

CHAPTER 8 – Land Use

66.1001 (2)(h) Wis. Stat:

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 productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which service of public utilities and communities 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 the Comprehensive Plan.

Section 8.1 Existing Land Use

The Village of Park Ridge consists of predominantly single family homes on narrow streets, with commercial development along the US Highway 10 corridor (Park Ridge Drive). Table 8.1 below and Map 8.1 on the following page illustrate the distribution of different land use categories across the Village.

Table 8.1 Acreage of Existing Land Use Village of Park Ridge

Existing Land Use	Acres	Percentage
Single Family	82.6	57.8%
Plex (2-5 unit)	0.4	0.3%
Commercial/Office	11.0	7.7%
Governmental/ Institutional	1.8	1.2%
Road Right-of-Way	35.2	24.6%
Vacant	12.0	8.4%
Total	143.0	100.0%

Source: Village of Park Ridge and Portage County Planning and Zoning Department

Map 8.1: Existing Land Use

The Village of Park Ridge currently has a net density of 2.6 housing units per acre, and 3.6 commercial units per acre. While the Village may see an increase in housing and/or commercial units with the development of vacant land on the north side of Park Ridge Drive and west of Greenbriar Avenue, the net density can not significantly change for the Village due to its lack of available land and its inability to expand its borders.

A. Residential Land Use

Existing residential development is separated into two categories: single family and duplex. Single Family residential, the largest land use category, covers 82.6 acres (57.8%) of the Village land area. Duplex-residential accounts for slightly less than ½ acre of Village land, and is the smallest land use category.

B. Commercial/Office Land Use

Commercial development accounts for 11 acres (7.7%) of Village land area, and is concentrated along the US Highway 10 corridor (Park Ridge Drive) which passes through Park Ridge at the northern end of the Village.

C. Government/Institutional

Government and Institutional land uses (Village Hall/Fire Department, and small cemetery in the northwest corner of the Village) account for less than 2 acres.

D. Road (right-of-way)

This land use category includes all of the right-of-way for the Village, and at 35.2 acres, accounts for almost ¼ of the total Village area.

E. Vacant

In 2004, 12 acres of the Village were vacant. Of this total, approximately 10 acres are contained in a parcel located at the northwest corner of the intersection of Park Ridge Drive and Greenbriar Avenue. The rest of the vacant land is scattered across the residential portion of the Village.

Section 8.2 Land Use Trend Analysis and Projected Land Use

The Village of Park Ridge is a community that is almost “built out” and is unable to expand its borders to accommodate any new development. Future development will consist of infilling appropriate vacant parcels, and redevelopment of land currently developed. It will also take into consideration the quality of life, character and aesthetics of the area.

A. Residential Land Use

The Village population has been decreasing for the last 20 years, while the number of housing units has remained constant. This trend is accounted for by an increasing median age for Village residents, and the decreasing number of persons living in each household through children leaving home and death of older residents. This trend is expected to stabilize and reverse as younger families move into the Village, which will in turn raise the persons per household. Thus, it’s anticipated that the Village population will cycle up and down over time, while the number of persons per household will determine the number of residents within the Village of Park Ridge.

B. Commercial Land Use

To encourage commercial vitality within the Village of Park Ridge it will be necessary to maintain and improve the appearance and quality of existing businesses, while efficiently encouraging redevelopment of areas where needed. It is necessary for the Village to utilize all of its commercial property due to the limited supply and inability to gain any new land for commercial use.

C. Trends in Land Values

Table 8.2 below describes the increase in the equalized values for the different property types, as compiled by the State of Wisconsin Department of Revenue.

Table 8.2: Equalized Property Values, Village of Park Ridge

Type of Property	1980		1990		2000	
	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$12,986,000	81%	\$16,465,000	76%	\$26,320,000	81%
Commercial	\$2,264,000	14%	\$4,112,000	19%	\$5,317,000	16%
Manufacturing	\$0	0%	\$0	0%	\$0	0%
Agricultural	\$0	0%	\$0	0%	\$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	\$704,000	4%	\$965,000	4%	\$668,000	2%
Total Value	\$15,954,000		\$21,542,000		\$32,305,000	

Source: Wisconsin Department of Revenue Statistical Report of Property Valuations, 1980, 1990, 2000

D. Redevelopment Areas

The Village of Park Ridge Plan Commission does not foresee any areas within the Village being redeveloped within this planning period.

A recent redevelopment for the Village was the new Walgreen's, located at the northwest corner of Sunset Ave. and Park Ridge Drive, on the former Piggly Wiggly grocery store parking lot and Park Ridge pharmacy site. This 2002 project utilized existing space and brought in increased tax revenue. Over all it was a excellent redevelopment where landscaping has enhanced the aesthetics.

E. Infill Development Areas

The single vacant parcel with sufficient size to support a larger size development project is the approximately 10 acres located at the northwest corner of the intersection of Park Ridge Drive and Greenbriar Avenue. This parcel is currently zoned for single family residential. The Village Plan Commission has stated that this parcel may develop as a Planned Unit Development (PUD), which allows mixed use commercial and residential. This would require a zoning change, and PUD plans are required to be reviewed by the Plan Commission and Village Board. The Village encourages development of this area.

There are also three vacant lots located within the residential area of the Village. These areas could also be developed as single-family residential, but may have size limitations that could make it difficult.

Section 8.3 Land Use Conflicts

The Village Plan Commission has not identified any existing or future conflicts.

Section 8.4 Land Use Goals, Policies and Objectives

A. Goals

1. Provide a balance of land uses to serve existing and future residents of the Village that minimizes conflicts between adjacent land uses.

B. Objectives

1. Maintain the current ratio of commercial and residential land uses.

C. Policies

1. Support land uses that primarily serve local community needs.
2. Encourage development in all buildable areas of the Village that are consistent and compatible with surrounding areas.

Section 8.5 Future Land Use Recommendations

Table 8.3 below and Map 8.2 illustrate the Future Land Use recommendations for the Village of Park Ridge Comprehensive Plan, and identifies how development should proceed in the future to meet the Village’s goal of encouraging a pattern of community growth and development that will provide a quality living environment. Future development and redevelopment should be encouraged in an orderly pattern adjacent to and compatible with existing development.

Land Use recommendations include both immediate and long range planning recommendations to be implemented. The long-range Land Use Plan recommendations are not considered to be inconsistent or in conflict with the Village’s 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 Village for consideration.

Table 8.3: Future Land Use in the Village of Park Ridge, 2020

Existing Land Use	2004 Acres	Percentage	2020 Acres	Percentage	Change 2004 to 2020
Single family	82.9	58.0%	84.5	59.1%	1.6
Plex (2-5 units)	0.4	0.3%	0.4	0.3%	0
Plan Unit Development	0	0.0%	9.3	6.5%	9.3
Commercial/Office	11.1	7.8%	11.45	8.0%	0.35
Governmental/ Intuitional	1.7	1.2%	1.7	1.2%	0
Road Right-of-Way	35.4	24.8%	35.4	24.8%	0
Vacant	11.5	8.0%	0	0.0%	-11.5
Total	143		143		0

Source: Village of Park Ridge and Portage County Planning and Zoning Department.

Map 8.2: Future Land Use

Section 8.6 Future Land Use Categories

The Village of Park Ridge added an additional Land Use category, Plan Unit Development (PUD), to their list. Below is a description and intent of the category. All Existing Land Use categories remain the same for the Future Land Use.

Plan Unit Development (PUD)

This category is intended to permit and promote, pursuant to section 62.23 (7)(b) of the Wisconsin Statutes, development that would derive maximum benefit from: coordinated area site planning, diversified location of structures, and mixed compatible uses. This would result in the provision of a safe efficient system for pedestrians and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and community facilities, and insuring adequate standards of construction and planning.

Any request made for development with in the PUD designation, would require submittal of a site plan for review and approval by the Plan Commission.