

VIII. LAND USE

INTRODUCTION

Growth within the City of Platteville will promote a compact and contiguous development pattern. Growth will be distributed to both new areas and existing areas. Infill development will occur where appropriate and new growth is to be concentrated in areas contiguous to existing development. The intent is to accommodate new growth without compromising the region's resource base or rural character. Sensitive environmental areas will be protected and public infrastructure will be delivered in the most efficient manner possible.

Land outside of the City limits within the Town of Platteville is primarily designated for rural uses, including agricultural land, rural residential development, and ag-related commercial uses. The extension of City services outside of the City limits is discouraged.

Smart growth allows communities to develop in a way that supports economic development, yet in no way compromises the creation of healthy, sustainable neighborhoods that include a range of housing options. This is the desire of the community of Platteville.

Among the many benefits, maintaining a distinct edge between the rural character of the Town of Platteville and the City of Platteville encourages compact development, which allows for the most efficient use of new infrastructure investments, saves on costs of local services, including police and fire protections and road maintenance, and safeguards the viability of existing and traditional agricultural industries by reducing encroachment into these rural areas. Maintaining this edge is one of the most direct ways to protect natural systems. If it is not protected, sprawl results with unplanned development spread throughout the rural landscape. In many areas of Wisconsin, it is too late to stop sprawl, but the residents of Platteville have voiced their concerns regarding sprawl throughout this process. Maintaining rural character is a top priority for Town residents.

This section presents Platteville's land use plan. It includes a series of goals and objectives and recommended policies for residential, commercial, industrial and public lands. It is meant to guide day-to-day decision making in the community. The Land Use Plan maps are not zoning maps but are intended as a framework to guide future zoning and development decisions. These decisions should be consistent within this framework.

VISION STATEMENT

Platteville is committed to providing for sustainable planned development, further development of affordable housing, green space and commercial and retail uses in appropriate locations.

GOALS AND OBJECTIVES

Plan for the orderly and efficient development of corridors.

- Develop Commercial/Retail on 80-81 Corridor.
- Locate development north of Hwy 151.

Encourage a sustainable planned development pattern throughout the Town and City.

- Require new development to be consistent with the Comprehensive Plan.
- Locate residential development in areas convenient to community facilities, including parks, schools, & retail.

- Preserve and enhance Main Street as the civic, retail core of the community.
- Discourage unplanned development along major corridors.
- Implement conservation subdivision design in rural areas to preserve environmentally sensitive resources and the rural character of the Town.

LAND USE TRENDS

Land Use Intensity and Density

Land use intensities are typically determined by making three calculations: maximum net residential density (i.e. the maximum number of dwelling units allowed per acre of land excluding lands devoted to streets, utilities, green space, etc.), maximum floor area ratio (i.e. the total building square footage divided by the total site area), and the minimum green space ratio (i.e. the area of a development site that must remain in permanently protected green space). The maximum net residential density, maximum floor area ratio and minimum green space ratio are calculated based on the specific zoning requirements for each zoning district. These ratios vary from zoning district to zoning district in both the City of Platteville and Grant County Zoning Ordinances.

Existing Land Use

Figure 8.1 shows existing zoning in the City. Figure 8.2 shows existing zoning and land use in the City of Platteville's extraterritorial zoning jurisdiction. Tables 8.1 and 8.2 illustrate acreages in each of the major categories of land use for the City and Town. All acreage totals are expressed as "net acres" which means the land area devoted to streets, utilities and required green space is excluded from the acreage total for each land use category.

Nearly 84 percent of the Town's land is classified as agriculture, with just over 4 percent residential. Approximately 6 percent of the City's land is in residential use and 1 percent commercial.

The data in Table 8.2 indicate that residential uses make up 6% of the City's land area, manufacturing uses 8.5 %, and commercial uses 23.7%.

Table 8.1: Town of Platteville Land Use

Land Use Category	2008 Acres	Percent of Total
Residential	767	4.2%
Commercial	235	1.3%
Manufacturing	7	0.04%
Agriculture	15443	84.3%
Undeveloped	787	4.3%
Ag-Forest	448	2.4%
Forest	315	1.7%
Other	318	1.7%
Total	18320	100.0%

Source: Town of Platteville Statement of Assessment 2008

Table 8.2 Existing Land Use – City of Platteville

Land Use Category	2008 Acres	Percent of Total
Residential	70	6.3%
Commercial	264	23.7%
Manufacturing	95	8.5%
Agriculture	598	53.7%
Undeveloped	73	6.6%
Ag-Forest	10	0.9%
Forest	0	0.0%
Other*	4	0.4%
Total	1114	100.0%

Source: City of Platteville Statement of Assessment 2008

The data in Table 8.3 indicate that the Town of Platteville has gained between three and twenty-two units annually over the past eight years. The data in Table 8.4 indicate that 418 residential dwelling units were constructed in the City between 1992 and 2000, an average of 41.8 units per year. There were 58 significant commercial projects (including new construction, additions and remodelling) in the City between 1992 and 2001.

	2000	2001	2002	2003	2004	2005	2006	2007	Total
Additions:	3	5	5	24	11	21	8	8	85
1 family									
2 family	1	0	0	0	0	0	0	0	1
3+ family	1	0	0	0	0	0	0	0	1
Mobile	0	0	0	0	0	0	0	0	0
Deletions:	0	1	0	2	0	0	0	1	4
1 family									
2 family	0	0	0	0	0	0	0	0	0
3+ family	0	0	0	0	0	0	0	0	0
Mobile	1	0	2	0	6	0	0	1	10
Annexations:	0	0	0	0	0	0	0	0	0
Gained									
Lost	0	0	0	0	2	5	0	1	8
Total Additions	5	5	5	24	11	21	8	8	87
Total Deletions	1	1	2	2	6	0	0	2	14
Net Change	4	4	3	22	5	21	8	6	73

Source: State of Wisconsin Demographics Services Center 2009

Sixty-one (61) lots were created in the City of Platteville between 1997 and 2001. The average number of lots created per year was 12.2. Thirty-nine (39) lots were commercial lots, while 22 lots were created for residential uses. Land divisions in the City and its 1 1/2-mile extraterritorial jurisdiction are regulated by the City of Platteville Subdivision Regulations.

There were 27 residential lots, two commercial lots and two agricultural lots created in the Town of Platteville between the years 1997 and 2001. An average of 6.2 lots were created per year in the

Town of Platteville between the years 1997 and 2001. Land divisions in the Town are regulated by the Grant County Subdivision Ordinance.

Table 8.4 New Residential & Commercial Construction - City of Platteville

Year	Single-Family Dwellings	Duplex Dwellings	Multiple Family Dwellings	Commercial Projects
1992	18	1	8	8
1993	17	4	27	5
1994	20	4	6	4
1995	11	5	38	9
1996	9	3	0	1
1997	9	2	39	6
1998	16	3	6	4
1999	15	3	87	6
2000	11	3	2	10
2001	13	0	10	5
Total	139	28	223	58

Source: City of Platteville, 2002 Note: Commercial projects include new construction, remodeling and additions

Table 8.5 New Lots Created – City of Platteville

Year	New Residential Lots	New Commercial Lots	Total Lots Created
1997	16	18	34
1998	1	0	1
1999	2	3	5
2000	0	6	6
2001	3	12	15
Total	22	39	61

Source: City of Platteville, 2002

Table 8.6 New Lots Created – Town of Platteville Land Divisions

Year	New Residential Lots	New Commercial Lots	New Agricultural Lots	Total Lots Created
1997	1	0	0	1
1998	0	0	0	0
1999	2	0	0	2
2000	10	1	2	13
2001	14	1	0	15
Total	27	2	2	31

Source: City of Platteville, 2002

Average Sales Price Single Family Home

The average sales price for a single-family home in the City of Platteville was \$136,406 in 2007, up from \$96,700 in 2001. The Town of Platteville experienced much less residential sales activity than the City between the years 2005 and 2009. The average annual home sales price in the Town ranged from a low of \$137,848 in 2005 to a high of \$196,087 in 2007. After 2007, we see a sharp decrease in the number of housing sales and the average housing price for both the City and Town of Platteville.

Table 8.7 City of Platteville Home Sales Data

Year	# of Sales	Average Sales Price
2005	53	\$116,982
2006	64	\$119,319
2007	70	\$136,406
2008	64	\$127,821
2009	41	\$125,608

Source: Wisconsin Department of Revenue, 2009

Table 8.8 Town of Platteville Home Sales Data

Year	# of Sales	Average Sales Price
2005	29	\$137,848
2006	31	\$156,618
2007	26	\$196,087
2008	25	\$175,712
2009	12	\$134,857

Source: Wisconsin Department of Revenue, 2009

Land Values

According to the Town of Platteville Assessor, in the 2002, agricultural land in the Platteville area sold for approximately \$2,000 per acre, while forest land sold for \$1,000 to \$1,500 per acre. Vacant land bordering the City of Platteville sold for approximately \$30,000 per acre.

REDEVELOPMENT OPPORTUNITIES

Potential redevelopment opportunities in the Platteville area include some of the older neighborhoods near the UW-Platteville campus and the downtown area. The building stock in these areas is old and in some cases, the structures are in fair to poor condition. New development or redevelopment in these areas should respect the historic architectural character and integrity of existing buildings and neighborhoods. Revised zoning standards and architectural guidelines should be established to foster high quality redevelopment and infill development in these areas.

Other redevelopment opportunities include existing strip commercial developments along STH 81 and USH 151. There are several large vacant commercial structures in the City along USH 151 and STH 81 that are prime candidates for redevelopment. The City should explore the possibility of using tax increment financing, private public partnerships, Community Development Block Grants and other mechanisms to foster redevelopment in these areas as the need occurs. The City should

upgrade its zoning ordinance to include standards that foster higher quality architecture, site design, landscaping, lighting and signage in existing highway commercial areas and in newly developing areas. A redevelopment authority should also be considered as an option for encouraging redevelopment in the City.

LAND USE CONFLICTS

Existing land use conflicts in the City include areas where multiple family dwelling units abut single-family dwellings, especially near the UW-Platteville campus and around the edges of the downtown area. The general locations of these land use conflict areas include the lands east of Hickory Street, south of Market Street and north of Southwest Road, the area bounded by Hickory Street on the east, Madison Street on the north, Stoneridge Road on the west and West Main Street on the south, the lands from the UW-Platteville campus east to the downtown area, Chestnut Street from USH 151 to the downtown area, and the lands along West Mineral Street and South Water Street in the downtown area. Problems in these areas include complaints about noise, parking and property maintenance. The City has worked to address these issues through zoning standards that require appropriate levels of screening, lighting, parking, signage and site design. In addition, the City's Rental Inspection Ordinance and Building Code address property upkeep issues. The City seeks to address these conflicts by revising the zoning ordinance to establish higher standards for landscaping, lighting, parking, signage, building design and placement, stormwater management, etc. Improved zoning standards combined with the gradual redevelopment of these areas over time will offer the opportunity to resolve many of these issues. Further, diligent property maintenance will resolve some of these issues in the short-term.

Other land use conflict areas in the City include transition areas between commercial/industrial uses and residential especially on the east and southeast sides of the City. Conflict issues in these areas include lighting, noise, traffic congestion, and lack of adequate screening materials in parking lots and loading areas. Revisions of the zoning ordinance that establish standards for higher quality development and site design will help address these issues over time as new development and redevelopment occurs.

LAND USE PROJECTIONS

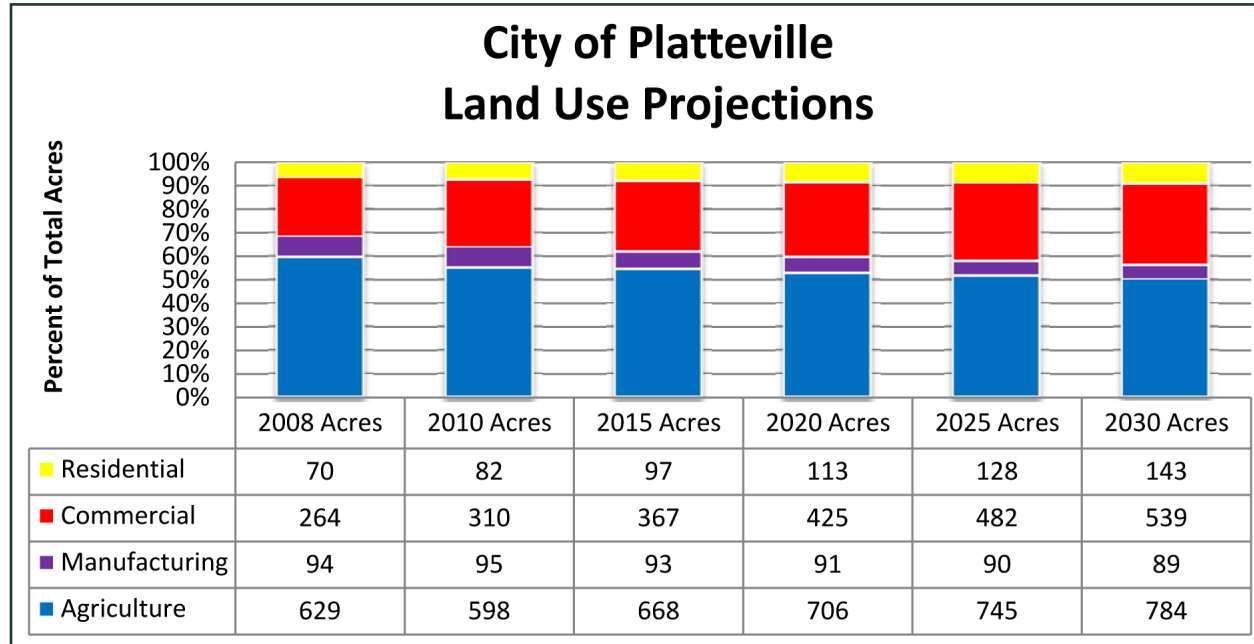
Residential Land Demand

Net residential density is derived by dividing the total number of dwelling units in the community by the number of acres in residential use excluding the area devoted to roads, utilities, and green space. A general rule of thumb is that approximately 20% of the developed acreage of a community is devoted to streets, utilities, and required green space. If this assumption is applied to the City of Platteville's residential area, the resulting net residential density is 4.26 dwelling units per acre. This figure is derived by dividing the total number of dwelling units in the City (3,482) by the net residential acreage (817 acres). The net residential density of the Town of Platteville is 0.77 dwelling units per acre, which is derived by dividing the total number of dwelling units in the Town (483) by the net residential acreage (624). (Numbers in blue need verification)

Tables 8.9 and 8.10 illustrate the land use projections for both the City and Town of Platteville in regards to residential, commercial, manufacturing, and agriculture. Tables 8.11 and 8.12 show the residential land demand for the City and Town of Platteville based on net residential densities.

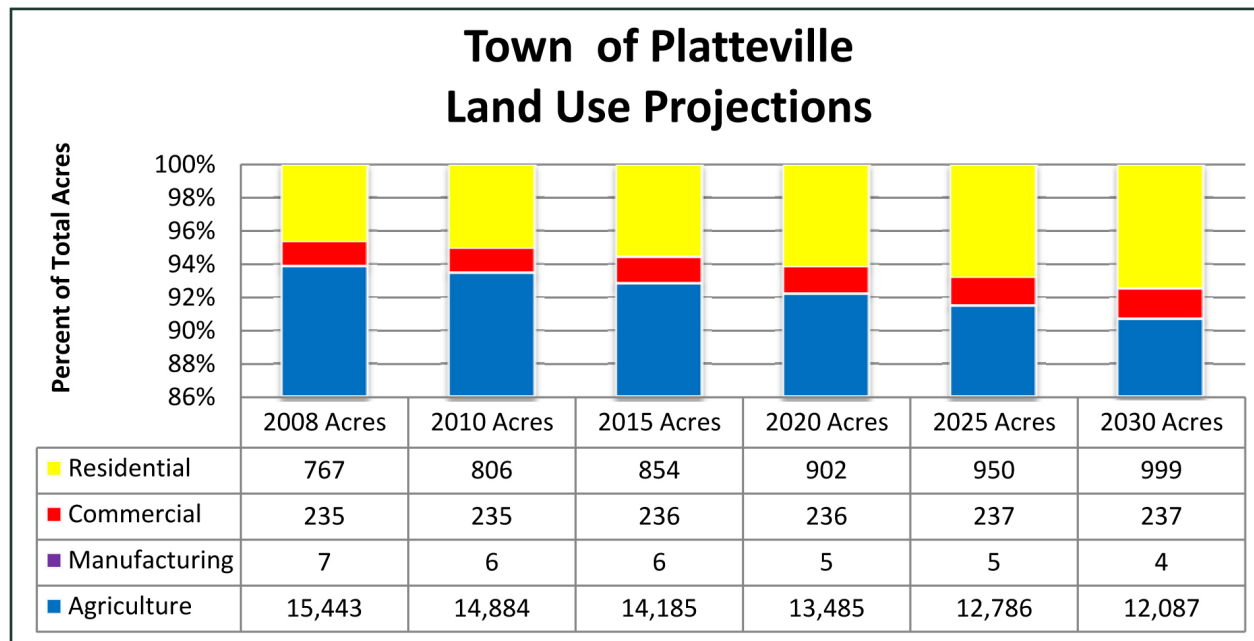
The City will need 78.5 acres of land to accommodate projected residential growth between the years 2000 and 2020. The Town will need 57.86 acres of residential land between the years 2000 and 2020.

Table 8.9 Land Use Projections – City of Platteville



Source: Wisconsin Department of Revenue and the Southwestern Wisconsin Regional Planning Commission, 2009

Table 8.10 Land Use Projections – Town of Platteville



Source: Wisconsin Department of Revenue and the Southwestern Wisconsin Regional Planning Commission, 2009

Table 8.11 Projected Residential Land Demand – City of Platteville

Year	Population Per HH	New Population	Future Housing Units	Average DU/Acre	Additional Acres
2000	2.3				
2005	2	167	83.5	4.26	19.6
2010	2	167	83.5	4.26	19.6
2015	2	167	83.5	4.26	19.6
2020	2	168	84	4.26	19.6
Total		669	334.5	4.26	78.5

Source: Wisconsin Department of Administration and Schreiber-Anderson Associates, 2003

Table 8.12 Projected Residential Land Demand – Town of Platteville

Year	Population Per HH	New Population	Future Housing Units	Average DU/Acre	Additional Acres
2000	3				
2005	3	56	18.67	0.77	14.3
2010	3	56	18.67	0.77	14.3
2015	3	57	19	0.77	14.63
2020	3	57	19	0.77	14.63
Total		226	75.33	0.77	57.86

Source: Wisconsin Department of Administration and Schreiber-Anderson Associates, 2003

Commercial Land Demand

City of Platteville

There are approximately 222 gross acres of developed commercial land in the City of Platteville. If the assumption that 20% of the 222 acres are devoted to streets, utilities and required green space, there are approximately 178 net acres of commercially developed lands in the City. The City's year 2000 population was 9,989. This results in a ratio of 0.018 acres of commercial land per person. Assuming this ratio remains the same during the 20 year planning horizon, and if the population projections listed in Table 8.11 are used, the City will need 12 acres of land for commercial development to accommodate projected population growth. It should be noted that a number of factors can significantly alter the future acreage needed to accommodate commercial development. These factors include the impact of the new USH 151 bypass on the demand for regional commercial sites in the City and significantly different population growth rates in the community than are assumed in the plan. The proposed Land Use Plan includes enough land to easily accommodate the City's demand for commercial development between the years 2000 and 2020. There are currently approximately 29 acres of vacant, commercially zoned lands in the City of Platteville.

Town of Platteville

There were 245 net acres of commercial land in the Town of Platteville in the year 2000. The ratio of commercial acres to population in the Town of Platteville was 0.1824 acres of commercial land per person in the year 2000. If the population projections in Table 8.12 are used, then 41.2 acres will be needed for commercial land between 2000 and 2020.

Table 8.13 Projected Commercial Land Demand – City of Platteville

Year	New Population	Commercial Land/ Person	Additional Acres
2000		0.018	
2005	167	0.018	3
2010	167	0.018	3
2015	167	0.018	3
2020	167	0.018	3
Total	669	0.018	12

Source: Wisconsin Department of Administration and Schreiber/Anderson Associates, 2003

Table 8.14 Projected Commercial Land and Demand – Town of Platteville

Year	New Population	Commercial Land/ Person	Additional Acres
2000		0.1824	
2005	56	0.1824	10.2
2010	56	0.1824	10.2
2015	57	0.1824	10.4
2020	57	0.1824	10.4
Total	226	0.1824	41.2

Source: Wisconsin Department of Administration and Schreiber/Anderson Associates, 2003

Industrial Land Demand

City of Platteville

There are approximately 264 gross acres of developed industrial land in the City of Platteville. If the assumption that 20% of the 264 acres are devoted to streets, utilities and required green space, there are approximately 211 net acres of land devoted to industrial use in the City. The City's year 2000 population was 9,989. This results in a ratio of 0.021 acres of industrial land per person. Assuming this ratio remains the same during the 20 year planning horizon, and if the population projections listed in Table 8.13 are used, the City will need 14 acres of industrial land to accommodate projected population growth between the years 2000 and 2020. There are currently over 200 acres of vacant, industrially zoned land in the City of Platteville. (Numbers in blue need verification)

Town of Platteville

The ratio of industrial acres to population was 0.0015 acres per person in the year 2000. Table 8.14 below presents in five-year increments the demand for industrial land in the Town of Platteville through the year 2020. Less than one acre of additional industrial land is projected in the Town over the 20-year planning period.

Agricultural Land Consumption

The data in Table 8.17 indicate that approximately 62.7 acres of farmland were converted to non-agricultural uses each year (439 total acres converted) between the years 1990 and 1997. If this trend continues through the 20-year planning period, 1,254 acres of farmland will be converted to

nonagricultural uses between the years 2000 and 2020 (Table 8.16).

Table 8.15 Projected Industrial Land Demand – Town of Platteville

Year	New Population	Industrial Land/Person	Additional Acres
2005	56	0.0015	0.084
2010	56	0.0015	0.084
2015	57	0.0015	0.084
2020	57	0.0015	0.084
Total	226	0.0015	0.34

Source: Wisconsin Department of Administration and Schreiber/Anderson Associates, 2003

Table 8.16: Farmland Sales, 1990-2008 – Town of Platteville

Year	1990-1997	1998-2008
Number of Parcels Sold	40	38
Acres Sold:		
Total	3,812	5,427
Continuing in Agriculture	3,373	-
Converted out of Agriculture	439	-
% Sold and Converted	2.50%	-
Average Value of Sales (\$/Acre):		
Total	\$846	\$3,177
Continuing in Agriculture	\$846	\$3,177
Converted out of Agriculture	N/A	N/A
Total Farmland Acres	17,253 (in1990)	15,443 (in 2008)

Source: PATS & Department of Revenue, 2009

Table 8.17 Projected Acres of Farmland Converted to Non-Agricultural Uses Town of Platteville

Years	Farmland Ages Consumed
2000 - 2005	313.5
2006 - 2010	313.5
2011 - 2015	313.5
2016 - 2020	313.5
2000 - 2020	1,254 Total

Source: Program on Agricultural Technology studies, University of Wisconsin – Madison and Schreiber Anderson Associates, 2003

LAND USE POLICIES

The following policies should guide the decisions of the City Council, Town Board, the respective Plan Commissions, the extraterritorial zoning committee, property owners, developers, and governmental agencies as those bodies and individuals consider land use proposals such as applications to rezone property, divide land, annex land, issue conditional use permits, approve site plans, and construct or install utilities. Many of these policies can be implemented through the administration of City, town and county ordinances and capital improvement plans. Other policies can be implemented through the actions of other units of government, property owners and develop-

ers. In some case, current ordinances will need to be amended or new ordinances adopted to fully implement the policies. The Implementation Element identifies those situations.

General Urban Development Land Use Policies

- The lands between Business 151 corridor and USH 151 bypass should be reserved for future City development. Land in this area may be annexed to the City. As land in this area is proposed for development, it should be annexed to the City in an orderly and efficient manner.
- Promote lands around USH 151 interchange of the Business 151 corridor as an important economic development zone for the Platteville community.
- New urban development will be guided to the City of Platteville Sewer Service Area.
- The City of Platteville Sewer Service Area could be expanded to include the lands around the new Interchanges, which will be addressed in an intergovernmental agreement.
- New unsewered development within the Platteville Sewer Service Area will be addressed as part of an intergovernmental agreement.
- Prior to rezoning large tracts of land for development (tracts that are five (5) acres or more in size) the City strongly encourages the preparation of detailed area development plans for those locations. Detailed area development plans should include detailed recommendations for future land use, transportation facilities, utility facilities, parks and open space and urban design.
- The City intends to work closely with the Wisconsin Department of Natural Resources to monitor the City's Sewer Service Area to ensure that adequate acreage is available to meet the demand for new urban development.
- The City encourages the development of Traditional Neighborhood Developments (TNDs) and Mixed Use Developments and intends to create Traditional Neighborhood Development and Mixed Use zoning districts to foster such development.
- The City and Town strongly encourage infill development and redevelopment on lands that are vacant, blighted or underutilized, using TIF, a redevelopment authority, etc.
- The City and Town strongly encourage the preservation of architectural, historic, cultural and natural resources.
- The City and Town strongly encourage the use of conservation development principles and practices as community growth areas are developed.
- The City and Town of Platteville anticipate that all development in the City of Platteville Sewer Service Area will be annexed to the City, in accordance with the procedures set forth in an intergovernmental agreement.
- The City and Town intend to prevent the development of commercial uses in areas where such development would have a negative impact on surrounding land uses.
- Environmental resources as detailed in the Natural Resources Element of this plan shall be preserved and protected. Existing natural features should be identified and considered during site design.
- Stormwater detention areas should be designed to create quality focal points or entry features.
- The design of fast food restaurants, convenience stores or other auto-oriented uses should include safe and equal access for pedestrians and other modes of traffic.
- Shared parking between lots is encouraged. Access between shared parking on separate lots can be accomplished through shared-access agreements. Individual curb cuts for each parking area are discouraged.
- The City should encourage preservation of green space and environmentally sensitive areas.

- Encourage new developments to include facilities that enhance pedestrian and bicycle circulation.
- Platteville's central business district should remain the primary civic, office, cultural and entertainment center within the area.
- The City should continue to maintain and enhance its downtown through cooperation with the Main Street program, RDA, and the Platteville Area Chamber of Commerce on necessary planning efforts.
- New development in the central business district should be compatible with the historic architectural character of the area.
- New development near the USH 151 interchanges and along community entry corridors such as STH 80/81 should be clustered in highly planned, mixed-use activity centers.
- Speculative commercial rezonings on the edges of the City, especially near the USH 151 interchanges and along community entryway corridors, are discouraged in order to prevent the establishment of unplanned, uneconomical and fiscally undesirable development.
- Access controls should be strictly enforced along arterial streets such as STH 80/81 and new streets serving future development near the USH 151 interchanges. Shared parking and joint access agreements between adjacent uses are strongly encouraged.
- The City and Town intend to protect environmentally sensitive lands through the use of their zoning, land division control and official mapping powers.
- Existing institutional uses are strongly encouraged to continue to work with the City and Town prior to expansions of existing facilities so that potential negative impacts of such expansions on adjacent neighborhoods and the community as a whole, can be avoided.
- The City and Town intend to control the development of land along the Highway 151 bypass and interchanges, and the highways leading into the City, through the adoption of design standards and guidelines for commercial and industrial developments. The standards will be designed to ensure high-quality architecture, site design, signage and landscaping, such as the following:
 - Parking lots should be landscaped and properly designed.
 - Non-agricultural fences, if provided and visible from the road, should be decorative or include landscaping facing the roadway.
 - Signage and billboards should be controlled through a shared City/Town permitting process.
 - Exterior storage of materials and equipment should be screened from view from roads and adjoining properties.

Agricultural and Rural Development Policies

- Businesses, other than agricultural-related businesses, are generally discouraged from the Town of Platteville.
- Prior to rezoning lands for agricultural-related commercial or industrial uses, the Town shall first formally amend the Land Use Plan map so that land use district designation for the subject lands is changed from the Agricultural District to the Agricultural Commercial District.
- All development applications for agricultural related commercial development outside the ET area shall be accompanied by a detailed site plan, complete with location, size, and proposed use of buildings.
- Proposed commercial or industrial use in the Town must be compatible with agricultural and rural residential dwellings.
- All equipment, inoperable vehicles, materials, or other supplies stored outside must be effectively screened from view from public roads or adjoining properties.

- Home-based businesses that are compatible with either adjoining agricultural or rural residential uses are acceptable in the Town. When considering permits for such uses, the Town Plan Commission and Town Board shall take into consideration the following factors:
 - Road access and traffic
 - Parking
 - Signage
 - Aesthetic impact
 - Screening of equipment and materials
 - Restrictions on expansion or re-use

LAND USE PLAN

This section of the Land Use Element includes descriptions of each of the recommended Land Use Plan districts. All zoning decisions, land divisions, utility extensions, capital improvement projects, annexations and other land development related decisions should be consistent with the recommended Land Use Plan.

Figures 8.3 and 8.3(A) illustrate proposed land use recommendations for the City and Town of Platteville. Figure 8.4 indicates the productive agricultural soils of the region. Prime farmland can be found to the south and east of the planning area. Figure 8.5 shows environmentally significant areas. Most areas with slopes greater than 12% are found in the western and southeastern portions of the planning area. Figure 8.6 illustrates developable areas in the Platteville sanitary sewer service area.

Low Density Residential District

The Low Density Residential District is intended to accommodate primarily single-family residential development. Institutional uses, utilities, public playgrounds, foster homes and home occupations are also appropriate in this district with proper zoning controls. The net density in this district should not exceed five (5) dwelling units per acre. Recommended zoning districts in the Low Density Residential District include the R-1 One-Family Residential Zoning District and the Planned Unit Development District. The Traditional Neighborhood Development Zoning District is also appropriate in this land use district.

Medium Density Residential District

The Medium Density Residential District is intended to accommodate primarily single family and duplex/two-flat residential development. Institutional uses, clinics, senior housing and services, clinics, children's nurseries, group homes, bed and breakfast establishments and home-based offices are also appropriate in this district with proper zoning controls. The net density in this district should not exceed eight (8) dwelling units per acre. Recommended zoning districts include the R-1 One-Family Residential, R-2 One and Two Family Residential and Planned Unit Development Districts. The Traditional Neighborhood Development Zoning District is also appropriate in this land use district.

High Density Residential District

The High Density Residential District is intended to accommodate a mix of single family, duplex/two-flat and multifamily dwelling units. Other uses that may be appropriate in this district include

fraternities, sororities, rooming houses, and institutional uses, utilities and limited commercial uses provided all zoning requirements are met. The net density in this district should not exceed twenty-two (22) dwelling units per acre. Recommended zoning districts include the R-3 Multi-Family Residential and Planned Unit Development Districts. The Traditional Neighborhood Development Zoning District is also appropriate in this land use district.

Traditional Neighborhood Development District

The Traditional Neighborhood District is intended to be an alternative land use option in all undeveloped areas designated for Low Density Residential, Medium Density Residential, High Density Residential or Commercial development. The purpose of the Traditional Neighborhood Development (TND) District is to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. A Traditional Neighborhood Development District diversifies and integrates land uses within close proximity to each other, and it provides for daily recreational and shopping needs of residents. A Traditional Neighborhood Development is a sustainable, long-term community that provides economic opportunity and environmental and social equity for its residents.

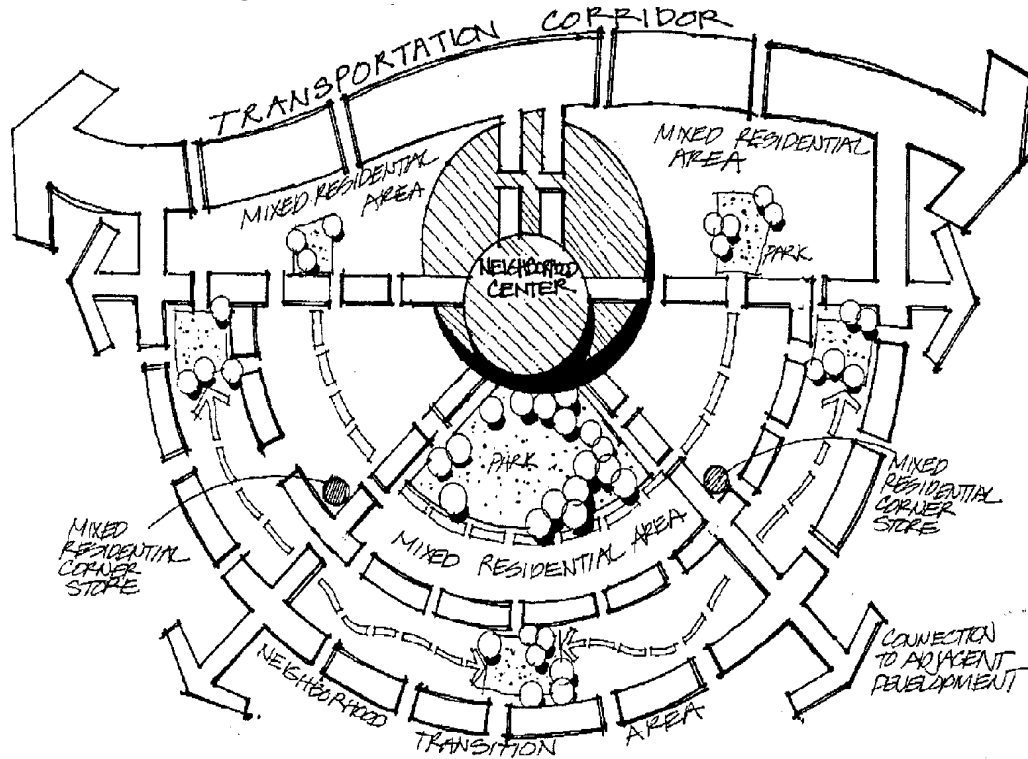
The TND district is designed to ensure the development of land as a traditional neighborhood. Its design adopts the city planning principles that were the norm in the United States from colonial times until the 1940's. The TND district is characterized by the following design elements:

1. Neighborhoods that are limited in size and oriented toward pedestrian activity
2. A variety of housing types, jobs, shopping, services, and public facilities
3. Residences, shops, workplaces, and civic buildings interwoven within the neighborhood, all within close proximity
4. A network of interconnecting streets and blocks that maintains respect for the natural landscape
5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood
6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and autos.
7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation, and visual enjoyment of the populace
8. Civic buildings, open spaces, and other visual features that act as landmarks, symbols, and focal points for the community
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment
10. Private buildings that form a consistent, distinct edge and define the border between the public street space and the private block interior
11. Architecture and landscape that respond to the unique character of the region

Traditional Neighborhood District Size & Density

The recommended minimum size of a Traditional Neighborhood Development District is 40 acres. Sites larger than 120 acres should be developed as multiple neighborhoods, with each neighborhood designed to be integrated into an overall plan. At least 20% of the land area in a Traditional Neighborhood District should be open space (i.e. parks, greens, squares, greenbelts, etc.). The recommended maximum gross density (the total number of dwelling units divided by the total site area) of a Traditional Neighborhood District is five dwelling units per acre.

Figure 8.7 Traditional Neighborhood District Structure



Source: Traditional Neighborhood Design Manual, City of Olathe, Kansas 1998

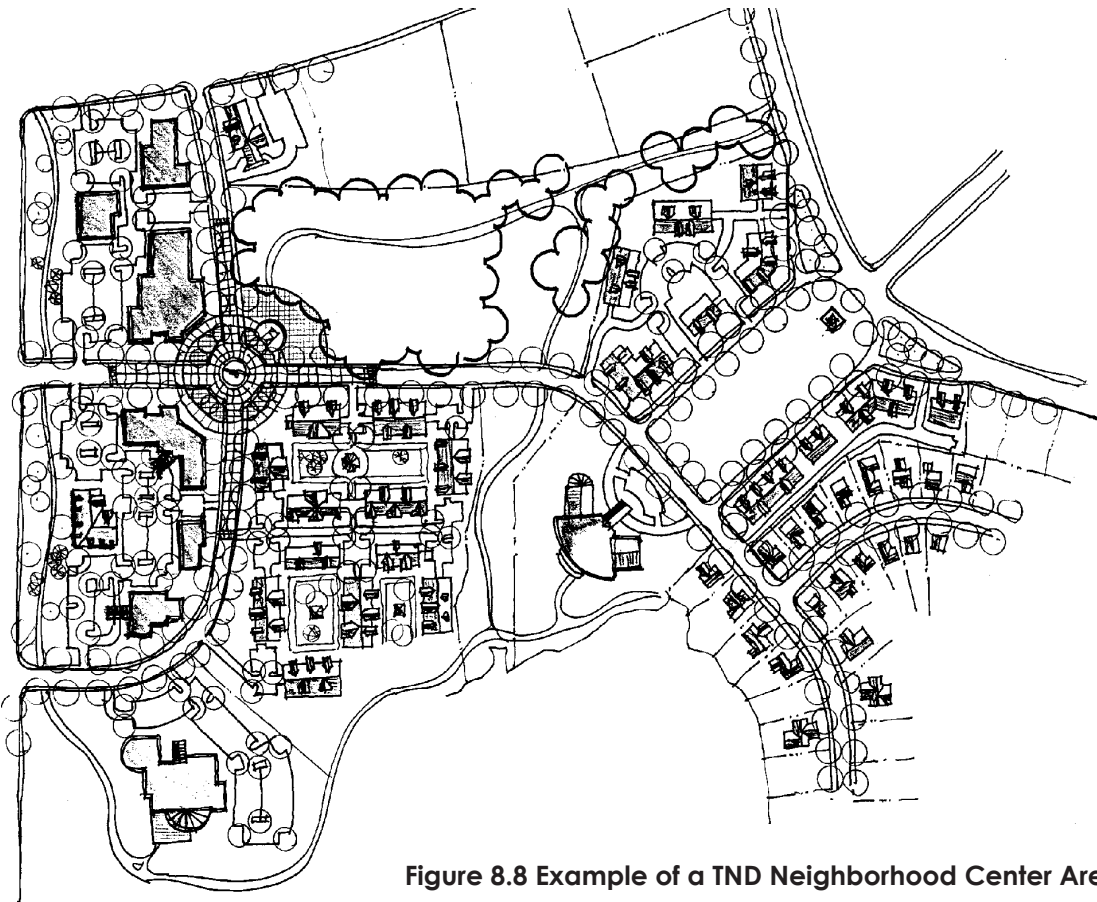


Figure 8.8 Example of a TND Neighborhood Center Area

Traditional Neighborhood District Sub-Areas

1. **Mixed Residential Area (MRA):** The Mixed Residential Area (MRA) is primarily a residential development area mixed with open space, commercial, civic and institutional uses, and buildings.
 - A. **Recommended Land Use Allocations**
 - Single-family residential lots should comprise between 50% and 80% of the land area of the Mixed Residential Area (MRA).
 - Not less than 10% and not more than 20% of the residential units in the MRA should be townhouse/row house and/or apartment units.
 - Not more than 10% of the residential units in the MRA should be duplex or two-flat units.
 - Commercial uses should be allocated to not more than 2% of the land area of the MRA.
 - Commercial buildings should be limited to a maximum of 15,000 square feet in the MRA.
 - Multiple family buildings should not include more than eight units per building in the MRA.

2. **Neighborhood Center Area (NCA):** The Neighborhood Center Area (NCA) serves as the focal point of a Traditional Neighborhood Development district. Neighborhood Center Areas may include mixed-use buildings, retail shops, restaurants, offices, banks, hotels, governmental offices, churches, community centers and attached residential dwelling units (i.e. duplexes, two-flats, row houses/townhouses and apartments).
 - A. **Recommended Land Use Allocations**
 - Multiple family residential uses (owner-occupied or rental townhouse/row house, and apartment units) should be allocated to at least 20% of the land area of the NCA.
 - Commercial uses should be allocated to not less than 20% of the land area of the NCA.
 - Civic uses (churches, schools, municipal buildings, etc.) should be allocated to not less than 1% and not more than 2% of the land area of the MRA.

3. **Neighborhood Transition Area (NTA):** Neighborhood Transition Areas are typically located along the perimeter of a Traditional Neighborhood Development District. Only single-family dwelling units are permitted in the Neighborhood Transition Area. A portion of a Traditional Neighborhood Development district that adjoins existing or platted conventional low-density housing must be designated as a Neighborhood Transition Area. Recommended zoning districts include the Planned Unit Development District and a newly created Traditional Neighborhood Development District.

Mixed Use District

The purpose of the Mixed Use District is to allow a mixture of complementary land uses including housing, retail, offices, commercial services, and civic uses in an efficient, compact, and relatively dense development pattern. Mixed use means both “vertical mixed use” (i.e. buildings with multiple uses), or “horizontal mixed use” (compatible uses adjacent to one another). This district is intended to provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace. This district is intended to foster mixed-use development areas that are characterized by very high quality architecture, signage, landscaping, and site design. Further, these areas should be safe and comfortable for pedestrians. Streets in Mixed Use Districts should be carefully designed as public places that encourage pedestrian and bicycle travel through high quality streetscape improvements and multi-modal transportation facilities (i.e. streets, sidewalks, bicycle lanes, multi-use paths, etc.). The district is further intended to provide transitions between high traffic streets and residential neighborhoods. Finally, this district is intended to provide appropriate locations for automobile and truck dependent uses and maintain mobility along major traffic corridors. Big box retail uses are discouraged in these areas unless they are a part of a highly integrated, well planned mixed-use development. Strip commercial develop-

ment and typical big box developments are inappropriate in this district.

Appropriate zoning districts for areas designated Mixed Use District on the Land Use Plan map are the Planned Unit Development District or a new Mixed Use Zoning District. Prior to allowing new development or redevelopment in these areas, the City will create a new Mixed Use Zoning District that establishes specific zoning standards and regulations for mixed use developments. Prior to developing these areas, detailed traffic circulation and land use plans shall be prepared for these areas in order to protect the transportation function and safety of major street corridors and to ensure appropriate secondary access points and connections to adjacent neighborhoods. In general, Mixed Use areas should be developed as highly planned, compact activity centers or nodes rather than uncoordinated, poorly planned strip development.

The Oregon Transportation and Growth Management Program has prepared an excellent guidebook for local communities titled "Commercial and Mixed Use Development Code Handbook". This handbook is an excellent resource for local governments and illustrates the basic principles of the Mixed Use District. A copy of this document is available at the City of Platteville's Department of Community Planning and Development.

Commercial/Industrial District

The Commercial District is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service lodging and office uses are appropriate in this district. Recommended zoning districts include the B-1 Neighborhood Business District and the B-3 Highway Business district. In general, the B-3 Highway Business Zoning District is recommended only along the developed portions of the existing USH 151 corridor. Undeveloped lands along the existing USH 151 corridor, STH 80/81 south of the existing Highway 151 corridor and lands around the new USH 151 interchanges that are designated as Commercial Districts on the Land Use Plan map should be zoned either Planned Unit Development District or a newly created Mixed Use zoning district in order to ensure high quality development along community gateways. The Traditional Neighborhood Development Zoning District is also appropriate in this land use district. This industrial portion of this district is intended to accommodate a variety of industrial, warehousing and related uses. Recommended zoning districts include the M-1 Heavy Commercial/Light Manufacturing District, the M-2 Heavy Manufacturing District, the M-3 Mixed Use Commercial/Manufacturing District and the M-4 Applied Technology District.

Central Area Mixed Use District

The Central Area Mixed Use District is intended to include the City's mixed-use central business district. This area includes lands currently zoned B-2 Central Business and CBT-Central Business Transition. This district is intended to remain a compact, densely developed pedestrian-oriented area with a mix of commercial, office, institutional, residential, civic and park and open space uses. Vacant lots, large gaps in street walls (the line of attached building facades along the street frontage) and large surface parking lots fronting on East and West Main Street should be avoided. Multiple story, mixed use buildings that include high quality architecture, signage, lighting and streetscape amenities that are sensitive to and enhance the historic character of Platteville's central business district are strongly encouraged.

Institutional District

This district is intended to accommodate civic, institutional and related uses including schools, churches, libraries, governmental buildings and utilities. The University will continue to establish and maintain its campus identity through its physical development and implementation of its Campus Plan.

Parks and Open Space District

This district is intended to include environmentally sensitive areas such as wetlands, steep slopes and floodplains, publicly owned recreation facilities and other permanently protected open spaces.

Agricultural District

This district is intended to accommodate long-term agricultural land uses. Non-agricultural related uses are strongly discouraged in this district. The majority of the Town is included in this district.

Criteria for Proposed Rezoning from Exclusive Agricultural to Business, Commercial or Industrial Uses

1. The proposed business or commercial use shall be compatible with the rural character of the Town of Platteville.
2. Applicants for any rezoning or conditional use permit shall demonstrate that all equipment, materials, machinery, or supplies or vehicles, including inoperable or unlicensed vehicles, will be screened from view from all public rights of way and from adjoining properties.

Agricultural District and Rural Development District Land Use Guidelines

The Town shall require all new development in the Agricultural District and the Rural Development District to meet the following land use guidelines:

1. All applications for rezoning, conditional use permits or land divisions in the Town of Platteville shall be accompanied by a specific use proposal and a site plan prepared to a measurable scale showing the following information:
 - Narrative description of the proposed use including number of dwelling units, type of business, number of employees, and size of structures.
 - Site plan showing the existing and proposed principal and accessory structures.
 - Location of existing and proposed driveways.
 - Location of existing and proposed private septic systems or nearest sanitary sewer lines and connections.
 - Direction of drainage and location of any on-site stormwater management facilities, if any are provided.
 - Locations, dimensions, and design of commercial signage, if applicable.
 - Location and proposed screening for any outside storage areas for commercial vehicles, equipment, materials, or supplies, if applicable.

Zoning Review Criteria

When requests for rezoning or conditional uses come before the Town of Platteville, the Plan Commission and Town Board will use the following review criteria in rendering their recommendation and or approval:

1. The proposed rezoning or conditional use permit must be consistent with the goals and policies of the Town of Platteville Comprehensive Plan.
2. The proposed rezoning or conditional use must not adversely affect adjoining or nearby properties in terms of loss of economic value or potential loss of enjoyment or use of their property.
3. The proposed rezoning or conditional use shall not remove more land from agricultural produc-

tion for future use than is necessary to accommodate the proposed use, as reviewed by the Plan Commission and Town Board on case-by-case basis.

4. Approval of the proposed rezoning or issuance of a conditional use permit shall not result in extraordinary demand for Town services or adversely impact Town roads or other Town facilities. Where there is a potential impact on Town facilities, the Town Plan Commission or Town Board may require an applicant to prepare an impact analysis, and if needed, provide compensation, assurances or other guarantees to the Town protecting the Town from higher serving costs.
5. Sites proposed for rezoning or conditional use permits that will be served by private septic systems should have soil tests or other data or permits demonstrating suitability for private septic systems.

Land Division Review Criteria

When requests for land divisions come before the Town of Platteville, they will be reviewed on the basis of the following criteria:

1. All land divisions creating parcels less than 35 acres in size shall be created by Certified Survey Map (CSM).
2. Proposals for land divisions shall be reviewed concurrent with rezoning and/or conditional use permits that will be needed for the proposed future use of the land.
3. Land divisions that will create new lots served by private septic systems should have soils tests or other data or permits demonstrating suitability for private septic systems.
4. In the event that the Town Board determines that it is necessary to consult with a third party in considering factors in the petitioner's application for a zoning change, CUP, or land division, all reasonable costs and expenses associated with such shall be borne by the applicant. Failure to pay such costs and expenses or provide information requested by the Town Board shall be grounds for denial or revocation of a CUP or zoning request. The applicant may provide to the commission the names of such consultants, which the applicant believes to be qualified to assist in resolving the issues before the commission, but the commission is not bound to use these consultants.

Rural Development Policies for Outside of the ET Zone

These guidelines shall apply only on those lands outside the Extra Territorial zone of approximately 3/4 miles from the city limits of Platteville, as shown on the official Zoning Map of the City of Platteville. Those properties already within the ET Zone are subject to the ET Zoning Regulations, whose actions are to be determined at meetings of the ET Zone Committee, composed of three representatives each from the City and the Town.

An application for a rezoning and/or division of property within the boundaries of the Town of Platteville, and outside the ET Zone, may be considered by this Board according to the following guidelines:

1. One lot per 25 acres of land, with a minimum lot size of 1 acre. Lots may be combined. In calculating lots, if the division remainder is more than 0.5, the next highest number shall be allowed, if 0.49 or less, the next lowest number shall be allowed.
2. Proposed lots should be located in a suitable area of non-prime farmland if at all possible. The Commission would consider prime agricultural land, as defined by the Natural Resource Conservation Service (NRCS), and land of statewide significance if they determine that no

available non-prime land exists or that a prime agriculture location provides better protection of other natural resources. Lots should be clustered, if at all possible, so that at least one boundary is adjoining another lot. Building sites should be so planned as to preserve natural features of the landscape wherever possible.

3. For purposes of determining the number of allowable lots, all land must be contiguous, and owned by the same party or entity. However, split parcels will be considered individually.
4. After initial land division has been approved, all lots so designated must be sold and have occupied homes before any other additional lots will be considered for the same property that was used to determine the original lot division. Any variances from this shall be considered on an individual basis.

All lots of record on lands within the boundaries of this agreement shall be bound by this agreement as of its effective date.

General Site Plan Review Criteria

The Town Board and Plan Commission shall use the following guidelines in reviewing and evaluating site plans.

1. Structures, driveways, and septic system drainage fields shall be located in such a manner so as to minimize the loss of productive agricultural land.
2. New roads or private driveways should be designed and located so that they will have a minimum impact on existing or potential future farming practices. In implementing this policy, the Town Plan Commission and Town Board shall consider the following criteria:
 - Roads and private driveways should be located along existing fence lines or along the edges of tillable fields as much as feasible.
 - Roads and private driveways should not divide farm fields in such a manner that it would be difficult or costly to till adjacent farmland using modern farming equipment.
 - Roads and private driveways shall meet all other Town of Platteville and Grant County standards and requirements.
3. Runoff and modifications of the drainage patterns resulting from any development should not increase the amount of flow or pattern of drainage on adjoining agricultural land. Issues related to the interpretation of this policy shall be referred to the Grant County Land Conservation Department.

Agricultural Commercial District

This district is intended to provide for the proper location of manufacturing, storage, warehousing and related marketing or industrial activities that are related to the agriculture industry. Examples of agricultural commercial uses include, but are not limited to, sorting and packing service for fruits and vegetables, canning operations, production of cheese and other milk products, feed mills, livestock sales, grain elevators and bulk storage of feed grains, sale of farm implements and related equipment, horticultural services, and poultry hatching services. Development in this district shall meet the Agricultural District and Rural Development District Land Use Guidelines listed above.

Rural Development District

This area is intended to accommodate existing and a limited amount of future non-agricultural residential development that is served by private septic systems. The use of conservation development design principles and practices is encouraged in this district. The Town intends to follow the guidelines listed below as it considers proposals for new rural development.

Residential Siting Standards and Criteria within Agricultural Areas

Any proposed residential development in Agricultural Areas shall comply with the following siting and design requirements.

1. Non-farm residential development is considered generally incompatible with the goal of agricultural preservation and shall be discouraged in the Town of Platteville but allowed only if meeting all Town criteria for development.
2. When lands are zoned for rural development, the Land Use Plan map shall be formally amended so that the land use designation for the subject lands is changed from the Agricultural District to the Rural Development District.
3. Rural residences should be clustered on less productive soils.
4. The minimum parcel size is one acre.
5. New public roads and private drives shall be located in such a manner so as not to divide farm fields. Roads or driveways should avoid crossing agricultural land to reach non-farm development. Generally, "flag lots" or layouts requiring long access roads are discouraged.
6. Development shall be avoided if possible on soils classified as "prime farmland", "farmland of statewide significance", those areas shown as having severe or very severe limitations for septic tanks (as shown on soils maps), and hydric ("wet") soils. Discretion may be used for sites that consist entirely of soils classified as "prime farmland", or "farmland of statewide significance" as defined by NRCS.
7. No development shall be permitted within the 100-year floodplain of any navigable waterway in the Town.
8. Development within environmental corridors, sensitive environmental areas (e.g., wetlands, woodlands), and on slopes in excess of 12% shall be discouraged.

Special Use District

The Special Use District is intended to accommodate the Platteville Airport. A Special Use District is a one designed to accommodate highly specialized uses on large tracts of land in appropriate locations.