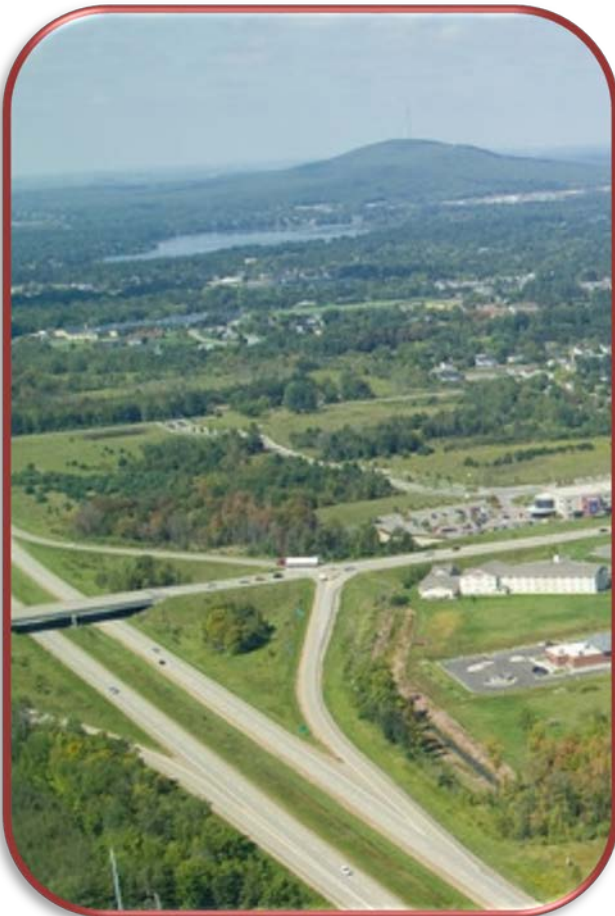


Chapter 3: Land Use

- Illustrate and describe the Village’s future land use vision
- Provide guidelines for the siting, density, and design of future land development

Weston has grown rapidly in its relatively short history as a Village. Given Weston’s accessibility, available land base, and regional position, development here will continue. The Village will plan for new land development and redevelopment in a manner that advances the local economy, maximizes use of its existing infrastructure and land base, protects the environment, and special places, and enhances the quality of life for its residents.



Priority Land Use Initiatives

Initiative (Follow links for further details)	Description	Funding	Responsibility
<u>Use the Future Land Use Map and Zoning Ordinance to Guide Land Use Decisions</u>	The Village’s Future Land Use map (Map 3-1) represents the desired land use future of the Village through the year 2035. This map and policies for each future land use designation shown on this map will guide Village decisions on rezonings, plat and CSM approvals, annexations, intergovernmental agreements, and other land use decisions.	Implementation of the Future Land Use Map will generally be funded from the Village’s general fund	Planning and Development Department, subject to guidance and direction from the Plan Commission and Village Board
<u>Promote Redevelopment and Infill in Smart Growth Areas</u>	Smart Growth is a planning method that targets new development and redevelopment where there has already been substantial investment in public infrastructure and services. In Weston, Smart Growth areas are along the Camp Phillips and Schofield Avenue corridors, and near the STH 29 interchanges. The Village will actively promote redevelopment and infill development in these areas to efficiently and attractively grow its tax base and community.	Tax incremental financing; Community Development Block Grant Public Facilities/Economic Development Grants; WisDOT Transportation Economic Assistance and other grants; Village general fund	Village Administrator and Planning and Development Department, under the direction of the Community Development Authority and Village Board

3.1. Purpose

This chapter serves as the land use plan for the Village. It includes recommendations for future land use through the year 2035. It will provide a basis for more detailed planning efforts (e.g., tax incremental district project plans), the zoning map and ordinance, rezonings and conditional use permits, subdivision plats and CSMs, and annexations and intergovernmental agreements.

3.2. Goal

Weston will promote sustainable new development that adds jobs, products, services, homes, value and beauty.

3.3. Objectives

1. Establish a land use pattern that is efficient and enhances the Village's image. 
2. Utilize existing highway corridors as a focal point for mixed use development.
3. Provide attractive neighborhood settings to enhance resident experience and interaction. 

3.4. Policies

1. Ensure consistency between this Comprehensive Plan and zoning and subdivision ordinances, rezonings, and other land use decisions.
2. Interconnect areas of different development, including via road and open space linkages throughout the community.
3. Encourage the careful mixing, transitioning, and buffering between different land uses to maximize benefits and minimize conflicts associated with locating different uses and activities in proximity. 
4. Utilize standards in this Comprehensive Plan, other detailed Village plans and guidelines, and the zoning ordinance to guide the quality of land development. 
5. Promote mixed use development and redevelopment along and near Camp Phillips Road and Schofield Avenue as a way to enhance the economy and the Village's image.
6. Collaborate with adjacent communities, Marathon County, and the North Central Wisconsin Regional Planning Commission on complementary land use patterns, while maintaining a distinct sense of place for the Village of Weston. 
7. Continue to work in cooperation with the Town of Weston on agricultural preservation and residential expansion, as envisioned on the Future Land Use map (Map 3-1). 
8. Work with the D.C. Everest School District to coordinate residential growth with future school facility needs. 

Village of Weston Comprehensive Plan

3-1

Future Land Use

Approval Date: 04/08/2015

Map Date: 04/08/2015

Created by the Village of Weston
Tech. Services Department



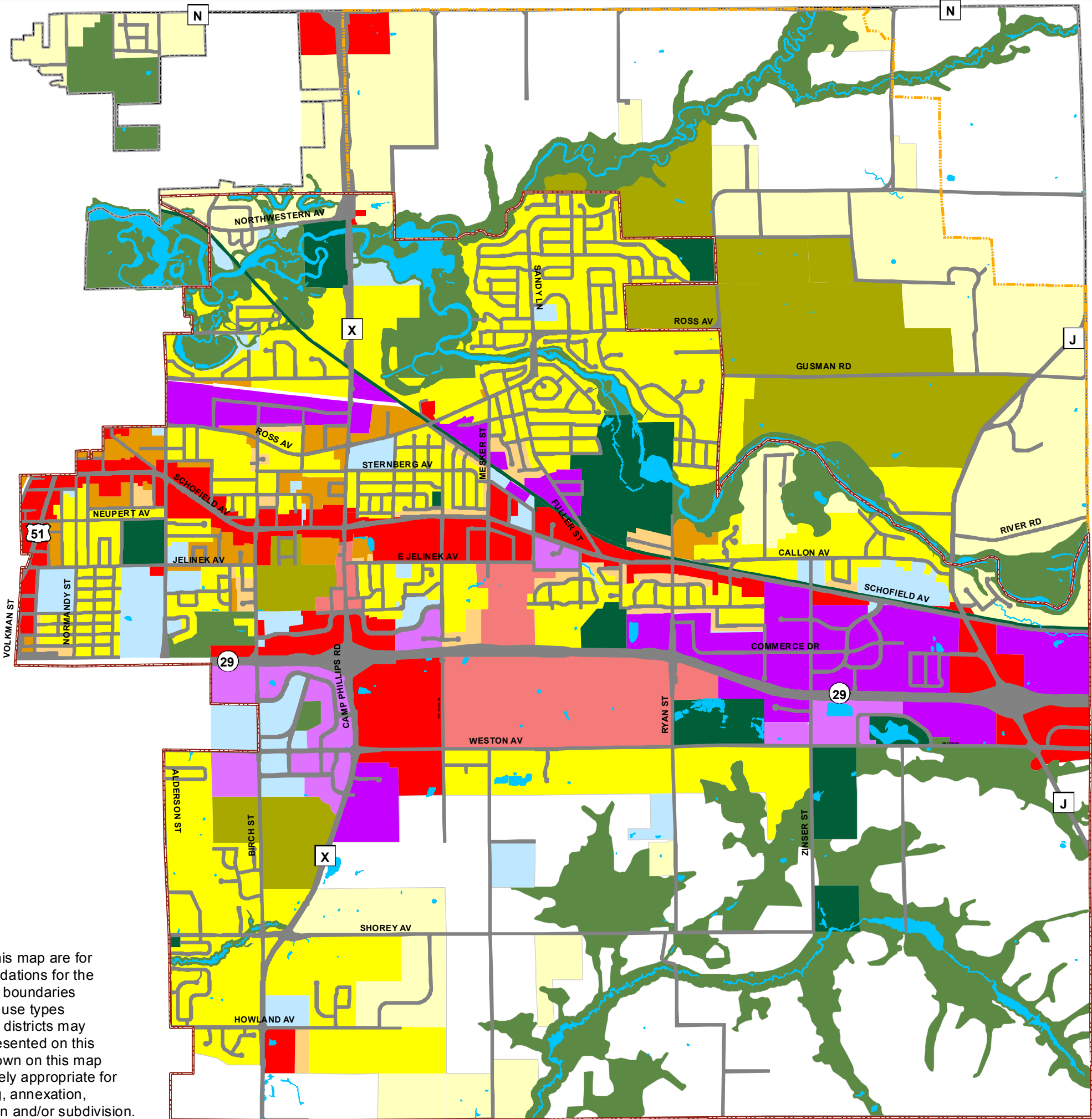
0 0.25 0.5 1 Mile

Legend

- 2015 Village of Weston
- 2015 Extraterritorial Zoning
- 2015 Town of Weston
- Right-of-Way
- Surface Water

Future Land Use Designations

- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two Family Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Business/Office Park
- Mixed Use
- Industrial
- Institutional
- Parks and Recreation
- Agriculture
- Environmental Corridor



Note:
The designations on this map are for the general recommendations for the future land use. Actual boundaries between different land use types and associated zoning districts may vary from what is represented on this map. Designations shown on this map may not be immediately appropriate for development, rezoning, annexation, utility service expansion and/or subdivision.

3.5. Initiatives

The following pages describe the priorities included on the cover page of this chapter, along with other land use-based initiatives the Village intends to pursue.

3.5.1. Use the Future Land Use Map to Guide Growth and Development

Map 3-1: Future Land Use outlines the Village's desired future land use pattern within the municipal limits and extraterritorial jurisdiction. This map and associated policies will be a basis for land development decisions. These include annexations, rezonings, conditional use permits, subdivision, redevelopment decisions, and utility service areas and extensions.

The planning horizon for this Future Land Use map is about 20 years (i.e., through 2035). This doesn't mean that all areas identified for development on Map 3-1 will be developed by 2035. In fact, the Future Land Use map was crafted to designate more than enough land for development than will be needed through 2035.

The writing of this Plan coincides with an update of the Village's zoning ordinance and zoning map, which affects both the Village and its extraterritorial zoning area with the Town of Weston. There is a strong correlation between the Future Land Use map and the zoning map. However, there is not a direct correlation for a couple of reasons. First, there are intentionally more zoning districts than future land use designations used on Map 3-1. Second, the zoning map identifies the most appropriate uses of land at the time it is viewed, while Map 3-1 shows the desired land use pattern through 2035. Not every area shown for land use change on Map 3-1 is immediately appropriate for such change, based on availability of utilities and public roads, remaining years of viability of existing land uses, and other factors.

Following adoption of this Plan and the new zoning map, developers and property owners will mainly initiate change in existing land uses and zoning to implement the future land use recommendations shown on Map 3-1 and described in this Chapter. Exceptions may occur where the Village observes a significant discrepancy between the desired future land use pattern shown on the map and the parcel's current zoning. Existing uses, however, may remain despite their status on the Future Land Use map. Neither Map 3-1 nor the Comprehensive Plan as a whole compels property owners to change the current use of

How was the Future Land Use map prepared?

The Future Land Use map (Map 3-1) is based on the following factors:

- A similar map in the Village's 2006 Comprehensive Plan.
- Existing land use and zoning patterns.
- Location and capacity of existing and planned roads and utility service areas.
- Natural areas and environmental constraints.
- Future land demand projections for the Village, included in the Conditions and Issues volume.
- The Village's vision for future growth and change, described in Chapter 1: Vision.
- Initiatives discussed through this Comprehensive Plan.
- Desirable locations modern development forms not yet common in Weston, including mixed use development.
- Plans and intergovernmental arrangements with nearby cities, villages, and towns, especially the Town of Weston.

their land, unless otherwise required by law. Similarly, the Village is not compelled to immediately approve development proposals to coincide with the 20-year vision on the Future Land Use map.

The Village advocates a land use pattern that focuses economic development near existing highways and utilities, with neighborhood expansion generally to the Village's north and east. Areas south of Highway 29 and elsewhere are more appropriate for farming, forestry, and low density housing due to environmental limitations, farm operations, and distance from utilities and services.

The Future Land Use map contains different land use designations to illustrate its land use vision. These are represented by different colored areas on Map 3-1. Each designation has a unique description, set of typical implementing zoning districts, recommended lot size and/or density range, and specific development policies. Figure 3-1: Village of Weston Future Land Use Designations and Policies is a multipage matrix providing this information. Future Land Use designation labels and colors in this figure relate to those presented in the Future Land Use map.



Map 3-1 depicts several areas, generally near existing highways, for “mixed use” development and redevelopment. Mixed use developments often feature multistory buildings with minimal setbacks, commercial uses on the first floor, and housing on upper stories.

Figure 3-1: Village of Weston Future Land Use Designations and Policies

Future Land Use Designation (shown on Map 3-1)	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Single Family Residential—Unsewered	Single family residences, home occupations, small-scale institutional, recreational, and agricultural uses, all served by private waste treatment systems	RR-2 and RR-5 Rural Residential	Minimum lot sizes of 2 acres (RR-2) or 5 acres (RR-5)	1. Minimize mapping this future land use designation in the Village and in areas intended or desirable for future urban expansion. 2. Promote interconnection in road and trail networks within and among neighborhoods. 3. Encourage use of group treatment systems with proper design/management.
Single Family Residential—Sewered	Single family residences, home occupations, and small-scale institutional and recreational uses, all served by a public sanitary sewer system	SF-S and SF-L Single Family Residential N Neighborhood, where the Village approves a unique design, layout, theme, or lot sizes	Minimum lot size of 10,000 square feet (SF-S) or 20,000 square feet (SF-L), except where otherwise approved in the N zoning district	1. Promote interconnection in road and trail networks within and among neighborhoods. 2. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 3. Pursue single family residential infill opportunities where feasible.
Two Family Residential	Duplexes and two-flats, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer system	2F Two Family Residential Areas used for single family residences may instead be zoned SF-S N Neighborhood, where the Village approves a unique design, layout, theme, or lot sizes	Minimum of 5,000 square feet of lot size per housing unit, except where otherwise approved in the N District	1. Map Two-Family Residential areas on the Future Land Use map: - o over consecutive, adjacent lots per side of street. - o over roughly one lot out of every ten lots in most neighborhoods. 2. Work with County, State, and local lenders to assist homeowners and landlords with rehabilitation of older duplexes in the Village.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., townhouses, apartment buildings, multiplexes), two family residences, and single family residences, along with compatible institutional and recreational uses, all served by a public sewer system. Also mapped over existing (as of 2015) mobile home parks.	MF Multiple Family Residential Areas used for single or two family residences may instead be zoned SF-S or 2F N Neighborhood, where the Village approves a unique design, layout, theme, or lot sizes MH Manufactured Home Park district may be zoned over existing manufactured/mobile home parks only	Minimum of 5,000 square feet of lot size per housing unit, except where otherwise approved in the N District Building sizes should allow for underbuilding parking and reflect desired character of neighborhood and Village	1. Generally map Multiple Family Residential areas on the Future Land Use map: - o in areas <5 acres each, except condominiums or where serving as a buffer to a highway or non-residential uses. - o no closer than ½ mile away from other Multiple Family Residential area, except if separated by arterial street/highway with a safe pedestrian crossing. 2. Hold new multiple family housing and manufactured homes to similar standards for lasting quality and livability that is expected of single family housing and neighborhoods. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), inclusion of garage or underbuilding parking, and responsible management. 3. Monitor areas of aging multiple family and mobile home housing so that they are community assets. Work with owners and property managers to address problems.
Planned Neighborhood	A mix of housing types in accord with Village’s 2015 housing mix, neighborhood-scale commercial and institutional land uses (often at neighborhood edges), home occupations, small community facilities, and parks, all served by a public sewer system.	N Neighborhood or Patchwork of traditional zoning districts (e.g., SF-S, 2F, MF, INT, PR, B-1)	Net residential density of 4 to 8 units per acre Minimum lot sizes per approved neighborhood plan and associated plat in N district, or per standard zoning district if patchwork used	1. Prepare or facilitate a neighborhood development plan for each Planned Neighborhood area, and use such plans to guide later development approvals. 2. Interconnect neighborhoods and their components by a network of paths, sidewalks, and streets that discourage high speeds but allow emergency and maintenance vehicle access. 3. Use policies associated with each of the separate future land use designations that make up each Planned Neighborhood. 4. Create a distinct sense of place and charming human scale in neighborhoods.

Figure 3-1: Village of Weston Future Land Use Designations and Policies

Future Land Use Designations (Map 3-1)	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also zoning, subdivision, stormwater management, official map, and other ordinances)
Commercial	Retail, commercial service, restaurant, and office uses, all served by public sanitary sewer and water services. Where along major highway corridors or outside of the Village’s neighborhood areas, the scale and range of uses may expand, including lodging, large-scale retail, wholesaling, and outdoor display land uses.	Where adjacent to residential development and/or away from major highways, B-1 Neighborhood Business or parts of N Neighborhood district Where along major highways or outside of the Village’s neighborhood areas, B-2 Highway Business and B-3 General Business	Minimum new lot size of 20,000 square feet (B-1) or 30,000 square feet (B-2, B-3), though larger scale business uses may require considerably more area. Promote lot sizes that enable future on-site expansion.	1. Meet associated non-residential building and site design standards per zoning ordinance, including any overlay district requirements. 2. Time rezoning to when public utilities are available and a development proposal is made. 3. Assure that development provides access and an attractive rear yard appearance to development behind it. 4. Require developments to address traffic, environmental, and neighborhood impacts.
Business/Office Park	Office, indoor light industrial, research, and other compatible and support uses in a controlled business park, office park, and setting, where allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. All served by a public sewer system.	BP Business Park (preferred) LI Light Industrial or B-2 or B-3 districts may also be appropriate where the range of uses, impacts, and aesthetics is otherwise controlled (such as through deed restrictions)	Minimum new lot size of 40,000 square feet.	1. Design developments within Business Park areas to result in higher-end “office park” or “office/research campus” setting. 2. Encourage warehousing and manufacturing uses to locate away from lands planned for Business Park use, except where designed to blend within an office/research setting.
Mixed Use	A carefully designed blend of commercial services, retail, office, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings, creating vibrant urban places and community gathering spots. Compared to the “Planned Neighborhood” future land use designation, “Mixed Use” areas typically are denser, more focused on non-residential development, do not typically include single family housing, and are generally located along major roadway corridors. All served by a public sewer system.	B-1 or B-2 Business BP Business Park MF Multiple Family INT Institutional N Neighborhood Or combinations of the above in a larger area planned for Mixed Use development	Minimum lot sizes per the associated zoning district Non-residential uses should comprise a minimum of 50% of the land area within each Mixed Use area on the Future Land Use map.	1. Design areas according to a plan that skillfully mixes different uses on the same site and/or building, and creates amenities and “place.” 2. Use policies associated with each future land use designation that makes up the Mixed Use area, described elsewhere in this figure. 3. Integrate multiple family residential components in Mixed Use areas with the fabric of the area through design, pedestrian connections, landscaping, and scale. 4. Require developments to address traffic, environmental, and neighborhood impacts.
Industrial	Industrial, storage, office, and other compatible businesses and support uses, all served by a public sewer system. Certain areas may be appropriate for a broader range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses with significant off-site impacts such as heavy truck traffic, noise, and odors. Served by a public sewer system.	LI Limited Industrial (where narrower range of industry/impacts preferred) GI General Industrial (where wider range of industry/impacts acceptable) B-3 General Business (for mix of light industrial and commercial uses)	Minimum new lot size of 30,000 square feet (LI) or 40,000 square feet (GI) Encourage site selection and building placement that facilitates future on-site building expansion as business grows	1. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 2. Meet design requirements in the zoning ordinance. 3. Encourage relocation of older industrial uses that have outgrown their sites or that are located in residential areas to a modern Industrial area.

Figure 3-1: Village of Weston Future Land Use Designations and Policies

Future Land Use Designation (Map 3-1)	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Institutional	A range of public, semi-public, educational, religious, and other “gathering” type uses generally intended for non-commercial purposes, generally served by a public sanitary sewer system	INT Institutional For institutional uses that are smaller scale or nestled in other non-residential areas, other zoning districts may be appropriate	Minimum new lot size of 30,000 square feet, though larger scale institutional uses may require considerably more area.	1. Meet associated non-residential building and site design standards per zoning ordinance. 2. Require developments to address off-site traffic, environmental, and neighborhood impacts.
Parks and Recreation	Parks, public recreational areas, public open spaces, and private lands and buildings available for public recreation and/or conservation.	PR Parks and Recreation For smaller scale parks and recreational uses, residential zoning districts may also be appropriate	None in PR district	See Parks and Recreation chapter
Agriculture	Agricultural, forested, and other open lands, including farmland preservation areas and other lands not planned for intensive development in the planning period. Includes low density residential development per the policies to the right. Also includes and is intended to accommodate farmsteads, limited non-farm housing in accordance with the policies to the right, associated home occupations and family businesses, and other uses identified as permitted and conditional uses in implementing zoning districts.	AR Agriculture and Residential Limited other zoning districts, such as RR-5 and B-3, may be appropriate in small areas to accommodate isolated rural residents and businesses	Within AR district, minimum lot size of 20 acres, or minimum lot size of 2 acres if density of one home per every 20 acres is maintained	1. Support continued farming and forestry where in accordance with property owner and Town wishes. 2. Support ag research operations, seed production operations, operations that process farm products grown mainly on-site and where farming remains the primary activity, and agricultural entertainment. 3. Support density-based approach for limited residential development. See zoning ordinance. 4. Assure that rural uses do not impede future urban development or road or utility extensions.
Environmental Corridor	Generally continuous systems of open space that include environmentally sensitive lands, natural resources, and wildlife habitat intended for long-term preservation. More particularly, includes FEMA 1% regional (100-year) floodplains, WisDNR mapped wetlands, and 75 foot shoreland setback areas from navigable waterways, where state and federal regulations significantly limit development. Where overlapping with “Parks and Recreation,” “Environmental Corridor” designation is not shown on the Future Land Use map.	Floodplain, shoreland-wetland, and shoreland overlay zoning districts	No new building development typically allowed within Environmental Corridor, excepting for recreational amenities and/or education facilities specifically designed to provide citizen access to environmental corridors for the purpose of facilitating public appreciation of such corridors	1. Allow cropping, grazing, and passive recreational activities such as trails and athletic fields. 2. Preserve, protect, and enhance open spaces and conservancy areas the Eau Claire River and other environmentally sensitive-areas. 3. Where development is proposed near mapped Environmental Corridors, determine the exact boundaries of the Environmental Corridor based on the features that define those areas. We map these areas as Environmental Corridor to allow more intensive uses if: - o more detailed information or studies reveal that the characteristic(s) that resulted in their designation as an Environmental Corridor is not actually present, - o approvals from appropriate agencies are granted to alter land so that the characteristic that resulted in its designation will not exist, and/or - o a mapping error is confirmed.

3.5.2. Promote Redevelopment and Infill in Smart Growth Areas

Wisconsin's Comprehensive Planning law requires that communities identify "Smart Growth Areas" in their comprehensive plans. Smart Growth Areas are defined 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 contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs."

Several planned development areas in and around Weston meet this definition, particularly those that are near Camp Phillips Road, Schofield Avenue, and the Highway 29 interchanges. These are established thoroughfares that have seen their use evolve since their initial construction. Current land uses in these areas are often not representative of their modern "highest and best use," nor do they sometimes benefit from the higher traffic that these roads now experience.

The Village will actively work to promote redevelopment and infill development in these areas through the following approaches:

- Preparing and advancing more detailed plans for these areas, such as the Camp Phillips Corridor Strategy included as Chapter 4 of this Comprehensive Plan.
- Updating tax incremental district project plans that describe proposed activities that the Village may undertake in these areas to incent redevelopment and infill.
- Providing redevelopment and infill incentives via the tax incremental districts that cover most of these areas.
- Engaging in road, utility, aesthetic/gateway, and other public improvements to improve development potential, functionality, and visual appeal of these areas.
- Working to secure outside funding and partnerships wherever practical to implement redevelopment in these areas
- Zoning and supporting development proposals in these areas in accordance with the recommendations of this Comprehensive Plan and other efforts described above.



Areas such as the Camp Phillips Road corridor will benefit from public and private reinvestment so that they can better contribute to the community's economy and quality of life.

See Chapter 4: Camp Phillips Corridor Strategy and Chapter 5: Economic Development for further information.

3.5.3. Phase New Development in a Manner that Advances Village Objectives

The Village Board reserves the right to phase approvals of annexations, rezonings, subdivision plats, and other development proposals over the 20-year planning horizon. The Village may also specify development phases of approved developments through tools like conditions of approvals, delayed effective dates, and development agreements with private developers.

The Village will utilize the following factors in making growth phasing decisions for, among, and within proposals to develop land in a manner that is otherwise consistent with Map 3-1 and the other recommendations within this Comprehensive Plan:

1. The desire to promote an orderly, sequential pattern of land use and community development in order to ensure that the provision of public services, roads, and utilities keep pace with development.
2. The projected impact on other Village goals of preserving the natural environment in the same general area, if applicable.
3. Whether the proposed development provides a unique asset or special amenity desired by the Village, as specified in Village plans or as otherwise indicated by the Village Board.
4. The projected impact on Village desires to redevelop or infill other parts of the Village (e.g., Camp Phillips Corridor).
5. The inventory of other, already-approved developments of a similar type to meet short-term development demands, particularly those other developments where infrastructure investments have been made and building sites are available.
6. The availability of public infrastructure such as road capacity, utility availability or capacity, and pedestrian and other public facilities to serve the proposed development.
7. If such public infrastructure is unavailable, the projected timing of and funding for public infrastructure improvements to serve the proposed development.
8. The ability of the Village to cost-effectively provide community services to the proposed development or area, and the advice of other units of government such as the D.C. Everest Area School District to provide services under their control.
9. Whether the proposed development area has been or will be annexed or attached to the Village, where annexation or attachment is specified by adopted intergovernmental agreements or otherwise anticipated prior to development.
10. The degree of compatibility with other aspects of adopted intergovernmental agreements to which the Village is a party.