

City of Waupaca Comprehensive Plan Update

City of Waupaca Plan Commission
August 5th, 2020



Land Use Chapter – Overall Purpose

- Plan for adequate supply of land to meet needs of the community
- Identify goals, strategies, actions to guide future development and redevelopment
- Provide a framework for establishment of new or modified zoning districts and associated zoning map



Land Use Issues + Opportunities

- Fulton Street redevelopment
- Lack of big box general merchandiser (GAFO)
- Quality of life (attracting and retaining people)
- Residential development
- Youth + adult activities
- Land + buildings to support local businesses
- Manufacturing needs
- Sustainable design



Existing Land Use

Nearly half (49%) of the City's land is dedicated to passive land uses such as agriculture, open lands, woodlots, water bodies, golf courses, trails, parks and recreation.

Scattered wetlands and floodplains further limit development throughout much of the City.

What does this mean?

	Total Acres	Percent of Total
Transportation	937	18%
Woodlots	826	16%
Residential	649	12%
Other Open Land	584	11%
Parks and Recreation	440	8%
Water	421	8%
Agriculture	329	6%
Industrial	315	6%
Commercial	283	5%
Institutional	191	4%
Utilities	109	2%
Multi-family	117	2%
Mines/Quarries	43	1%
	5,244	100%

Real Estate Market Demand Summary

LAND USE	NET CHANGE (2020-2040)	ASSUMPTIONS
RESIDENTIAL	200 acres	
COMMERCIAL	No additional acreage	Additional commercial and office development can occur on existing sites or as part of mixed use developments
INDUSTRIAL	No additional acreage	New development can occur on existing industrial sites
INSTITUTIONAL	No additional acreage	Will revisit as part of Community Facilities Chapter
CONSERVATION	240 acres converted to other uses	Assuming lower density business as usual build out
TRANSPORTATION	40 acres	Roads to service new development



Future Land Use Categories

LAND USE	DESCRIPTION	CONSIDERATIONS
LOW DENSITY RESIDENTIAL	1-2 SF and duplex; ADUs allowed	Consider allowing 3-4 unit bldgs. At ends of blocks or transition areas
MEDIUM DENSITY RESIDENTIAL	Single family and small to medium sized multifamily	Typically located on busier streets or near parks/amenities; higher densities allowed downtown or in community mixed use areas
NEIGHBORHOOD MIXED USE	Commercial or medium density residential uses compatible with existing neighborhoods	Site plan review, massing to ensure appropriate transition to neighborhood
COMMUNITY MIXED USE	More intensive/larger scale development may include variety of uses	Located on higher traffic corridors; overlay district/site planning to ensure neighborhood compatibility



Future Land Use Categories

LAND USE	DESCRIPTION	CONSIDERATIONS
DOWNTOWN MIXED USE	Mixed use with emphasis on attracting new residential	Encourage historic preservation and reuse; see Downtown Plan
COMMERCIAL	Retail, office, services typically on higher traffic corridors	Site planning to ensure attractive and functional design
INDUSTRIAL	Manufacturing and related industries	Typically located on higher traffic corridors and rail
PARKS + CONSERVATION	Parks, trails, conservation, cemeteries, open space; may include low density residential on private land	Parks may also occur in other districts based on CORP
TRANSPORTATION + UTILITIES	Roadways, airport, utilities	Street network should promote connectivity



Medium Density Residential

1. “Missing Middle” housing at scale of single family homes
 2. Small apartment/condo buildings
- Cost effective way of adding population
 - Wealth creation
 - Support multi-generational families
 - Affordability
 - Support small businesses





Duplex



A small- to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

Triplex or Fourplex



A medium structure that consists of three or four units: typically two on the ground floor and two above with a shared entry.

Courtyard Apartment



A medium to large structure consisting of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry.

Bungalow Court



This type consists of a series of small, detached structures, providing multiple units arranged around a shared court. The shared court takes the place of a private rear yard and is an important community-enhancing element.

Townhouse



A small to medium structure, consisting of usually two to eight attached single family homes placed side by side.

Live/Work



A small to medium attached or detached structure consisting of one dwelling unit above or behind a flexible ground floor space for residential, service, or retail uses. Both the primary ground-floor flex space and the second unit are owned by one entity.

Multiplex



A medium structure that consists of five to 10 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front.

DETACHED SINGLE-FAMILY HOMES

DUPLEX

TRIPLEX & FOURPLEX

COURTYARD APARTMENT

BUNGALOW COURT

TOWNHOUSE

MULTIPLEX

LIVE/WORK

MID-RISE

MISSING MIDDLE HOUSING

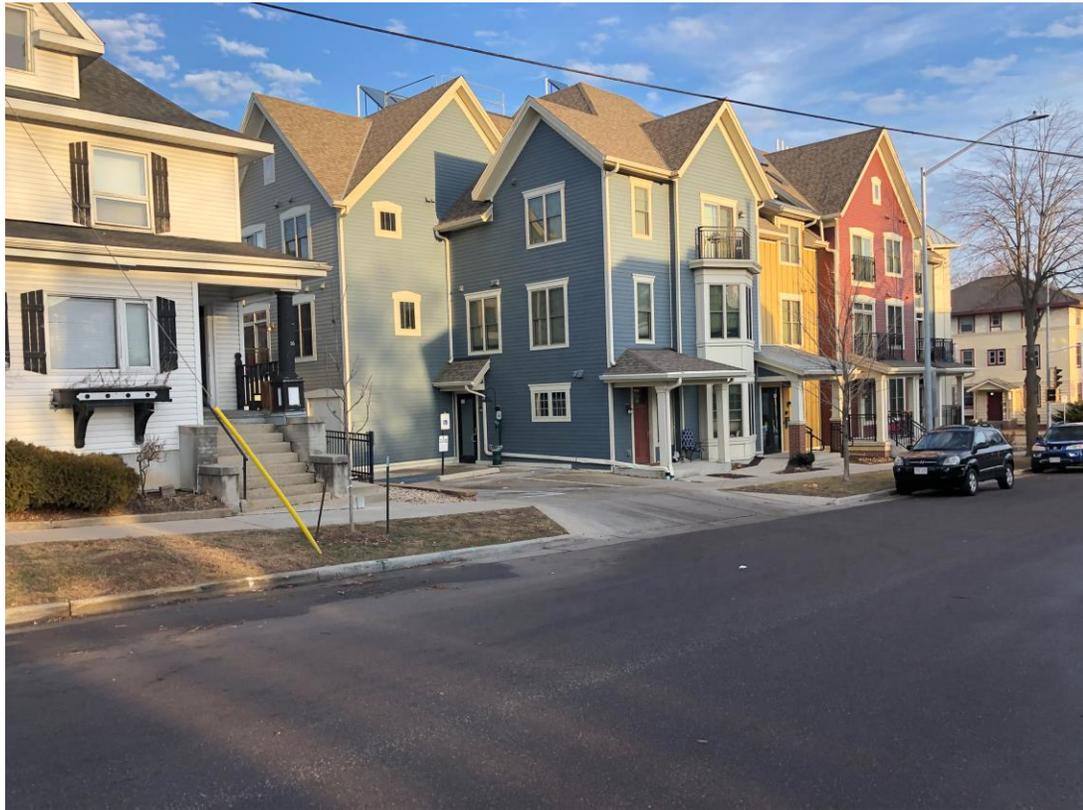
MissingMiddleHousing.com is powered by Opticos Design. Illustration © 2015 Opticos Design, Inc.



Marshfield, Wausau



Madison



Green Bay



???, La Crosse



Neenah, Allouez



Grand Chute



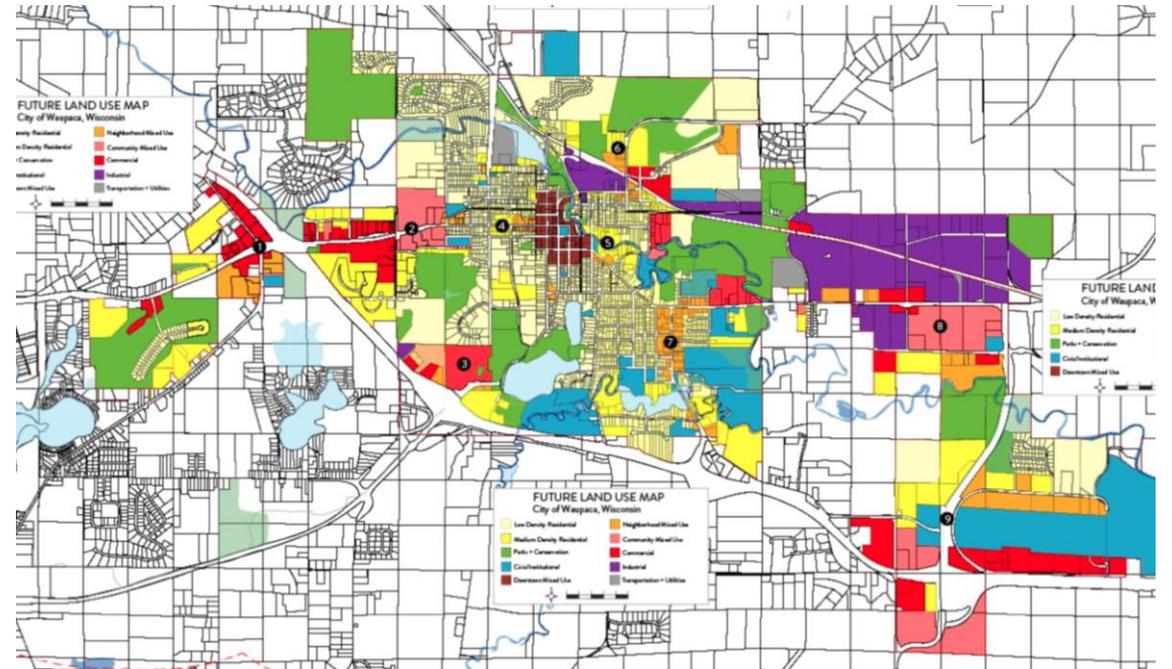
Appleton





Future Land Use Map (FLUM)

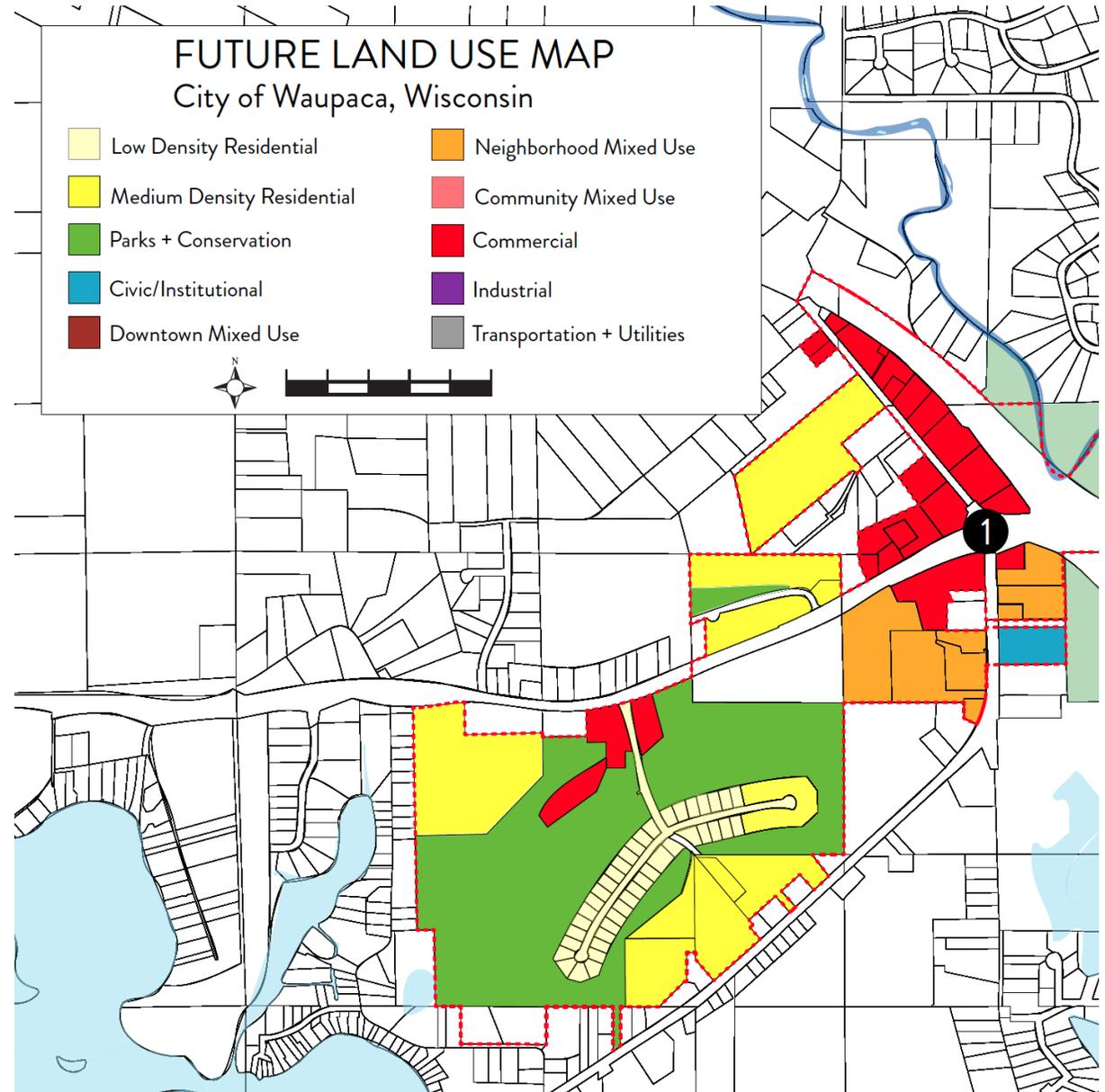
- 10 land use categories (22 current FLUM)



West Side Neighborhood

Key Changes + Considerations

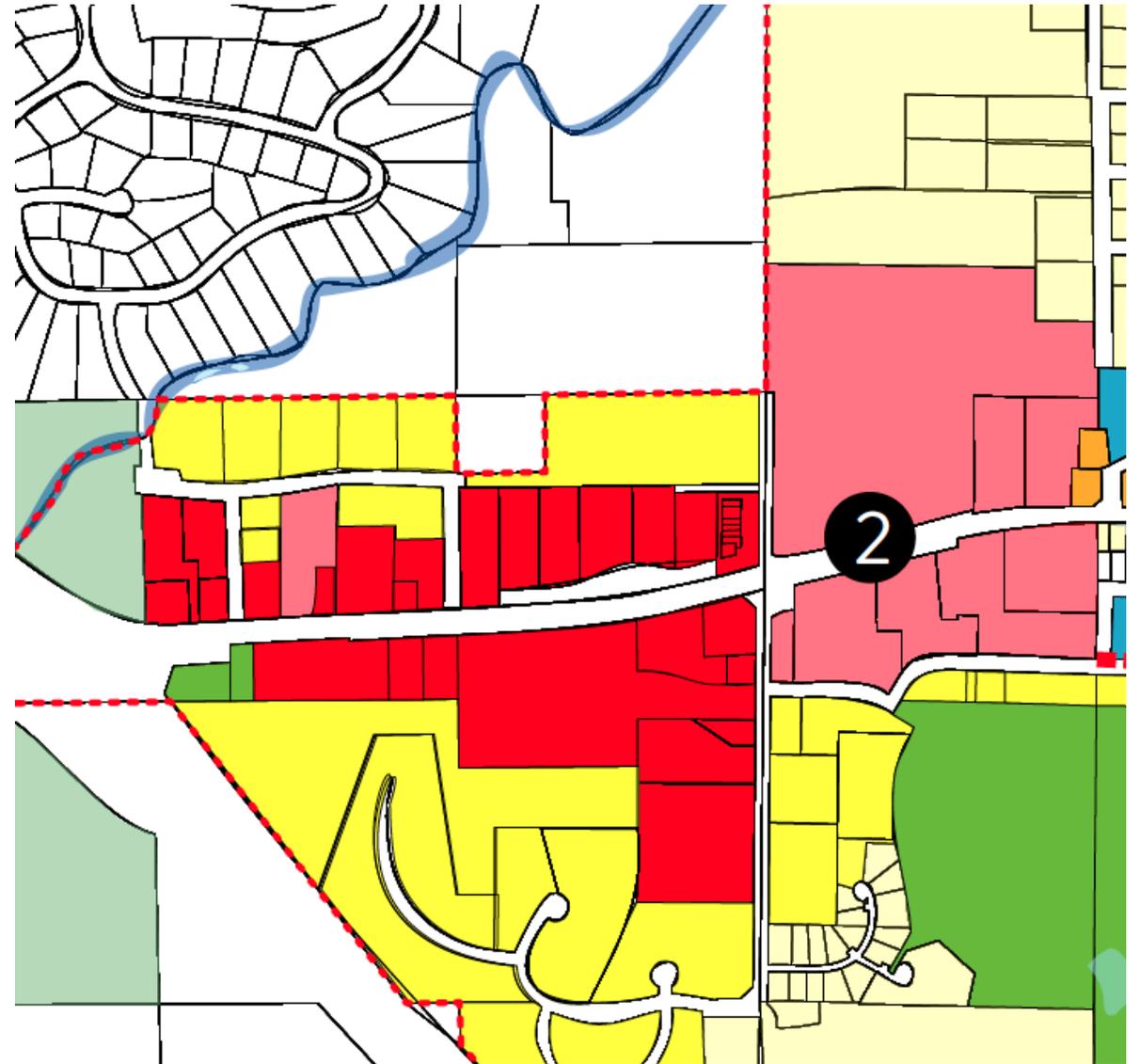
- Neighborhood mixed use to facilitate new residential development
- Need for stronger connectivity, amenities



Kmart/Shopko

Key Changes + Considerations

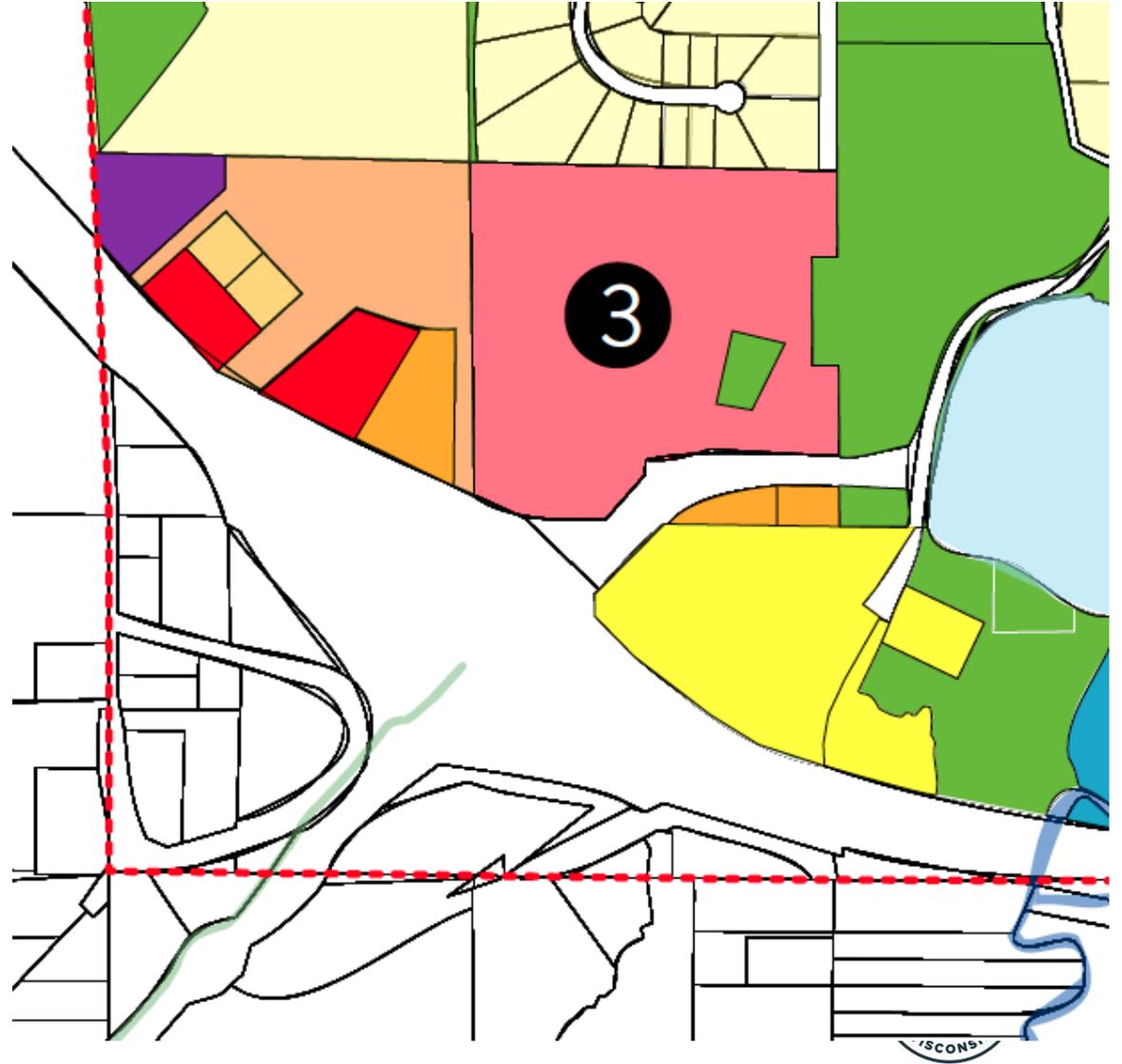
- Planned retail office now shown as community mixed use
- New streets/utilities needed
- Potential adaptive reuse of existing industrial buildings
- Special Area Plan recommended



Recycling Center

Key Changes + Considerations

- Public institutional now shown as community mixed use
- Good commercial site also attractive for medium density residential development



Residential Infill

Key Changes + Considerations

- Scattered medium density residential development in former single family areas
- Opportunity to add context sensitive “missing middle” housing types



CTH Shop/School Street

Key Changes + Considerations

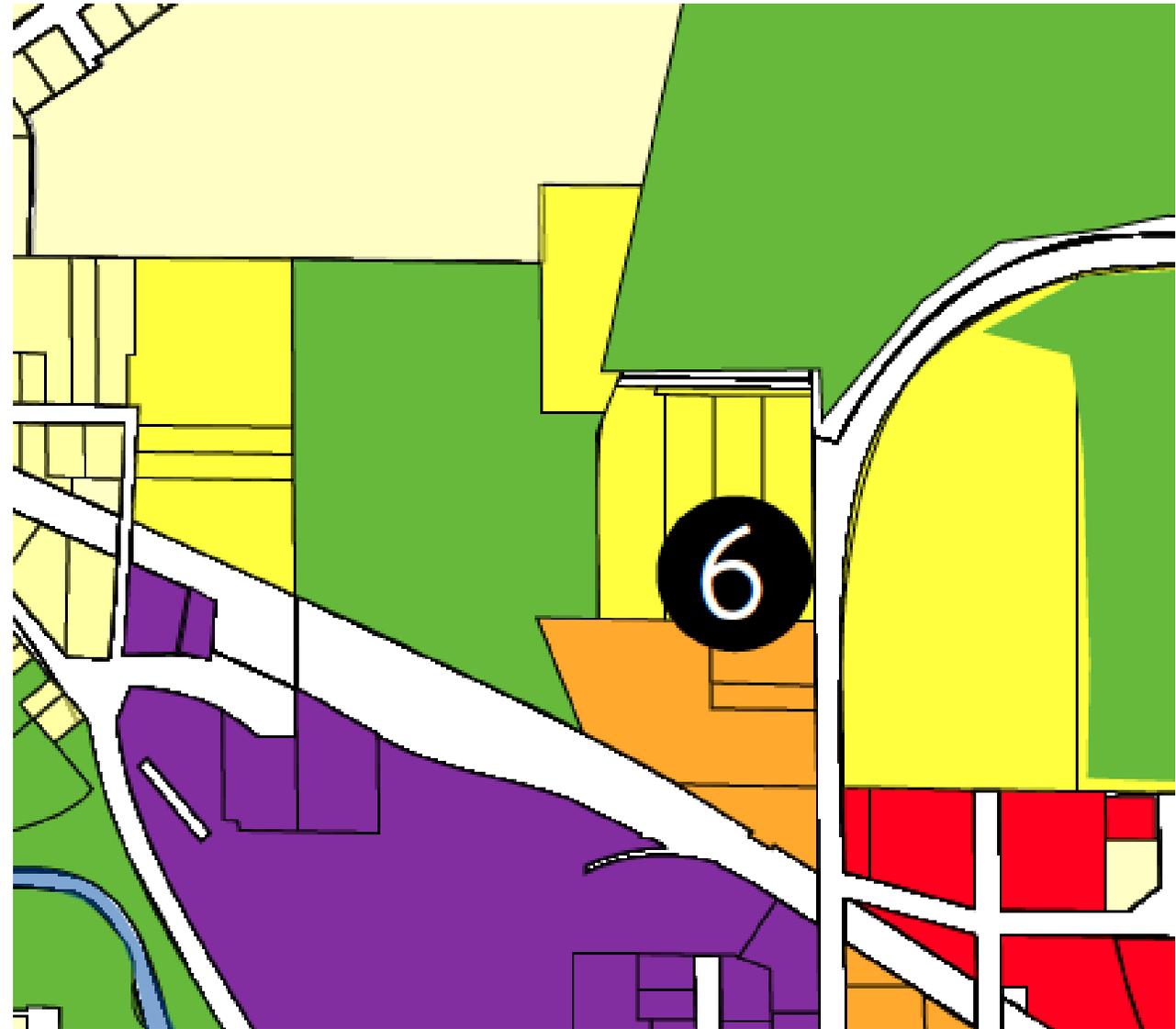
- Planned institutional (HWY Shop) and retail/office now shown as medium density residential and neighborhood mixed use
- Opportunity to leverage waterfront to support new residential development adjacent downtown and rec center
- Special area plan recommended



Shambeau Park

Key Changes + Considerations

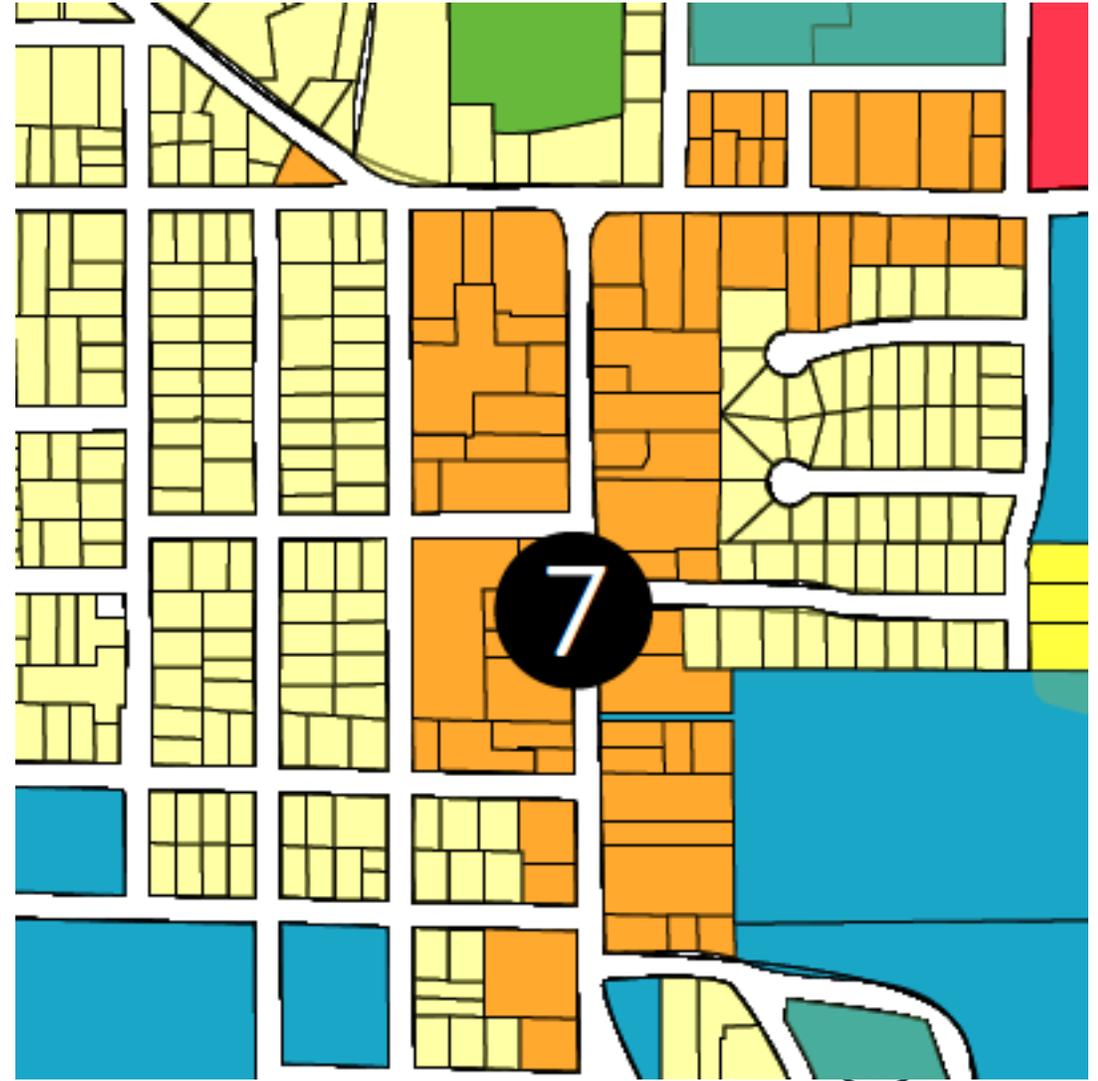
- Residential replaced with medium density residential
- Leverage natural amenities
- Neighborhood mixed use replaces institutional/residential providing opportunities to strengthen business district



Churchill Street Corridor

Key Changes + Considerations

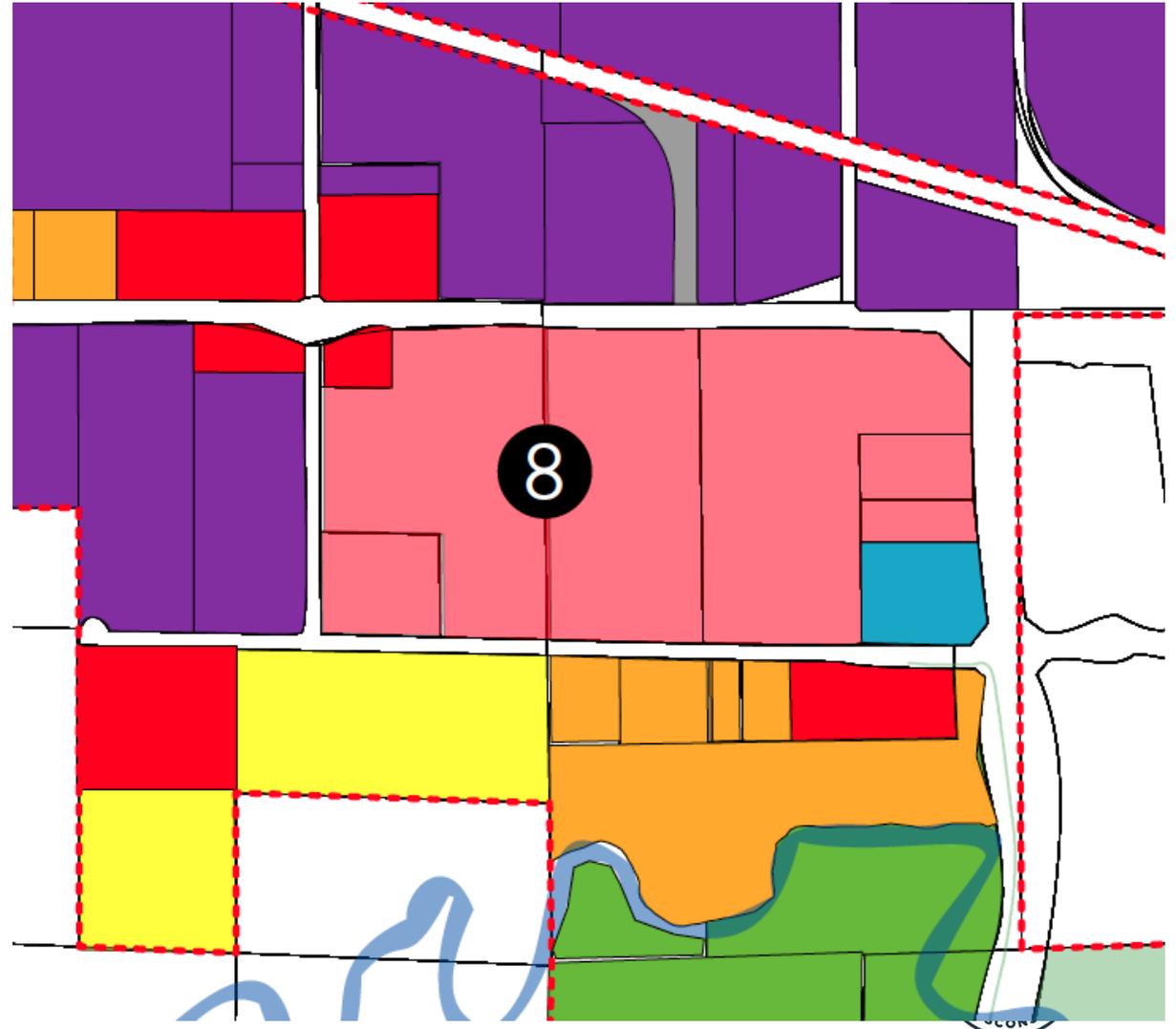
- Neighborhood mixed-use replaces mix of retail/office/multi-family/public institutional
- Opportunity to add housing units while strengthening the business district



Waupaca Business Park

Key Changes + Considerations

- Changes are south of Royalton Street
- Office/commercial, industrial, and public institutional now shown as mix of community and neighborhood mixed-use and medium density residential
- Provide greater flexibility to accommodate new housing development
- Special area plan recommended



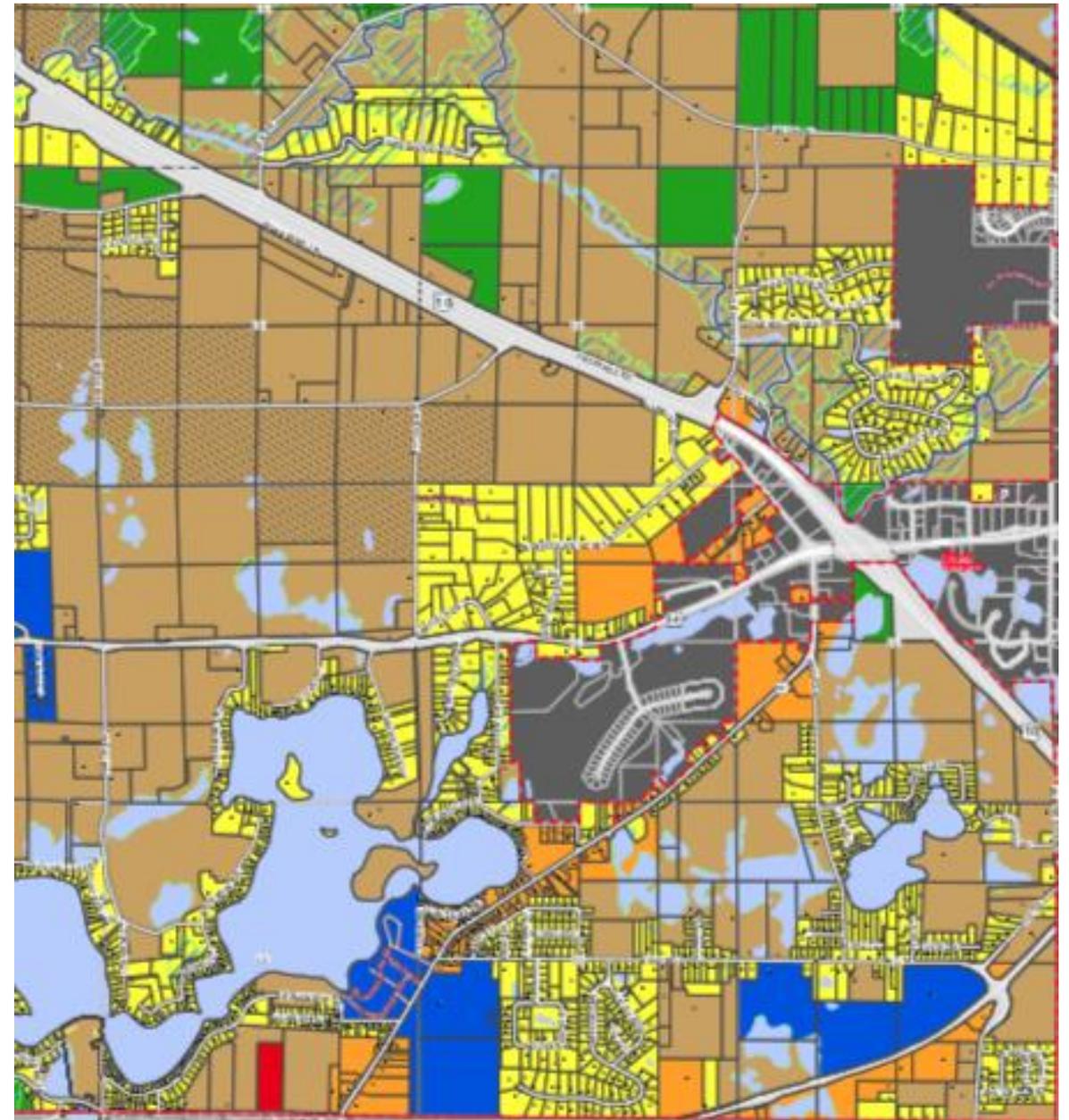
Growth Considerations

Town of Farmington FLUM

- Orange areas are “hamlets”

Preferred Land Use Classifications

	Agriculture		Hamlet
	Commercial		Public Institutional
	Conservancy		Residential
	Forestry		



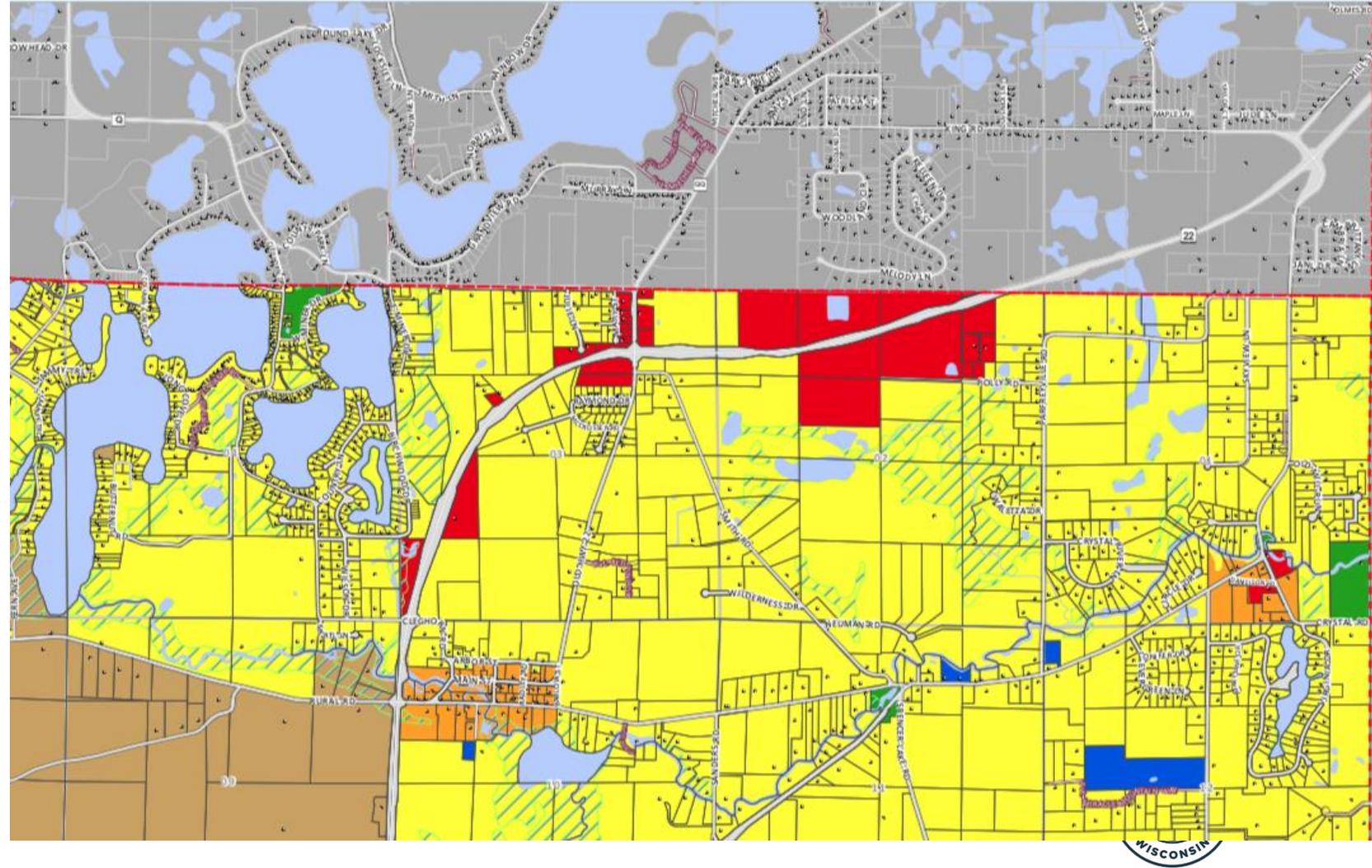
Growth Considerations

Town of Dayton FLUM

- Significant commercial development planned

Preferred Land Use Classifications

	Agriculture		Hamlet
	Commercial		Public Institutional
	Conservancy		Residential
	Forestry		



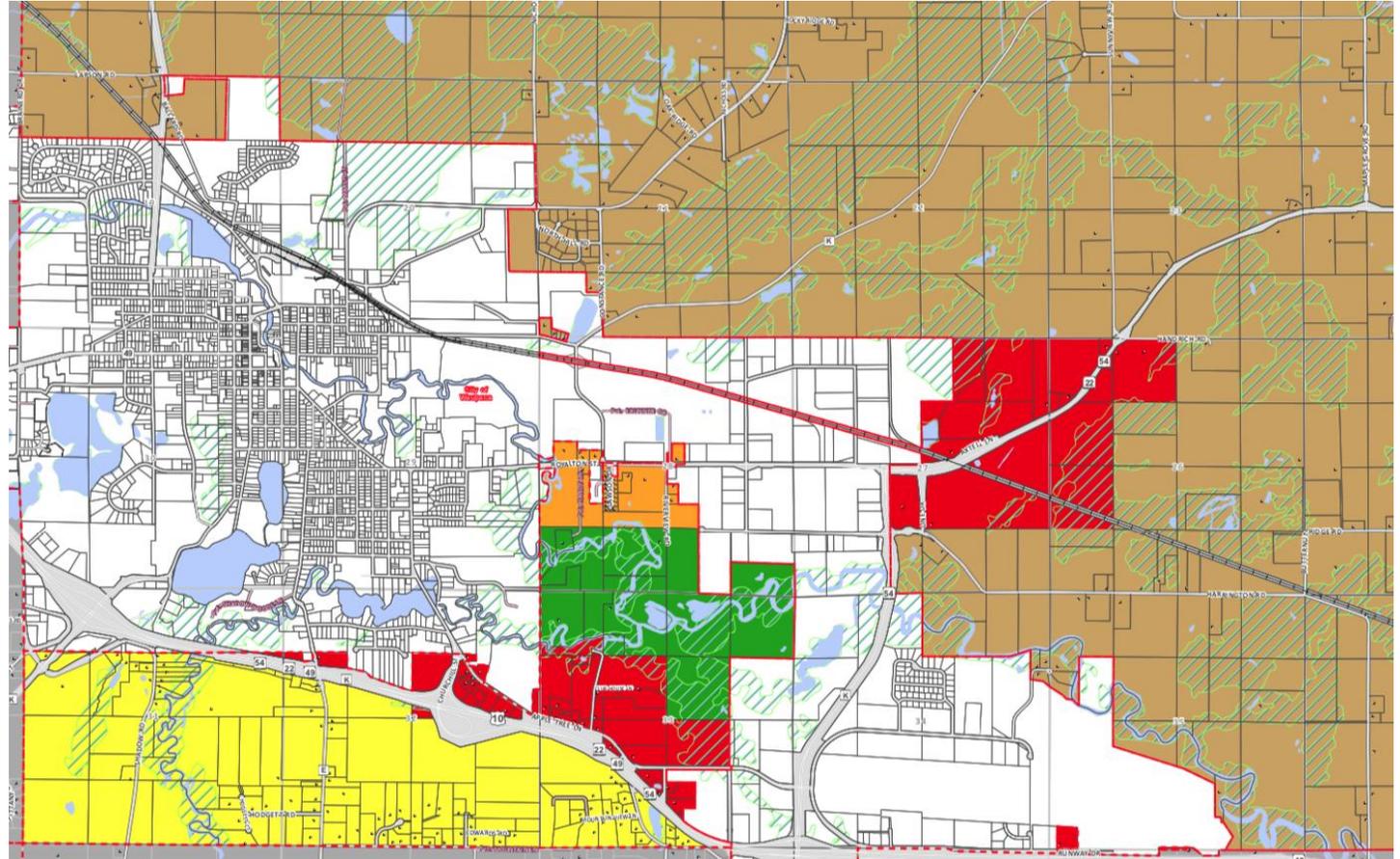
Growth Considerations

Town of Waupaca FLUM

- Large commercial areas designated

Preferred Land Use Classifications

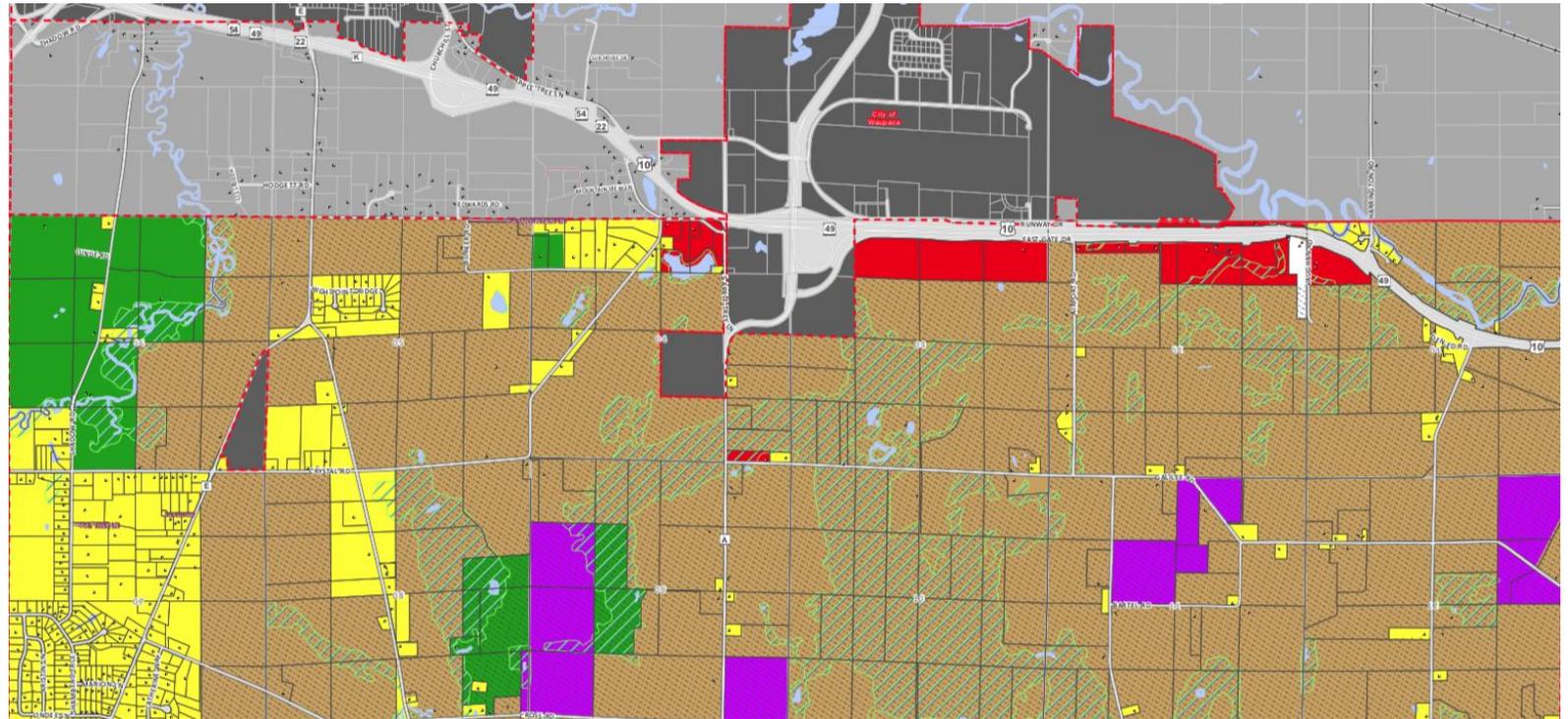
	Agriculture		Hamlet
	Commercial		Public Institutional
	Conservancy		Residential
	Forestry		



Growth Considerations

Town of Lind FLUM

- HWY oriented commercial planned



Goals, Strategies, Actions

STRATEGY 1

- Reuse and redevelop underutilized buildings and parcels

ACTIONS

- Reestablish CDA
- Establish vision for Special Planning Areas
- Market opportunity sites
- Investigate potential for redeveloping recycling site
- Invest in downtown



Goals, Strategies, Actions

STRATEGY 2

- Update land use regulations and plan for future

ACTIONS

- Prepare new zoning code and map
- Identify site plan review criteria
- Exercise extraterritorial authorities
- Prepare and adopt Official Map



Goals, Strategies, Actions

STRATEGY 3

- Encourage high quality sustainable development that enhances the desirability of Waupaca as a place to live and invest in

ACTIONS

- Establish overlay district for Fulton Street corridor
- Incentivize application of Main Street Design Guidelines
- Plan for walkable and livable neighborhoods

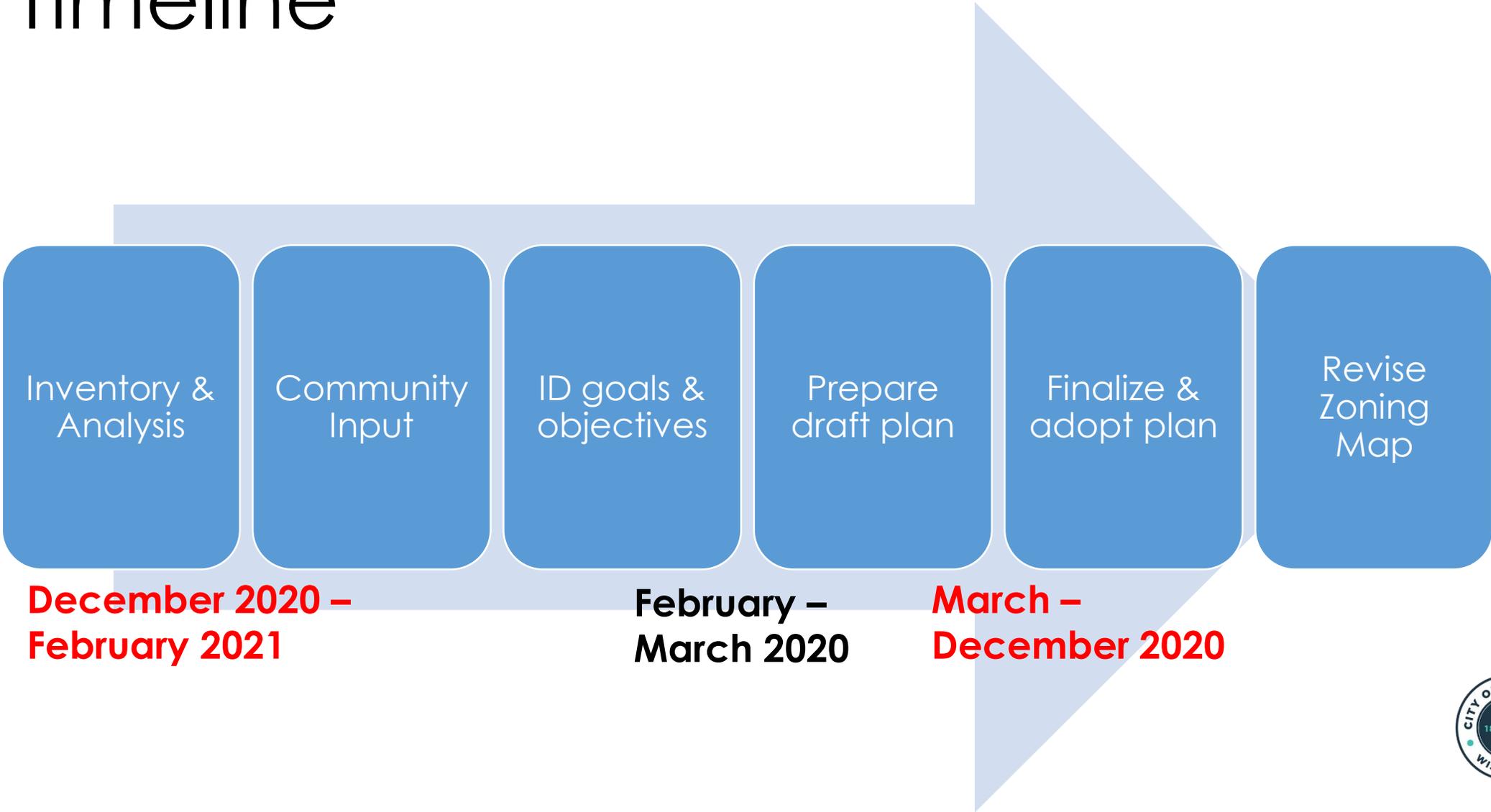


Growth Considerations + Implications

- Extraterritorial planning and regulation
- Intergovernmental coordination
- Zoning implications for City
- Infrastructure requirements



Timeline



NEXT STEPS

- Present draft Transportation Chapter @
September 2nd Plan Commission

