also be seen through evidence of land use conflict. For example, a downtown typically grows by land use intrusion into adjoining neighborhoods, and some neighborhood areas may experience increased traffic flow to and from employer/commercial areas, thereby causing a deterioration of property values and a conversion to alternative uses (rental, office).



City of River Falls
Logo for 1995 Master Plan.



River Falls Town Hall.

3.2.2 Town of River Falls

A Master Plan for the Town of River Falls was adopted in April of 2000. The Town of River Falls Plan and zoning ordinance reflect the town residents' wishes to preserve the better soils for agriculture. About a third of the town is zoned Exclusive Agriculture, (one unit per 35 acres), two thirds Agriculture Residential, (4 parcels per forty acres, with a minimum lot size of 2 acres). In both zones, dwellings, non-agricultural related buildings and driveways are restricted to soils classed IV-VII in the Pierce County Soil Survey. Soils classed I-III are protected for agriculture. Approximately 95 acres are zoned Commercial, 152 acres Industrial, and a 9-acre Light Industrial Park is located at Highway 65 and Randall Road.

There is an Extra-Territorial Zone (ETZ) and the City has subdivision and platting jurisdiction up to three miles of the City limits, see figure 3-4. In a letter to the City Council in August of 2004 the town indicated a desire to plan with the City for City-compatible development that can easily be annexed to the City from the ETZ. The town also wishes to avoid subdivisions of land in the greater town through establishing a Transfer of Development Rights (TDR) option to create density in this area.

3.2.3 Town of Clifton

The Land Use Plan for the Town of Clifton is also contained within the Pierce County Land Management Plan. Clifton is .5 mile west of the border of the City of River Falls, abuts the western edge of the Town of River Falls and overlaps the Sewer Service Area.

Most of Clifton is planned for Primary Agriculture (two houses per 40 acres). There are also large areas designated for eight houses per 40 acres in locations not prime for farming. In the RR-8 districts, the minimum lot size is only one acre. The RR-8 district and its small, unsewered lots create an impediment to urban growth in the County Trunk Highway M corridor west of the City. A portion of Clifton just south of County Trunk Highway M is planned Rural Residential-8 while the land closer to County Trunk Highway F is planned Primary Agriculture.

3.2.4 Towns of Troy and Kinnickinnic

The Town of Troy has a Town Plan but the Town of Kinnickinnic does not. The St. Croix County Development Management Plan adopted in the year 2000 also guides both towns. The County Plan divides the area around the northern side of the City into a Transitional Planning Area and a Rural Planning Area.

The **Transitional Planning Area** encompasses the City's Sewer Service Area. In that area, the Plan calls for a maximum of three housing units per acre in sewerred locations and one house per acre in unsewered areas.

In unsewered portions of the Transitional Planning Area, land subdivisions must arrange houses and roads for potential resubdivision into City-sized lots with City sewer. (This is called "ghost platting.") One house per acre normally precludes urbanization. The ghost platting restrictions must be recorded on each plat so it can be enforced. One-acre lots with on-site sewage systems and wells also hold potential for water quality and health problems, which may necessitate costly and premature extension of City sewer lines.

Many houses are built through a process called metes and bounds subdivisions for one- or two-lots, which would circumvent the ghost platting requirement. It would cost-effective if the minimum lot size were 10, 20, or 40 acres, or if the maximum housing density were four, two, or one per 40 acres.

In the **Rural Planning Area**, an average of eight houses per 40 acres would be allowed. The minimum lot size would be two acres. No house clustering is required. This approach is contrary to the preservation of long-term agriculture character. If the City expands into these locations developed with these two-acre lots, it would be a costly impediment to efficient urban growth.

3.2.5 Extraterritorial Zone

In 1974, the City of River Falls adopted an ETZ, a zoning district consisting of that area lying outside the City but within 1.5 miles of the City limits. The boundary line has not changed. The purpose of the extraterritorial district is to provide for proper zoning and control over the area and allow for orderly growth and development.

Zoning is administered through a joint Cooperative Agreement between the City and the four towns. A committee of three members of the City Planning Commission and three citizens appointed by each town govern rezoning and permits in the extraterritorial zone of each town. The City is the body that adopts the ETZ zoning ordinance and administers permits.

Except for the northwestern fringe of the City (in Troy Township), the ETZ zoning allows many possibilities for unsewered two-acre lots through the so-called Agricultural (A) Zone (no major subdivision). The Exclusive Agricultural (EA) Zone, if enforced, would be a good protective mechanism for compact and cost-effective urban growth because the minimum lot size there is 35 acres. In 2004 the **ETZ** is approximately 8,794 acres (**13.741 square miles**).

In March of 2004 the Mayor issued a Proclamation for Declaration of Attainment of Third Class City Status for the City of River Falls. The City became a Third Class City for the purpose of administration and the exercise of corporate power, all in accordance with Wisconsin State Statutes. This includes the extension of jurisdictional boundaries for subdivision and platting to three miles (approximately 72 square miles in area) from the existing City limits.

3.3 LAND USE CLASSIFICATIONS

This section describes the **existing land use** classifications as outlined in the Municipal Code and as designated on the official Figure 3-3 City of River Falls Zoning Map and the Figure 3-4 Extraterritorial and Town Zoning Map from September 25, 1974. The land use parcels were classified as follows:

3.3.1 City Zoning Categories

- **Single Family Suburban Residential (RS)**. The RS District is intended to provide a pleasant and spacious living area. The large lots sizes shall encourage preservation of green space.
- **Single Family Residential (low density) (R1)**. The R1 District is intended to provide a quiet, pleasant, and relatively spacious living area protected from traffic hazards and intrusions of incompatible land uses. (No number of units per gross acre.)
- **Multifamily Residential (medium density) (R2)**. The R2 District is intended to provide a limited or medium density (multifamily living area) that is compatible with existing single-family dwellings. (No number of units per gross acre.)
- **Multifamily Residential (high density) (R3)**. The R3 District provides a district of higher density housing in multifamily structures and related complementary uses. (No number of units per gross acre.)
- **General Commercial (B1)**. The B1 District is intended to provide for business or shopping districts enhanced by a central location, ease of access, and the proximity to other businesses.

- **Limited Commercial (B2).** The B2 District is intended to provide a transition zone between B1 and residential uses by allowing limited commercial uses that are compatible with commercial uses on one side and residential uses on the other while preserving the scale and character of existing neighborhoods.
- **Highway Commercial (B3).** The B3 District is intended to provide for service-oriented enterprises and for quasi-industrial and commercial enterprises that have considerable contact with and dependence upon transit trade and traffic.
- **Industrial (I1).** The I1 District is intended to provide an area for light industrial uses that do not detract from adjacent areas or less intense land use or become a blighting influence to the area.
- **Heavy Industrial (I2).** The I2 District is intended to provide for heavy industrial and manufacturing uses in an area generally separated from other sections of the City.
- **Agricultural (A).** The A District is intended to provide for exclusive agricultural uses, to conserve good farming areas, to prevent the uncontrolled spread of development, and to secure the economical provision of public services.
- **Conservancy (C).** The C District is intended to preserve the natural state of scenic areas, to prevent the uneconomical spread of development, and to discourage development of land, which, if developed, might create a hazard to public and private property.
- **University (U).** The U District is to provide an orderly process whereby institutions of higher education can develop needed facilities yet exist and function in a manner compatible with surrounding land uses and the community as a whole.
- **Mobile Home Park (MHP).** The MHP District is intended to enforce minimum standards for mobile home parks and to promote public health, safety, and welfare. The zone establishes requirements for the design, construction, alteration, extension, and maintenance of mobile home parks and related facilities and utilities, authorizes issuance of permits for con-

struction, alteration, and extension of mobile home parks. The zone also authorizes the licensing of operators of mobile home parks, authorizes the inspection of mobile home parks, regulates the location of mobile homes, and affixes penalties for violations.

- **Planned Unit Development (PUD).** The PUD special use is intended to provide a regulatory framework to encourage, promote, and improve environmental design in the City by allowing for greater freedom, imagination, and flexibility in the development of land.

3.3.2 Extraterritorial Zoning Categories

- **Single Family Suburban Residential District (RS).** The RS District is intended to provide a pleasant and spacious living area. The large lot sizes encourage preservation of wooded areas and other green spaces yet enable development.
- **Single Family Residential (low density) (R1).** The R1 District is intended to provide a quiet, pleasant, and relatively spacious living area protected from traffic hazards and intrusion of incompatible land uses.
- **Multifamily Residential (medium density) (R2).** The R2 District is intended to provide a living area that is pleasant but not as spacious as the R1 District.
- **Highway Commercial (C).** The C District is intended to provide for commercial activity related to vehicular traffic along the highways.
- **Industrial (I).** The I District is intended to provide for industrial and manufacturing uses in an area separated from other sections of the City.
- **Agricultural (A).** The A District provides exclusively for agricultural uses. The intent is to help conserve good farming areas and to prevent uncontrolled, uneconomical spread of residential development that results in excessive cost to the community for premature provision of essential public improvements and services (sewer and water lines).

- Figure 3-3 City of River Falls Zoning Map.

Figure 3-4 Extraterritorial and Town
Zoning Map.

- **Exclusive Agricultural (A1).** The A1 District provides exclusively for agricultural uses. The intent is to preserve and protect agricultural soils and to maintain agriculture as a permanent, viable land use and economic activity. The zone controls untimely and uneconomical expansion of urban facilities and services, avoids conflicting land uses, and complies with the provisions of the farmland preservation law that permits eligible land owners to receive tax credits, per Wisconsin Statutes.
- **Conservancy Zone (W).** The W District is intended to prevent uncontrolled, uneconomical spread of development and to help discourage intensive development of marginal land so as to prevent potential hazards to the public and private property.



The Kinnickinnic River (a Class 1 Trout Stream) bisects the City of River Falls.

The Municipal Code of the City of River Falls provides detailed information regarding the above land use classifications.

3.4 FUTURE LAND USE FRAMEWORK WITHIN THE URBAN AREA BOUNDARY

The above information provided the current land use patterns for the City and land within the 1.5-mile study area boundary. The following section **outlines the principles** that shaped the Urban Area Boundary and Future Land Use within the boundary. This framework is the result of many months of work, including review of past plans and studies done by the counties, towns, and City. Ideas and principles that have shaped the land use framework include:

- **Compact Urban Form.** A majority of growth is contained within the City boundaries, including ongoing growth inside the Urban Area Boundary.
- **Reaffirmation of the Role of Main Street as the Center of the Community.** Ensure that the Main Street location has economic and social benefits that help make it the physical heart of the community, that it is maintained and enhanced.

- **Protection of Natural Resources and the Environment.** Development on bluffs, steep slopes, riparian corridors, or floodplains is minimized or prohibited.
- **Mix of Uses in All New Neighborhoods.** Residences are located within walking distance of a neighborhood center, ensuring that services are located close to where residents live.
- **Mix of Housing Types in All Neighborhoods.** Neighborhoods include integrated housing types designed to locate a large share of residents close to pedestrian and bicycle paths, parks, and neighborhood centers.
- **Protection and Conservation of Neighborhoods.** The community is envisioned as a network of neighborhoods with individual identities but integrated into the overall fabric of the community. Limitations are imposed on the size and scale of development to prevent encroachment of large-scale commercial uses in neighborhoods.



A mixed-Use Area within a TND.

- **Corridor Protection Area Between Urban and Rural Uses.** To prevent sprawl and delineate clearly the boundary between urban and rural areas, provide a corridor protection area between urban and rural land uses and roads.
- **Minimal Impact on Congested Streets.** This Plan respects the community's desire to minimize traffic along already congested arterials. This Plan recommends detailed planning for land use and road networks within the Urban Area Boundary as a priority.
- **Avoid Strip Commercial and High-Density Residential Development Along Main Arterials or Highways.** The purpose is two-fold: to avoid new strip commercial development along our entryways into the City and to create neighborhoods away from the noise, pollution, and traffic of arterial streets and existing highways.
 - **A Network of Conservancy Areas.** A network of paths and trails may connect the conservancy areas along the Kinnickinnic River, South Fork, Rocky Branch, bluffs, and other passive parks within the community.
- **Respect for Traditional Communities Such as the Surrounding Towns.** This Plan affirms the independence of the towns in shaping their destinies; however, in many aspects, such as transportation and land use planning, a partnership between the City and the towns is essential. This Plan recommends establishing and main-

taining a joint planning effort to develop a more detailed area plan for the surrounding towns and the City as a priority.

3.5 URBAN AREA BOUNDARY

LAND USE CLASSIFICATIONS

This section describes the land use classifications designated on Future Land Use (Figure 3-6) that are to be used and interpreted only in conjunction with the text and other figures contained in this Plan. The legend for Future Land Use abbreviates the land use classifications described below, which represent parts of the City Zoning Map.

Designation of a site for urban use may not necessarily mean that the site is ready for urban development right away. Policies related to the specific location, design, phasing, and timing would regulate the kind of development. The classifications in this section represent a proposed community-adopted policy. They are meant to be broad enough to give flexibility in implementing policies but clear enough to provide sufficient direction in application. Future details on development intensities, land use mixes, and designs will need to be planned. The final plat will provide the actual density.

The land development code will need to be amended and ordinances adopted to provide more detailed provisions and standards for land uses, maximum and minimum densities, and building intensities as described in the classifications. Some of this information does not exist in the present code. More than one zoning district may be consistent with a land use classification.

USE CLASSIFICATIONS

3.5.1 Residential

To help determine the developable land and approximate number of dwelling units and population for the future growth areas the average of the maximum and minimum densities per classification was used. Also each of the land use classification was reviewed for slopes, stormwater, shoreland, parks and existing roads.



Homes Utilizing Short Set Backs from the Street.

The residential classifications are as follows:

- **Infill Density Residential (IR).** 0 to 2 units per existing lot, depending on acreage size, environmental and geological constraints. The classification mainly applies to existing lots with detached single-family dwellings within the future growth area.
- **Very Low Density Residential (VLD).** 1.1 to 3 units per gross acre, depending on slope. On sites with slopes greater than 20%, development shall be clustered; taking the natural character of the land into consideration will be required. The classification mainly applies to detached single-family dwellings.
- **Low Density Residential (LD).** 2 to 4 units per gross acre. The classification mainly applies to detached single-family dwellings, but attached single-family units or multifamily units may be permitted.
- **Medium Density Residential (MD).** 4.1 to 8 units per gross acre. The classification applies to attached single-family housing and multifamily units such as duplexes, triplexes, apartments, and condominiums. Single-family detached units may be permitted at this density.

- **High Density Residential (HD).** 8.1 to 12 units per gross acre. Dwelling types may include apartments, condominiums, and other forms of multifamily housing. This classification includes some of the multifamily developments built in River Falls in recent years.
- **Mobile Home Park (MHP).** 8.1 to 12 units per gross acre. This designation is for a master planned, landscaped parcel of land for the placement of mobile homes that are owned by an individual, a firm, trust, partnership, public or private association or corporation.
- **Special Use Required (SU).** Located south and west of the South Fork River and its tributary as shown on Future Land Use Map. This designation is for a master planned developments in environmentally sensitive areas. Development shall take the natural character of the land into consideration. Allowable uses could include a landscape nursery, clustered housing (1.1 to 3 units per gross acre), “receiving area” for a regional park, etc.).
- **Transfer Development Rights (TDR) “Receiving Area.”** This designation is for master planned developments in cooperation with the Town of River Falls. A TDR program facilitates the voluntary, market-driven, and permanent preservation of the best farmable land in the town by allowing owners of such parcels to transfer development rights from their best farmable land to a receiving area (1.1 to 3 units per gross acre. These sites shall only increase in density, from existing zoning through a master plan.
- **Traditional Neighborhood Development (TND).** These TND areas includes a public square as the focus for a mix of commercial, civic, and religious uses; offices; residential units; and services to meet the needs of neighborhood residents in a pedestrian-oriented, traditional River Falls environment. Permitted uses will be those contained in the zoning ordinance, with residential densities subject to design standards outlined in the ordinance.

3.5.2 Commercial and Neighborhood Services

- **Neighborhood Commercial (Traditional Neighborhood Development) (NC/TND).** A TND designation includes a neighborhood center as the focus for a mix of commercial, civic, office, residential, and service uses to meet the needs of a pedestrian-oriented neighborhood. The amount, type, and size of each are limited for a neighborhood center.
- **Main Street Commercial (MSC).** This classification provides for businesses or shopping districts enhanced by a central location (Main Street). Land uses include a wide variety of businesses, such as retail, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial businesses, personal services, grocery stores, and educational and social services.
- **Community Commercial (CC).** This classification provides sites for larger retail shopping areas near and along major arterials such as state highways. Land uses include a wide variety of businesses, such as retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial businesses, personal services, and grocery stores.
- **Regional Commercial (RC).** This designation is for master planned landscaped settings for retail shopping that primarily serves tourists and residents within and surrounding the City. The proposed regional commercial centers may be located to the north adjacent to a future interchange or within the City of River Falls.

3.5.3 Industrial

- **Office Park (O).** This classification provides sites for administrative, financial, business, professional, medical, and public offices; and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate. The area along Second Street and at the junction southeast of Chapman

Drive and County Trunk Highway U would be considered office districts.

- **Business Park (BP).** Business parks shall provide areas appropriate for moderate to low intensity industrial and business park uses capable of being located next to commercial and residential areas with minimal buffering. Allowable uses include light manufacturing, wholesaling, distribution and storage, limited retail, and small-scale restaurants (as related uses only) and shall be in master planned landscaped settings. No raw or hazardous material processing will be allowed.
- **Industrial (I).** Provides and protects industrial lands for the full range of manufacturing, agricultural, industrial processing, general services, and distribution uses. Unrelated retail and commercial uses would not be permitted. Proposed performance standards in the zoning ordinance will minimize potential environmental impacts. This zoning classification may apply to existing industrial parks and future industrial parks.

3.5.4 Public Facilities and Services

Public facilities and services consist of schools, governmental offices, and other facilities that have a unique public character. Private offices or industrial facilities are not shown as public.

- **Public/Institutional (PI).** This classification provides for universities, schools, churches, childcare facilities, human service facilities, museums, libraries, fire and police stations, government offices, and other facilities that have a unique public character. Where uses already exist on lands designated “public/institutional” they are encouraged to remain on the site unless shown as part of a proposed redevelopment district.
- **Park (P).** This designation provides for parks, recreational complexes, public and private golf courses and other active and passive areas. Private parks such as golf courses are considered limited special use parks.



Swinging Bridge in Glen Park.

- **Conservancy (CV).** This designation provides for conservancy areas based upon riparian corridors, bluffs, bluff tops and other resources protection areas. The mapping of environmental resources, conditions, and constraints provide for conservancy areas. Existing parcels in which all land is within a conservancy area may cluster residential developments at 1 unit per 10 acres.
- **Historic Preservation Neighborhood and Conservation (HP).** This designation is designed to preserve sites, residential areas, and business districts. It provides for preservation and conservation of the developed character of these sites and areas so that permitted uses and densities are consistent with developed densities. A wide range of residential uses, such as apartments, townhouses, single-family detached houses, and retail are permitted.
- **Corridor Protection Area and Scenic Corridor.** Throughout the public participation process, protection for the natural resources and protection from development along highway corridors were sited. To ensure this protection, standards such as setbacks and landscaping for development along the bluffs, rivers, and highways corridor and those areas that lack natural screening or vegetation will be needed.

Scenic corridors are recognized for their importance as unspoiled entryways into the city as well as natural corridors for protection of the environment and the river. To provide this type of protection detailed planning and landscaping will be required as part of the process. A corridor protection study should be conducted, and a plan and regulations developed for the region, which includes the City and four townships. By mapping and identifying these areas, it will provide protection and guidance for future development.

3.6 AMENDMENTS TO THE FUTURE LAND USE MAP

The Future Land Use map shall be update to show any changes from one land use classification type to another classification type. This shall not require a formal Comprehensive Plan amendment.



Paper Plane Statue outside the Library.

GUIDING AND IMPLEMENTING POLICIES

3-G-1 Work with the counties and towns to promote a compact City form and to regulate land use along corridors by planning and regulating development in the region.

3-1-I-1 Develop plans for future growth areas that provide details on design, phasing, infrastructure, land disposition, traffic system impacts, and affordable housing.

3-1-I-2 Develop standards for development along rivers and scenic corridors, entrance highways to the City, and roads within the Urban Area Boundary

3-1-I-3 Develop a Kinnickinnic River Plan that protects and preserves the character of the river, watershed and its corridor throughout the region.

3-G-2 Guide developments within the Urban Area Boundary to ensure the efficient utilization of resources.

3-2-I-1 Prioritize the construction of infrastructure, amenities, and other public services within the Urban Area boundary to provide for the orderly phasing of development.

3-2-I-2 Develop minimum acreage, boundary contiguity, and standards of phasing infrastructure for annexation and/or attachment of property to the City.

3-2-I-3 Protect solar rights and access from encroachment by adjacent development.

3-G-3 Promote/maintain the affordability of living in the City by developing land throughout the community at housing densities that make efficient use infrastructure via a designated mix of land uses that provides a balance of service, retail, and employment opportunities centrally or conveniently located to residential areas.

3-3-I-1 Establish minimum and maximum development intensities for all residential areas within the Urban Area Boundary

3-3-I-2 Identify and plan for an adequate number of sites within the Urban Area Boundary available for service, retail, commercial, and industrial uses that are centrally or conveniently located to residential areas.

Figure 3-5 Sewer Service Plan Future Land Use.

Figure 3-5 (*continued*)

Future Land use 3 -6

Figure 3 -6 (continued)