



MARQUETTE COUNTY FARMLAND PRESERVATION PLAN & COMPREHENSIVE PLAN  
**GUIDE TO PLANNED LAND USE MAPPING HOMEWORK ASSIGNMENT**  
JANUARY 2015

We ask each community to review and amend, where necessary, the Planned Land Use map from its 2005 Comprehensive Plan. Each Planned Land Use map depicted the most appropriate locations for future rural, residential and non-residential development over the following 20 years or so, as determined by local Plan Commissions and Boards. The maps were then combined to form a county-wide Planned Land Use map. The Planned Land Use map is a critical tool for making decisions on rezonings, land divisions, and special exception permits. Making sure it reflects current community desires is therefore critical as we update plans.

Equipped with copies of its Planned Land Use map from its 2005 Plan, we request the following:

1. **Schedule a meeting to review the 2005 Planned Land Use map.** This meeting could some combination of the Plan Commission, Town/City/Village Board, and general public.
2. **Review and revise the 2005 map as desired.** Mark up one copy of the map with any desired alterations. Because the landscape hasn't changed too much since 2005, your Commission or Board may have few to no changes to suggest.
3. **Return the revised Planned Land map.** Please return the marked-up map to Tom Onofrey, Marquette County's Zoning Administrator, or let Tom know that no changes are desired. Please complete this step by March 27, 2015. Tom is also available to answer questions and attend your local meeting, if requested.

The back side of this sheet includes a description of each of the planned land use designations available for mapping. Here are some tips to reviewing and revising the Planned Land Use map:

- Identify if there have there been any **major land use changes** since 2005? If so where? If the Planned Land Use designation doesn't reflect those changes, revise the map.
- Has there been **pressure for new development**? If so, what type and where? You *may* want to change the map to accommodate this, but note that the more restrictive rural/agricultural categories provide ample area to accommodate the projected demand for new houses through 2035.
- Is the **Planned Land Use map realistic**? Are the areas mapped for more intensive residential, commercial or industrial use likely to be needed in the next 20-40 years? If not, consider reducing the areas so designated, provided they are not already zoned.
- If planning for a City or Village, does the Planned Land Use Map present **unnecessary obstacles to new subdivisions or commercial development**? Are there ample areas to accommodate the different types of development that could be located in the jurisdiction?
- Might there be **areas particularly appropriate for farmland preservation**? If so, please see the other sheet discussing farmland preservation mapping criteria in more detail.
- When creating the Planned Land Use maps in 2005, careful thought was put into accommodating expected development demand; separating incompatible uses (such as residential and industrial); directing development away from environmentally sensitive areas; and considering the locations of highways, utilities, and other drivers of new development. **If considering significant alterations to the Planned Land Use map, please keep these principals in mind.**



### **Rural/Environmental Planned Land Use Designations**

*Agriculture:* planned mainly for agriculture or forestry, with new housing at a density generally not exceeding one residence per 40 acres. These are “farmland preservation areas”—see the separate sheet. The County zoning district usually used to implement this designation is Ag-1 Prime Agricultural.

*Rural Lands:* planned mainly for agriculture, forestry, or other open lands, with new housing ranging from one new residence per 10 acres to one new residence per 40 acres. The County zoning district usually used to implement this designation is Ag-2 General Agricultural.

*Public Open Space:* planned for public or non-profit parks, scenic areas, wildlife areas, or conservation areas. The County zoning districts usually used are RP Resource Protection and REC Recreation.

*Environmental Corridor:* sensitive natural resource areas with severe limitations for development. New development is discouraged in these areas, and is often very limited by state-mandated County zoning (e.g., floodplain).

### **Residential Planned Land Use Designations**

*Single Family Residential – Rural:* planned for single-family homes, ranging from 30,000 square foot to 10 acre lots, generally served by septic systems. The County zoning districts usually used to implement this designation are Ag-3 Agricultural Residential and R-1 Residential.

*Single Family Residential - Sewered:* planned for single-family homes, generally with lots less than 30,000 square feet, generally served by a public sanitary sewer. The County zoning district usually used to implement this designation is R-1 Residential.

*Two Family Residential:* planned mostly for duplexes and townhouses, generally served by public sanitary sewer. The most compatible County zoning district is R-2 Multiple Family.

*Mixed Residential:* planned for mostly for multiple-family housing (3+ unit buildings) and mobile home parks, generally served by public sanitary sewer or group waste treatment system. The most compatible County zoning district is R-2 Multiple Family Residential.

*Planned Neighborhood:* Carefully planned for a mix of predominantly single family homes, combined with Two Family Residential, Mixed Residential, Neighborhood Business, neighborhood-oriented Institutional (e.g., churches), and Public Open Space uses, and served by public sewer. The most compatible County zoning district is PD Planned Development.

### **Non-Residential Planned Land Use Designations**

*Commercial Recreation:* planned as private recreation areas or recreation-based businesses (e.g., campgrounds, private golf courses, waterfront businesses).

*Neighborhood Business:* planned for small-scale, neighborhood supporting retail, service, and office uses which preserve surrounding residential or “small town” character.

*General Business:* planned for mix of general retail, commercial service, office, and institutional uses.

*Downtown:* planned for commercial, office, institutional, and residential uses in a “downtown” setting

*General Industrial:* planned for manufacturing, warehousing, distribution, and office uses.

*Extraction:* planned for use as a landfill, quarry, gravel pit, and related.

*Institutional:* generally planned for large-scale public buildings, hospitals, airports, power substations, and special-care facilities. Small institutional uses, such as town hall buildings, cemeteries and churches, may be in other land use designations.