



The following land use strategies are the result of the Village of Cleveland updating its 2007 plan. The land use classifications depicted on the 20-Year Land Use Plan map (opposite) reveal a strategy for type, location, and development for future growth and preservation in the Village of Cleveland over the next 20 years.

## Neighborhood Residential (Page 17)

Allows for higher density residential development within and adjacent to the village where infrastructure can support the additional traffic and utilities. Future growth will emulate traditional Cleveland neighborhoods and will infill some of the vacant land and subdivisions in the central portion of the village to allow for a variety of housing options. There is some less intensive commercial, mixed use development, and light industrial that is found along CTH XX from North Avenue to Washington Avenue.

## Open Space Residential (Page 20)

Sustains the rural character of the village by preserving the area's natural and rural environment while maintaining the quality of residential developments.

## Shoreline Residential (Page 20)

Includes all residential property along or adjacent to Lake Michigan. The existing smaller lakefront lots are protected while maintaining existing views of the lake.

## Historic Overlay (Page 20)

The purpose of the overlay is to identify special areas of historic interest in order to preserve and maintain them. These areas are found in Hika.

## Open Space Agricultural (Page 21)

The planning area contains large amounts of prime agriculture land\* the village would like to preserve. When it is appropriate for existing agricultural land to be developed, it should be permitted at a density that does not consume large tracts of agriculture and open space acreage.

\* Includes:

1. An area with a class I or class II land capability classification as identified by the Natural Resources Conservation Service of the United States Department of Agriculture.
2. Land, other than land described in (1) above, which is identified as prime farmland in Manitowoc County's certified farmland preservation plan.

## Roadside Mixed Use (Page 21)

Identifies commercial, mixed-use, and light industry in areas where the infrastructure and utilities can support such development. Key locations for this type of land use are the I-43 interchange, CTH XX, and Westview Street. Roadside Mixed-Use contains larger office buildings and larger-scale commercial development than found in the Neighborhood Residential or Village Center land use classifications.

## Village Center (Page 21)

Includes a mix of municipal, commercial, and residential uses in the heart of the village that should be maintained to best serve the residents.

## Governmental/Institutional/Utilities (Page 22)

Includes government buildings, school facilities, emergency/police facilities, utility sites, religious facilities, etc.

## Parks and Recreation (Page 22)

Promotes the existing trails, parks and open spaces within and around the Village of Cleveland, while ensuring that existing and future neighborhoods within the village are served with adequate facilities, ranging from passive to active recreation.

## Environmental Preserve (Page 23)

Identifies environmental corridors and conservancy areas that should be preserved and protected within the village and surrounding area as the population and development pressures increase. Considered unsuitable for development, these natural areas enhance the appearance of the village and have characteristics critical to environmental enhancement, ecological stability, and water quality.

## Transportation (Page 23)

Identifies the existing transportation facilities. Proposes methods to maintain and improve the area's transportation network.

## Base Map Features

- Transportation
  - Interstate Highway
  - County Highway
- Water Features
- Village Limits