

STATE OF WISCONSIN

VILLAGE OF DOUSMAN

WAUKESHA COUNTY

RESOLUTION 23-04

**RESOLUTION APPROVING AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE
VILLAGE OF DOUSMAN**

WHEREAS, the Village of Dousman, Waukesha County, Wisconsin, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has established a Plan Commission; and

WHEREAS, the Village Board adopted a Land Use Plan of the Village of Dousman, also known as the Comprehensive Plan (hereinafter the "Plan"), on April 5, 2006; and

WHEREAS, consideration of the proposed amendment to the Plan has been initiated by the Village Planning Commission to add the Land Use Classification/Category of Planned Mixed Use as may enable coordinated, unified development projects which may include a carefully designed combination of light industrial, commercial, institutional, park, and residential uses in the Village; and

WHEREAS, the Plan Commission finds that the Plan, with this proposed amendment, contains all of the required elements specified in Section 66.1001 (2) of the Wisconsin Statutes and that the Comprehensive Plan with the proposed amendment is internally consistent.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Dousman Plan Commission hereby approves amendment No. 5 to the Village of Dousman Plan add the Land Use Category/Classification Planned Mixed Use as written in Exhibit A below, which Exhibit A is attached hereto and made a part hereof by reference.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board conduct a public hearing to consider public comments regarding the requested amendment pursuant to the procedures of Section 66.1001 (4) (b) of the Wisconsin Statutes, and thereafter enact an Ordinance adopting the Comprehensive Plan amendment.

Dated the ____ day of _____, 2023.

Village of Dousman Plan Commission

By:

_____, Chairperson

This resolution was approved by a majority of the full membership of the Plan Commission, on motion made by Commissioner Jack Nissen, seconded by Commissioner C. Queen, roll call vote recorded this 1st day of March, 2023.

Penny L. Nissen, Village Clerk
Village of Dousman
Waukesha County

EXHIBIT “A”

Planned Mixed Use: This land use category is intended to facilitate the planning of coordinated, unified development projects which may include a carefully designed combination of light industrial, commercial, institutional, park, and residential uses.

Areas designated for Planned Mixed Use could enable a mix of the following future land use categories:

- Small-Lot Single-Family (less than 15,000 square feet)
- Medium-Lot Single-Family (15,000 to 29,999 square feet)
- Large-Lot Single-Family (30,000 to 45,000 square feet)
- Large-Lot Single-Family/Ag (more than 45,000 square feet)
- Mixed-Use Residential (gross 26,000 square feet per du)
- Low-Density Multi-Family (6 du/acre max)
- High Density Multi-Family (10 du/acre max)
- Government/Institutional
- Business
- Business Park
- Municipal Park
- Recreation
- Light Industrial

Approvals for Planned Mixed Use projects should be granted only after submittal, public review, and Village approval of detailed site, plat, landscaping, signage, lighting, stormwater management, erosion control, and utility plans – usually as part of a Planned Unit Development or as a combination of individual development projects.

The following policies are recommended for this future land use category in areas on Map 10 where this category is shown:

1) The existing Village zoning districts that are most appropriate to implement this future land use category include SR – 1 SINGLE-FAMILY RESIDENTIAL DISTRICT, SR – 2 SINGLE-FAMILY RESIDENTIAL DISTRICT, GR – GENERAL RESIDENTIAL DISTRICT, MF-MULTIPLE-FAMILY RESIDENTIAL DISTRICT, B-1 DOWNTOWN BUSINESS DISTRICT, B-2 HIGHWAY BUSINESS DISTRICT, I-1 LIGHT INDUSTRIAL DISTRICT, and PUBLIC PROPERTIES DISTRICT. Other Village zoning districts may also be considered for use/application under the Planned Mixed Use Land Use category based upon the unique or specific circumstances of a particular plan. The Village should carefully control the actual selection and pattern of these eligible zoning districts through the Zoning Map amendment process, rather than allowing any of the above-listed zoning districts in any proposed location.

2) Although several future land use categories are enabled by the Planned Mixed-Use category, the Village is not compelled to approve zoning map amendments simply because they are consistent with those eight potential categories. In reviewing zoning map amendment requests, the Village will consider the following factors: highest and best use, adjacent land uses, the presence of sensitive environmental features, existing and future traffic patterns, timing concerns related to “leapfrog” development, and the Village’s desire to adhere to the intentions/guidelines of Planned Mixed-Use developments (described under 3), below).

3) Planned Mixed Use are intended to be vibrant urban places containing a mix of quality commercial uses, office, light industrial, higher-intensity residential development, and community gathering spots. The Village should generally adhere to the following design guidelines when reviewing proposals for Planned Mixed Use developments:

- Walking relationship between uses
- Regular street activity
- Multi-story buildings, generally with more active uses on the first floor
- Minimal front setbacks
- Buildings and sites designed for pedestrians
- Parking located on streets and to rear of buildings
- Building entrances oriented to the street
- Intensive landscaping
- Modest and coordinated signage
- Pedestrian and bicycle accommodations, connecting with other locations in the Village

4) A conceptual plan for proposals for Planned Mixed Use developments may be required to ensure that the objectives described in this Plan can be achieved.

5) Promote opportunities for a live/work development in the Village that effectively and appropriately combines residential uses with jobs. Such a development project should advance entrepreneurialism in the community and promote affordable options for residents to expand their home-based businesses. The development should also be designed in the context of adjacent developments.

6) Integrate multi-family developments within surrounding developed areas through site design, pedestrian connections, landscaping, and scale.

7) The Planned Mixed-Use category does not contain a specific formula directing the balance or mix of uses. The Village should carefully monitor the development of multi-family housing within Planned Mixed-Use areas.