

LANNON COMPREHENSIVE PLAN AMENDMENT

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VILLAGE OF
LANNON,
WISCONSIN



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Introduction

Relationship to Waukesha County Comprehensive Plan

This document is an amendment to the *Recommended Land Use Plan for Waukesha County – 2035* contained in the *Comprehensive Development Plan for Waukesha County*, adopted February 24, 2009. The land use plan map included in this document is intended to serve as the Village’s official Future Land Use Map, as required by Wis. Stat. 66.1001(2)(h). The 2017 Future Land Use Map should be reflected in the forthcoming ten-year update of the *Comprehensive Development Plan for Waukesha County*.

The 2017 Future Land Use Map and accompanying text included in this document will be described hereafter in this document as the “2017 Plan Amendment.”

The 2017 Plan Amendment reflects a number of intentional policy changes by the Village of Lannon. These policy changes relate to the following sections of the 2009 County Plan:

- The Land Use Element (Chapter 7) of the 2009 County Plan includes the *Recommended Land Use Plan for Waukesha County – 2035* and a text description of the land use categories included on that map. The *Recommended Land Use Plan* and related descriptions will be superseded by the 2017 Plan Amendment.
- Environmental Corridor data has been updated to reflect the latest information from the Southeastern Wisconsin Regional Plan Commission (2010).

In the above locations and in all other locations where contradictions between the 2017 Plan Amendment and the 2009 County Plan exist, the 2017 Plan Amendment will supersede the 2009 County Plan.

Planning Process

Public Participation

Section 66.1001(4) of the Wisconsin Statutes requires that the Village Board adopt a public participation plan that includes written procedures that are “designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.” The public participation plan was adopted by resolution of the Lannon Village Board on September 11, 2017. The major public involvement steps included the following:

- The 2017 Plan Amendment and related issues were discussed at two joint meetings of the Plan Commission and Village Board (September 20 and October 2, 2017), which were noticed, open to the public, and included an opportunity for public comment.
- A Public Hearing was held on November 16, 2017.

Additionally, the draft Plan Amendment was available for public review at Village Hall, and opportunities for written comments to be submitted by the public to the Village were provided.

Plan Review and Adoption

On November 16, 2017, the Village Plan Commission and Village Board held a joint public hearing to hear comments on adopting the *Comprehensive Development Plan for Waukesha County* as the Village’s official Comprehensive Plan in accordance with Wis. Stat. 66.1001. Following the public hearing, the Village Plan Commission recommended the *Comprehensive Development Plan for Waukesha County* to the Village Board, and the Village Board adopted the Plan by ordinance.

After adopting the *Comprehensive Development Plan for Waukesha County*, the Village Plan Commission and Village Board held a joint public hearing to hear comments on the proposed 2017 Plan Amendment.

On November 30, 2017, the Village Plan Commission recommended the 2017 Plan Amendment to the Village Board. On December 11, 2017, the Village Board adopted the 2017 Plan Amendment by ordinance.

Recommended Future Land Use Map

Future Land Use Pattern

The Future Land Use Map is the centerpiece of the Village's land use policy and provides the Comprehensive Plan's land use policy direction. The Future Land Use Map in this 2017 Plan Amendment replaces the *Recommended Land Use Plan* for the Village of Lannon in the 2009 *Comprehensive Development Plan for Waukesha County*. The Future Land Use Map was prepared based on an analysis of a variety of factors, including development trends, location and availability of vacant land in the Village, adjacent development, input from Village officials, and environmental constraints.

The Future Land Use Map and related guidance described below should be used as a basis to update the Village's regulatory land use tools such as the Zoning Ordinance and Zoning Map. They should also be used as a basis for all public and private sector development decisions including annexations, zoning map amendments (rezonings), subdivisions, extension of municipal utilities, and other public or private investments. Changes in land use to implement the recommendations of this Plan Amendment will generally be initiated by property owners and private developers. This Plan Amendment does not compel property owners to change the use of their land.














Not all land shown for development on the Future Land Use Map will be immediately appropriate for rezoning and other land use approvals following adoption of this Plan Amendment. Given service demands and other factors, it will be essential to consider the amount, mix, and timing of development in order to keep development manageable and sustainable. Where necessary, the Village advocates the phased development of land that focuses growth in areas and types that advance the vision of the community and that can be efficiently served with transportation facilities, utilities, public services, and other community facilities.

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Village of Lannon Comprehensive Plan Future Land Use Map

 Municipal Boundaries
 Surface Water

Land Use Categories

-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Planned Neighborhood*
-  Commercial
-  Industrial
-  Extractive
-  Governmental/Institutional
-  Utilities
-  Agricultural
-  Recreational
-  Conservation/Open Land
-  Environmental Corridor

*Planned Neighborhood Categories:
 -Single-Family Residential
 -Two-Family Residential
 -Multi-Family Residential
 -Governmental/Institutional
 -Recreational

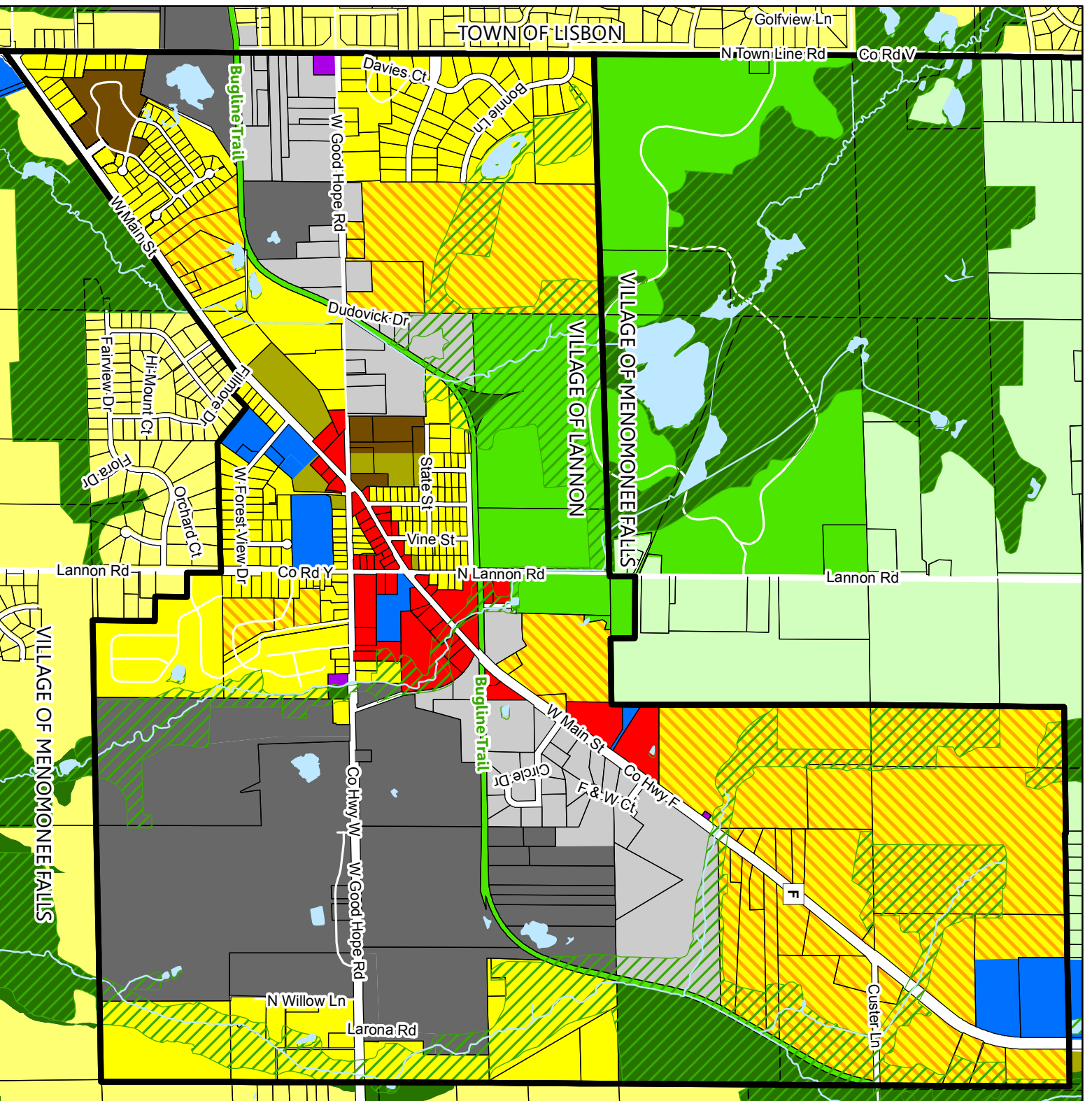
0.25 Miles

 **VANDEWALLE & ASSOCIATES INC.**
 Shopping centers, shopping change



Date: 12/5/2017

Sources: SEWRPC, Waukesha County,
 US Census Bureau



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Future Land Use Map Categories

Each of the future land use categories shown on the Future Land Use Map is described below. Each land use category description summarizes where that type of land uses should be promoted, the appropriate zoning district(s) to implement that category, policies related to future development in areas designated by that category, and overall approaches for achieving the Village's overall vision for the future.

The Village's Planned Unit Development (PUD) zoning districts are intended to accommodate the relaxation of certain development standards of the underlying zoning district. In exchange for this flexibility, the Village holds development within a PUD to a higher standard of development that reflects policies established the Village's Comprehensive Plan and other adopted plans and policies. A PUD may be appropriate for many of the future land use categories described above.

Single Family Residential: Sewered single family residential on lots ranging from 6,000 to 19,999 square feet. Recommended Village zoning districts include ROP Residential, R-1, R-2, R-3, NR-1, NR-2, and NR-3.

The Village should consider amending the Zoning Ordinance to create one or more zoning districts that enable smaller lot single family development (6,000 to 15,000 square feet per lot) as permitted by right.

Two Family Residential: Two family residential development, including duplexes and zero-lot-line duplexes. Recommended Village zoning districts include RD and NRD.

Multi-Family Residential: Residential development, including apartment buildings with densities averaging 8 dwelling units per acre or higher. Development in this category should include top quality building materials and design, generous landscaping, functional outdoor space, and other resident amenities. The recommended Village zoning district is RM.

The Village should consider amending the Zoning Ordinance to establish design standards for multi-family development that address site layout, exterior building materials, façade articulation, lighting, landscaping, open space, and screening of equipment.

Planned Neighborhood: A carefully planned mixture of predominantly Single Family Residential development, which may be combined with one or more of the following future land use categories: Two Family Residential, Multi-Family Residential, Governmental/ Institutional, and Recreational. Residential development consists of at least 64 percent single family units (minimum), up to 36 percent two family units (maximum), and up to 20 percent multi-family units (maximum). See pages 9-10 for more information about the target residential balance. Recommended zoning districts include ROP Residential, R-1, R-2, R-3, NR-1, RD, NRD, RM, I (Institutional and Public Service), and B-1.



The Village should consider amending the Zoning Ordinance to establish a minimum density for Planned Neighborhood development.

Commercial: Land devoted to high quality indoor retail, commercial, office, and/or service activities. This category also includes related off-street parking. Recommended Village zoning districts include B-1, B-2, OS, and ROP Business.



Industrial: High quality indoor manufacturing, wholesaling, assembly, and storage uses, including contractor storage yards, with associated office and off-street parking. Development in this category should include adequate landscaping and limited signage. Recommended Village zoning districts include LI and BP.

Extractive: Areas devoted primarily to the extraction of sand, gravel and stone, and related activities. Future land use designation following the cessation of extraction activity will be determined in a future Comprehensive Plan amendment process. The recommended zoning district is Q.

Governmental/Institutional: Areas for government, public, or private institutional buildings, facilities and grounds such as schools, churches, libraries, hospitals, health and special-care facilities, cultural facilities, nonprofit organizations, and police and fire stations. Small institutional uses may be permitted in other land use categories. The recommended zoning district is I (Institutional and Public Service).

Utilities: Areas for essential utility and communication facilities. The recommended zoning district is I (Institutional and Public Service).

Agricultural: Agricultural uses, farmsteads, open lands and single family residential development with densities at 1 dwelling per 20 or more acres. This category is not mapped or planned within the Village of Lannon municipal limits.

Recreational: Park and open space facilities devoted to both active and passive recreation, such as playgrounds, golf courses, athletic fields, trails, picnic areas, natural areas, and related recreational activities. The recommended Village zoning district is P-1, although FP, C-1, and C-2 may be applicable in some cases.



Environmental Corridor (Overlay Category): Systems of open space that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use, based mainly on drainageways, stream channels, floodplains, wetlands, and other resource lands and features. As an overlay category, there is no applicable zoning district, although it is commonly associated with FP, C-1, and C-2 zoning.

Conservation/Open Land: Lands adjacent to, but outside, identified environmental corridors and isolated natural resource areas, including lands within the 100-year recurrence interval floodplain, open lands within existing County or State park and open space sites, and lands covered by soils with a high water table, poorly drained soils, or organic soils. The recommended Village zoning district is C-2.



Planned Neighborhood and Residential Balance

A Planned Neighborhood is a carefully planned mixture of predominantly single family residential development, which may be combined with one or more of the following land use categories: two family residential, multi-family residential, institutional, neighborhood-serving commercial, and park and open space facilities. This approach results in a mix of residential dwelling units and density types and provides opportunities for a wide variety of different housing products. It allows for carefully planned multi-family development while preventing large complexes.

The Village's residential growth areas are shown on the Future Land Use Map as the "Planned Neighborhood" category. This approach gives the Village control of the timing and quantity of multi-family development, as the exact land use pattern would be determined as projects are proposed and rezoned. The Village's desired residential balance would be applied to each new project throughout the Village's residential growth area, i.e., the undeveloped land within the Village's municipal limits. For example, each new project would be zoned for at least 64 percent single family units, no more than 36 percent two family units, and no more than 20 percent multi-family units. (The percentage of single family is minimum, while the percentages of two family and multi-family are maximums.) See Figure 1. The target residential balance only applies to areas shown for Planned Neighborhood on the Future Land Use Map.

Residential Balance in Planned Neighborhoods:

Minimum 64% Single Family
Maximum 36% Two Family
Maximum 20% Multi-Family

Typically, Planned Neighborhoods compel a multi-family developer to partner with a single family developer in order to enable the multi-family units he or she would like to build. The target residential balance also tends to increase the overall caliber of multi-family development, as single family developers will insist on quality development constructed with attractive and long-lasting materials to ensure that the nearby single family lots are marketable.

By mapping residential growth areas as "Planned Neighborhood," a variety of housing types are allowed. This approach has the advantage of distributing the potential profits associated with multi-family development among all of the landowners in the Planned Neighborhood area.

Senior Housing Developments

Within Planned Neighborhoods, multi-family development restricted to residents 55 or over will be exempt from the residential balance targets. As the baby boomer population ages, the Village will need more housing options for individuals who are looking to downsize from their single family homes but who wish to continue living in Lannon.

Figure 1: Example Residential Balance within a Planned Neighborhood, by Land Area

