

CHAPTER 8 Land Use Element

66.1001 (2)(h) Wis. Stat:

Land Use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that show current land uses and future land uses that indicate natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which service of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

The purpose of this plan's land use chapter is to compile an inventory of existing land use patterns, and establish the goals, objectives and policies which will be used to guide public and private actions concerning future land use and development. These goals, objectives and policies express ideas that are consistent with the desired character of the community and the other chapters of this Comprehensive Plan.

Section 8.1 Existing Land Use

As of January 1, 2005, Stevens Point included approximately 10,550 acres of land. Table 8.1 and Map 8.1 illustrate the distribution of different land uses across the City.

Table 8.1: City of Stevens Point Existing Land Use Acreage, 2005

Existing Land Use Category	Acres	Percentage
Single Family Residential	1,713	16.2%
Duplex Residential	154	1.5%
Multi-family Residential (3+ units)	216	2.0%
Mobile Home Park	61	0.6%
Commercial	413	3.9%
Professional Office	207	2.0%
Industry	768	7.3%
Institutional/Government	1,684	16.0%
Park	565	5.4%
Restrictive Ownership	826	7.8%
Not Developable	1,261	12.0%
Vacant	796	7.5%
Road Right-of-Way	1,340	12.7%
Water Bodies	545	5.2%
Total Acreage	10,550	100%

Source: City of Stevens Point and Portage County Planning and Zoning Department.

Existing land use will, to a great extent, determine the location and character of future development in the City of Stevens Point.

Presently developed areas of the City, as well as within the Town Hull, will provide the framework around which future growth will occur.

A. Residential Land Use

Existing residential development in Stevens Point occupies over 2,100 acres (20%) of the City. This land use is separated into four categories: single family, duplex (2-unit buildings), multi-family (3+ unit buildings), and mobile home park. Single family residential, the largest individual land use category, covers 1,713 acres, or 16.2% of the City. Duplex residential units are widely scattered across the City on a total of 154 acres (1.5%). Multi-family units, which tend to occur more in clusters of buildings and are also distributed throughout the City, account for 216 acres (2.0%). The mobile home park category accounts for 61 acres (0.6%) in four locations. Three existing mobile home parks are located in the southern portion of the City near Riverview Avenue and Water Street, and on Nebel Street east of Division Street; a fourth is located on the far north side, Torun Road at Wojcik Memorial Drive.

B. Commercial and Professional Office Land Uses

These two categories combine to account for 620 acres, or nearly 6% of all City land. The Commercial category (413 acres, 4%) includes retail and service establishments. Professional Office (207 acres, 2%) includes banks, doctor's offices (excluding the hospital building), dentists, veterinary clinics, insurance companies, etc. Commercial and Professional Office development is concentrated along four main corridors: 1) the Downtown Business District, 2) Division Street (between Fourth Avenue and North Point Drive), 3) the Division/Church Street corridor (Dixon Street south to the City limits), and 4) US Hwy 10 E, (Plover River east to the City limits).

C. Industrial Land Use

Industrial land use accounts for 768 acres, or 7.3% of land in the City. It has historically been located within the main railroad corridor running east/west through the City, between Patch Street and Dixon Street, terminating at the paper mill (currently Stora Enso North America) along the Wisconsin River. Expansion of industrial activity was generally concentrated in the Stevens Point Industrial Park and the Portage County Business Park, both located in the eastern portion of the City, on opposite sides of Interstate Highway 39 south of the railroad tracks.

D. Institutional / Government Land Use

Institutional/government development accounts for 1,684, or 16% of City land. Included under *Institutional* are churches, public and private schools (including Mid-State Technical College and University of Wisconsin - Stevens Point), cemeteries, and St. Michaels Hospital. UW-SP alone accounts for nearly 400 acres of this total. *Government* (175 acres) includes all City-owned properties (including the municipal airport) as well as Portage County-owned properties.

E. Park: Park land accounts for 565 acres, or 5.4% of land in the City.

F. Not Developable / Restrictive Ownership

These categories (2,087 acres, 19.8%) includes environmentally sensitive areas (floodplain, wetlands, etc.) as well as large parcels of privately owned land (i.e. Izaak Walton League lands) and large publicly owned parcels (City wellfields, or former "Boy Scout" property north of airport) that have been deemed by the Plan Commission as unlikely to be developed during the current planning period.

Map 8.1: Existing Land Use

G. Vacant

This category includes land with no existing developed use, and is considered available for future development. In early 2005, there were 796 acres (7.5%) within the City considered “vacant”.

H. Road Right-of-Way

This category (1,340 acres, 12.7%) includes all road right-of-way (ROW) within the City of Stevens Point. Railroad ROW is included in the Industry land use total.

I. Water Bodies

The Wisconsin River, Plover River, Lake Joanis, and McDill Pond, account for 545 acres, or 5.2% of Stevens Point land area.

Section 8.2 Trends in Land Use and Value and Projected Land Use

Stevens Point has grown by over 1,600 acres (+18%) over the last 40+ years, through a series of annexations of various sizes. It remains a community that, while able to allow some growth within its current borders through infill and redevelopment, will likely need to expand its borders to accommodate anticipated new development and growth throughout the planning period.

A. Trends in Land Use

Table 8.2 below, compares the general land use calculations from the 1965 Stevens Point Development Guide with 2005 land use. 2005 land use has been condensed for comparison purposes. Please see Table 8.1 above for actual acreages.

Table 8.2: City of Stevens Point Land Use Trends

Land Use Category	1961 Acres	2005 Acres	Change	% Change
Single Family / Mobile Home	1,167	1,773	606	52%
Duplex	65	154	89	137%
Multiple Family (3+ units)	28	216	188	671%
Commercial	117	620	503	430%
Industry	202	768	566	280%
Parks	302	565	263	87%
Institutional / Government	542	1,686	1,144	211%
Road Right-of-Way	951	1,340	389	41%
Total Developed Area	3,374	7,122	3,748	111%
Vacant Area / Restrictive	4,799	2,883	-1,916	-40%
Water Area	756	545	-211	
Total Area	8,929	10,550	1,621	18%

Source: City of Stevens Point 1965 Development Guide, Portage County Planning and Zoning
The 1965 Development Guide utilized 1961 land use data

The size of the “developed” portion of Stevens Point has more than doubled (+111%) over the last 44 years. The Institutional/Government category had the largest increase, adding 1,100 acres. Residential land use recorded the next largest jump, expanding by 800+ acres. Commercial and industrial development also recorded sizeable increases, 430% and 280%, respectively. The discrepancy in the *Water* acreage is unusual, and can best be attributed to differences in base mapping and calculation techniques.

B. Trends in Land Values

Table 8.3 below describes the increase in the equalized values for the different types, as compiled by the State of Wisconsin Department of Revenue. As with other communities across Portage County, values have more than doubled over the twenty-year comparison period.

Table 8.3: Equalized Property Values, City of Stevens Point

Type of Property	1980		1990		2000	
	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$223,351,000	50%	\$271,586,000	46%	\$510,425,000	48%
Commercial	\$158,419,000	36%	\$221,181,000	37%	\$417,601,000	40%
Manufacturing	\$15,680,000	4%	\$36,190,000	6%	\$66,426,000	6%
Agricultural	\$285,000	<1%	\$45,000	<1%	\$0	0%
Swamp and Waste	\$0	0%	\$0	0	\$0	0%
Forest	\$0	0%	\$0	0	\$0	0%
Other	\$0	0%	\$0	0	\$0	0%
Personal Property	\$47,291,000	11%	\$61,388,000	10%	\$61,295,000	6%
Total Value	\$445,026,000	100%	\$590,390,000	100%	\$1,055,747,000	100%

Source: Wisconsin Department of Revenue Statistical Report of Property Valuations, 1980, 1990, 2000
 Certain categories of personal property have been exempted from taxation, resulting in lesser values.

C. Redevelopment Areas

The City of Stevens Point Plan Commission has identified several areas, totaling 692 acres, as having the possibility for redevelopment within or beyond the planning period of this Comprehensive Plan (see Map 8.2). The areas have been selected due to their incompatible land use relationships, building deterioration, economic obsolescence, under-utilization of land, impairment of sites by wastes, or other emerging economic opportunities. The following list is not in any order of priority:

1. Downtown and adjacent areas – Including West Clark Street (112 acres)
2. Business 51 from Dixon Street to South City limits (108 acres)
3. SNE area bounded by Wisconsin Street to the north, Prairie extended to the east, Wisconsin River to the west, and City owned property line to the south. (211 acres)
4. Patch Street from Business 51 to the Plover River (67 acres)
5. Minnesota Avenue between Heffron and Rice Streets (10 acres)
6. Intersection of Second Street and Maria Drive (4 acres)
7. Student Housing Area, bound by Portage, Prentice, Clark and Reserve Streets (81 acres)
8. Business 51 from Fourth Avenue to North Point Drive (92 acres)
9. Intersection of Main and Michigan (7 acres)

Redevelopment and reinvestment in underutilized properties is essential to strengthen older areas and provide opportunities to strengthen the City's tax base, provide new jobs and housing opportunities. Redevelopment can involve environmental clean-up, land assembly, building demolition, and overcoming other costly impediments. City incentives are often necessary to encourage private sector reinvestment in these areas. The City will need to play a proactive role in initiating and guiding redevelopment efforts, utilizing local, state, and federal programs and incentives such as housing loan funds, Tax Increment Districts, brown field grants, CDBG, and other funds as necessary.

Map 8.2: City of Stevens Point Potential Areas for Redevelopment and Infill

D. Infill Development Areas

The City of Stevens Point Plan Commission has identified the following areas, totaling 130 acres, as having the possibility or potential for infill development within or beyond the planning period of this Comprehensive Plan (see Map 8.2):

1. Indiana North of Stanley Street (31 acres)
2. NE intersection of STH 66 and I-39 (44 ac.)
3. Riverview Avenue (40 acres)
4. Hoover at Heffron (15 acres)
5. Whitetail trail Subdivision (60 lots)
6. Portage County Business Park

Section 8.3 Land Use Conflicts and Issues

A. Conflicts

Land use conflicts occur when incompatible land uses are located adjacent to one another. Many of these conflicts occur when industrial or commercial uses are developed immediately adjacent to residential neighborhoods. Factors that create conflicts between residential properties and commercial or industrial uses include noise, traffic, odors, hours of operation, and lighting. In addition, certain residential property owners see duplex, multiple family and park uses as incompatible with single family residential development. The following list of existing and/or potential land use conflicts has been identified by the Stevens Point Plan Commission:

- Industrial/residential mix on Minnesota Avenue from Rice Street to Business 51
- Student housing adjacent to owner-occupied housing west, east, and south of UWSP campus
- Truck traffic on Water Street

Land use conflicts are unavoidable, given past and existing zoning and development patterns within the City. The City utilizes the following methods to resolve existing conflicts and minimize land use conflicts when new developments are proposed:

- Non-conforming zoning status with the expectation the use will discontinue over time.
- Maintenance and occupancy codes to address off-site issues.

B. Land Use Issues

Existing Neighborhoods. The older areas of the City are characterized by homes on 50 ft to 60 ft lots. Twenty-eight percent (28%) of the homes in the City were constructed prior to 1940. Many of these homes, their porches, or their garages do not meet the setback requirements of the current City zoning ordinance. This nonconformity makes it difficult to expand homes, garages or porches to meet modern needs. It is the goal of this plan to review the City zoning ordinance to determine what changes, if any, are needed to allow home owners in the older areas of town to update and upgrade their homes. It should be the goal to maintain or increase property values, protect privacy of adjacent properties, maintain a sense of openness and light to adjacent properties, encourage good design and historic preservation principles, and maintain scale and proportions between existing buildings and new or remodeled buildings.

Property maintenance has been cited as a concern in the City. The City should review minimum maintenance standards and enforce these standards to maintain property values. Neighborhood noise complaints, especially in mixed residential areas, have been identified as a concern. The City should provide neighborhood policing as needed to address these concerns.

Plan Commission sub-committees or ad-hoc committees should be commissioned to create and recommend strategic plans for neighborhood level units within the City.

Section 8.4 Land Use Goals, Objectives and Policies

Goal A. Provide a balance of land uses to serve existing and future residents of the City, as well as non-residents, that allows for a strong economy and maintains the high quality of life that Stevens Point residents currently enjoy.

Objective A1 Minimize conflicts between adjacent land uses. Encourage re-development and new development that is consistent and compatible with surrounding areas in buildable vacant areas of the City and areas that may be annexed to the City.

Policy A1.1 Implement Future Land Use Map. Regulate land use according to the Future Land Use Map and the goals, objectives and policies in the Comprehensive Plan elements.

Policy A1.2 The Plan Commission shall review and make a recommendation for all multiple family, commercial, and industrial development requests. This review will ensure that proposed uses are compatible with surrounding uses, giving consideration to the opinions of neighboring landowners and interests of the City in general. Impact on environmental resources shall always be a part of project review.

Policy A1.3 Plan Commission sub-committees or ad-hoc committees shall be commissioned to create and recommend strategic plans for neighborhood level units within the City. These plans shall include a variety of topics, as suggested by the Plan Commission and Common Council.

Objective A2 The City Plan Commission and City Common Council should periodically compare the ratio of residential, commercial and industrial land uses within Stevens Point with City goals, objectives and policies to keep preferred ratios in place. Actions should be taken to encourage change in land uses that do not keep pace with the adopted goals.

Policy A2.1 The City Plan Commission and Common Council shall review Comprehensive Plan projections at a minimum every 5 years to evaluate the adequacy of future land use allocations, and the availability of land to accommodate the projections.

Goal B. Compact and Contiguous Growth. Accommodate new development on the City's fringe in areas relatively contiguous to existing developed areas that allow efficient extension of public services and roads and have minimal impact to sensitive environmental resources. This goal may be modified as needed to take advantage of opportunities to develop land that is near the City but not necessarily contiguous. Certain owners who are contiguous may not be ready to develop their lands due to financial or life decisions. When owners within the City growth area are prepared to develop their properties, the City should not be forced to wait for contiguous owners to make land available for expansion.

Objective B1 The City should continue working with the Towns and County to periodically evaluate zoning patterns in the extraterritorial area to ensure compatibility with the City's current zoning goals, policies, and practices. Specific issues that should be periodically evaluated include the following:

- Utilize zoning to protect lakes, streams, shorelands, and wetlands.
- Utilize zoning to protect the City’s existing and proposed well recharge areas.
- Utilize farmland preservation measures to avoid the unnecessary conversion of good agricultural lands.
- Prevent premature development of City expansion zones.

Policy B1.1 The City requests the County and surrounding townships to use their zoning authority and other controls to prevent premature development of lands in the City’s expansion zones. The City suggests the areas remain in large residential lot sizes (an overall gross density of no more than one house per 35 acres) and prohibit commercial and industrial development in areas without municipal sewer that are intended to remain rural or that are within the projected growth area of the City. The City shall use its extraterritorial authorities to enforce these large lot requirements and land use in future City growth areas.

Policy B1.2 Annexation. When sanitary sewer is requested by owners of private property outside the City limits but within the sewer service area, the City should work with property owners and pursue annexation of those properties to determine if City service can be provided and the annexation is in the interests of the City.

Objective B2 The City should remain receptive to new or innovative ideas for quality residential, commercial, and industrial development within the City. It should provide flexible codes which would allow Planned Development Districts (PDD’s), Traditional Neighborhood Development, a variety of lot sizes, mixed zoning patterns, cluster housing, conservation subdivisions, and other techniques to provide for affordable, neighborhood-centered designs that are environmentally sensitive to their site.

Policy B2.1 The City shall require street patterns that provide for interconnections and public street access in all subdivisions. Future streets should be illustrated on official maps and plats as needed.

Policy B2.2 The City may require new residential or other plans to include planned networks of sidewalks and paths according to the bicycle and pedestrian plan. Sidewalks should be required in cases of projected high vehicular traffic. These sidewalks and paths may be within the street right of way or may be off the street as an additional public way to the street.

Objective B3 The City should encourage safe and attractive development; ensure that the development site is physically suited to the proposed use; and apply sound site design and landscape principles in the planning, layout and construction of new development. “Buffering” techniques should be incorporated as a means of promoting compatibility between land uses and diminishing the potential for land use conflicts.

Policy B3.1 Applicants for development review shall be required to submit materials which sufficiently describe and explain the project. These materials may include proof of financial capability to complete the project as described, in the timetable agreed to. Official requirements and specifications shall be

drafted by the Plan Commission and adopted by the Common Council within one year of adoption of the Comprehensive Plan.

Goal C. Downtown Revitalization. Downtown is the traditional economic, civic and entertainment heart of the County. Commercial growth has shifted to other areas of the community due to limited land availability and the need to redevelop downtown properties.

Objective C1 Implement the goals and projects contained in the Downtown Directional Study.

Policy C1.1 Review and update the Directional Study at least every 3 years.

Objective C2 Actively and financially support the Stevens Point Main Street program.

Goal D. Enhance Commercial Corridors. It is the goal of the City to enhance the aesthetic quality and safety of commercial corridors in the City.

Objective D1 Develop a corridor plan for U. S. Business 51.

Objective D2 Consider the acquisition of properties, including the use of eminent domain if required, to relocate existing properties where it is judged necessary to remove obsolete or inappropriate land uses.

Objective D3 Create minimum material standards for the exterior of buildings and review building design and site plans.

Objective D4 Create access management plans to maintain public safety on commercial roadways.

Objective D5 Address the safety of pedestrians, bicyclists, and vehicular traffic when major street corridors are reconstructed.

Objective D6 Implement the pedestrian and bicycle plan.

Objective D7 Consider limiting approvals for commercial and industrial properties for a limited period of time to allow for periodic review of the impacts of the use.

Objective D8 Consider requesting proof of financial capability to complete proposed projects within the proposed timetable.

Goal E. Institutional Growth. Major institutions in the City include health providers such as St. Michael's Hospital – Ministry Health Care and Rice Medical Center; educational institutions such as public and parochial schools, UWSP, and Mid-State Technical School; churches; public buildings such as City Hall and County buildings; and others. These institutions provide invaluable service to the community as well as jobs for our citizens. It is the goal of this plan to provide for their continued existence and growth while protecting the character and integrity of surrounding neighborhoods. Master planning should be encouraged in each case to address future expansion needs.

Goal F. Environmental Protection. The City enjoys a diverse natural environment. It is a goal of the City to preserve these assets and to prevent harm to public resources through zoning, acquisition, implementation of the Stevens Point Park Plan, and development regulations. Resources include the aquifer City residents rely upon for drinking water, surface waters of the Plover and Wisconsin Rivers, Moses Creek, wetlands, floodplains, and forested areas.

Section 8.5 Future Land Use Recommendations

The key to realizing an effective approach to land use management for the City of Stevens Point will be the promotion of proper timing and location for land development. Efficiently designed and well maintained areas will generate a similar type of development, while areas of uncontrolled growth could lead to increased utility extension costs, land use conflicts, and gradual deterioration. Future development and redevelopment should therefore be encouraged in an orderly pattern adjacent to and compatible with existing development, rather than creating scattered areas of development too small and too costly to provide public utilities and services.

Proposed developments should act as or create a buffer between higher and lower intensity land uses. In addition, the City must strive to protect its environmental resources as pressures to develop wooded and other unique natural areas for urban use increase. Development should be prohibited in floodplains and wetlands, should not disrupt natural drainage courses, and should be compatible with soil conditions.

A. Projection of Preliminary Land Use Needs for the Planning Period

The process used to determine land use needs through the year 2025 included several steps. First, “acreage per resident” ratios were calculated for existing land use categories within the City, as shown below. This is a simple “back-of-the-envelope” way to quantify how land was used in the past. The acreage per resident ratio was then multiplied by the adopted population projection for 2025 to generate a preliminary estimate of acreage for each land use for that year. The 2005 existing acreage for each land use was then subtracted from the preliminary 2025 acreage needs to obtain an initial estimate of required new acreage. Table 8.4 shows this calculation using the Wisconsin Department of Administration 2005 population estimate of 25,125 for Stevens Point.

Table 8.4: Stevens Point Future Land Use Needs, 2005 Population Estimate Base

Land Use	2005 acreage	2005 Est. population	Acreage per Resident Ratio	2025 population	2025 acreage	Acres Needed by 2025
Single Family	1,713	25,125	0.0682	29,610	2,019	306
Duplex	154	25,125	0.0061	29,610	181	27
Multi-Family	216	25,125	0.0086	29,610	255	39
Commercial	413	25,125	0.0164	29,610	487	74
Professional Office	207	25,125	0.0082	29,610	244	37
Industrial	768	25,125	0.0306	29,610	905	137
Parks	565	25,125	0.0225	29,610	666	101
Institutional / Government	1,684	25,125	0.0671	29,610	1,987	301
Right-of-Way	1,340	25,125	0.0533	29,610	1,578	239
Total	7,062				8,321	1,260

Source: City of Stevens Point, Wis. Dept. of Administration, Portage County Planning & Zoning Department

As described in Table 8.4, a total of 1,260 acres of new development could be anticipated by 2025, if historic patterns of use and development were maintained. This includes 372 acres of additional residential, 111 acres of commercial/office, 137 acres of industrial and 101 acres of parks.

B. Land Use within the Current 2005 City Boundary

The second step was to determine how much and what types of land use could be accommodated within the current City boundaries. As seen above, the projected growth of the Stevens Point population to more than 29,610 by the year 2025 will result in a need for additional land to accommodate growth for residential, commercial, industrial, and recreational uses. As of spring 2005, City of Stevens Point contained a total acreage of approximately 10,550 acres. Of that total, approximately 796 acres were considered to be “available for development” (see Map 8.1 and Table 8.1 above). Table 8.5 and Map 8.3 contain the Future Land Use recommendations for Stevens Point lands within its current (2005) corporate boundary.

Table 8.5: Stevens Point Future Land Use Totals within 2005 Corporate Boundary

Future Land Use Category	2005 Existing Land Use		2025 Future Land Use		Change 2005 to 2025	5-Year Growth Increment
	Acres	%	Acres	%		
Single Family Residential	1,713	16.2%	2,350	21.6%	637	159
Duplex Residential	154	1.5%	163	1.5%	8	2
Multi-family Residential (3+ unit buildings)	216	2.0%	258	2.4%	42	11
Mobile Home Park	61	0.6%	61	0.6%	0	0
Commercial	413	3.9%	460	4.2%	47	12
Professional Office	207	2.0%	342	3.1%	135	34
Industry	768	7.3%	916	8.4%	147	37
Institutional/Government	1,684	16.0%	1,684	15.5%	0	0
Park	565	5.4%	571	5.2%	6	2
Restrictive Ownership	826	7.8%	812	7.5%	-14	-4
Not Developable	1,261	12.0%	1,258	11.6%	-3	-1
Vacant	796	7.5%	3	0.0%	-793	-198
Road Right-of-Way	1,340	12.7%	1,414	13.0%	74	19
Water Bodies	545	5.2%	585	5.4%	40	10
Total Acreage	10,550	100%	10,876	100.0%	326	82

Source: City of Stevens Point, Portage County Planning & Zoning Department

It should be noted that the 2025 total acreage for the City includes nearly 400 acres of land brought into Stevens Point along its southern border as a result of a Boundary Adjustment Agreement previously entered into with the Town of Plover. This Agreement transfers over 200 homes from the Town into Stevens Point.

C. Modifying Factors for Future Land Use Projection

The next step for projecting future land use was to introduce recent trends and proposed development possibilities into the discussion. The following factors must also be taken into consideration before future land use needs can be determined.

1. Future Residential Development Utilizing Recent Platting Practices

With regard to residential development, Section 2.2(B) of the Housing chapter of this Comprehensive Plan described Stevens Point housing unit projections through the year 2025.

Map 8.3: Future Land Use within 2005 Corporate Boundary

Section 2.2(B) states that an additional 4,440+ housing units may be needed within the next 20 years. Appendix D details the methodology utilized to project the possible amount of acreage needed to support those additional units. According to that analysis, approximately 1,260 additional residential acres would need to be developed to accommodate the future single family, duplex, and multiple family dwellings, if current development practices (2005 typical lot size, units per acre, etc.) were sustained. The methodology used to determine the anticipated acreage is based on the City's current trend of housing lot size and that it would not preclude higher density development from occurring. If residential park land and right-of-way dedications were included the total would increase to over 1,500 additional acres.

2. Ease of Development of Land Within the Current Boundaries

A number of vacant properties within the current City boundary have sat dormant for a number of years, either through lack of incentive for ownership to develop them, or site features that complicate layout or construction. It is anticipated that some will remain dormant through the planning period.

3. The faster-than-anticipated build-out of the Portage County Business Park, combined with the continuing development of the adjacent Crossroads Commons retail development, will likely spur additional "business-park" style development at the City's southeast corner.

The preliminary land use needs in Table 8.4 were based on past development realities within Stevens Point. When compared with the previously identified amount of vacant, developable land within the current City boundaries, Stevens Point does not have an adequate amount of land area to meet projected development needs throughout the planning period.

D. Stevens Point Extraterritorial Area

Given the land use/development pattern and moderating factors listed above, Stevens Point entered into discussions with the Towns of Hull, Plover and Stockton to achieve shared vision and expectations for future land use within the extraterritorial area. The Town of Linwood is also located within the City's extraterritorial area, but given the physical limitations in the Town adjacent to Stevens Point, expansion into the Town is not anticipated within this planning period.

State Statutes allow cities and villages to identify extraterritorial boundaries in order to implement zoning [s. 62.23 (7a)], control offensive industry (s. 66.0415), and review plats (s. 236.10). The City of Stevens Point utilizes powers granted by State Statutes (ss. 66.0105, 236.10) to identify extraterritorial boundaries for the purpose of plat review. The statutes specify that the City's extraterritorial planning area extends 3 miles beyond municipal limits and may not cross the corporate limits of another city or village. When extraterritorial areas overlap, the overlapping area must be divided on a line equidistant from the boundaries of each municipality concerned, so that only one municipality can exercise extraterritorial powers over one area. It was necessary to modify the City's extraterritorial area in order to avoid overlapping the extraterritorial area of Village of Plover. The Stevens Point extraterritorial area is shown in Maps 8.4, 8.5, 8.7A and 8.7B.

State statutes provide the City with an opportunity to monitor and guide development in the extraterritorial area. It is important that Stevens Point take advantage of this ability, since any development in the extraterritorial area has the potential to impact the City and because much of the land adjacent to the east of the City is conducive to development. The purpose of this section is to identify conditions that have the potential to affect development, identify conditions that

have the potential to impact Stevens Point and guide development in the extraterritorial area according to the goals, objectives and policies identified in the Comprehensive Plan.

1. Zoning

County zoning in the extraterritorial area is shown in Map 8.4. A majority of the extraterritorial area is located in the Town of Hull, with the remainder located in the Towns of Plover and Stockton. The City should continue working with the Towns to periodically evaluate zoning strategies for the extraterritorial area to ensure compatibility with the goals and objectives developed by each Town, and that strategies are sensitive to the City's current zoning policies and practices. Specific issues that should be periodically evaluated include the following:

- Utilize zoning to protect lakes, streams, shorelands and wetlands.
- Utilize zoning to protect the City's existing and proposed well recharge areas.
- Utilize farmland preservation measures to avoid the unnecessary conversion of good agricultural lands.
- Prevent premature development of City expansion zones

2. Subdivision Ordinance

According to Wis. Statutes 236 Platting Lands And Recording And Vacating Plats, Subchapter II Approval Of Plat, 236.10(1)(b), a Town subdivision plat located within the extraterritorial area of the City requires City approval. The City should avail itself of this regulatory opportunity to help prevent proliferation of subdivision densities that would serve to block logical, cost-effective City expansion.

3. Natural Areas

Natural areas and other areas that could affect development within the extraterritorial area are shown in Map 8.5. Important or fragile environmental areas, including selected shorelands, wetlands and floodplains, should be protected because of their flood control, wildlife habitat, protection of water quality and recreational opportunity values.

4. Agriculturally Significant Soils

Agriculturally significant soils are defined as the most suitable soils for agriculture in the Towns of Hull, Plover and Stockton. The Soil Survey of Portage County was used to provide a list of the most suitable soils for agriculture in the County. From this list, the County Conservationist developed a list of the most suitable soils for the Towns of Hull, Plover and Stockton. A majority of the extraterritorial area consists of agriculturally significant soils, and that many of the soils are being farmed (see Map 8.4). Area farming should continue to be supported to maintain and promote agri-business and industry, and to provide local jobs. In addition, unnecessary conversion of agriculturally significant lands should be avoided.

It is understood that some agricultural lands will be converted to urban use during the planning period.

5. Well Recharge Areas

Since any development has the potential to affect groundwater quality, the recommendations listed under the Groundwater Protection section of the Comprehensive Plan should be implemented as they pertain to the extraterritorial area (see Map 8.6). Specifically, further

Map 8.4: Stevens Point Extraterritorial Area, with County Zoning (2004)

Map 8.5: Stevens Point Extraterritorial Area Natural Development Constraints

Map 8.6: Wellhead Protection Areas

Map 8.7A: Stevens Point Future Land Use Recommendations
(2005 Incorporated and Extraterritorial Areas)

Map 8.7B: Stevens Point Future Land Use Recommendations
(2005 Incorporated and Extraterritorial Areas)

hydrogeologic evaluation, identification of a wellhead protection area, identification of existing and potential pollution sources, and management activities should be explored.

6. Existing Residential Development

Residential development within the extraterritorial area is concentrated in several different areas throughout the Town of Hull, along State Highway 66, and north and south of the US Highway 10 corridor.

Beyond the urban development boundary (see Section 8.5(D)(9) below), non-farm uses should be guided and regulated around the needs of agricultural uses. Low density (two acre gross density minimum) residential land use should be implemented where sanitary sewer is unavailable, unless the area is in the City Future Annexation or Development Zone as described below, in which case the non-farm lot sizes are limited to 35 acre gross density.

7. Existing Commercial Development

There is a limited amount of commercial and industrial activity within the extraterritorial area.

8. Land Use Discussions with the Town Plan Commissions

The City Plan Commission and the Town of Stockton Plan Commission met regarding the Extraterritorial land use map. After input from the Stockton Plan Commission and after making changes to the land use plan, the City of Stevens Point Plan Commission adopted a recommended Extraterritorial Land Use map 8.7B.

9. Urban Development Boundary

The urban development boundary represents lands Stevens Point has identified for Future Annexation and Future Growth Zone and inclusion in its sewer service area, and is defined as including all lands in Section 36, T24N, R8E; Sections 31 and Section 32, and Government Lots 22, 23, & 24 along with the SE1/4 and the south ½ of the NE ¼ all of Section 30, T24 N, R9E; and Section 6, T23N, R9E; and Section 1, T23N, R8E, with the exception of areas marked as “Large Lot Residential” on Map 8.7B Extraterritorial Land Use. The City recognizes that annexation is primarily a landowner driven process, and as such, annexations within the urban development boundary will depend on the availability of sanitary sewer. Since providing sanitary sewer would also lessen the potential for groundwater contamination of the municipal well recharge area, the cost and feasibility of extending sanitary sewer and water should continue to be explored.

E. Stevens Point Future Land Use Recommendations

Maps 8.3, 8.7A and 8.7B illustrate the Future Land Use recommendations for the City of Stevens Point Comprehensive Plan and identify how development should proceed in the future to meet the City’s need for land development.

Land Use recommendations include both immediate and long range planning recommendations to be implemented. The long range Land Use Element recommendations are not considered to be inconsistent or in conflict with the Stevens Point existing zoning map because they will be implemented over the course of the planning period as development proposals and land use changes are presented to the City for consideration.

The land uses illustrated in Map 8.7B assumes the land within the future annexation zone develops at urban densities using municipal sanitary sewer and water services. Interim land uses should preserve the land in an undeveloped state until municipal services are available and provided. Generally, the areas shown as future development or annexation zones on Map 8.7B, including all lands in Section 36, T24N, R8E; Sections 31 and section 32, and Government Lots 22, 23, & 24 along with the SE1/4 and the south ½ of the NE ¼ all of Section 30, T24 N, R9E; and Section 6, T23N, R9E; and Section 1, T23N, R8E; with the exception of areas marked as “Large Lot Residential” on Map 8.7B Extraterritorial Land Use are described as the future City Annexation Zone or future City Growth Zone and are to be mapped as L-3 Limited Agriculture until municipal Services are extended and available for development.

Section 8.6 Future Land Use Categories

A. Residential Land Use

Stevens Point has several distinct patterns of residential development. Early residential construction, as typified in the central city, occurred on smaller lots tightly grouped on very urban city blocks. Subsequent development beyond the city center utilized increasingly larger lots. When regulations are formalized for implementing this Comprehensive Plan, considerations must be made for the smaller, central city lots, to allow property owners adequate expectations for use of their property.

Future residential land use is broken up into five categories; Single Family, Duplex (2 Units), Multiple Family (3+ Units), Mixed Residential, and Mobile Home Park. The Single-Family category is intended for new residential development on City sewer and water, as well as including the existing smaller residential lots located in the central part of the City. The Duplex and Multiple Family categories are intended to identify areas of higher density living, along with possibilities for mixed-use development within the City. Multiple buildings on a single parcel may be allowed as part of a conditional use or Planned Development District application, specifically reviewed and approved by the Plan Commission and Common Council.

1. Single-Family – one-unit structures, one building per parcel.
2. Duplex - includes structures that contain 2 units, one building per parcel.
3. Multi-Family – includes structures that contain 3 or more units, one building per parcel.
4. Mixed Residential - includes a mix of single family, two-family and multiple family housing. The Planned Development Zoning District should be utilized for such development. Such development should be considered on a case-by-case basis.
5. Mobile Home Park - The Planned Development Zoning District should be utilized for such development. Such development should be considered on a case-by-case basis.

B. Commercial Land Use

Future commercial land use will include the following categories:

1. Commercial – includes small-scale neighborhood and large-scale regional retail and service establishments (i.e. stand alone buildings and strip centers, etc.).
2. Office - includes doctors, lawyers, financial services, government agencies, etc.
3. Multi-family uses will also be allowed within this commercial land use.

C. Professional Office/Multi-Family

D. Industrial Land Use

Industrial land use includes processing and manufacturing operations, trucking operations, as well as wholesale sales and establishments with large amounts of outside storage of materials.

E. Downtown District

This category allows for and promotes high density office, retail, housing and public uses, preferably in mixed-use buildings.

F. Business Park District

This category provides for Industrial, Commercial and Residential development in a “campus” like setting.

G. Institutional / Government

Institutional and Government land uses include the City’s municipally-owned properties, County-owned properties, private institutions (County/City Building, fire departments, library, wastewater treatment plant, water tower, well fields, schools, churches and synagogues, cemeteries, etc.).

H. Park

This category includes publicly owned land used for passive or active recreation.

I. Road and Rail Right-of-Way

This category includes both rail and street right-of-way within Stevens Point.

J. Water

This category includes open water bodies such as ponds, lakes, rivers, streams, etc.