

Appendix E

Development Concepts

The following analyses examine alternative land use concepts by listing the different advantages and disadvantages of each. The alternatives are graphically presented on the Development Concept Maps. The number corresponds to the location of the land use area on the respective map.

Development Concept Map 1

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Areas 1 and 2 – New Schools

Advantages:

- Expand on site.
- All infrastructures in place.

Disadvantages:

- May have to go around existing buildings.

Areas 3 and 4 – New Schools

Advantages:

- Centrally located.
- Located on county highways.
- Level land.

Disadvantages:

- Land acquisition necessary.
- New infrastructure needed.

Areas 5, 5 and 5 – Open Space used as a community separation.

Advantages:

- Currently vacant land.
- Maintain community separation.

Disadvantages:

- None.

Areas 6, 7 and 8 – Future Community Parks

Advantages:

- Unique parcels of land.
- Facilities for large groups.

Disadvantages:

- Need to acquire and develop.
- May not be necessary with the proposed new county park.

Areas 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 – Permanent Open Space

Advantages:

- Preserve the environmental corridors identified by SEWRPC.
- Help retain rural environment, animal and bird life and serve as ground water recharge areas.
- Keep development out of where development should not go.

Disadvantages:

- None.

Development Concept Map 2

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Parts of Areas 19, 21, 22, 23, 26, 28, 30, 31 and 37 and all of 25 and 27 – Single Family Residential with sewer.

Advantages:

- These areas contain an urban service area legally capable of being served with public sewer.
- Generally level, desirable, buildable land.

Disadvantages:

- Although sewer could be installed in these areas, it has not yet been installed in all the areas.
- Other than a few homes in the southeast corner of the Town, no area in the Town currently has a collection system.
- These areas are capable of handling only some of the next 20 years of growth.

Parts of Areas 19,21,22,23,26,28, 30, 31 and 37 and all of 29, 32, 33, 34, 35, 36, and 37 – Single Family without public sewer.

Please note: Although these areas are currently not in an urban service area, the urban service area boundary can be amended.

Advantages:

- These areas are generally capable of supporting single-family residential units with well water and on site sewage disposal systems.
- Generally level, desirable and buildable land.

Disadvantages:

- Residential units on private septic systems could pollute the ground water.
- If development occurs in all these areas, development will be dispersed.
- If development occurs in all these areas, agricultural productivity will be threatened.

Development Concept Map 3

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Areas 38, 44 and 45 - Business Parks

Advantages:

- Level land on reasonably buildable land.

Disadvantages:

- Land currently not in an urban service area.
- No water service available.
- Located in a rural area.

Area 39 - Business Park

Advantages:

- About one half of the area in an urban service area.
- Level land.

Disadvantages:

- Not all the land is in an urban service area.
- No water service available.
- Located in a rural area.

Areas 40, 41 and 42 – Business Parks

Advantages:

- Small areas located in an urban service area.
- Level land.
- Sewer service available in Twin Lakes.
- Sewer and water service available in nearby Genoa City.

Disadvantages:

- Large areas not located in an urban service area.
- Sewer and water service available in near by Genoa City.

Area 43 – Business Park

Advantages:

- Partially in an urban service area.
- Sewer service in the area.
- Some level land.

Disadvantages:

- No water service available.

Area 46 – Highway Commercial

Advantages:

- At county highway intersections.
- Level land.
- Could serve as neighborhood commercial.

Disadvantages:

- Not in an urban service area.
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Area 47 – Highway Commercial

Advantages:

- Historically traditional commercial area.

Disadvantages:

- Not in an urban service area.
- Existing commercial structures are deteriorated.
- Not located near many homes.

Area 48 – Highway Commercial

Advantages:

- At county highway intersections.
- Level land.
- Could serve as neighborhood commercial.
- Near existing homes.
- In an urban service area with sewer.

Disadvantages:

- Intersection is substandard.

Area 49 – Downtown Commercial

Advantages:

- At county highway intersections.
- Level land.
- Is the historic downtown.
- Center of a densely population area.

- The area is sewerred.
- Considerable commercial activity.

Disadvantages:

- Some buildings are blighted.
- Some buildings are vacant.
- Some buildings are obsolete.
- Some useable land is vacant.

Area 50 – Highway Commercial

Advantages:

- At county highway intersections.
- Level Land.
- Some of the area is in an urban service area.

Disadvantages:

- Some of the area is not in an urban service area.

Area 51 – Highway Commercial

Advantages:

- At county highway intersections.
- Level Land.
- Could serve as neighborhood commercial.

Disadvantages:

- Not in an urban service area.

Development Concept Map 4



Area 52. - Multi-Family Area

Advantages:

- In an urban service area.
- Adjacent to existing residential area.
- Level land.

Disadvantages:

- Not near a school.

Areas 53, 54 and 55 - Multi-Family Area

Advantages:

- In an urban service area.
- Adjacent to existing residential area.
- Generally level land.
- Near a school.

Disadvantages:

- None.

Areas 56, 57, 58, 59, 60, 61, 62, and 63 - Agriculture and Woodlands

Advantages:

- A very nice area with farms and woodlands.
- Maintain the rural identity.

- Is part of the local economy.
- Provides community separation.
- Provides land for airports.

Disadvantages:

- Potential area of mineral extraction.

Areas 64 and 65 - Airports

Advantages:

- Helps attract people to the area who like to fly for sport and commute to work by airplane.

Disadvantages:

- Some noise pollution.