

■ Industrial Land Use Plan ■

Our duty is to administer the present government, as it came to our hands, and to transmit it, unimpaired to our successors.

-President Abraham Lincoln

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Industrial land use in the Village is very limited due to the amount of land that has been zoned for industrial use. Based on the results of the Master Plan Survey there is little desire for a large industrial base to develop in the Village. 85% of the respondents of the survey indicated that they did not want to see industrial growth in the Village.

In order to help maintain the residential character of the community, allowed industrial development will need the highest level of review and planning. All industrial use site plans will continue to go through the highest scrutiny to ensure that use is non-offensive and does not threaten life, health or property in the Village.

The allowed types of uses will also need to be examined to determine what types of uses shall be allowed within the Village. Another area of major consideration is the affect, if any, that an industrial use, structure, or district may have on the lake and natural environmental factors of the area. In addition to the lake, protection of the Chippewa River must also be considered as downstream it is used by both Mount Pleasant and Midland.

Land zoned for industrial uses should not be expanded until a sewer system is constructed. Currently the Village utilizes individual well and septic systems, which limits the allowed type of development and also increases the risk of contamination. As such, it is in the best interest of the Village to encourage more commercial and service type businesses than those that are industrial in nature.

### ► Goals

1. To review and update the regulations for the Industrial district, using the Master Plan Survey as a base to update the allowed uses.
2. To stress that any new industrial use should consider the redevelopment of an existing site, as opposed to development of undeveloped land.
3. To ensure that appropriate safe guards are put in place to protect the environment, people, property, and general health and welfare of the Village and individual citizens.
4. To provide a consumer friendly atmosphere for industrial businesses and uses to thrive and remain operational with.