

## Appendix

# Land Use Planning Principles



*The following principles may help guide the preparation of a map of desired future land uses. The principles are grouped under several broad categories. This list is not exhaustive. There may be additional issues and considerations that are particular to your community that you may wish to add.*

### GENERAL LAND USE

- Separate incompatible uses, such as industrial from residential, by locating them in different parts of the community or buffering them from each other.
- Consider potential “nuisances,” such as noises, light, smell, high volume roadways and industrial uses.
- Accommodate daily services in a central location or business district.
- Locate institutional uses in areas to serve as focal points for the community and, where appropriate, support downtown or special district activities.
- Continue developing in areas where existing development is already located or where public services already exist rather than developing new areas.

### **AGRICULTURAL, NATURAL AND CULTURAL RESOURCES**

- Minimize development of the best agricultural lands.
- Discourage growth in natural areas like wetlands, steep slopes, floodplains, and stream corridors.
- Consider historic resources and archeological sites.
- Configure development relative to topographical constraints (e.g. relatively flat areas are more suitable for commercial/industrial type uses whereas rolling topography may be appropriate for some housing)
- Capitalize on, but do not harm natural amenities (like rivers, forested or wooded areas, wetlands, etc).
- Consider sustainability of future water supply and impacts of solid and liquid waste treatment and disposal.
- Provide for existing water supply to be protected (wellhead protection).
- Consider natural hazards such as bluff stability along the lakes and Mississippi River and water related hazards such as arsenic in the Fox Valley and radioactivity in other areas.

### **HOUSING AND NEIGHBORHOOD DEVELOPMENT**

- Provide enough areas for housing to meet future growth expectations.
- In cities and villages and urban towns, incorporate a mix of housing types, densities, and costs (single-family, multi-family, apartments, senior and affordable housing).
- Distribute affordable housing throughout the community.

- Plan for multi-family developments in parts of a city or village where streets and sidewalks can handle the increased amount of traffic generated by the project, where there are adequate parks, and where the utility system and schools have sufficient capacity.
- Within cities and villages and urban towns, design new neighborhoods that are located within walking distance of civic spaces, churches, commercial uses and jobs.
- Encourage small-scale retail and services to locate close to residential neighborhoods.
- Separate and buffer mainly residential neighborhoods and schools from large-scale commercial and industrial areas.
- Preserve distinctive and attractive entryways into the community. (i.e. how does the community wish to present itself to visitors exiting the interstate - big box stores, strip development, etc.)

### **UTILITIES AND COMMUNITY FACILITIES**

- Maximize use of existing utility systems and facilities before extending systems.
- Avoid urban development in areas that cannot be easily or economically served with municipal utilities.

### **ECONOMIC DEVELOPMENT**

- Particularly in cities and villages, maintain a sufficient supply of developable land for industrial and commercial land uses.
- Focus planned expansion of larger commercial development in discrete areas

- on major roads.
- Discourage continuous strip development along long stretches of roads.
- Consider the impact of future commercial areas on the economic viability of existing commercial areas like downtowns.
- Encourage commercial “infill” development in areas where adequate services are already in place.

