

Introduction

The Land Use chapter is the central element of a comprehensive plan. Its main purpose is to provide a framework for decision makers to guide growth and development. Wisconsin's Comprehensive Planning Law requires that land use decisions reached via a zoning ordinance, subdivision ordinance, or official map be consistent with the comprehensive plan (Chapter 66.1001(3), Wis. Stats.). The chapter describes existing land use patterns in Hobart and sets forth a plan for future land use consistent with the community's visions. It will guide the Village Board, Planning & Zoning Commission, staff, property owners, developers, and others, in decisions regarding the type, location, and density of future development.



Courtesy Village of Hobart

The land use chapter is divided into two parts. *Section I: Current Land Use* focuses on existing land uses in the Village. It provides an inventory of current land uses, identifies land use trends, and describes the tools currently used to guide development. *Section II: Future Land Use* comprises the 20-year land use plan for Hobart and presents the tools that may be adopted in order to effectively implement the plan.

Implementation of the comprehensive plan will result from the incremental decisions made by elected and appointed officials, committee members, and staff during the review and approval of zoning changes, certified survey maps, subdivision plats, site plans, and the like. Through these decisions, the Village will realize its goals and aspirations as they relate to the physical growth and development of the community. Successful implementation will require a sustained effort by the public and private sectors to utilize this chapter, and the Future Land Use map contained within it, as *the essential decision-making guide* for land use in the Village of Hobart.

Comprehensive Planning Law

Wisconsin's Comprehensive Planning Law (Section 66.1001(2)(f), Wis. Stats.) requires that the land use element of a comprehensive plan contain all of the following:

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- A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property.
 - A listing of the amount, type, intensity, and net density of existing uses of land, such as agricultural, residential, commercial, industrial, and other public and private uses.
 - An analysis of trends in the supply, demand and price of land, opportunities for redevelopment, and existing and potential land-use conflicts.
 - Projections 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.
 - A series of maps that shows 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 services of public utilities and community facilities will be provided in the future, and the general location of future land uses by net density or other classifications.

Beyond the requirements identified above, the planning law recommends that all communities address the following fourteen planning goals when preparing a comprehensive plan.

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.

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- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
 - Preservation of cultural, historic, and archaeological sites.
 - Encouragement of coordination and cooperation among nearby units of government.
 - Building of community identity by revitalizing main streets and enforcing design standards.
 - Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
 - Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
 - Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
 - Balancing individual property rights with community interests and goals.
 - Planning and development of land uses that create or preserve varied and unique urban and rural communities.
 - Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety, and that meets the needs of all citizens, including transit-dependent and disabled citizens.

Land Use Vision

To preserve the places most important to the Village while allowing for well-planned development designed in harmony with the natural landscape so as to ensure a safe, beautiful, and thriving community for future generations.

Section I: Current Land Use

The purpose of the current land use section of the plan is to describe the existing land base of the community with respect to developed (residential, commercial, industrial, etc.) and undeveloped (agriculture, open space, etc.) land uses. It also includes an inventory of the tools currently utilized to guide development.

Current Land Use Inventory

The inventory of current land uses in the Village of Hobart is based upon the Current Land Use map appearing on page 7-5. The map was developed utilizing existing data provided by the Village (and its consultants), Brown County Planning Department, the Wisconsin Department of Transportation, and other sources. The purpose of the map is to provide a reasonably accurate ‘snap shot’ of Hobart, as it exists today, and to serve as a foundation for the Future Land Use map appearing on pages 7-28-29.

Table 7.1 presents current land uses in Hobart along with the total acreage for each category and its representative percentage of the total land base acreage within Village boundaries.

Table 7.1: Current Land Uses in the Village of Hobart, 2015

Land Use	Total Acreage	Percent of Total Village Acreage
Abandoned Railroad	58	0.29%
Agricultural	7832	39.32%
Airport	1642	8.25%
Churches / Cemeteries	40	0.20%
Commercial	245	1.23%
County Landfill / Transfer Station	83	0.42%
Golf Courses	520	2.61%
Governmental / Institutional	118	0.59%
Industrial	213	1.07%
Mixed Use	22	0.11%
Multi-Family	106	0.53%
Natural Areas	4605	23.12%
Open Water	71	0.35%
Parks and Recreation	80	0.40%
Single Family Residential	4204	21.11%
Transportation Related	1	0.00%
Two Family Residential	70	0.35%
Utilities / Facilities	7	0.04%
Total	19,917	100%

Source: Village of Hobart Current Land Use map, 2015.

Current Land Use map will be inserted here

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Residential & Population Density

There were 2,436 housing units in Hobart as of the 2013 American Community Survey. With a total of 32.65 square miles, the net residential density in the Village was roughly 75 units per square mile. The population density of the Village is 237.5 persons per square mile, based upon an estimated 2015 population of 7,755 persons.

Land Use Trends & Supply

As mentioned earlier in this plan, the Village of Hobart has one of the largest undeveloped land bases of any incorporated community in the state. At present, development is concentrated in the northern and eastern region of the Village, with the south and southwest dominated by agricultural land, open space, and sparsely scattered residential, commercial, and industrial development. As a relatively young municipality, opportunities for redevelopment are somewhat limited. As such, the vast majority of future development will occur on lands currently classified as agricultural, vacant, or open space. The available supply of developable land is sufficient to meet future land use goals.

Land Prices

Based upon data tabulated by the Brown County Planning Department, the average per acre sale price of residential land for the years 2013-14 was \$53,797.89. During the same period the average for agricultural land was \$11,889.00. The discrepancy between the two illustrates the challenges associated with retaining farmland as a viable land use in the Village.

Current Land Use Tools

A variety of mechanisms currently utilized by the Village to guide land development and resource preservation are described on the following pages. Additional tools that may be adopted are presented later in this chapter.

Zoning Ordinance

The purpose of a zoning ordinance is to identify the permitted and conditional uses allowed on parcel of land within designated zoning districts. Zoning ordinances may also regulate lot size, road frontage, density, and the location, height, and size of structures, among others. The Village of Hobart administers and enforces zoning regulations within the community. The zoning ordinance (Chapter 295 of the Village Code) was recently updated to comply with Wisconsin’s new Farmland Preservation zoning regulations (Chapter 91, Wis. Stats.).

What’s the Difference between a Zoning Ordinance and a Comprehensive Plan?

Zoning is a regulatory tool established to identify, among others, the permitted and conditional uses allowed on a given parcel within a specific zoning district. Comprehensive plans are vision-based guidance documents developed with high levels of public participation. The Future Land Use map provided in this chapter presents a vision for future development. It will serve as a guide for reviewing and approving rezoning and other land use proposals.

Wisconsin’s Comprehensive Planning law requires that land use decisions be consistent with the adopted comprehensive plan.

Hobart utilizes a conventional (or Euclidean) zoning regime that is based upon the designation of zoning districts within which permitted and conditional uses are permissible. Alternative zoning models are presented later in this chapter. Table 7.2 lists the zoning districts within the Village as of August 2015 and provides a brief description of district regulations.

Table 7.2: Village of Hobart Zoning Districts and District Regulations, August 2015

District	Permitted Uses	Minimum Lot Size	Minimum Road Frontage
R-1 Residential	Single-family dwellings; parks, playgrounds, and athletic fields; public recreational and community center buildings and grounds.	12,000 sq. ft. for plats and multiple CSMs; 0.67 acre for unplatted lots.	75'
R-2 Residential	Parks, playgrounds, and athletic fields; public recreational and community center buildings and grounds; single-family dwellings.	2.5 acres	200'
R-3 Residential	Parks, playgrounds, and athletic fields; public recreational and community center buildings and grounds; single-family dwellings.	18,000 sq. ft.	120'
R-4 Single- and Two-Family Residential	Single-family dwellings; two-family dwellings; parks, playgrounds, and athletic fields; public recreational and community center buildings and grounds.	10,000 sq. ft. for sewered; 2.5 acres for non-sewered.	120'
R-5 Two-Family Through Eight-Family Residential	Two-family through eight-family dwellings; parks, playgrounds, and athletic fields; public recreational and community center buildings and grounds.	10,000 sq. ft. for sewered; 12,000 sq. ft. for sewer	125'

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		corner lots; 2.5 acres for non-sewered.	
R-6 Multifamily Residential	Multiple-family dwellings of three through twelve units; community living arrangements; day-care center, group; day-care center, family; playgrounds, and athletic fields; public recreational and community center buildings and grounds.	15,000 sq. ft.	125'
R-7 Planned Development Overlay	All uses permitted under the basic zoning regulations applicable to the zoning district in which the particular property is located; additional uses or mixture of uses as approved by the Village Board.	n/a	n/a
ER Estate Residential	Single-family dwellings; parks, playgrounds, athletic fields, golf course; hobby farms, nonretail greenhouses and nurseries, forestry, orchards, wildlife sanctuaries; satellite dishes less than 38 inches in diameter; up to five animal units.	2.5 acres	150'
R-2-R Rural Residential	Parks, playgrounds, and athletic fields; public recreational and community center buildings and grounds; single-family dwellings.	1 acre	150'
A-1 Agricultural	Agricultural uses (see ordinance); agricultural warehouses; commercial feedlots and stock farms; parks, recreation, and golf courses; satellite dishes less than 38 inches in diameter; single-family dwellings.	5 acres	200'
A-2 Exclusive Agricultural	Agricultural uses; undeveloped natural resource and open space areas; transportation, utility, communication, and other uses described in Chapter 91, Wis. Stats.; agricultural accessory uses, other than those listed as conditional uses; home occupation, exclusive agricultural.	35 acres for single-family dwelling	200'
B-1 Community Business	Multiple uses (see ordinance).	15,000 sq. ft. with sewer; 40,000 sq. ft. unsewered	100'
B-2 Limited Community Business	Multiple uses (see ordinance).	15,000 sq. ft. with sewer; 40,000 sq. ft. unsewered	100'
C-1 Limited Commercial	Multiple uses (see ordinance).	15,000 sq. ft. with sewer; 40,000 sq. ft. unsewered	100'
I-1 Limited Industrial	Multiple uses (see ordinance).	40,000 sq. ft.	100'
I-2 Industrial Park	Multiple uses (see ordinance).	40,000 sq. ft.	120'
AEO Adult Entertainment Overlay	Multiple uses (see ordinance).	Requirements of underlying district	Req. of underlying district
PDD #1 Centennial Centre at Hobart Planned Development	Mixed-use development (see ordinance).	n/a	n/a
PDD #2 Orland / Packerland Planned Development	Mixed-use development (see ordinance).	n/a	n/a
PDD #3 Gambling Overlay	Multiple uses (see ordinance).	Requirements of underlying district	Req. of underlying district

Note: The district regulations included within this table are for informational purposes only. Please refer to the Village of Hobart Zoning Ordinance for more detailed information regarding permitted uses, conditional uses, setbacks, and other regulations.

Source: Chapter 295, Village of Hobart Zoning Ordinance.

Subdivision Ordinance

Unlike zoning, which regulates the use of land, subdivision regulations govern the manner in which land transitions from one use to another (typically from agricultural or open space to residential). A subdivision ordinance provides the procedures and standards for dividing a large parcel into smaller parcels for sale or development. Subdivision regulations require that developers meet certain conditions in order to record a certified survey map or plat. As with zoning, subdivision regulations are an effective tool through which local government can implement a comprehensive plan.

The regulation of land divisions and subdivisions in Hobart is currently administered and enforced by the Brown County Planning Department under Chapter 21 of the County Code of Ordinances. As with most county ordinances, Chapter 21 is more broadly focused than a local ordinance. This is necessary since it must adequately regulate land divisions for each municipality that does not administer its own subdivision ordinance. As such, its ability to address the specific needs of any given community is somewhat limited.

The Village of Hobart is the sole incorporated community in Brown County not to administer and enforce its own subdivision ordinance.

Site Plan Review

A site plan is a detailed document that shows how a site (typically commercial or industrial, but also mixed-use and planned unit developments) will be developed. It is a legally binding, professionally prepared proposal for the use and development of a parcel of land. Site plan review is most often a component of the zoning ordinance and involves the review of documents and drawings to ensure that a proposed land use or activity meets local zoning ordinance standards and county, state, and federal law. A site plan typically includes existing and proposed built features as well as natural site characteristics.

The Village administers site plan review under Chapter 295 of the Village Code.

Eminent Domain

Eminent Domain is the right or power of a unit of government to take private property for public use, following the payment of a fair amount of money to the owner of the property. The theory behind eminent domain is that a local government can exercise such power to promote the general welfare in areas of public concern, such as health, safety, or morals. The power of eminent domain is exercised through condemnation proceedings. These proceedings establish the right to take the property by the government or designated private entities and the amount of compensation to be paid for the property. Under the Fifth Amendment to the U.S. Constitution, the local government must make just compensation to the affected property owners, who are entitled to the fair market value of the property.

Section II: Future Land Use

This section of the chapter will serve as the primary guidance tool for the Village in implementing the plan. Like a blueprint for a building renovation, the comprehensive plan serves as a guide to construct, or *design*, the future Village of Hobart. The section is segmented into three broad focus areas:

- Community Design Considerations. The underlying issues guiding future development in the community. Presented and discussed in earlier chapters, these are the primary areas of focus for the comprehensive plan.
- Community Design Approaches. The broad strategies and philosophies used to guide future development in the Village and to address community design considerations.
- Community Design Tools. The specific ordinances and policies used to affect the change desired by the community. The two most important of these are the subdivision and zoning ordinances, although design, lighting, landscaping, signage, design review, and others may prove useful.

Community Design Considerations

Community design is an important component of planning and plays a significant role in determining quality of life in a community. Elements of community design may include the culture and history of a community along with architectural standards, open space and natural resource protection, transportation and access, and recreation, among others. Ordinances provide the primary means by which local governments implement community design requirements.

Property Rights

The issue of private property rights versus community need underlies every comprehensive planning effort. Property rights are ingrained in American jurisprudence. Those rights have been respected, to the greatest extent feasible, throughout the planning effort. This chapter describes and illustrates proposed development patterns for the Village of Hobart. It will be used by local officials, landowners, developers, and others to make informed land use and development decisions. Should a landowner disagree with the Future Land Use map, or any other aspect of this plan, he/she has the right to petition the Village for an amendment to the document. All amendments will occur through a public process, defined by state law, and will include a public hearing. The process of amending the comprehensive plan is described in *Chapter 9: Implementation*.

Community Character

Character is defined differently for each community but includes a blend of natural, built, visual, and cultural characteristics. It represents the sum of the attributes and assets that make a community unique, and that establish a sense of place for its residents. In the Village of Hobart, community character means:

- A mix of high quality residential living options.
- A balanced and diversifying local economy.
- A growing commercial core in northern Hobart.
- A healthy agricultural sector.

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- Abundant natural resources including streams, creeks, and wooded ravines.
 - Safe and friendly neighborhoods.

Vibrant 'Downtown'

Research shows that a healthy and vibrant downtown boosts the economic health and quality of life in a community. It creates jobs, incubates small businesses, reduces sprawl, protects property values and increases the community's options for goods and services. A healthy downtown is a symbol of community pride and history. Centennial Centre at Hobart will essentially serve as the community's downtown, a place for people to gather, shop, dine, and relax.

Strategies for maintaining a healthy downtown include:¹

- Aim for a multifunctional downtown. Successful downtowns attract a wide range of individuals and provide housing, employment, shopping, culture, and entertainment, among others.
- Create partnerships. A thriving downtown requires the cooperation of local government, chambers of commerce, the private sectors, civic organizations, and other key institutions.
- Maintain and develop genuine public spaces. Careful planning can encourage 'on-street' activities such as commerce and dining and widen the public sphere, promoting community. Include gazebos, water features (fountains, ponds, etc.), pocket parks, WI FI hotspots, benches, and other areas for rest and reflection.
- Make it a community focal point. Use Centennial Centre as the place to celebrate Hobart through events, performances, farmers' markets, and other opportunities for community gatherings.

¹ Excerpted from Solutions for America, 2009.

Community Design Approaches

Community design approaches represent the guiding principles of the comprehensive plan and are integral to the desired future for the Village. Their incorporation into the development review and approval process will ensure that new development blends harmoniously with the existing built and natural environment, while providing for land use patterns that promote a high quality of living.

Conservation Design

The landscape of the Village offers an array of natural features that defines its character. Preserving rural character is a primary goal of the comprehensive plan. To accommodate future growth while maintaining the integrity of the natural environment, the Village will encourage *conservation design* approaches to new development. Conservation design will allow Hobart to:



Courtesy PMA Landscape Architects, Inc.

- Protect rural character by maintaining (and restoring) natural areas, woodlands, scenic views, open undeveloped areas and farm fields, while addressing desired residential and commercial development needs.
- Lower the cost of development by reducing the amount of impervious surface, minimizing stormwater management expenditures, shortening permit review times, and addressing the desire for community parks and open space.
- Create natural corridors of green space between developments that can be utilized by wildlife and have the potential to be used as trail or walkway areas to improve connections between development nodes.
- Preserve agricultural lands to ensure that they remain an economically viable component of the landscape.

The principles of conservation design can be applied to rural and urbanized environments and may be incorporated into residential, commercial, and industrial, development as well as parks and municipal properties.

New Urbanism

New urbanism is a planning methodology intended to reform the design of the built environment. Its goals are to raise the quality of life and standard of living by creating better places to live. New urbanism is the revival of the art of place making, not just developing. New urbanist areas possess:

- Walkability. Most things are accessible within a 10-minute walk (1/4 mi.). Pedestrian friendly street designs encourage walking and bicycling as a daily transportation mode.
- Connectivity. An integrated grid network of streets with limited dead ends and cul-de-sacs.
- Mixed Uses. A variety of differing land uses within neighborhoods and downtown structures.
- Housing Diversity. A variety of housing alternatives providing residential living choices for all demographic groups.
- Quality Architectural and Design Guidelines. Emphasizing beauty, comfort, quality of life, and sense of place.
- Sustainability. Energy-efficient structures and proximity of residential to commercial that encourages walking and bicycling; development that occurs in harmony with the existing natural and built environment.



Example of a New Urbanist streetscape

Centennial Centre at Hobart is designed on a new urbanist framework. The Village may incorporate some or all of the aspects of new urbanism when assessing future development plans proposed for other locations.

Traditional Neighborhood Development

Wisconsin's Comprehensive Planning Law defines traditional neighborhood development (TND) as compact, mixed-use neighborhoods where residential, commercial and civic buildings are in close proximity to one another. TND is based on the principles of new urbanism and promotes a development scheme similar to traditional small towns. It includes:

- Compact Development. TND areas have a higher density than traditional single-family subdivisions, allowing for greater amounts of preserved open space. Compact development is oriented around people, not automobiles.



Courtesy Patrick Square

- Mixed Uses. TND includes a mixture of land uses. Nonresidential development is interspersed with residential land uses. Mixed-use development promotes walking and bicycling since many desired destinations are in close proximity to housing. Mixing land uses is also an effective strategy for broadening the tax base in communities that do not desire significant commercial development.
- Housing Choice. TND promotes varied housing types to accommodate households of all ages, incomes and sizes. This translates into varying lot sizes and varying housing types which may include single-family residences, townhomes, duplexes, housing for seniors or a combination thereof.
- Multimodal transportation. TND provides for access through an interconnected network of streets, paths and trails to accommodate multiple forms of transportation including walking, bicycling and driving.
- Cultural and Environmental Sensitivity and Design. TND can foster a sense of community identity. Under TND, the design of buildings and their placement receives special attention. The provision of adequate open spaces, well-planned design guidelines, the use of indigenous vegetation, and the incorporation of environmentally responsive wastewater treatment and stormwater management systems allow for land uses conducive with the landscape.

Gateway Features

Gateway features provide a visual sense of place and are often reflective of a community's natural resources, architecture, or history. They identify entry points and, when used in conjunction with a wayfinding system, allow residents and visitors to easily navigate to key destinations.

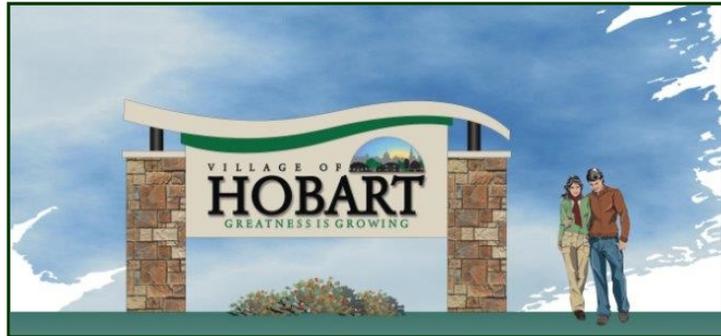


Image courtesy Village of Hobart.

Thematic landscaping, or landscaping utilizing a consistent design and species mix, when located at entry points and along major transportation routes, provides an effective means of enhancing local identity. This may be particularly important at the periphery of the Village where an identifiable landscape feature would aid in informing residents and visitors that they are entering Hobart. A unifying landscape theme, based upon regionally native species, may provide one component of an identifiable and inexpensive gateway system for the Village.

Community Design Tools

Village of Hobart Subdivision Ordinance

While zoning regulations are intended to govern the use of property, subdivision regulations address the quality of development (the availability of public services, services the subdivider must provide, the layout of the site, etc.). The way in which lands are divided plays a key role in the orderly development of a community. Properly administered, subdivision regulations are more effective in achieving planning goals than zoning ordinances since their impact is more permanent than zoning. Once land is divided into lots and streets are laid out, development patterns are set.

The design standards included within a subdivision ordinance provide the tools necessary to protect public health and safety, preserve natural resources, and enhance quality of life. They provide developers and other landowners with models of development and design acceptable to the community. At a minimum, such an ordinance will govern how a subdivision is laid out (lot size

and shape, access, open space, etc.), and the design of necessary improvements (roads, sidewalks, landscaping, etc.). The ordinance may also incorporate additional standards including, but not necessarily limited to:

- **Open Space.** The ordinance may specify standards that limit construction on natural features that are unsuitable or undesirable for development. It may also include the amount and type of open space dedication required for new development and the location and dimensional standards for different types of parks.
- **Roads and Streets.** The ordinance may specify the standards for the design and construction of streets and related improvements within the subdivision. These standards may include street widths, intersection design, maximum grades, and length of cul-de-sacs, among others.
- **Water and Wastewater.** The ordinance may encourage or require the use of community wells and alternative wastewater treatment facilities for proposed subdivisions.

Official Map

An official map shows the locations of planned future public lands and facilities such as streets, trails, parks, and open space. It represents and expresses a municipality's interest in acquiring lands for public purposes at some point in the future. Adopted by ordinance or resolution, the official map may show existing and planned streets, railroad rights of way, parks, and utilities, among others. The benefits provided by an official map include:

- Helping to focus limited financial resources on projects that meet and advance community goals.
- Connecting and improving the local street network, protecting important natural areas, and providing more green space, recreation facilities, trails, and sidewalks.
- Saving time and money by informing property owners and developers of municipal goals and intentions in advance of proposed development.
- Serving as an effective negotiation tool, helping to ensure that development is compatible with and supportive of public goals.

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- Addressing public land and easement acquisition needs that generally cannot be dealt with solely through zoning and subdivision regulations.
 - Providing municipalities with a competitive advantage in securing state and federal grant funding.

Alternative Zoning Methods

In recent years, local governments have developed alternative zoning models based on building form and performance standards. These often prove more effective in addressing complex land uses such as mixed use, than do conventional zoning strategies.

Form-Based zoning codes regulate a community based on the appearance, rather than the type, of land uses. Elements of form-based zoning include building line, landscaping, lighting, signage, building size, building materials, and building design.

Performance Standards seek to regulate based on a particular set of operational standards rather than on the type of use. They provide specific criteria for limiting external (off site) effects such as noise, air pollution, emissions, traffic, and the like. Under performance-based standards, the proposed use is not a factor in development. If all operational standards can be met, any use can be permitted adjacent to another. Communities may also use hybrid-zoning codes that combine performance and form-based zoning criteria with conventional zoning practices to regulate land use.

Extraterritorial Plat Review

Extraterritorial plat review (EPR) is granted by statute to all villages and cities in Wisconsin that administer subdivision regulations. Authority under EPR allows for the review of subdivision plats within an ‘extraterritorial area’ extending 1.5 miles from the city/village boundaries for cities and villages of less than 10,000 persons, or 3 miles for those with populations of 10,000 or more. The city or village may waive its extraterritorial plat approval jurisdiction if it chooses not to exercise it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside of boundaries that may be annexed in the future. It helps cities and villages protect land use near its boundaries from conflicting uses outside the city/village limits. When a

town or county also administers subdivision regulations within the extraterritorial area, the most restrictive regulations apply.

Future Land Use Map

The future land use map is the visual representation of the visions, goals, objectives, and policies presented in the comprehensive plan. It is the principal tool used by the Village to guide development. As per Wisconsin’s Comprehensive Planning Law, decisions related to development and governed by the zoning and subdivision ordinances must be made in a manner “consistent” with the map.

Relationship to Official Map and Zoning Map

The future land use map is not an official map or zoning map. It is a compilation of the elements comprising the earlier chapters of the comprehensive plan including agricultural and natural resources, economic development, housing, and transportation. It reflects the desired 20-year future for the Village. Table 7.3 presents information differentiating the future land use, official, and zoning maps.

Table 7.3: Comparison of Future Land Use Map, Official Map, and Zoning Map			
	Future Land Use Map	Official Map	Zoning Map
Comprehensive Plan Requirement	Yes	No	No
Wisconsin Statutes (chapters, sections)	66.1001(2)(h)	62.23(6)	59.69(5); 60.61(4); 62.23(7)
Local Government Adopts	By ordinance as part of comprehensive plan	By ordinance or resolution	By ordinance as part of zoning ordinance
Parcel-based	No	Yes	No
Displays	General land use categories	Streets, highways, parkways, railroad rights-of-way, historic districts, etc.	Zoning districts
Use	Visual guide for the community	Establish and preserve location of future streets, highways, parks, waterways	Designate height, bulk, and use of land

Source: University of Wisconsin – Stevens Point Center for Land Use Education, 2004.

How was the Future Land Use Map created?

The development of the future land use map began with the current land use map as a foundation. From that base map:

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- Natural resource areas were identified to delineate existing development limitations including soil conditions, wetlands, floodplains, and surface waters.
 - Population and household projections were examined to understand the extent of future residential development.
 - Utility and facility capacities plans were assessed to understand future needs.
 - The results of public participation exercises (Visioning Session and Community Mapping Forum) were reviewed to guide future land uses.
 - Market considerations were used to guide the most appropriate locations for future commercial and industrial development.

How will the Future Land Use Map be used?

The future land use map will guide the Village Board, Planning & Zoning Commission, other committees, and Village staff during the review of requested zoning changes, land division and subdivision applications, and other local land-use decisions in accordance with the Comprehensive Planning Law. Landowners and developers will consult the plan when making development decisions, and should be confident that an application for development that is consistent with the comprehensive plan will be approved.

It is important to note that a plan is not a static document. It must evolve to reflect current conditions. If not regularly reviewed and amended, it will become less effective over time. Applications for rezoning and development that are inconsistent with the plan must be given due consideration, not rejected out of hand. In some situations, it may be desirable to amend the plan (and maps) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological advances, the economy, or the natural environment may affect the plan.

Changes to the plan (including plan maps) must be considered in the context of all nine required plan elements, and reflect the visions, goals, objectives, and policies expressed within the document. If an amendment is to be approved, the process must include a formal public hearing and distribution per the requirements of the Wisconsin Comprehensive Planning Law (see *Chapter 9*:

Implementation for amendment process). Amendments must be reviewed by the Planning & Zoning Commission and approved by the Village Board before the plan may be revised.

Description of Land Use Changes

This section provides a brief description of each of the proposed land uses presented on the future land use map. The total acres or miles associated with each element are provided in Table 7.4.

Agricultural

Areas preserved for active agricultural usage for as long as is feasible and practicable.

Commercial

Development consistent with existing, conventional commercial land uses in the Village catering to neighborhoods and the regional marketplace.

Community Park / Preserved Open Space

Community parks are generally five or more acres in size and are intended to serve the recreational needs of the greater community. They may be active, passive, or a combination thereof. Amenities within an active park may include athletic fields, play equipment, tennis courts, basketball courts, band shells, pavilions, restrooms, and the like. Passive parks provide opportunities for rest and reflection and interaction with nature. They may include nature trails, hiking and skiing trails, and picnic areas, and tend to include restorative and educational elements such as prairie restoration and reforestation.

Conservation Residential

The purpose of the conservation residential (CR) category is to create an intermediary buffer between the more urbanized portion of the Village and less densely developed agricultural areas. The CR allows for market-based, single-family residential development consistent with the goal of preserving rural character and functional open space. All minor land divisions (through certified survey maps) and subdivision plats within the CR would adhere to the principals of conservation design.

Mixed Commercial / Industrial

Areas identified as suitable for a mixture of compatible commercial and industrial land uses on shared or adjoining sites. Similar to Mixed-Use Commercial/Residential use (see below).

Mixed-Use Commercial / Residential

Proposed mixed-use areas are intended to allow for desirable development and redevelopment implemented through a Mixed-Use Zoning Overlay or similar mechanism. An overlay would not supplant underlying zoning districts, but allow for compatible residential and commercial development as a conditional use on a site-by-site basis.

Note – The Village of Hobart currently utilizes a Planned Development District (PDD) overlay as a standing ‘mixed-use’ zoning district. PDDs tend to be an interim approach to accommodating mixed-use development, but often lack the clarity and specificity of an established Mixed-use Overlay. Either model can be effective, but the overlay allows for a continuation of the underlying zoning district while creating opportunities for mixed-use infill development.

Pedestrian & Bicycle Facilities

The proposed pedestrian and bicycle system appearing on the future land use map will link neighborhoods to parks and other key destination nodes and provide increased access for bicyclists, pedestrians, and other non-motorized transportation modes.

Residential

Areas targeted for additional residential development, through conventional development mechanisms (i.e., CSMs, subdivision plats, etc.), intended to accommodate projected population growth.

Riparian Parkway

The boundaries of the proposed riparian parkways would extend 100’ from the high-water mark on each side of the selected stream segments (encompassing County shoreland setbacks). The purposes of the parkways will be to provide pedestrian and bicycle access to existing and proposed parks and to improve water quality, preserve wildlife habitat, and mitigate flooding. Riparian

parkways would not be imposed upon existing land uses, but implemented upon review of applications for rezones and land divisions.

Land Use Projections

Table 7.4 provides a breakdown of future land use in five-year increments. As with any long-term planning document, these projections are tentative and based upon past and current trends. Actual changes in land use may occur at a rate slower or more rapid than currently anticipated.

Table 7.4: Land Use Projections for the Village of Hobart, in Five Year Increments through 2035					
Land Use	Acreage by Year				
	Current	2020	2025	2030	2035
Abandoned Railroad	58	58	58	58	58
Agricultural	7,832	7,097	6,362	5,627	4,892
Airport	1,642	1,642	1,642	1,631	1,631
Commercial	245	206	167	128	89
Community Park/Preserved Open Space	4,756	3,680	2,604	1,528	451
Conservation Residential	0	482	964	1,446	1,928
Golf Course	520	520	520	529	529
Industrial	213	254	295	336	377
Mixed Commercial Industrial	0	480	960	1,440	1,921
Mixed Use Commercial/Residential	22	235	448	661	874
Other Developed Areas	249	246	243	240	236
Residential	4,380	5,018	5,656	6,294	6,931

Source: Village of Hobart Future Land Use Map.

Implementation Plan

The goals, objectives, and policies related to land use are presented in *Chapter 9: Implementation*.

Future Land Use Map will be inserted here

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