



FUTURE LAND USE MAP VISION TEXT

The Future Land Use Map was updated in 2023 to review the future land uses specifically for the Interstate 94 corridor in light of future development changes taking place in this area. The Village of Raymond envisions a community primarily planned for continued rural residential living and conservation of open lands and agricultural practices. The contrast to this vision are the lands along the I-94 corridor. This area is essentially defined as the lands bordered by I-94 on the east and approximately one (1) mile to the west (generally 43rd Street). Future desired land uses along the I-94 corridor will be guided with the following notions:

- *Utilities: Public utilities (sewer/water) are not found in the Village as of 2023. During the development of the 2023 corridor land use updates the Village was actively authoring new water and sewer facility plans in anticipation of these future utilities specifically for the corridor area. The vision of this Future Land Use Plan is that new development in the I-94 corridor, regardless of type (residential, commercial, industrial), is considered on how it will connect and work with public utilities as they become available to the development over the next decades.*
- *Business Park Uses: The I-94 interstate corridor in neighboring Raymond communities is largely urban in nature characterized by highway commercial businesses and large industrial developments. The Future Land Use Map finds that much of the Village of Raymond lands adjoining Interstate 94 is also ripe for future business park uses. Where indicated on the Future Land Use Map the Business Park Land Use is defined as follows:*
 - *Allows all uses commonly found in an Industrial Park or Business Park setting consisting of large manufacturing and warehousing businesses along with the commercial and residential uses required to support the area large business uses and the associated employee base. Civic developments promoting tourism and institutional developments might also occur. This land use plan designation may support business park and industrial zoning districts in the Village subject to how a proposed development adheres to an overall business park setting where the development is proposed within.*
- *Small-Plate Light Industrial: There are a few areas along the I-94 corridor where existing smaller industrial lots exist. Some developments are stand alone while others are combined modest industrial park settings. This Future Land Use Map looks to encourage more of these smaller industrial lot sizes in similar locations to existing sites in order to allow for new and transitioning businesses to succeed. Such business land use types in these locations may include:*
 - *North of 7 Mile Road*
 - *South of 3 Mile Road*
- *Commercial Supporting Uses: Commercial land uses are desired in the I-94 corridor in order to support future business parks as well as provide opportunities for Raymond residents for retail, restaurant, and daily shopping needs. The vision behind future commercial uses in the corridor are as follows:*
 - *Mainly found at the interstate interchanges at 7 Mile Road, CTH G , and CTH K.*
 - *Commercial land uses encouraged include: retail, restaurant, office, and convenience uses.*
 - *Commercial land uses discouraged include: large outdoor parking expanses, large outdoor storage lots.*

- *Residential Land Uses:* The majority of the Village of Raymond is characterized by a rural density residential which is usually defined as five (5) acres or higher lot sizes. It is recognized that a rural density residential density land use may not be the character desired along the I-94 corridor in some locations due to: future sewer/water utilities on the horizon, proximity to an interstate, proximity to more intense uses (commercial/industrial).

The Future Land Use Map looks to provide possible higher density residential areas along the I-94 corridor in order to plan for a more uniformed transition to Raymond's rural density western neighborhoods. Where indicated on the map, as "Urban Residential" land uses, these residential areas will be approved for higher densities as the Village desires. The Village may look to approve higher density developments in these areas, for both single-family (subdivision) and multi-family (apartment/condo) developments basing decisions on the current or future availability of water and sewer infrastructure and area neighborhood density characteristics.

The Urban Residential land use category may allow sewered development consistent with the following possible densities:

- Single Family Developments ranging from 7,200sf/lot – 20,000sf/lot
 - Two-Family Developments with net averages per dwelling unit as low as 5,000sf
 - Multi-Family Developments with net averages per dwelling unit as low as 3,000sf
- *Discouraged Land Uses:* The goal of the I-94 corridor land uses is to encourage higher end business land uses that are commonly found along an urban interstate and have the availability of quality infrastructure. This plan discourages land uses with minimal building square footages and maximized outdoor storage for parking of vehicles or storage of miscellaneous products/equipment. This plan also discourages land uses such as truck stops and large noise producing uses while recommending the Village scrutinize any 24-hour businesses looking for approvals to minimize impacts to surrounding uses. It is important to note that these types of land uses are discouraged and not prohibited. Such developments may have a place along the corridor given the current market and a particular parcel's conditions. The Village will work through their development approval process regardless of the type of land use proposed and base a decision on the development's own merit.
 - *Bordering Land Uses:* The I-94 land uses have industrial/commercial land uses aligned next to higher density residential land uses. The actual border between such differing land uses will be dependent on future Board approvals and the merits of the various developments presented to the Board. Where industrial/commercial land uses border residential land uses some sort of buffer should be approved by the Village Planning Commission and Village Board as described in the Village Zoning Codes.