

# Land Use

## Goals and Objectives

The overall goal of the City of Rice Lake is to provide a well-balanced mix of residential, business, recreational, agricultural and forestry uses to serve the future needs of the community and to maintain its rural character and its status as a desirable place to live. Goals and objectives specific to Land Use are listed below:

**Goal:** Preserve the rural, wooded and residential character of Rice Lake through zoning regulations, ordinances, and site design standards.

**Objectives:**

- Conduct development in a manner that is sensitive to the impact upon natural features and to environmental constraints, including but not limited to surface water, wetlands, slopes, woodlands, vegetation, drainage ways, shorelands, and flood plain areas.
- Explore programs and development concepts that encourage creative methods to preserve rural character and natural resources.
- Achieve compatible relationships between different types of land uses by utilizing design standards, appropriate buffers, land use transitions and high-quality design.
- Manage development to preserve existing, established neighborhoods.

**Goal:** Manage land use to prevent the premature demand for extension of urban services and in ways that allow existing service levels to meet service needs.

**Objectives:**

- Require that land proposed for development is served or will be able to be served with adequate infrastructure, including sewage treatment systems, streets, and storm water management systems.
- Require all new development be consistent with the Comprehensive Plan

**Goal:** Ensure a variety of lot sizes to create affordable development opportunities to best meet the needs of residents and businesses in Rice Lake.

**Objectives:**

- Encourage greater density where appropriate to preserve natural features and areas.
- Ensure suitable land is available for potential commercial and industrial employment and business opportunities.
- Encourage an equitable distribution of schools, health care services, grocery stores and other resources necessary to sustain personal well-being and enhance the quality of the community.
- Encourage multiple family housing developments that provide housing for all income levels as opposed to development that cater to one income range or level.



**Goal:** Ensure agricultural uses are part of the community as a viable long-term land use.

**Objectives:**

- Encourage a variety of agricultural operations, including small-scale metropolitan orientated agriculture, value-added production, and small scale agricultural-related commercial uses.
- Review current development regulations to allow compatible secondary uses such as low density residential, commercial recreation, and agriculture-related commercial in areas where agriculture is the predominant use.
- Encourage the preservation of family farms.
- Focus on preserving agricultural and residential farming

**Goal:** Encourage a variety of options for development and redevelopment of commercial and residential properties.

**Objectives:**

- Provide a variety of land use designations in the city.
- Eliminate the potential of disrupting the existing single family residential zoning districts and spot zoning by establishing zoning districts that can accommodate Multi-Unit Residential buildings, Mixed Uses and Public uses.
- Develop ordinances that will allow for unique economic opportunities and provide accessible/inclusive options for a variety of residential needs, including mixed use/commercial and housing options.
- Achieve compatible relationships between different types of land uses through design standards and appropriate buffers.
- Protect established residences from encroachment and unintended impacts of new development.

**Goal:** Ensure new development is located, designed and built to avoid environmental impacts other hazards.

**Objectives:**

- Manage development to avoid and protect environmentally sensitive or hazardous features.
- Maintain areas with hydric soils, high water table and other natural features as open space.

**Goal:** Encourage preservation of historical structures and features.

**Objectives:**

- Identify existing historical structures and features.

**Goal:** Consider purchase of properties in tax forfeiture for public purposes.

**Objectives:**

- Encourage conservation of tax forfeiture properties that provide valuable ecosystems.

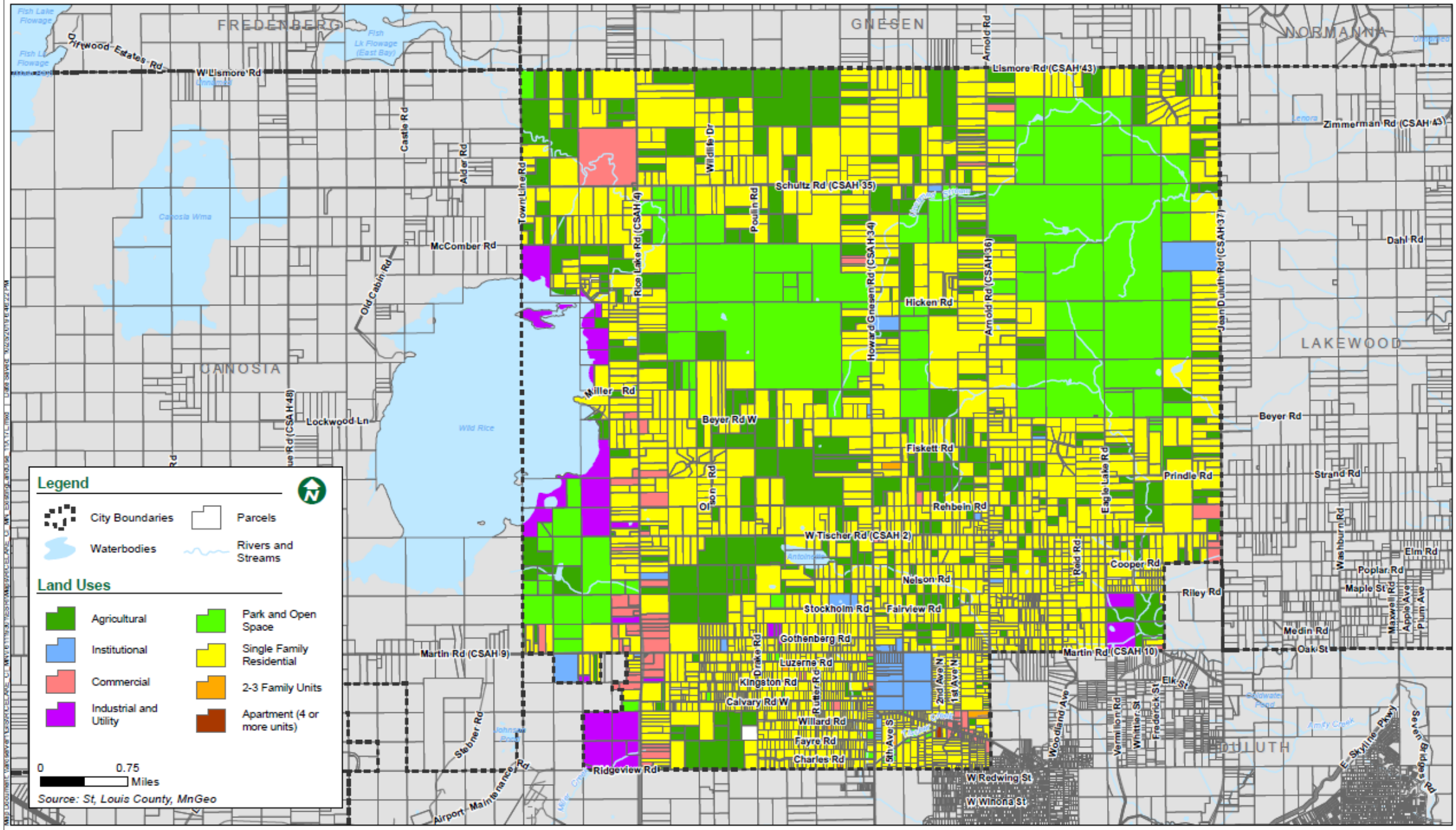


## Existing Land Use

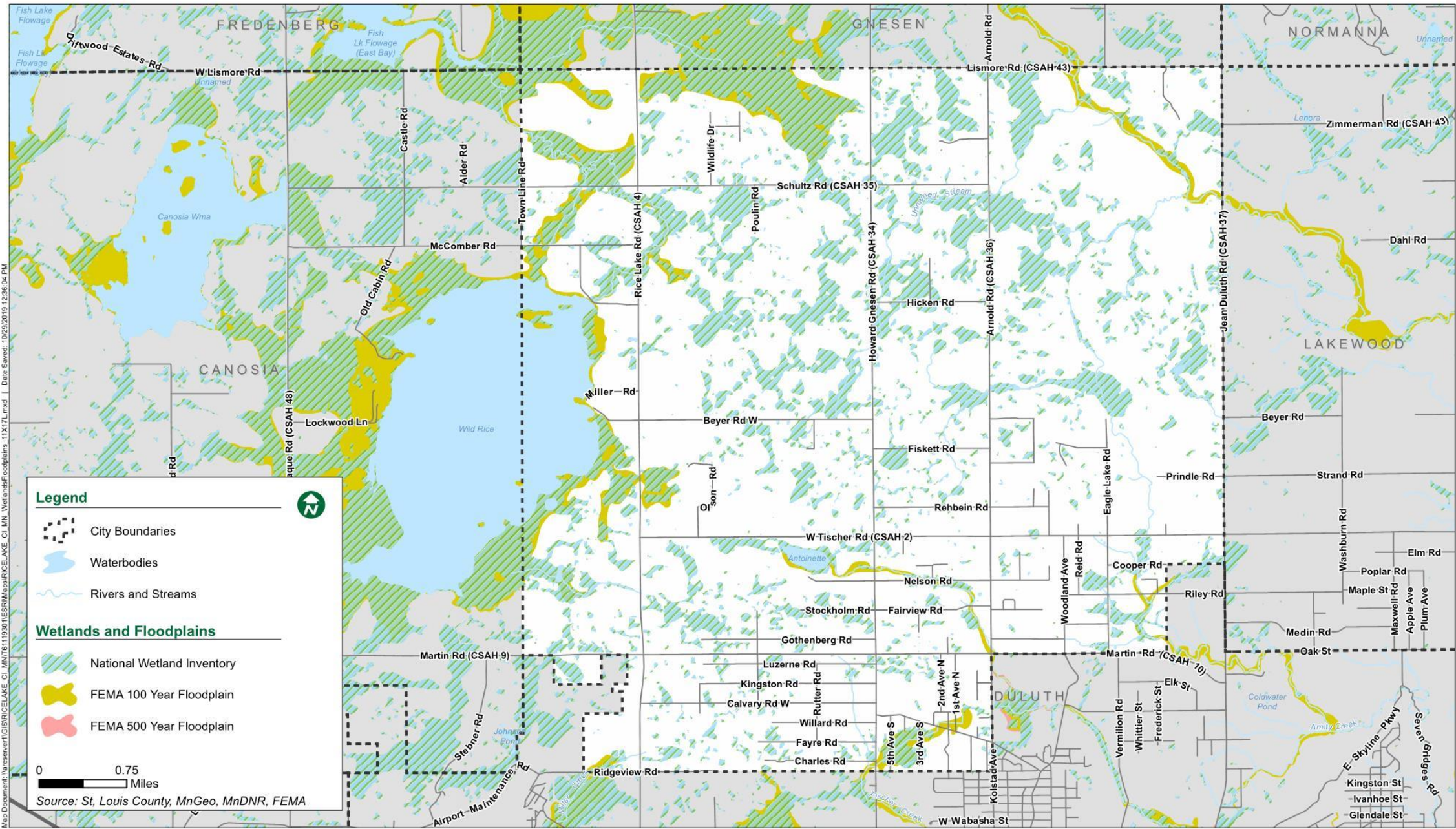
The most prominent land use in Rice Lake is single family residential, followed by parks and open space and agriculture land uses. However, wetlands comprise nearly 23% of the land area in Rice Lake. Table L-1 details existing land use in both gross acres and net acres (gross acres less wetlands).

Table L-1 – Existing Land Use Characteristics				
Land Use	Gross Acres	Percent of Total	Net Acres	Percent of Total
Agricultural	3,713	18%	2,562	16%
Commercial	525	3%	388	2%
Industrial and Utility	724	4%	391	2%
Institutional	364	2%	291	2%
Park and Open Space	4,610	22%	3,358	21%
Residential, 1-family	10,558	51%	8,856	56%
Residential, 2-3 units	27	0.1%	18	0.1%
Residential, 4+ units	5	0.03%	5	0.03%
<b>Total</b>	<b>20,526</b>	<b>100%</b>	<b>15,868</b>	<b>100%</b>

Figure L-1 shows the existing land uses in the City, and Figure L-2 identifies the wetlands and floodplains in the City.









## Growth Management

Growth management is a tool used to purposefully guide community development towards desired patterns of growth, including location, density and type of development. The purpose of growth management is not necessarily to deter growth, but to ensure appropriate public services are available to serve new development, including utilities and transportation. These tools are also intended to ensure the protection of natural resources, including wetlands, lakes and agricultural land, maintain open space, and minimize the fiscal impact on the community.

Growth management is one of the guiding principles of the Rice Lake Comprehensive Plan. The locations of each specific land use category is determined through consideration of the following:

- Existing public infrastructure, including transportation and utilities;
- Location and protection of natural resources, especially wetlands, lakes, shorelands and floodplain;
- Population projections;
- Needs of the current population; and
- Existing development patterns.

The future land uses designations and patterns identified in the following section reflect projected development needs and plans for orderly growth within the City. This allows the City to plan for and to make infrastructure improvements as needed to meet these growth projections.

## Future Land Use

Land use planning in the City of Rice Lake guides the appropriate amount of land for real estate development, economic growth, and open space that is needed in the future and maintains compatible land use in all locations. The future land use map brings all of the elements of the Comprehensive Plan to express what the community wants to have happen. The future land use designation parallels with zoning districts to implement the vision.

### Description of Use and Character

The Land Use Plan places every parcel of land in the City into a specific category. This designation determines the type and intensity of development allowed in each location. Achieving Rice Lake's vision requires more than guiding the use of land. Land uses also contain elements of character and quality desired by the community.

The Comprehensive Plan encompasses four broad categories of land use to guide the growth and redevelopment of Rice Lake. Residential land uses provide areas for people to live. Commercial land uses represent the locations dedicated to the sale of goods and services to the community. Industrial land uses contributes to centers of employment for community and the region. Parks and Recreation land uses support the private development pattern. The challenge of land use planning is to address the unique set of needs presented by each land use and connecting the land uses in a sustainable manner with the character and qualities desired for Rice Lake. The future land use districts and the cumulative area developable for the respective use and percent of total area are as follows:



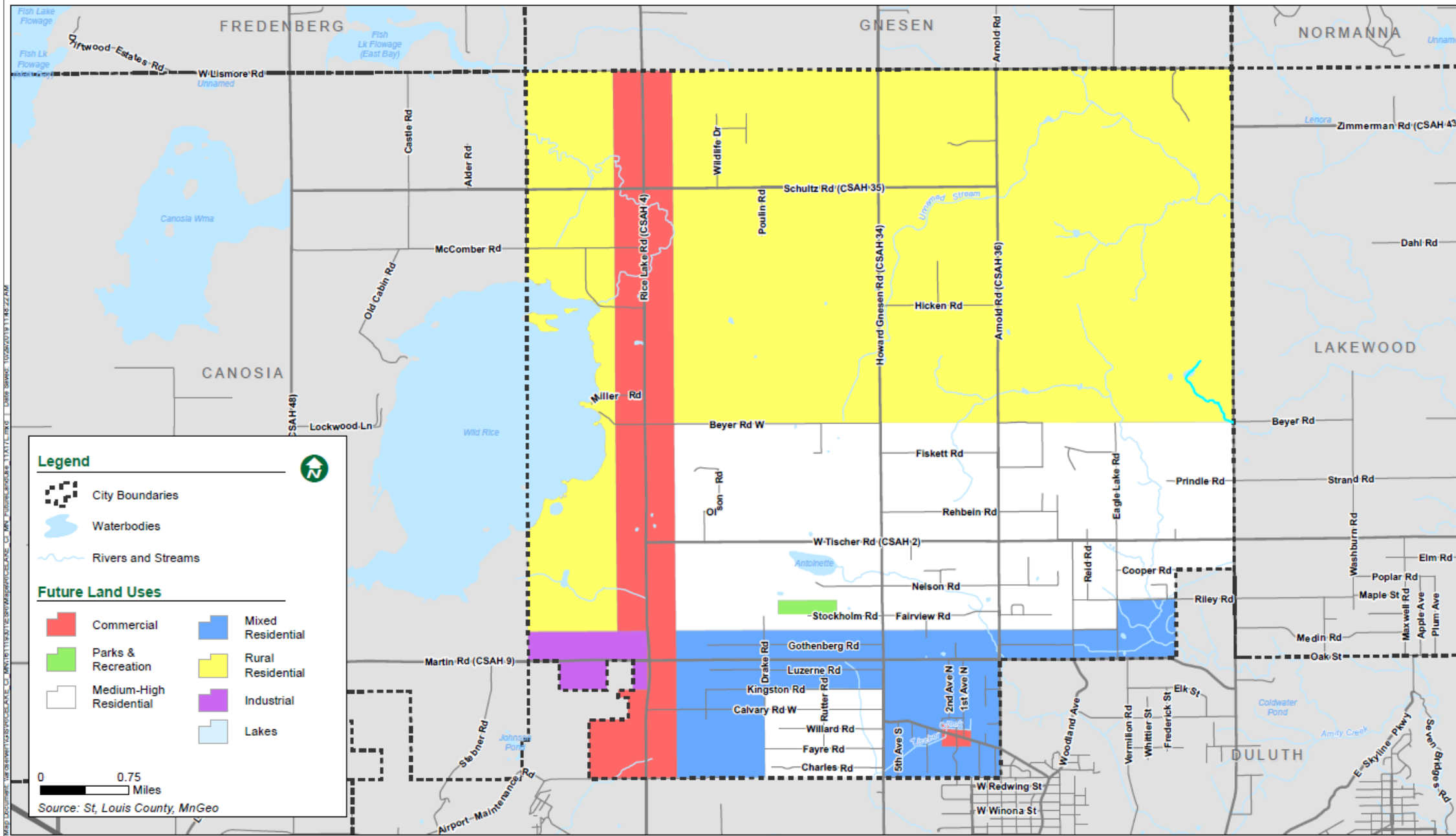


Table L-2 – Future Land Use Characteristics				
Land Use	Gross Acres	Percent of Total	Net Acres	Percent of Total
Commercial	1,935	9%	1,555	10%
Industrial	248	1%	182	1%
Medium-High Residential	5,549	27%	4,869	30%
Mixed Residential	2,018	10%	1,732	11%
Parks & Recreation	38	0.2%	26	0.2%
Rural Residential	10,812	52%	7,728	48%
<b>Total</b>	<b>20,600</b>	<b>100%</b>	<b>16,092</b>	<b>100%</b>

**Commented [JK1]:** Acreages need to be rerun with revised map

Figure L-3, Future Land Use, shows the guided land for all property in the City of Rice Lake.

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Commented [JK2]: Map to be updated based on discussion





The following land use classifications function within the City of Rice Lake:

### **Commercial**

The Commercial land use designation occupies 10% of Rice Lake land area and is intended to provide for varied commercial development outside the shoreland area which will promote the efficient delivery of goods and services while assuring the integrity of surrounding land uses. Most planned commercial sites are in the western half of the City along the Rice Lake Road corridor. The designation also include existing commercial areas along East Calvary Road. The existing corresponding Zoning District is Commercial.

### **Industrial**

The Industrial land use designation is intended to encourage the development of heavy industry in the City of Rice Lake in appropriate locations. While industrial development is important to the economic well-being of the City, it also has the potential to for environmental and social impacts. The Industrial designation encompasses just over 1% of the City's land area and is located in the southwest corner of the City along Martin Road. The existing corresponding Zoning District is Industrial and Light Industrial.

### **Medium-High Density Residential**

The Medium-High Density land use designation is intended to accommodate a wide range of residential activities compatible with a rural environment. Expected uses include detached single family homes, as well as attached single family homes in 2- to 4-unit buildings. The Medium-High Density designation covers approximately 30% of the developable land area, and is primarily located north of Gothenberg Road, south of Beyer Road, and east of Rice Lake Road. The existing corresponding Zoning District is Rural Residential 1.

### **Mixed Residential**

The Mixed Residential land use designation is intended to be used in those areas of the City with significant residential development, and in areas where municipal sewer and water are available. The land use is expected to promote a high-quality residential living environment where non-residential uses are restricted. Permitted uses include detached single family dwellings and duplexes. In areas with existing public sewer and water, multifamily buildings with 5-24 units may be allowed. This land use includes almost 11% of the net land area and is primarily located on the south side of the City. The existing corresponding Zoning Districts are Rural Residential 2 and Multi-Unit Residential.

### **Mixed Use**

The Mixed-Use designation is intended to provide neighborhood-scaled, pedestrian-oriented mixed-use centers and corridors with a range of residential, retail, service, and office uses that are compatible with adjacent development. New commercial, retail, and residential activity will be encouraged in order to develop and redevelop areas while maintaining the existing character of the City.

The primary land use in the Mixed Use designation will be small-lot, single-family residential uses. Public and private institutions, civic buildings, and parks and recreation uses will also be allowed. Townhomes and multi-family units will be allowed as an incentive for providing community value through protection of natural resources and provision of life-cycle housing. Additional land uses include commercial, office, retail, and parks and recreation. In order to support the potential higher density and intensity, the mixed use area must be served by public sewer and water. While exact proportions of uses will be dependent

on development, it is anticipated the Mixed Use District will have roughly 40% residential uses and 60% commercial/office/retail uses. There is no existing corresponding zoning district for the Mixed Use designation. The Zoning Code will be updated to create a corresponding district and performance criteria for mixed uses.

**Rural Residential**

The Rural Residential land use designation is intended for low density development and to accommodate a wide range of activities compatible with a rural environment. Expected uses include detached single family homes on large lots (4.5 acre or more), as well as accessory agricultural uses. The Rural Residential designation is the largest land use category, including nearly one-half of the City. The existing corresponding Zoning Districts are Rural 1 and Rural 2.

**Parks and Recreation**

The Parks and Recreation designation is applied to areas generally owned by the City and operated as part of the City parks system. The current designation includes less than 1% of the net land area and is the site of Rice Lake City Park.

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