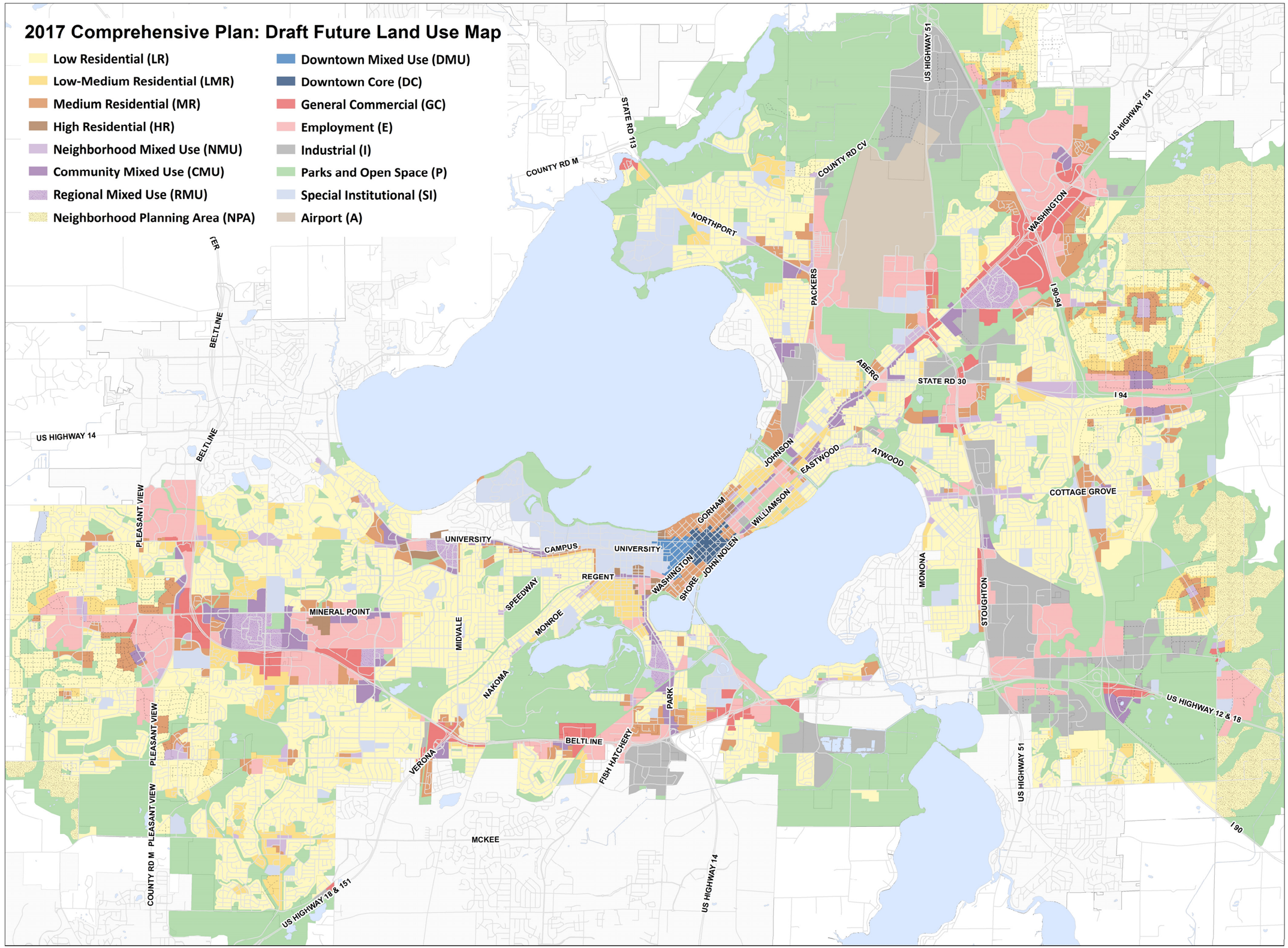
2017 Comprehensive Plan: Draft Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Neighborhood Planning Area (NPA)
- Downtown Mixed Use (DMU)
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)



2017 Draft Generalized Future Land Use District Descriptions

Low Residential (LR) - Predominantly single-family and two-unit housing types (1-2 stories; 0-15 du/acre)

Low-Medium Residential (LMR) - Mix of single-family homes, two, three and four-unit buildings, row/townhouses, and small apartment buildings (1-3 stories; 7-30 du/acre)

Medium Residential (MR) - Generally larger multifamily buildings or multifamily complexes, sometimes interspersed with other smaller housing types (2-5 stories; 20-90 du/acre)

High Residential (HR) - Predominantly larger and taller multifamily buildings (4-12 stories; 70+ du/acre)

Neighborhood Mixed-Use (NMU) - Node or corridor containing housing, shopping, and services that generally serves surrounding neighborhoods (2-4 stories; up to 70 du/acre)

Community Mixed-Use (CMU) - Relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor (2-6 stories; up to 130 du/acre)

Regional Mixed-Use (RMU) - Intensive mix of region-serving retail, office, service, entertainment, civic, institutional, and high density residential uses (4-12 stories)

Downtown Mixed-Use (DMU) - see Downtown Plan

Downtown Core (DC) - see Downtown Plan

General Commercial (GC) - Predominantly retail and service businesses selling a wide range of goods and services

Employment (E) - Predominantly office, research and development, medical, and specialized employment, with some low-impact manufacturing

Industrial (I) - Industrial, manufacturing, storage, distribution, and warehousing uses

Park and Open Space (P) - Parks, recreational facilities, conservation areas, stormwater management facilities, cemeteries, and other open space

Special Institutional (SI) - College campuses, schools, and larger places of assembly and worship

Airport (A) - Airport

Neighborhood Planning Areas (NPA) – Potential, but currently unplanned future neighborhood growth areas that are generally expected to develop beyond 2040

2012-2017 Draft Generalized Future Land Use District Acreage Comparison

2012 LU	2017 LU	2017 LU Label	2012 Acres	2017 Acres	2017 Less 2012	Notes
LDR	LR	Low Residential	18,206	16,520	(1,686)	1
--	LMR	Low-Medium Residential	-	2,378	2,378	1
MDR	MR	Medium Residential	3,113	2,129	(984)	1
HDR	HR	High Residential	110	141	31	
NMU	NMU	Neighborhood Mixed Use	478	549	71	2
CMU	CMU	Community Mixed Use	692	846	154	2
RMU	RMU	Regional Mixed Use	342	501	159	3
--	DC	Downtown Core	-	102	102	4
--	DMU	Downtown Mixed Use	-	74	74	4
D	--	--	337	-	(337)	4
GC	GC	General Commercial	1,450	1,081	(369)	2
RC	--	--	171	-	(171)	5
E	E	Employment	4,205	4,124	(81)	
I	I	Industrial	3,114	3,306	192	6
AP	A	Airport	1,371	1,365	(6)	7
SI	SI	Special Institutional	1,273	2,302	1,029	8
C	--	--	785	-	(785)	8
P	P	Parks and Open Space	25,880	22,411	(3,469)	9
NPA	NPA	Neighborhood Planning Area	6,045	4,994	(1,051)	10
		Total	**67,572**	**62,824**	**(4,748)**	

1: LR and MR reduced due to creation of new LMR category.
2: Some General Commercial was reassigned to mixed-use or employment categories.
3: Regional Mixed Use increased due to its use beyond just East Towne and West Towne malls.
4: 2012 Plan designated "Downtown" as a land use; this plan assigns land use categories per the Downtown Plan.
5: Regional Commercial (only used by East Towne) was mapped to General Commercial and the category was eliminated.
6: The increase in industrial was mainly due to the adoption of the Yahara Hills NDP.
7: The slight decrease in Airport was due to land under long-term lease to MATC being changed to SI.
8: 2012 Campus land use was reassigned to Special Institutional.
9: Parks and Open Space had previously been mapped in Fitchburg and Verona. Those areas are no longer shown on the City's FLU map because they are in other cities. The FLU map also no longer shows any greenspace east of CTH N.
10: Reduction in acreage is primarily due to adoption of the Yahara Hills NDP.