Updating Your Comprehensive Plan

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Tonight’s Program

- Purpose and benefits of planning
- Comprehensive planning requirements
- Sample planning process
- Public participation
- Plan implementation and monitoring
- Making decisions consistent with the plan
What is planning all about?

- Examines **past, present and future** trends
- Lays out a **long-term** vision and provides concrete goals and recommendations for the community to aspire to
What is planning all about?

- Provides a proactive approach to the future
- Fosters predictable and defensible decisions
- Allows a community to identify, anticipate, balance and decide how to meet its needs:
  - Protection of community resources and character
  - Targeted economic development and public investments
  - Cost-effective delivery of services
  - Intergovernmental communication and cooperation
  - Balance of community interests and private rights
Consult your plan when considering:

• Zoning, subdivision, and other land use approvals
• Decisions about expansion of major infrastructure
• Decisions about location of new infrastructure
• Decisions about annexation of additional territory
• Decisions about major public investments
Consequences of Not Planning

The law provides no state agency oversight or review of local plans, but you open yourself to:

- Inconsistent decisions
- Greater exposure to law suits
- Poor land use and environmental management
- Inefficient development
• Beginning January 1, 2010, changes to zoning, land division and official mapping ordinances must be consistent with an adopted comp plan
  – Plans must address 9 elements
  – Written procedures for public participation
  – Distribution of plans for review
  – Adopt plan by ordinance
  – Update at least once every 10 years
67% of local governments have zoning, land division or official mapping functions which require consistency with a comprehensive plan.

84% have adopted a plan or started planning.
City, Village, and Town Comprehensive Plans

Below are links to the City/Village/Town websites, their Plan Commission meeting schedule, and pertinent documents.

City of Amery
Plan Commission meetings: 3rd Thursday of each month at 4pm
- Adopted Comprehensive Plan.pdf

City of St. Croix Falls
Comprehensive Plan

Village of Balsam Lake
Plan Commission meetings: 3rd Wednesday of each month at 6:30pm at the Municipal Building
- Adopted Comprehensive Plan.pdf
Content - 9 Required Elements

• Issues & Opportunities
• Housing
• Transportation
• Utilities & Community Facilities
• Agricultural, Natural & Cultural Resources
• Economic Development
• Intergovernmental Cooperation
• Land Use
• Implementation
1. **Written public participation procedures adopted by governing body**
   - Methods for fostering public participation
   - Methods for distributing proposed, alternative or amended elements of comprehensive plan
   - Opportunity for written comments and response by local government

(Wis Stat. 66.1001(4))
2. Publish class 1 notice at least 30 days prior to public hearing on proposed plan/amendment
   1. Date, time and place of hearing
   2. Summary, which may include map, of proposed plan or amendment
   3. Local government contact
   4. Info to inspect or obtain plan prior to hearing

(Send notice to nonmetallic mineral mining interests and those who have submitted a written request)

(Wis Stat. 66.1001(4))
3. Local government approval
   – Plan Commission adopts resolution recommending adoption of plan (majority vote required)
   – Governing Body adopts comprehensive plan by ordinance (majority vote required)

(Wis Stat. 66.1001(4))
4. One copy of an adopted comprehensive plan or amendment must be sent to:
   - Wisconsin Department of Administration
   - Regional Planning Commission
   - County and adjacent units of government
   - Public library

(Wis Stat. 66.1001(4))
Plan Updates and Amendments

• Why Update Your Plan?
  – Unforeseen or changing conditions
  – Changing community desires
  – Changes in political leadership
  – Plan not performing as expected
  – Errors in the original plan

“The real issue is not the age of the plan, but its effectiveness.”
Plan Updates and Amendments

• Set timeline and process for reviewing plan amendments:
  – Amendments considered upon request of landowner, developer, governing body, staff
  – Minor changes considered annually
  – Major review and rewrite at least once every 10 years as required by state statutes

• Strike balance between rigidity and flexibility in plan amendment process
Plan Updates and Amendments

• Identify criteria for reviewing plan amendments

1. The change is consistent with the overall goals and objectives of Confluence.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

Continued…

(City of LaCrosse Comprehensive Plan)
Plan Updates and Amendments

• Audit Plan for Performance:
  – Review goals, objectives and policies to see if they are being implemented. Reprioritize and assign responsible party.
  – Review timid, non-committal or ambiguous language such as “consider”, “may” and “explore”. These terms might have been politically acceptable but do not provide much guidance.
  – Consider updates to the future land use map and accompanying text to better inform the desired timing and pattern of future growth.
DUMP IT!! WE NEED A NEW APPROACH!

LAND USE DEVELOPMENT ASPIRATIONS AND GUIDELINES FOR PLANNING URBAN DESIGN AND ARCHITECTURE

ZONING ORDINANCE 1250 PAGES ON REGULATIONS WHAT'S ALLOWED AND WHAT'S NOT ALLOWED
Plan Updates and Amendments

Option 1: Create Plan Supplement
- Existing plan is retained in its current form. Supplement document highlights new information and policies.
- Easiest, least costly approach.
- May be difficult to ascertain which policies are current.

Option 2: Selectively Revise Portions of Plan
- More cost-effective and less time consuming than total rewrite.
- Works best if current plan is well-written/organized.
- May make it difficult to take a fresh look at issues or problems.
Plan Updates and Amendments

Option 3: Update Inventory or Policy Section
- Distinct inventory and policy sections which can be updated independently.
- Provides opportunity to focus on policies.
- Some time and cost savings over complete rewrite.

Option 4: Create Entirely New Plan
- Major undertaking – new plan written from scratch.
- Avoids time-consuming and potentially tedious task of working with existing plan language or format.
- Works best if existing plan requires major overhaul.
**Recommended Resources**

*Sample Documents for Comprehensive Plan Amendments*

- Southeastern Wisconsin Regional Planning Commission, June 2010
- [www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm#SmartGrowth](http://www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm#SmartGrowth)

Includes:

- Application form
- Public hearing notice
- Plan commission resolution recommending plan amendment
- Local government ordinance adopting plan amendment
- Sample public participation procedures
- Local government resolution adopting procedures
Comprehensive Planning (“Smart Growth”)

The following materials have been developed by SEWRPC to assist county and local governments in Southeastern Wisconsin in preparing and amending their comprehensive plans:

- [Sample Amendment Forms for Towns that have Adopted an Independent Comprehensive Plan](#)
- [Sample Amendment Forms for Towns that have Adopted a Multi-Jurisdictional Comprehensive Plan](#)
- [Sample Documents for City and Village Comprehensive Plan Amendments](#)
Planning Process

1. Establish need and scope of plan
2. Identify issues and formulate vision
3. Collect and analyze data
4. Set goals, objectives, policies
5. Public Participation
6. Review and adopt plan
7. Implement and monitor plan

Public Participation
Sample Planning Process

Pre-Planning
I. Data and Analysis
II. Issue Identification
III. Goals & Objectives
IV. Strategy Formulation
V. Review and Approval
Implementation and Monitoring

Incorporate 9 elements
1. Issues and Opportunities
2. Intergovernmental Cooperation
3. Utilities and Community Facilities
4. Agricultural/Natural/Cultural Resources
5. Housing
6. Transportation
7. Economic Development
8. Land Use
9. Implementation

Public Participation
Planning Elements

• Consider time and relationship of elements
• Focus on topics that are most important to your community
• Consider reorganizing, simplifying or adding topics/chapters:
  ✓ Energy
  ✓ Food systems
  ✓ Public health
  ✓ Sustainability
Sample Planning Process

- Pre-Planning
  - Establish plan commission and committees
  - Assemble planning team
  - Design planning process
  - Prepare public participation plan
  - Begin public information and education
A plan for planning

– What is the purpose of the planning effort?
– What geographic area will you cover? Will this be a multi-jurisdictional effort?
– Who is going to use the plan, and how? How does this translate to form, content, and appearance of plan?
– Who is going to prepare the plan? (prepare an RFP if hiring a consultant or a short-term planner)
– How will you fund the process?
– What process will you follow when preparing the plan?
– What education and relationships do you need to build before getting started?
Sample Planning Process

• Step I: Data Collection and Analysis
  – Gather local data
  – Prepare trends, projections, graphs, charts, maps, etc.
Data Collection and Analysis

• Example: Agricultural, Natural and Cultural Resources Element
Charts, Maps, Graphics

• Business Locations

• Potential Development
Conserve, Enhance, Transform
• Step II: Issue Identification
  – Identify and prioritize key community issues, challenges, opportunities and desires
  – Create community vision
Community Survey

• Example: Columbia County
  – 2003 county-wide survey:
    • 90% feel it is important to permanently retain productive agricultural lands in the county
    • 88% find the county a favorable place to live
    • 74% would like to live in the county permanently
    • 73% would like to see additional retail or commercial businesses
## SWOT Analysis

### Strengths

- **Strong Economic Development Infrastructure:** There are a number of economic development organizations at work in Door County.
- **Retirees:** The study concluded that retirees in Door County have vast networking capabilities, and a wide knowledge base.
- **Marine Cluster:** The extensive marine industry and maritime heritage are unique.
- **Proximity to Water:** Provides recreational, tourism, and industrial benefits.

### Weaknesses

- **Age and Skill Level of Workforce:** Currently, there is a very skilled and capable workforce. However, a large percentage of this workforce is nearing retirement age, with few prospects for equally skilled replacements.
- **Availability of Risk Capital:** The lack of access to startup funds is a significant barrier to the establishment of new businesses in Door County.
- **Information Technology Infrastructure:** Given the relative geographic isolation of Door County, the County would benefit from enhanced information technology infrastructure.

### Opportunities

- **Maritime Cluster / Shipbuilding Expansion**
- **Services Catering to Seasonal Population**
- **Extension of Tourism Season**
- **Expansion of Health Care Services**
- **Creation of a Favorable Business Climate for Aging Professionals**
- **Networking Opportunities Provided by Seasonal Residents**

### Threats

- **Aging Population:** Increased medical costs and added social service burden.
- **Loss of Workforce:** Few replacements on the horizon for current highly skilled workforce.
- **Geographic Location:** While Door County is blessed with a beautiful natural setting, its relative isolation on the peninsula renders it not suitable for transportation and distribution industries, and hinders transportation to raw materials and major markets.
Visioning is a *process* by which a community envisions the *future* it wants, and plans how to achieve it.
Steps in Planning Process

• Steps III-IV: Goals, Objectives & Strategies
  – Develop goals and objectives with input of community members
  – Identify possible policies, programs, actions or other implementation tools to accomplish goals and objectives
  – Include measurable indicators
Goals, Objectives & Strategies

• Example: Agriculture, Town of Dunn

**Goal:** Protect the Town’s agricultural areas

**Objective:** Protect farm operations from incompatible adjacent land uses or activities that will adversely affect the long-term agricultural investment in land and improvements.

**Action:** Minimize the amount of farmland rezoned to non-agricultural use. Areas to be considered for rezoning should be:

  a. Land that is inaccessible to farm machinery.
  b. Land that would not place the house in the middle of a field.
  c. Non-prime agricultural land.
  d. Land where development would destroy important natural features.
Analysis of Alternatives

Alternative 1 – Status Quo

City of Marshfield
Analysis of Alternatives

Alternative 2 – Traditional Neighborhoods

City of Marshfield
Analysis of Alternatives

Alternative 3 – Mixed Use Neighborhoods

City of Marshfield
Sample Planning Process

- Step V: Plan Review and Approval
  - Draft plan presented for review
  - Plan commission recommends adoption of plan by resolution
  - Governing body adopts plan by ordinance following public hearing
Legal Process

- Same procedure for plan adoption and updates (Wis Stat. 66.1001(4))
  - Written public participation procedures
  - Plan distributed for review and comment
  - Class 1 notice provided at least 30 days prior to public hearing
  - PC resolution recommending plan adoption
  - GB ordinance adopting plan
Sample Planning Process

- Plan Implementation, Monitoring & Updates
  - Create and adopt implementation tools
  - Review annually for performance
  - Update plan at least once every 10 years
    - Develop criteria for considering amendments and determining consistency
    - Consider incremental updates once a year
    - Use same process to adopt plan
Plan Implementation

“The comprehensive plan is a central organizing umbrella under which other plans, regulations and initiatives exist.”

– Duerksen, 2009

-- 2009 Wisconsin Act 372 clarified that the comprehensive plan is not a regulation

-- Refer to the implementation element for a list of programs, policies, tools, actions and other recommendations to implement the plan
Plan Implementation Toolbox

**Regulatory Tools:**
- Zoning
- Official mapping
- Subdivision regulation
- Cluster/conservation design
- Sign ordinances
- Driveway ordinances
- Building and sanitary codes
- Livestock facility siting ordinance
- Stormwater management

**Educational/Voluntary/Fiscal Tools:**
- Pamphlets, brochures and other educational materials
- Public land acquisition
- Land conservation programs
- Purchase or transfer of development rights
- Capital improvement plan
- Impact fees and user fees
- Density bonus
- *And many, many more...*
Plan Implementation

• Identify for each tool:
  – Timeline for implementation
  – Resources required
  – Party responsible for implementation
  – Indicators or measures of success
## IMPLEMENTATION ACTIONS

### Enhance Business Climate and Commerce - Page 48

<table>
<thead>
<tr>
<th>Action</th>
<th>Responsibility</th>
<th>Cost</th>
<th>Timing</th>
<th>Funding Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Establish continuous retail frontage along main street</td>
<td>M&amp;C, EDA, CC</td>
<td>$$</td>
<td>I-M</td>
<td>PF, PV</td>
</tr>
<tr>
<td>2. Redevelop underutilized land in the downtown</td>
<td>M&amp;C, EDA, HRA, PC</td>
<td>$$$</td>
<td>I-L</td>
<td>PF, DEED, FR, CF, PV</td>
</tr>
<tr>
<td>3. Maintain existing destination retailers in the downtown</td>
<td>M&amp;C, CC, EDA</td>
<td>$</td>
<td>S-L</td>
<td>PV</td>
</tr>
<tr>
<td>4. Continue to develop mixed use in the downtown</td>
<td>M&amp;C, EDA, HRA, CC, PC</td>
<td>$$</td>
<td>S-L</td>
<td>PF, PV</td>
</tr>
<tr>
<td>5. Expand lodging options in the downtown</td>
<td>M&amp;C, EDA, HRA, CC, PC</td>
<td>$$$</td>
<td>S-L</td>
<td>PF, FR, PV</td>
</tr>
<tr>
<td>6. Develop the crow river districts along highway 7</td>
<td>M&amp;C, EDA, CC</td>
<td>$$</td>
<td>S-L</td>
<td>PF, FR, PV</td>
</tr>
</tbody>
</table>

### Develop Attractive Housing Options - Page 66

<table>
<thead>
<tr>
<th>Action</th>
<th>Responsibility</th>
<th>Cost</th>
<th>Timing</th>
<th>Funding Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Enhance upper levels of commercial building for living spaces</td>
<td>HRA, EDA, PAC</td>
<td>$</td>
<td>I-S</td>
<td>FR, PV</td>
</tr>
<tr>
<td>2. Improve existing housing in the neighborhoods surrounding downtown</td>
<td>M&amp;C, PC, HRA</td>
<td>$</td>
<td>S-L</td>
<td>PF, FR, CF, PV</td>
</tr>
<tr>
<td>3. Investigate conversion of park elementary school into live/work or artist’s studios and housing</td>
<td>M&amp;C, HRA, PAC, EDA, CA</td>
<td>$$$</td>
<td>S-L</td>
<td>FR, CR, PV</td>
</tr>
<tr>
<td>4. Add new housing options in the downtown</td>
<td>M&amp;C, HRA, PC</td>
<td>$</td>
<td>I-L</td>
<td>PF, FR, CF, PV</td>
</tr>
<tr>
<td>5. Develop housing overlooking the river near Franklin Street and the old medical building site</td>
<td>M&amp;C, HRA, EDA</td>
<td>$$</td>
<td>I-S</td>
<td>PF, FR, CF, PV</td>
</tr>
<tr>
<td>6. Develop housing overlooking the river in the east crow river district</td>
<td>M&amp;C, PC, HRA</td>
<td>$$</td>
<td>M-L</td>
<td>PF, FR, CF, PV</td>
</tr>
<tr>
<td>7. Create a long-term housing improvement and redevelopment area on the east side of downtown</td>
<td>M&amp;C, PC, HRA, EDA, PRCE</td>
<td>$$</td>
<td>L</td>
<td>PF, CF, PV</td>
</tr>
</tbody>
</table>

### Responsibility

- M&C - Mayor and City Council
- HRA - Housing and Redevelopment Authority
- PC - Planning Commission
- EDA - Economic Development Authority
- PRCE - Parks/Recreation/Community Education
- PAC - Public Arts Commission
- CC - Chamber of Commerce
- HH - Heart of Hutchinson
- HIS - Historic Hutchinson
- CA - Center for the Arts

**Cost**

- $ - Low
- $$ - Mid
- $$$ - High

**Time Frame**

- I - Immediate (1-2 years)
- S - Short Term (3-7 years)
- M - Mid Term (8-15 years)
- L - Long Term (15+ years)

**Funding Options**

- PF - Public Finance
- DEED - Deed Grants
- LEG - Legacy Grants
- FR - Fund Raising
- CF - City Funds
- PV - Private
### Example

- **Bicycle Master Plan – Performance Measures**

<table>
<thead>
<tr>
<th>Performance Measure</th>
<th>Baseline Data</th>
<th>Target Benchmarks</th>
<th>Data Collection Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of bicycle network completed</td>
<td>34% of network currently exists as recommended</td>
<td>60% by 2015 70% by 2020 100% by 2030</td>
<td>Parks Department will provide annual report</td>
</tr>
<tr>
<td>Number of bicycle maps and safety brochures distributed each year</td>
<td>4,004 distributed in 2008</td>
<td>Distribute 5,000 each year</td>
<td>Parks Department will provide annual report</td>
</tr>
<tr>
<td>Percentage of all commute trips made by bicycle</td>
<td>Central City: 3.23% Citywide: 0.96%</td>
<td>Central City: 8% by 2015, 10% by 2020 Citywide: 2% by 2015, 5% by 2020</td>
<td>Transportation survey conducted every two years</td>
</tr>
</tbody>
</table>
Monitoring Progress

Annual Self-Audit

• Hold joint meeting with governing body, plan commission, zoning board and staff
• Monitor progress towards plan implementation
• Summarize number and types of rezones, conditional uses, variances, appeals, etc.
• Make recommendations to clarify plan or ordinance language that is unclear, inadequate, overly restrictive or otherwise problematic

See PC Handbook (chapter 6, pg. 11) or BOA Handbook (chapter 19)
Plan Implementation

Remember, a plan is really only useful when implemented, but a plan will only be implemented if it’s useful.
Sample Planning Process

• Public Participation:
  – Prepare a written public participation plan
  – Distribute copies of the plan for review
  – Solicit and respond to written comments
  – Hold a public hearing prior to plan adoption
Identify your audience/stakeholders:

- those who believed their interests are affected
- those whose power or influence is enhanced or diminished by a decision
- those with an axe to grind
- political or social movers and shakers
- representatives of decision-making bodies
- economic, social, political and cultural interests
Levels of public involvement:

- **Awareness** – website, television, newspaper, postcard
- **Education** – fact sheet, display, speakers forum
- **Input** – survey, focus group, public hearing
- **Participation** – visioning workshop, advisory committee
Political Process

Bring constituents into the drafting process:
✓ Developers,
✓ Neighborhood groups,
✓ Environmental groups,
✓ Design professionals,
✓ Business owners,
✓ Other community groups

Identify “project champions” – officials/citizens who will move project forward and keep it on the agenda
Talk to elected officials on a regular basis long before you have something for them to adopt:

✓ Why are we doing this?
✓ What are the current regulations?
✓ What are the proposed changes?
✓ How will the proposed changes impact constituents?
What to avoid...

"And that’s our plan. Any questions?"
Drafting Team

- Staff
- Consultant
- Governing body
- Plan commission
- Advisory committee
- Special interests/knowledge
- Legal counsel
Drafting Tips

Humanizing the Monster Plan

• Long plans are scary
• Short plans are incomplete
• Brevity is good
• Completeness is good
• Leaving things out is bad
Document Design

• Organization and structure (table of contents, numbering, index, appendix)
• Writing style (avoid legalese where possible)
• Cross-referencing (say it once)
• Tables (summarize large sums of data)
• Graphics (show what you mean)
• White space and contrast
Graphics

- Illustrate your plan, ordinances and related materials with pictures, diagrams and non-technical language

- Prepare a glossy, informational brochure or poster plan summarizing the plan’s main points
Signs of a Good Plan

• Legally sound
• Reflects community desires
• Result of public involvement
• Users understand it
• Local officials can apply it
Consistency Review

• Beginning Jan. 1, 2010, new or amended zoning, land division and official mapping ordinances must be consistent with the plan.

• Consistent means “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan”

(2009 Wisconsin Act 372)
Consistency

- Not a literal, exact translation from plan to ordinance
- Ordinance usually includes more detailed maps/text
- Absence of policy does not create an inconsistency
- Plan and supporting ordinances not contradictory

Example: Town of Wilson, Lincoln County
Consistency Example

- Village of Black Creek – Future Land Use Maps

10 and 20 year future land use maps show location, intensity and timing of development.
Consistency Example

- Village of Mount Horeb – Future Land Use Map

Plan specifies conditions under which growth may occur:

“development of this area is conditioned on improvement of a new north-south collector road”
Consistency Example

- Village of DeForest – Growth Phasing Map

Comprehensive plan specifies desired timing of development
### Consistency Example

- **Village of DeForest – “Consistency Matrix”**

Future land use categories include zoning district recommendations.

<table>
<thead>
<tr>
<th>Zoning Designation / Future Land Use Designation</th>
<th>Single Family Residential Sewered</th>
<th>Two-Family Residential</th>
<th>Mixed Residential</th>
<th>Planned Neighborhood</th>
<th>Mixed Use Centers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Districts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RH: Rural Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-1: Single Family Residential</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-2: Two Family Residential</td>
<td></td>
<td>X</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-3: Multi-Family Residential</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Business Districts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-1 Central Business</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Legend:
- ☑ consistent
- ☑ potentially consistent
- ☐ not consistent
Consistency Example

• City of Sparta – Development Concepts Map

Maps are drawn in “bubble” fashion showing general locations for future development.
Consistency: Whose plan controls?

- Whose plan controls?
- Nothing says the county’s plan controls over town plans!
- Key point: The 1999 Comprehensive Planning Law did not give or take away authority from any local unit of government
- Local governments need to plan for things they have jurisdiction over
Example: Zoning

• Towns that are unzoned do not need to plan for zoning
• Towns that have their own zoning, need to plan for that zoning
• Towns under county zoning, need to work with the county
  – The county does not have unilateral authority
  – Towns choose to adopt county zoning and have veto authority over amendments
Example: Roads

- Towns plan for town roads. Counties can’t set standards for town roads.
- Counties plan for county highways. Towns can’t set standards for county roads.
Intergovernmental Cooperation

• Address intergovernmental relationships:
  – Annexation and boundary wars
  – County-town cooperation in zoning administration, comprehensive planning, etc.
  – Revenue and cost sharing options
  – Open lines of communication
Intergovernmental Cooperation

• Suggestions for future land use mapping:
  – Develop county-wide land use classification system
  – Allow for some customization of classifications at town level (i.e. provide density ranges)
  – Review inconsistencies between govt. boundaries
  – Counties are required to incorporate city/village maps without change
  – Decide how you will incorporate town maps
Intergovernmental Cooperation

• 3 Types of Legal Agreements:
  – Stipulations and orders – settle annexation lawsuits
  – General agreements – contract for joint municipal services
  – Cooperative boundary agreement – agree on boundary, land use and service issues
<table>
<thead>
<tr>
<th>Common name</th>
<th>stipulations and orders</th>
<th>general agreements</th>
<th>cooperative boundary agreements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statute expressly authorizes Boundary changes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Typically used to</td>
<td>settle annexation lawsuits</td>
<td>contract for joint municipal services</td>
<td>resolve boundary, land use, and service issues</td>
</tr>
<tr>
<td>Statute ever tested by judicial review</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
<tr>
<td>Eligible for tax revenue sharing under s. 66.0305, Stats</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Eligible for tax increment financing using s. 66.1105, Stats</td>
<td>no</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Agreement subject to state agency review</td>
<td>no</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Agreement binding on the parties</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Annexation permitted during agreement development</td>
<td>yes</td>
<td>yes</td>
<td>no</td>
</tr>
<tr>
<td>Statutory standards for planning and development issues</td>
<td>no</td>
<td>no</td>
<td>yes comprehensive plan</td>
</tr>
<tr>
<td>Coordination with state agencies, and neighboring communities</td>
<td>no</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Public hearings required</td>
<td>no</td>
<td>yes</td>
<td>yes non-binding</td>
</tr>
<tr>
<td>Referendum process</td>
<td>yes binding</td>
<td>yes binding</td>
<td></td>
</tr>
<tr>
<td>Who votes</td>
<td>affected electors</td>
<td>affected electors</td>
<td>all electors</td>
</tr>
<tr>
<td>Limits</td>
<td>parcel(s) in litigation</td>
<td>10 years, renewable</td>
<td>no time limit, but must last at least 10 years</td>
</tr>
</tbody>
</table>
Thank You!

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