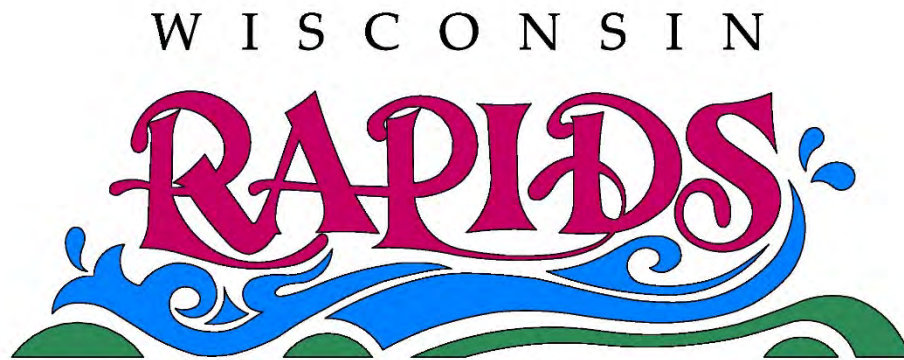


LAKE WOODS CROSSING

CONCEPTUAL PLAN

CITY-OWNED – 38 ACRES



38 ACRES NORTH OF COUNTY HWY Z, BETWEEN 12TH ST. S. AND 16TH ST. S.

SUMMARY

This Concept plan encompasses an approximate 38-acre tract of land located east of Walmart, north of County Highway Z and bounded by 12th Street South 16th Street South, within the Town of Grand Rapids. The City of Wisconsin Rapids owns the undeveloped parcel and has identified it as wellhead protection lands. Details regarding the development potential of the property are included below, as well as a conceptual development plan for the site. This plan is not anticipated to be directly adopted or implemented exactly as presented, but rather as a guide for the different phases of development for the entire property. Each phase should be accompanied by specific site plans that coordinate with this planning document, and required City approvals shall be obtained as needed.

Opportunity

A planned approach to the development of this parcel allows the city to actively promote and market the site, as well as respond to inquiries from developers and contractors seeking to construct housing within the community. It also allows the city to prepare and respond to a phased approach for providing City services.

Goals

There is a well-documented housing shortage across various housing styles, sizes, locations, and prices throughout the State of Wisconsin. This is well documented in Kurt Paulsen's Wisconsin Realtors Association WRA Special Report *Falling Behind*. This is especially true for workforce housing units, which are defined as the supply of housing in a community that meets the needs of the workforce in that community.

- ❖ **The main goal of creating this concept plan is to entice phased residential development, including a mix of densities, styles, and types, on the land to address the City’s housing needs and increase tax base.**

This will better meet the needs of the Wisconsin Rapids workforce, businesses, and community members.

Objective 1: Create a mix of housing units in a variety of forms through a public-private partnership with developers and contractors.

Objective 2: Create shovel ready sites for development on the property, which includes annexation and extension of roads and utilities to serve phased development, along with other infrastructure such as parkland to accommodate housing.

Objective 3: Increase the taxable value of the property through new development that is compatible with surrounding uses.

Implementation

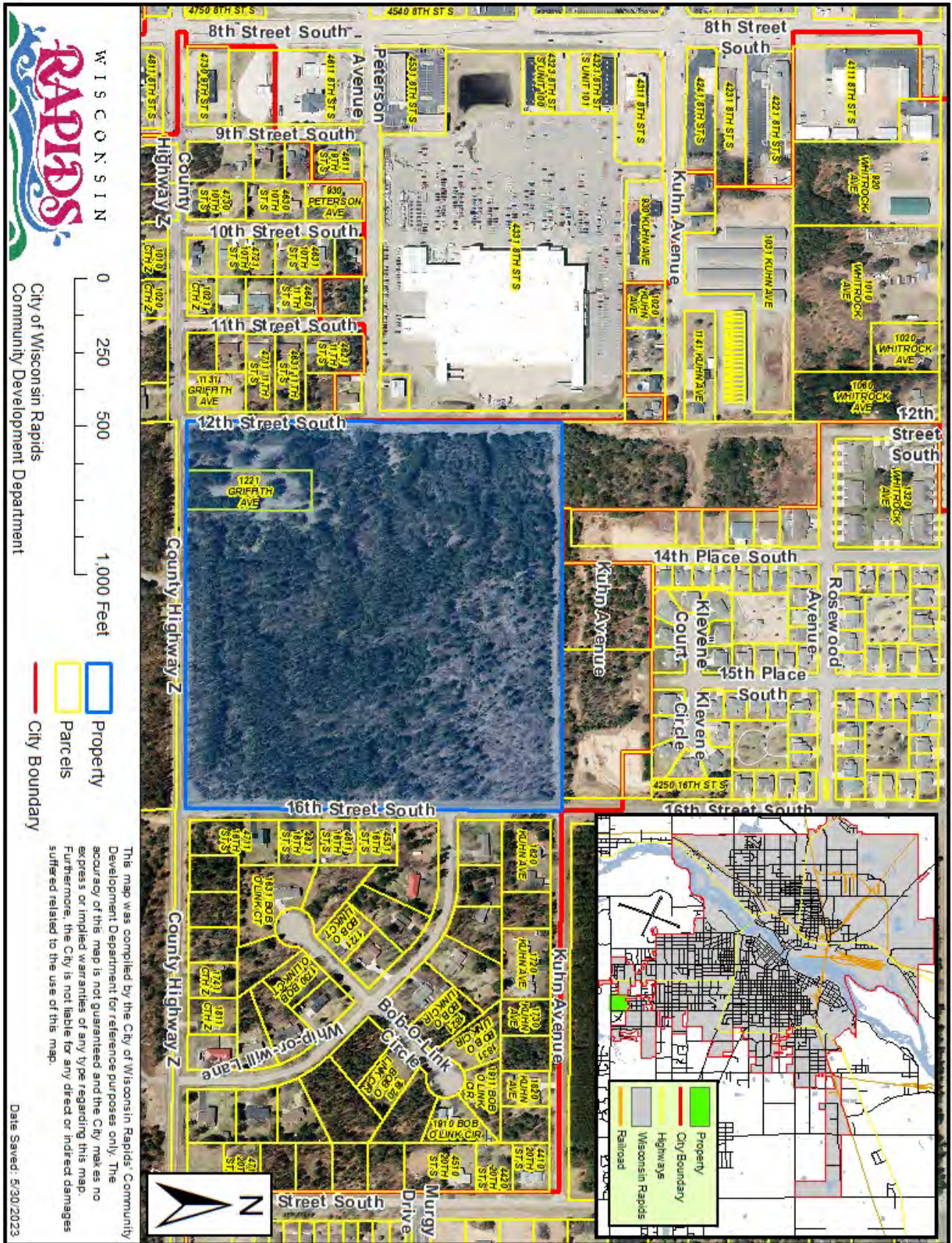
City staff, in partnership with the private sector, can actively pursue the recommended implementation tasks below prior to and during differing phases of development.

- 1. Recommendation #1:** Maintain the property consistent with all local codes and ensure it is in an appropriate promotional state.
- 2. Recommendation #2:** Perform any necessary due diligence task related to creating a “Shovel Ready” development site.
- 3. Recommendation #3:** Identify infrastructure and utility improvements/costs for different phases of development.
- 4. Recommendation #4:** Explore assistance programs at the local, state, and federal level, and draft an assistance package for interested developers.
- 5. Recommendation #5:** Utilize the concept plan to market to developers and contractors.
- 6. Recommendation #6:** Create a development package, outlining the process for City review and approvals leading up to building permit issuance.

LOCATION

This parcel is located within the Town of Grand Rapids, but directly adjacent to the city. It is north of County Highway Z and bounded east to west by 12th Street South and 16th Street South. The property is in close proximity to many nearby amenities including Nepco Lake County Park which immediately borders the property to the south. Nepco Lake County Park is a 125-acre park that is located on the north side of 496-acre Nepco Lake. The Ridges Golf Course and Banquet facility is located within one mile and major retail shopping is also located adjacent to the site to the west.

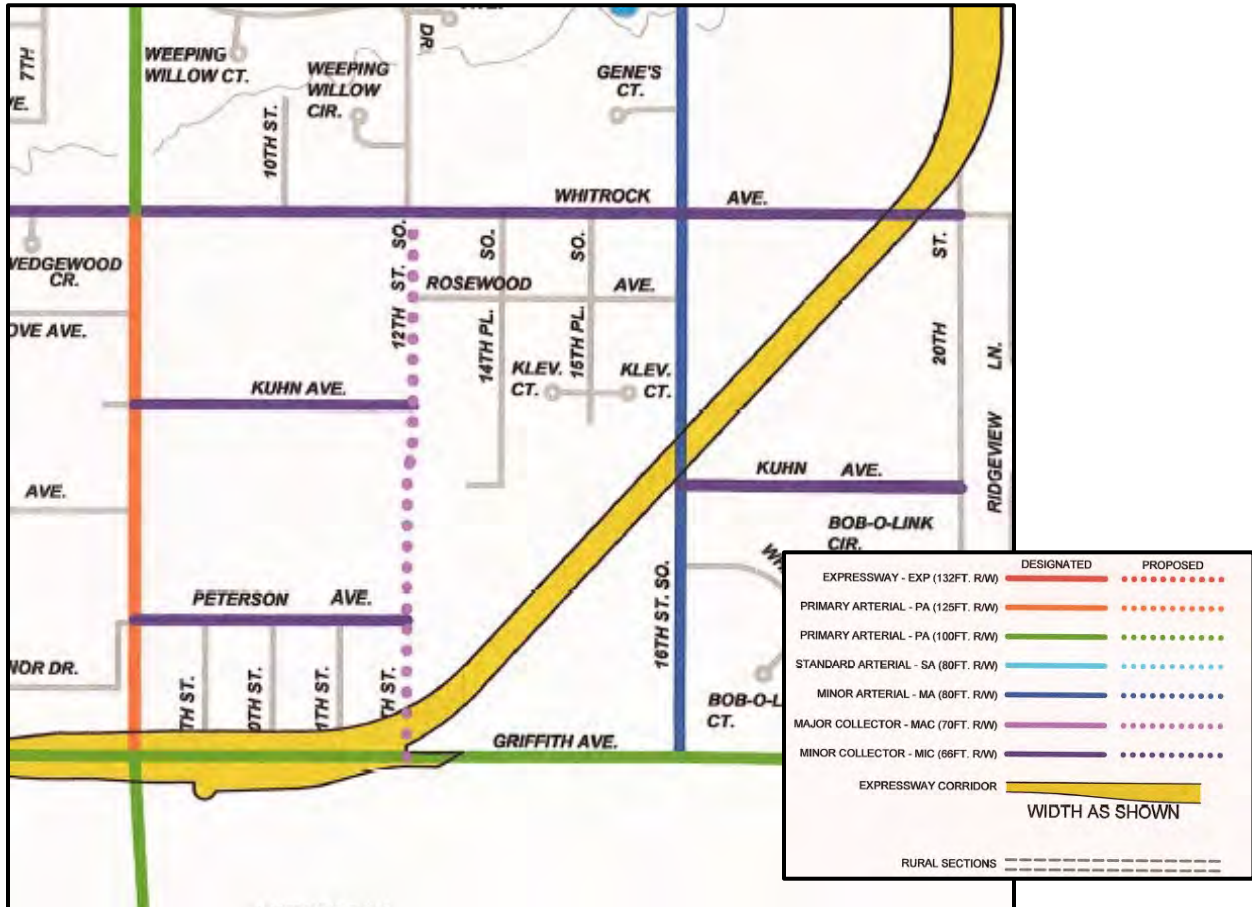
Vicinity Map



Ingress/Egress

The existing primary access to the site is from County Highway Z or 16th Street South. However, access could occur from the east via Peterson Avenue, or from the north via 14th Place South (unimproved right-of-way).

Transportation



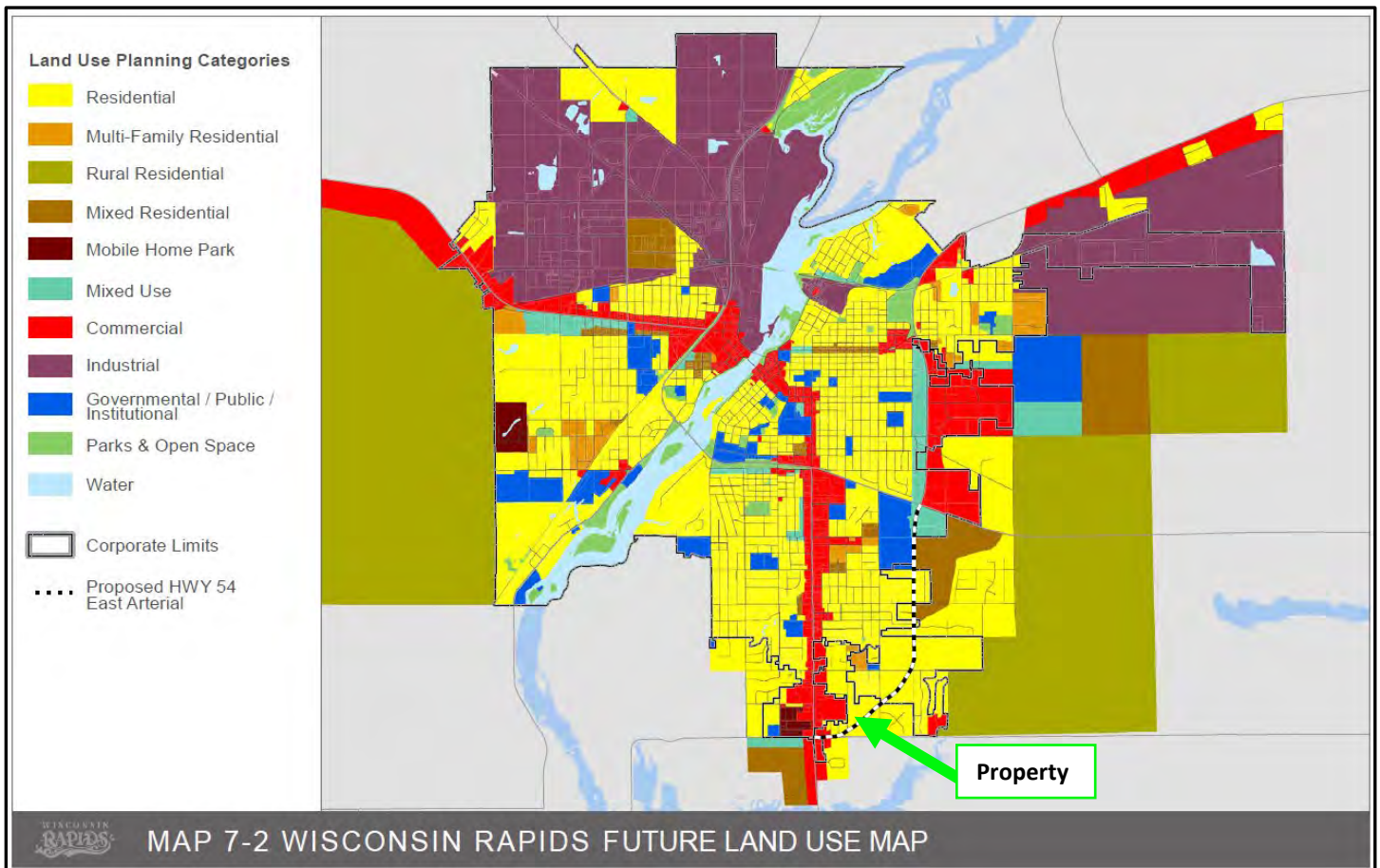
This site was included in the Wisconsin Rapids Area East Arterial Feasibility Study by WisDOT in 2009. Incorporated into that study was the proposed east arterial corridor (detailed in yellow above). However, at present no future WisDOT plans show this segment integrated into a planning process. Therefore, alternatives could be explored with WisDOT at such time that a development proposal is brought forward.

Jurisdiction and Zoning

Annexation from the Town to the City would be required prior to development, which would be considered a direct contiguous unanimous annexation by a municipality (stats 66.0223). Annexation would sever connection with adjacent Town lands, however, such lands are already considered to be islands of an irregular shape. Per Municipal Code Chapter 29, all annexed properties are temporarily zoned R-2 Mixed Residential. The property could remain R-2 Mixed Residential District or be rezoned to a more intensive residential classification.

It would likely be fitting for the densest portion of any development to start at the west and become less intensive moving eastward. However, it is also conceivable that any proposed plat would contain a

mixed intensity that would fit best with the roadway configuration and existing vegetation on site. A cluster development would likely be complementary to the site where heavily wood sections could be preserved, and a possible trail system integrated. With this design, dwelling units would be clustered in the areas most conducive to development.



The City’s Comprehensive Plan outlines future land use within the city and an extraterritorial area at the periphery. Land use changes and new developments should be consistent with the Plan (above). Having a mix of housing, which is well suited for the site, would require a change to the map.

Comprehensive Plan Future Land Use Designation: Residential

“Areas for typical single-family residential development, consisting of smaller lot sizes served by municipal services. This area may also include lands designated for environmental protection and compatible civic uses.”

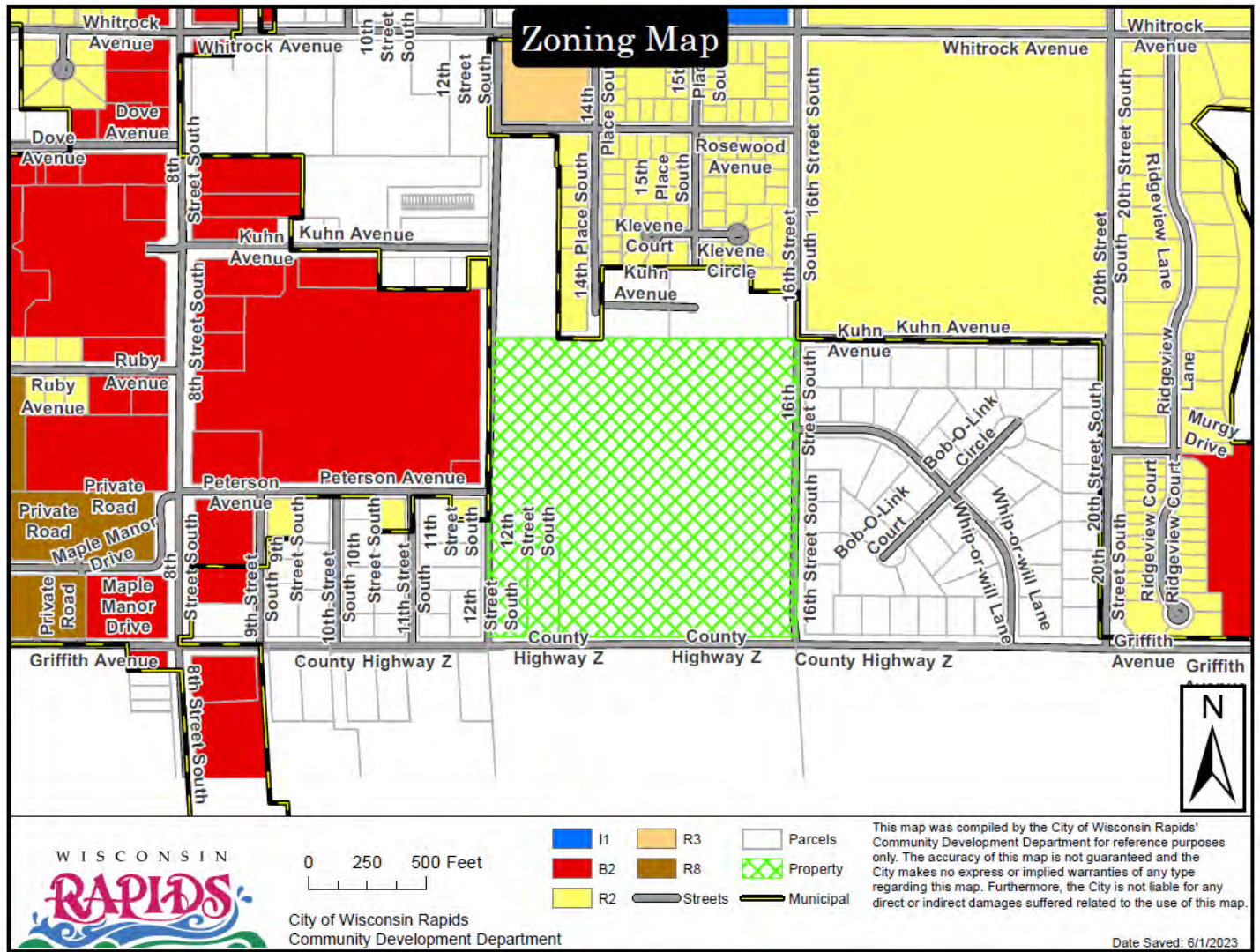
Local Zoning regulates land use activity. All zoning shall be consistent with the Comprehensive Plan. With the property being outside of the City, annexation is required, which upon annexation is zoned R-2.

Zoning: Temporarily R-2 Mixed Residential District

“This district is intended to accommodate single-family dwellings and duplex units along with compatible community and civic uses.”

Rezoning could occur as detailed below, dependent upon the use and consistent to the Comprehensive Plan:

Zoning	Permitted Uses	Standards
R-2 Mixed Residential	Single-family, Two-family	SF 7,500 square feet minimum lot size 2F 10,000 square feet minimum lot size
R-3 Multi-Family Medium Density Residential	Two-family, Multi-family	2F 10,000 square feet minimum lot size MF 3,000 square feet per dwelling unit
R-4 High Density Residential	Two-family, Multi-family	2F 10,000 square feet minimum lot size MF 3,000 square feet per dwelling unit
B-3 Neighborhood Commercial	Mixed-Use Housing, Single Family, Low Intense Commercial	10,000 square feet minimum lot size
B-5 Mixed Use Commercial	Commercial, Light Manufacturing	20,000 square feet minimum lot size

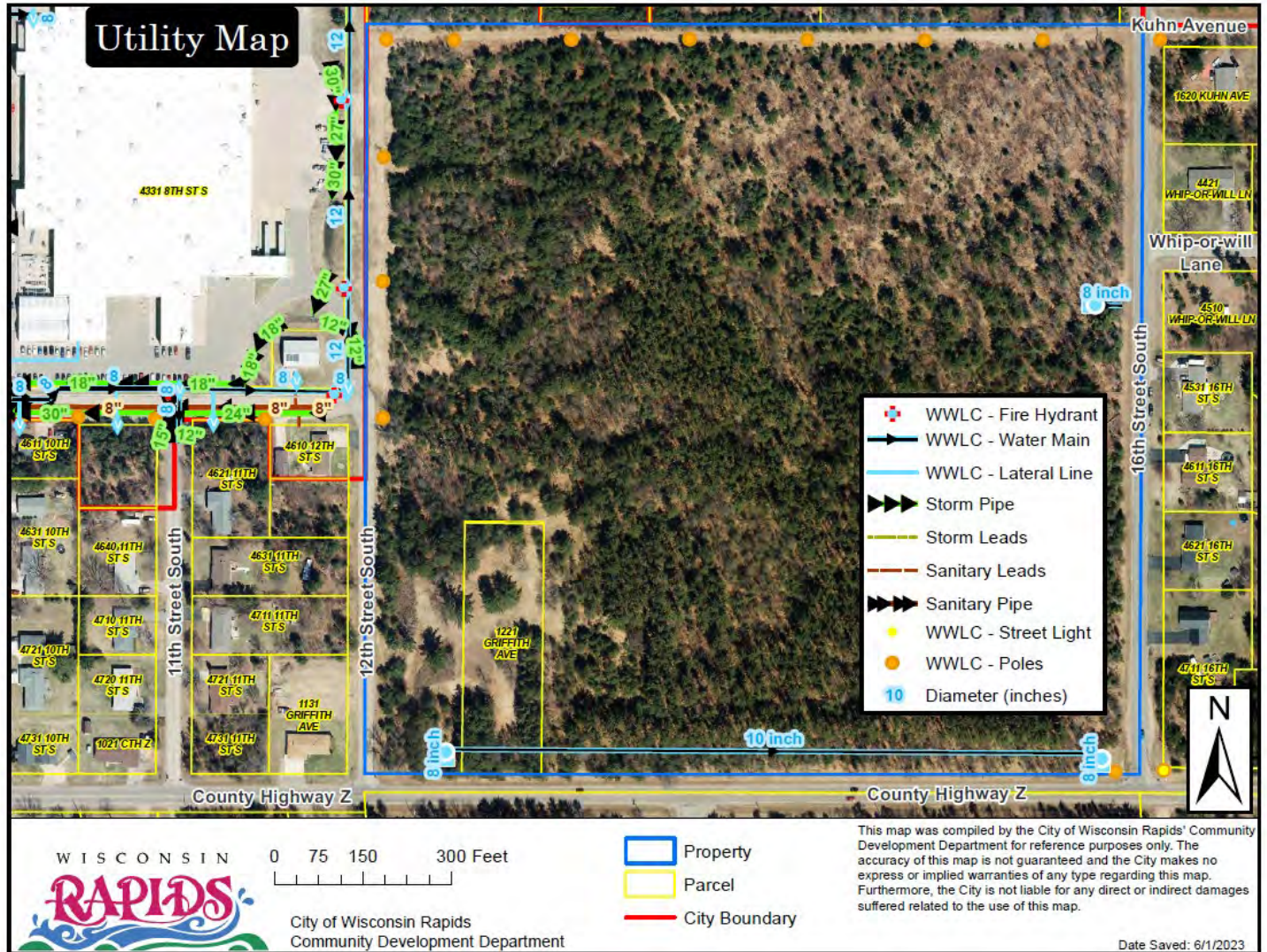


UTILITIES

Water and Electricity

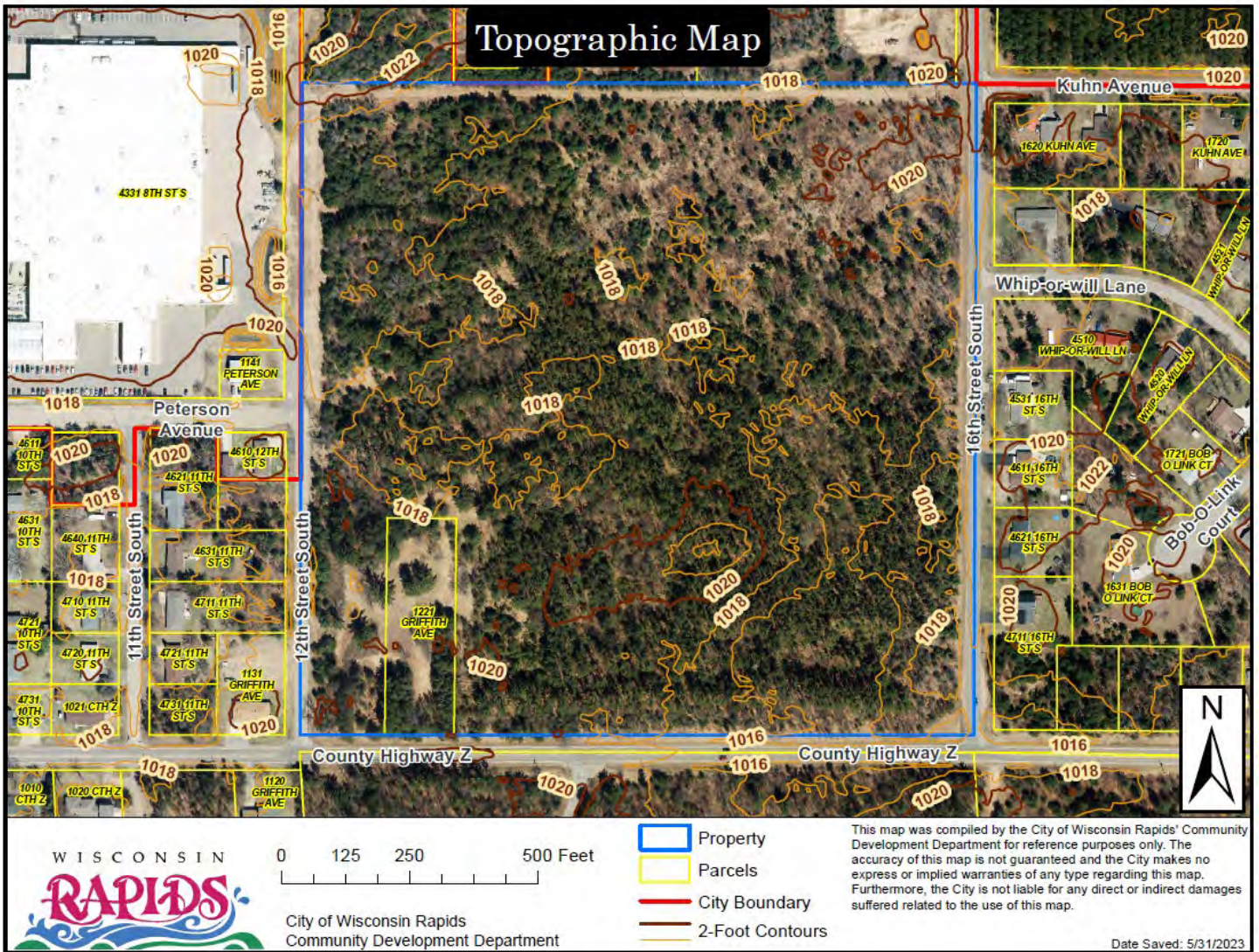
Water Works and Lighting Commission has the ability to serve this site and has primary electrical infrastructure located on the adjacent North, West, and East boundary lines. In addition, there is

existing 8" water distribution supply located at 14th PI S on the North boundary line and Peterson Ave located along the adjacent Wal-Mart site directly abutting this property.



SOILS

The site is extremely level with only minor changes in elevation (a difference of only two feet in three areas). The soil is comprised of Plainfield sand, most with 0 to 2 percent slopes.



The Plainfield series consists of very deep, excessively drained soils formed in sandy drift on outwash plains, valley trains, glacial lake basins, stream terraces, and moraines and other upland areas. Permeability is rapid or very rapid. Slopes range from 0 to 70 percent. Mean annual precipitation is about 30 inches near the type location. Mean annual temperature is about 49 degrees F. near the type location.

– Source: https://soilseries.sc.egov.usda.gov/OSD_Docs/P/PLAINFIELD.html

In summary, the site has little change in slope and the soils are well drained, making it reasonably buildable. Furthermore, no mapped wetlands exist nor any portion within the floodplain.



MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Other**
 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wood County, Wisconsin
 Survey Area Data: Version 19, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

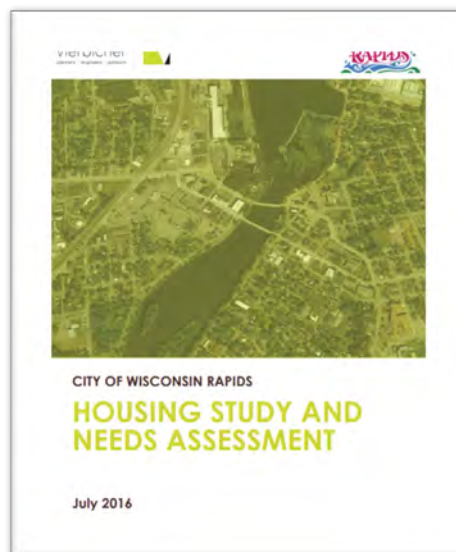
Date(s) aerial images were photographed: May 12, 2020—May 15, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

OTHER PLANNING DOCUMENTS

1. City of Wisconsin Rapids Housing Study and Needs Assessment – July 2016

The housing study identifies a need for a broad range of housing over the five-year period from 2016-2021. While we have surpassed this timeframe, the city has not met the forecasted demand for both single-family and multi-family residential. Moreover, the pandemic in 2020 significantly slowed both sectors of residential development, and only single-family and two-family has slowly recovered over the last two years. Housing Study recommendations SF 1-13 and MF 1-12 are just as relevant or more now, especially related to multi-family, given the economic and workforce trends in the community. See the attached action Plan Matrix from the Housing Study for more details (Appendix A).



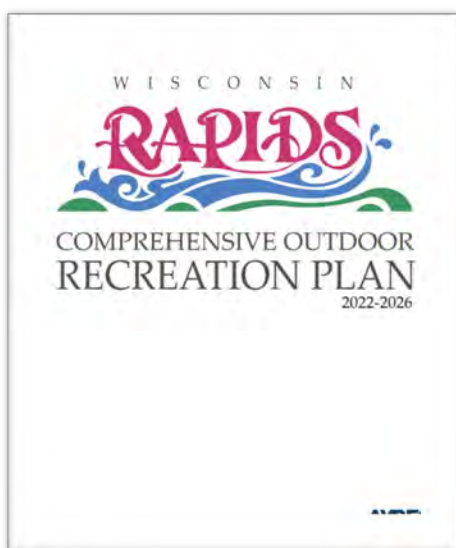
2. City of Wisconsin Rapids Comprehensive Outdoor Recreation Plan – 2022-2026

It is imperative that adequate parkland and green space exist for new dwelling units within the city. Any development should specifically align with objectives found under goal 1.2.8:

Goal 1.2.8: *Coordinate subdivision review with all departments responsible for providing or maintaining adequate park facilities.*

Objectives:

- a. *Consult and incorporate the needs identified in the CORP before subdivision plats are approved.*
- b. *Evaluate land dedicated for parks to differentiate between land appropriate for active park use, land appropriate for open space only and land requiring protection from development. Land requiring protection from development should be protected via development codes.*
- c. *Continually evaluate and update local zoning and subdivision ordinances so that they adequately address the recreational needs of residents.*
- d. *Preserve any proposed trail corridors in any review of new development.*



Additionally, many objectives identified in goals 1.2.1; 1.2.4; and 1.2.7 are pertinent to development. Lastly, the City's Subdivision Ordinance requires suitable sites of adequate area to be reserved for parks, playgrounds, and other public purposes.

CONCEPTUAL PLAN

A conceptual plan has been drafted to guide future development on the property, based on the above analysis and findings. This plan is to be used as a reference when responding to interested parties or proactively seeking out development. It is not intended to be a statutorily regulated document like the Comprehensive Plan or Zoning Ordinance. It is intended to outline an overall approach to the development for the entire Lake Woods Crossing site, ensuring consistency and cohesion for any phased development. Furthermore, the plan can be changed overtime and adjusted due to development factors and others discussed through the document.

Proposed roads and uses have been identified which are well suited to the site given several factors and findings outlined in this document. Proposed uses are identified below and primarily differ by use type and intensity.

Mixed Use – Areas for a complimentary mix of residential and commercial land uses. Commercial land uses are less intense and include office, small retail, and civic uses. This area is typically utilized as a buffer between commercial and dense multi-family developments, but also in areas of high traffic.

Medium Density – Areas for multi-family uses, typically in 2-3 story buildings that average 20 dwelling units each. Multiple buildings with separate entrances and open-air parking are common development patterns.

Medium / Medium Low Density – Transitional areas between Medium Density and Medium Low Density uses, typically offer both types. It can also include unique development patterns such as quadplexes, row housing, and cluster or cottage developments. Often, any ownership is via a condominium plat.

Medium Low Density – Areas for multi-family and two-family uses , typically in 2-4 dwelling units per building. This can include zero lot line uses and attached or detached garages adjacent to each dwelling unit.

Parkland / Buffer – Areas generally in public ownership set aside for recreation and open space purposes. It is also used to buffer land uses or maintain greenspace.

