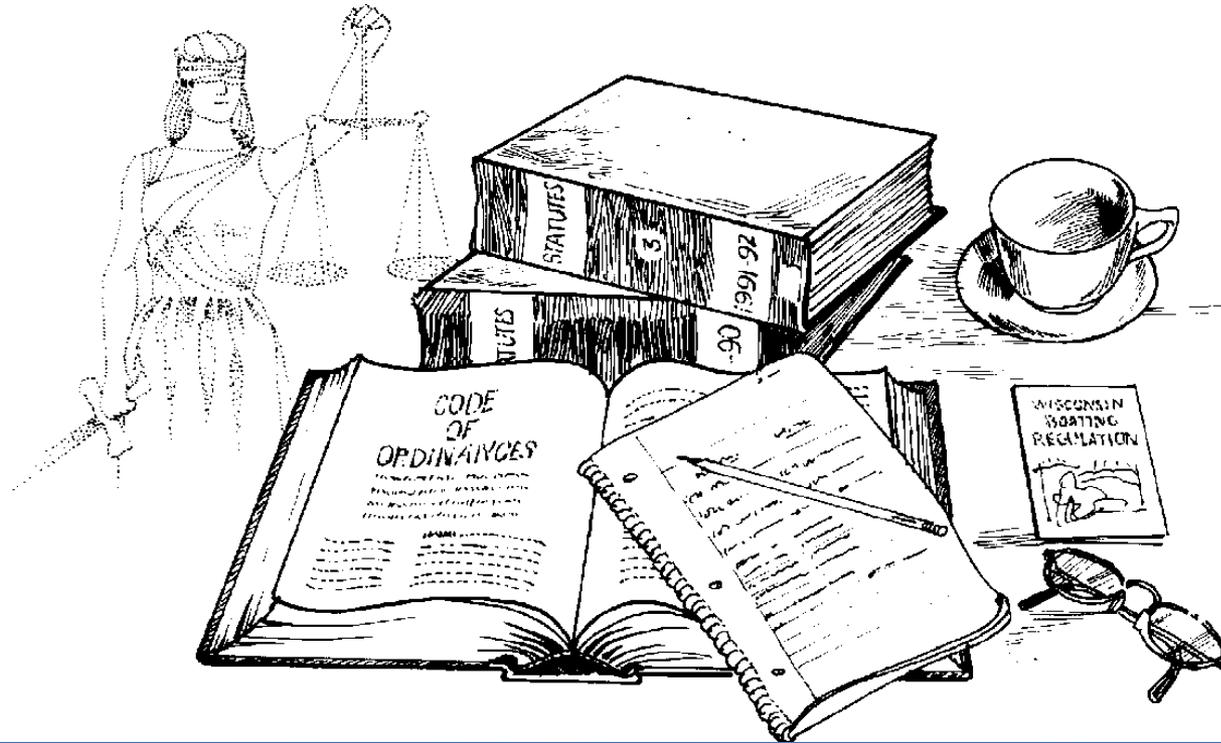


Using and Updating Your Comprehensive Plan



Rebecca Roberts
Center for Land Use Education
UW-Stevens Point/Extension



Center for Land Use Education
College of Natural Resources
University of Wisconsin - Stevens Point



Extension
UNIVERSITY OF WISCONSIN - MADISON

Welcome and Introductions

- Role of the Comprehensive Plan
 - Purpose and uses
 - Relationship to zoning and subdivision regs
 - Making decisions consistent with the plan
- Plan Updates
 - Assessing your plan
 - Measuring progress
 - Update ideas
 - Legal process
 - Funding and resources



What's special
about your
community?

What's changing
or concerning?

What would you
like to change?



When we plan at village hall, we're deciding how we want our community to look, function, and feel. We create a comprehensive plan, but this is not just the title of a document, it's the description of a process, too.

– Village of Little Chute

Planning encourages discussion among citizens, agencies, and governments. It is an opportunity to discuss options and develop common goals. It provides a focus for finding and discovering innovative ways to meet diverse community needs.

– Village of Little Chute



VILLAGE OF

HOBART

VISIONS

STRATEGIC PLANNING SESSION

april 22, 2014

BRANDING / IDENTITY

- VISUAL IDENTITY
- BRAND POSITIONING
- BRAND MESSAGING
- BRAND EXPERIENCE
- BRAND GUIDELINES
- BRAND ARCHITECTURE
- BRAND STRATEGY
- BRAND COMMUNICATIONS
- BRAND EVALUATION

BUILDING BLOCKS

- COMMUNITY ENGAGEMENT
- ECONOMIC DEVELOPMENT
- ENVIRONMENTAL SUSTAINABILITY
- HOUSING
- INFRASTRUCTURE
- LAND USE
- TRANSPORTATION
- CULTURAL HERITAGE
- SOCIAL SERVICES

TREASURES

- HISTORIC BUILDINGS
- PARKS
- ARTS
- LOCAL BUSINESSES
- COMMUNITY GROUPS
- SKILLS
- NETWORKS
- RELATIONSHIPS

NUTS + BOLTS

- GETTING STARTED
- COMMUNITY ENGAGEMENT
- ECONOMIC DEVELOPMENT
- ENVIRONMENTAL SUSTAINABILITY
- HOUSING
- INFRASTRUCTURE
- TRANSPORTATION
- CULTURAL HERITAGE
- SOCIAL SERVICES

PARTICIPATION

- COMMUNITY ENGAGEMENT
- ECONOMIC DEVELOPMENT
- ENVIRONMENTAL SUSTAINABILITY
- HOUSING
- INFRASTRUCTURE
- TRANSPORTATION
- CULTURAL HERITAGE
- SOCIAL SERVICES

DOLL

- SEVERAL
- HOBBY
- DINING
- GOLF
- ICE-CREAM
- FISHING
- CSAs

COMM

- NORTH
- PARKS
- 2ND
- BUILD
- CARS
- 40-AC
- ORGANIZ

OTHER

- COST OF
- COST OF
- STARTING
- FORMAL
- BUILDING
- COMPREH

Planning is a *process* in which a community examines its *past*, envisions its *future*, and plans how to get there.

Planning allows a community to 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



The Legal Definition

Comprehensive Plan (Wis. Stat. 66.1001)

- Guide to the physical, social and economic development of a community over 20 years
- Address 9 elements, including goals, objectives, policies, data and maps
- Describe programs and specific actions to implement the plan, and a means to measures progress

(Wis Stat. 66.1001)

Nine Elements



Issues & Opportunities



Housing



Transportation



Utilities & Community Facilities



Agricultural, Natural & Cultural Resources



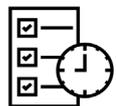
Economic Development



Intergovernmental Cooperation



Land Use



Implementation

The Legal Definition

The Planning Process

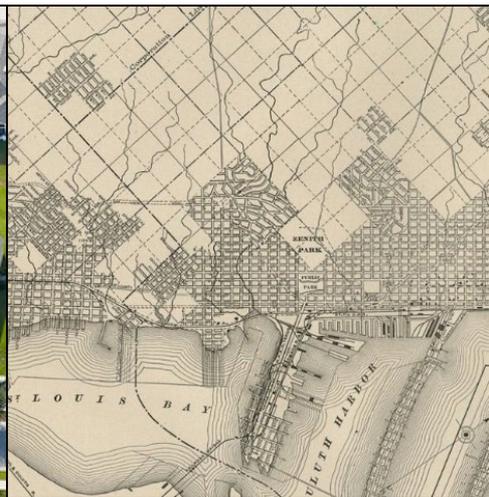
- Include written public participation procedures
- Distribute plan for review and comment
- Adopt plan by ordinance
- Update at least once every 10 years

The Legal Definition

Consistency

- Beginning Jan. 1, 2010, **new or amended** zoning, land division and official mapping **ordinances** must be consistent with an adopted comprehensive plan
- **Consistent means** “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan”

(2009 Wisconsin Act 372)



Comprehensive Plan describes how to achieve the future vision of the community through a series of goals, objectives, policies, actions, and maps. (Wis Stat 66.1001)

Zoning Ordinance regulates land use, density, and dimensions of lots and structures. (Wis Stat 59.69(5), 60.61, 60.62, 61.35, 62.23(7))

Land Division / Subdivision Ordinance regulates the division of land, street and lot layout, and improvements. (Wis Stat ch 236)

Official Map reserves land for future streets, highways, parks waterways, and transit facilities. (Wis Stat 62.23(6))

Guiding Document



Comprehensive Plan

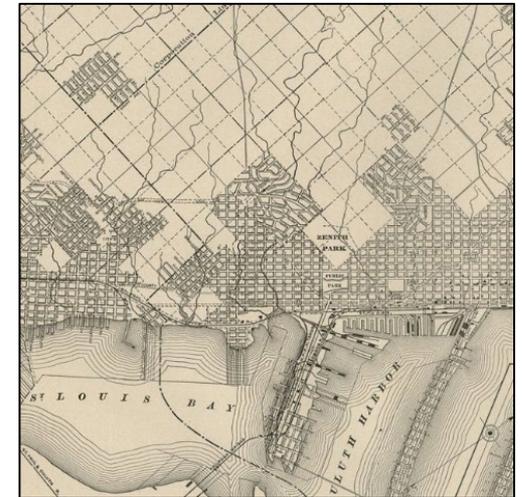
Regulatory Tools to Implement the Plan



Zoning Ordinance



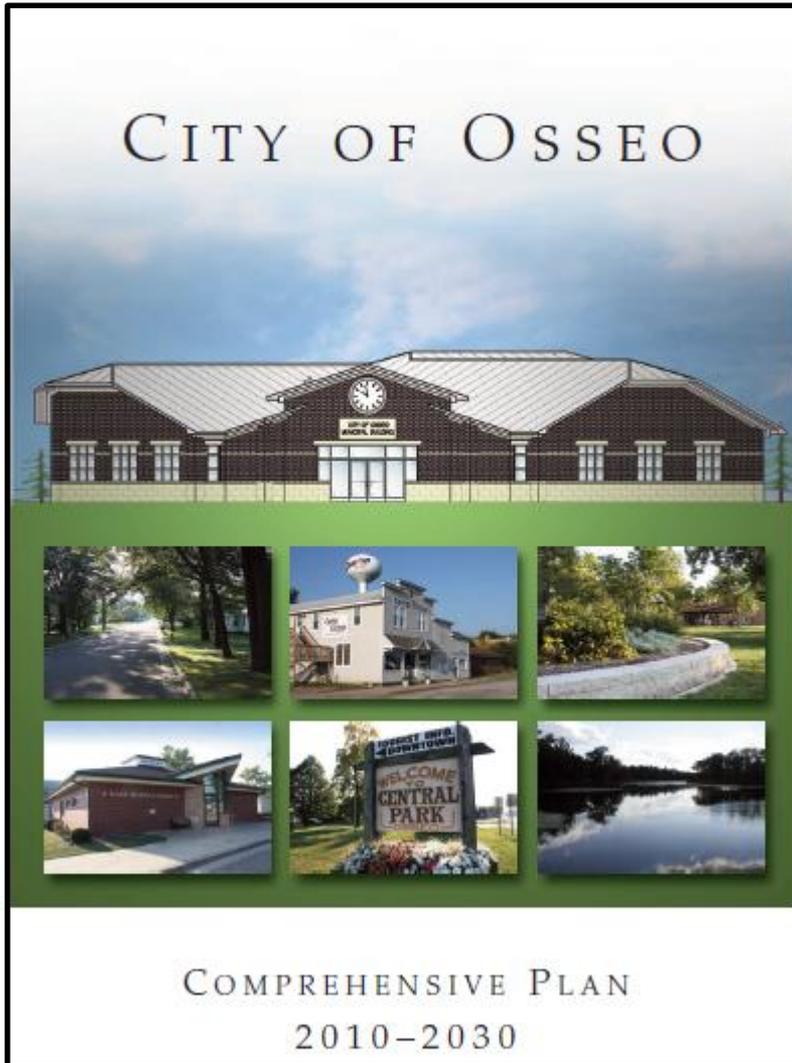
Subdivision Ordinance



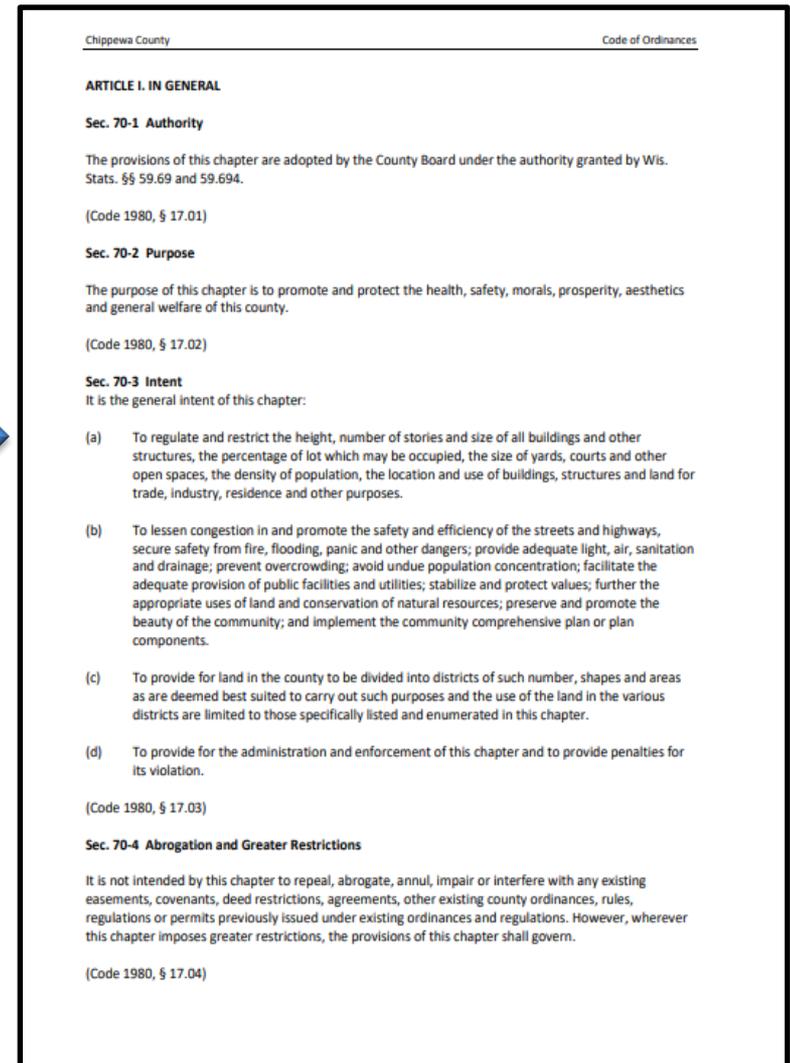
Official Map

Plan does not translate directly to ordinance

Comprehensive Plan



Zoning Ordinance



Plan does not translate directly to ordinance

Comprehensive Plan

Visionary/Guiding

Future-oriented

Inventory of existing
resources

Goals, objectives,
policies, tools



Zoning Ordinance

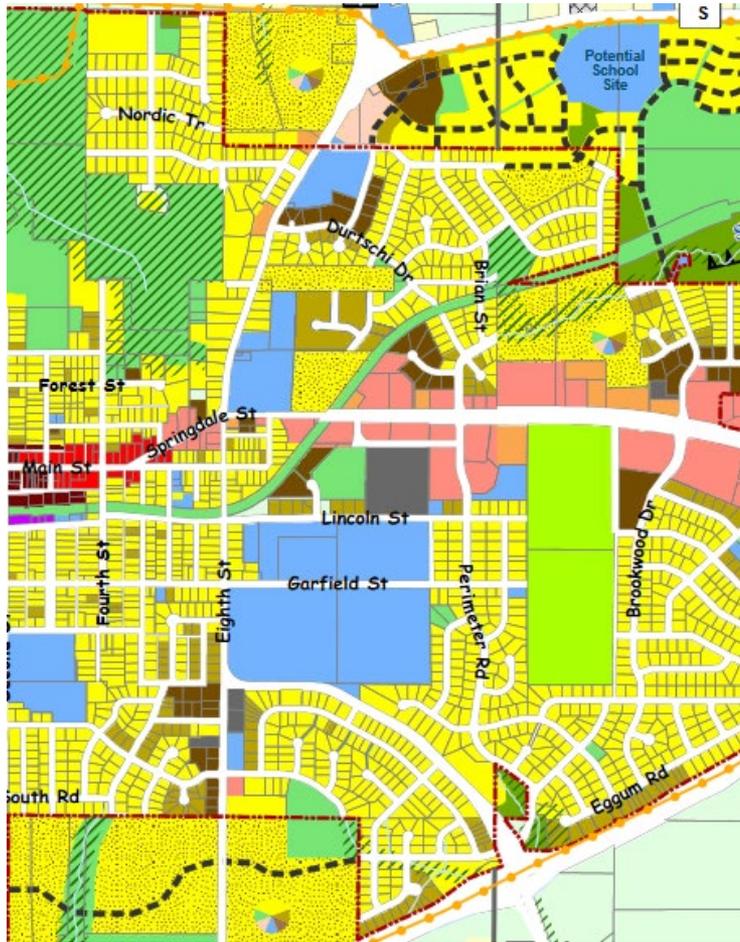
Regulatory

Force of law
applies today

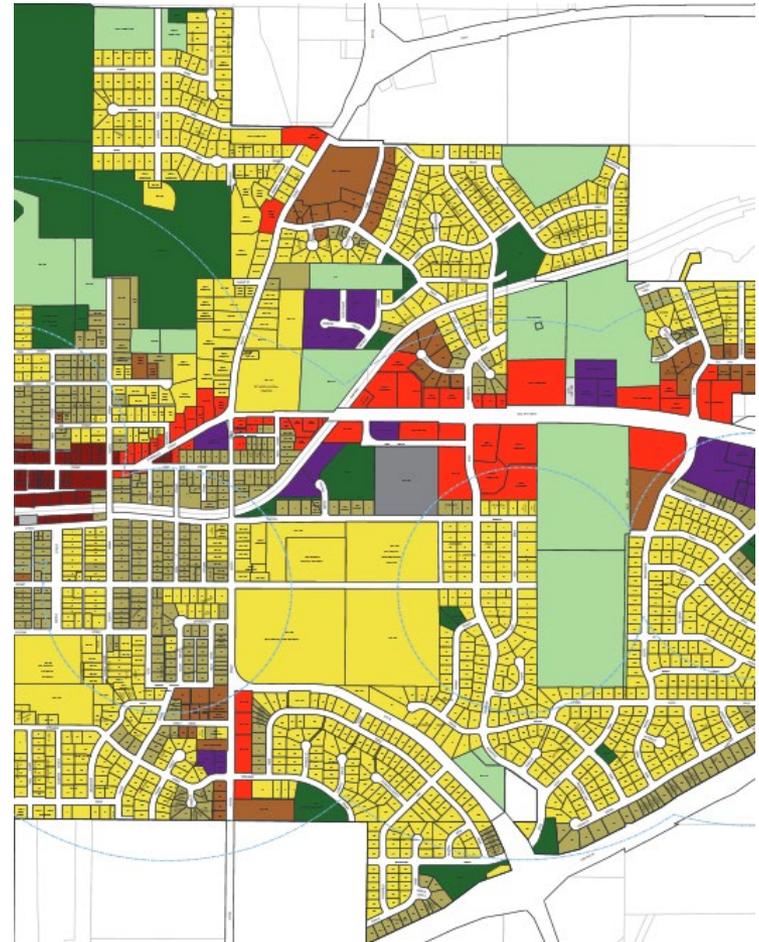
Detailed regulations
control location,
density, use, etc.

Plan does not translate directly to ordinance

Future land use map



Zoning map



Plan provides roadmap for tomorrow.

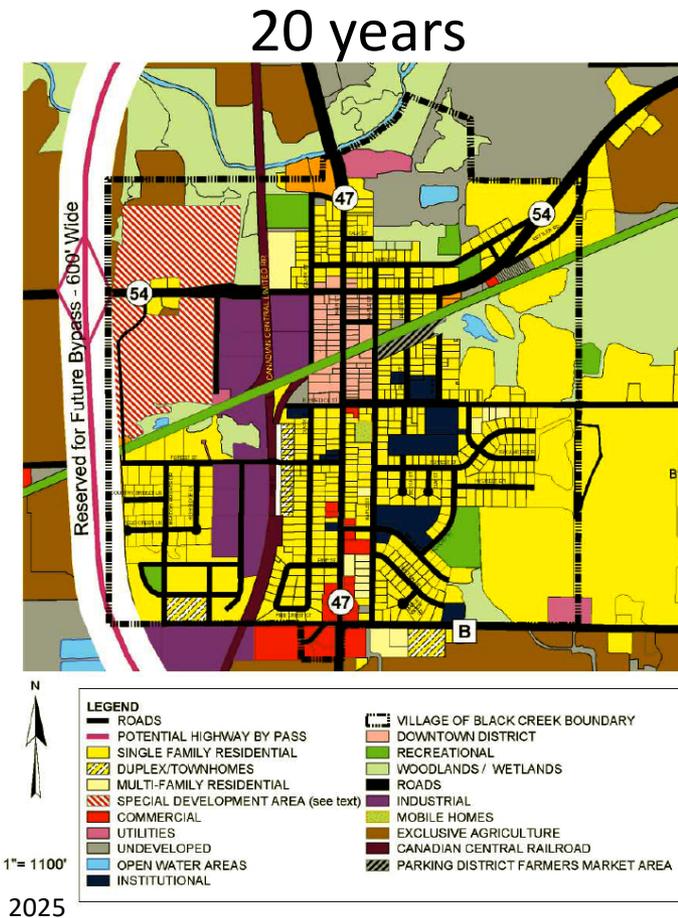
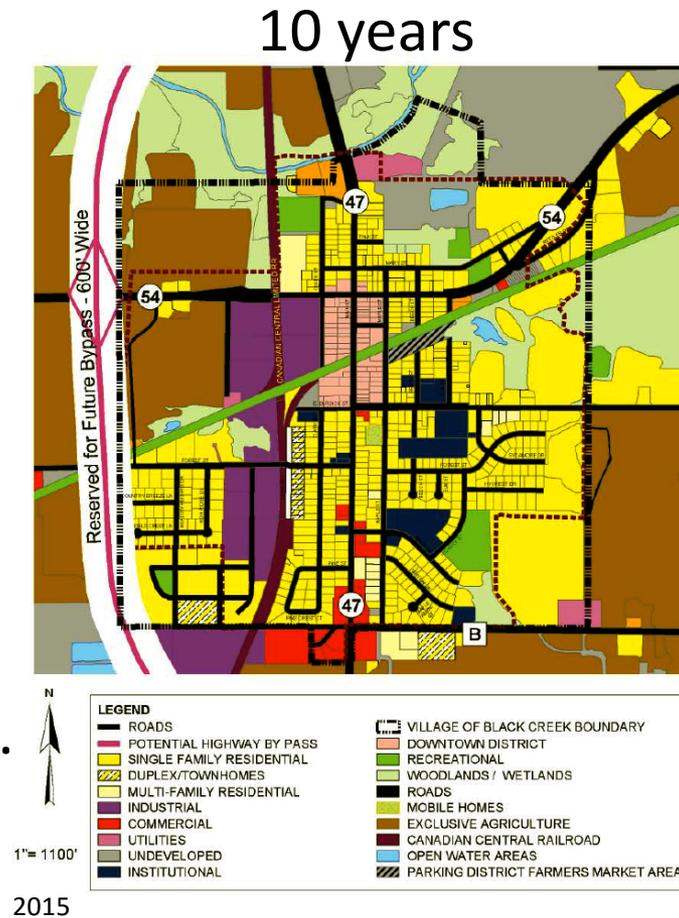
Ordinance regulates landscape today.

A Guide for Decision-Making

Village of Black Creek – Future Land Use Maps

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

Text describes plans for special development area.

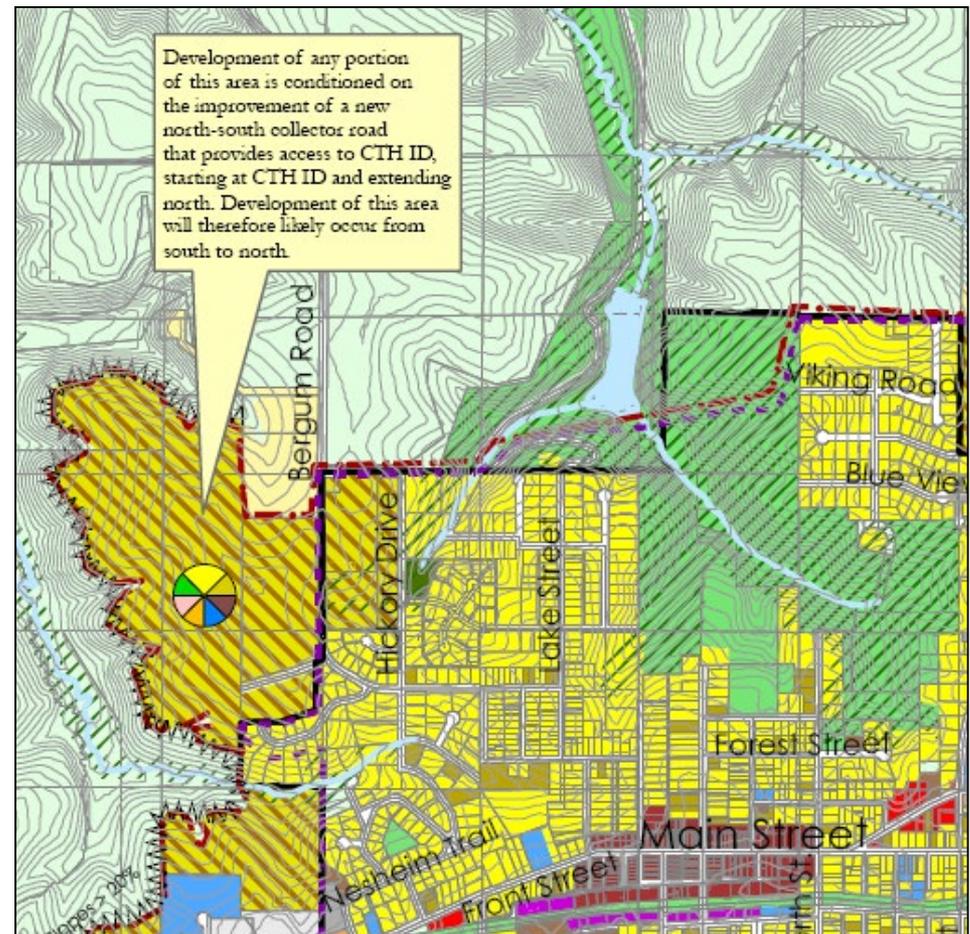


A Guide for Decision-Making

Village of Mount Horeb – Future Land Use Map

Plan specifies conditions under which growth may occur:

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



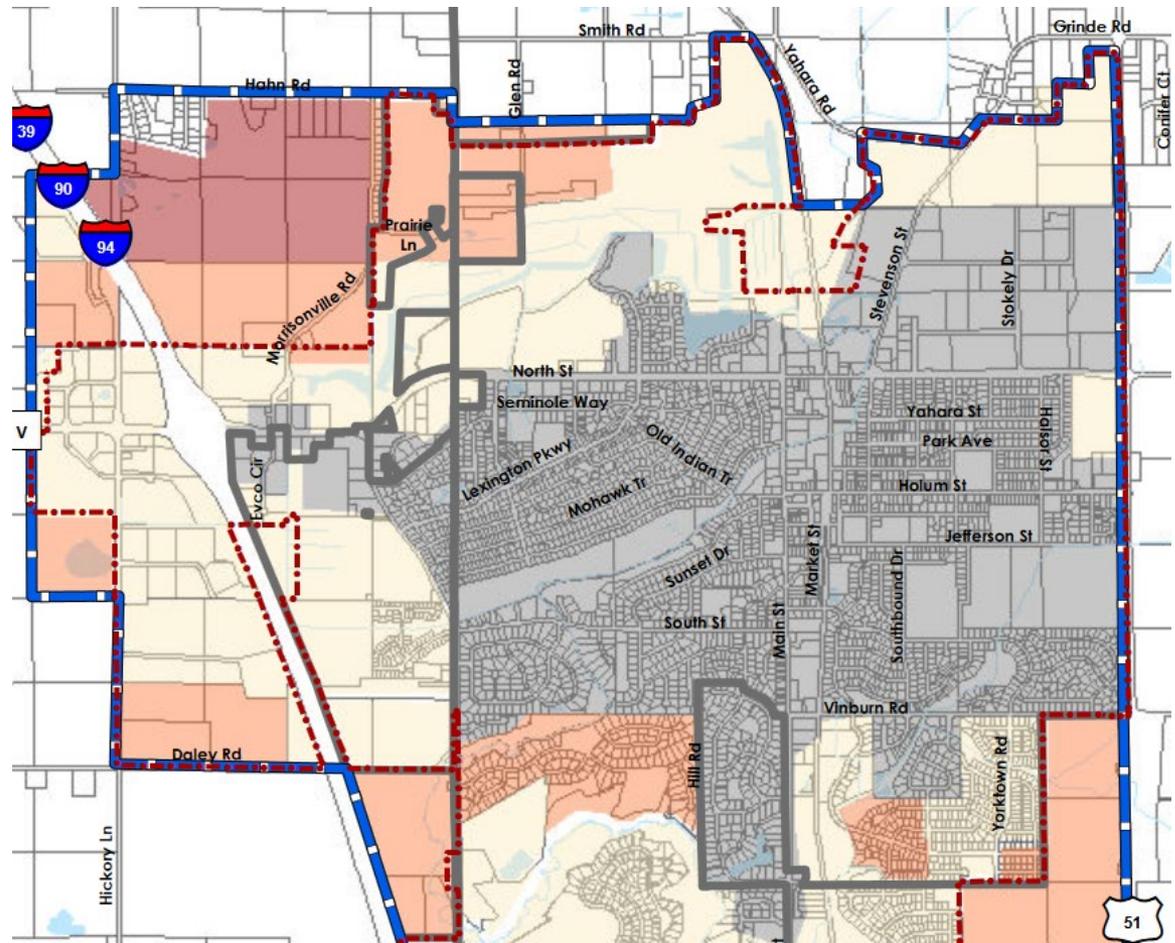
A Guide for Decision-Making

Village of DeForest – Growth Phasing Map (2011)

Growth phasing map specifies desired timing of development

Growth Phasing Area

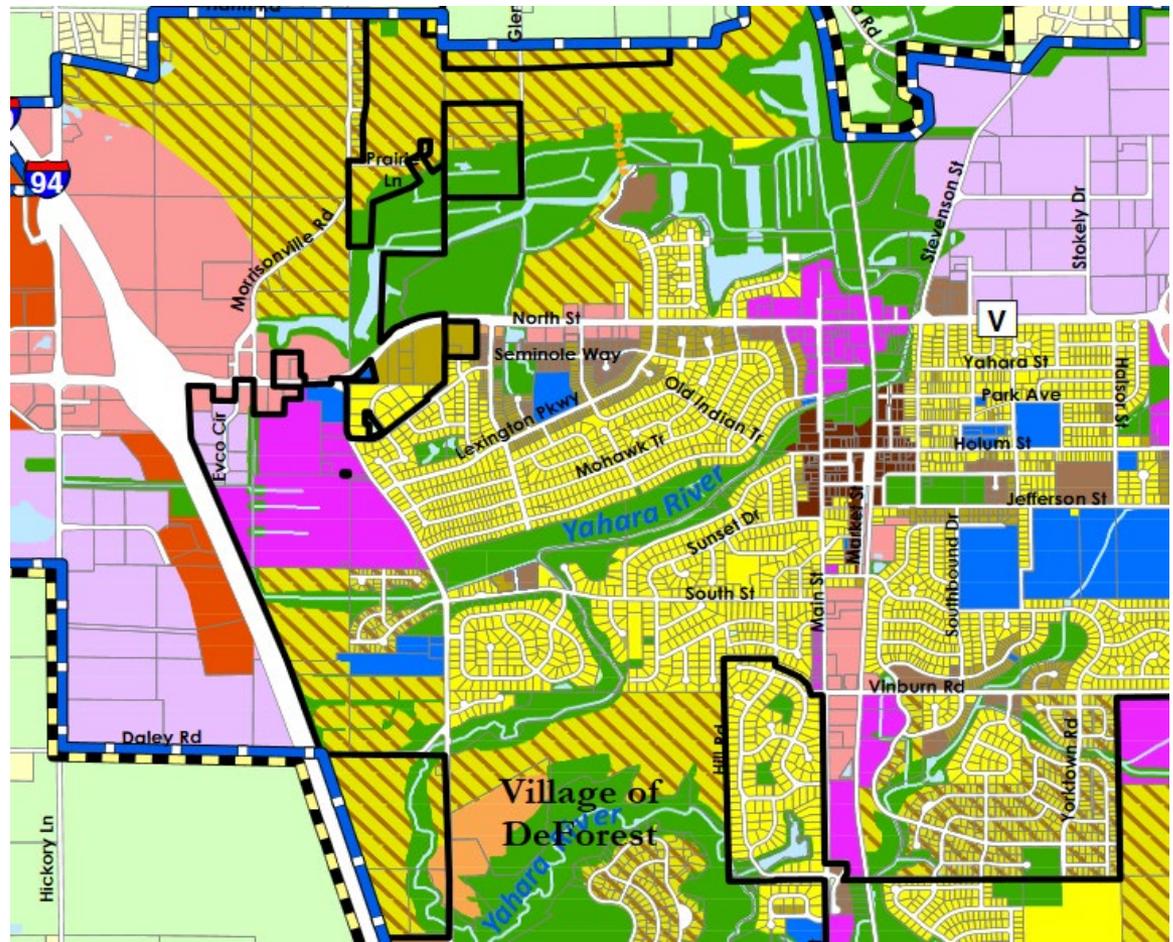
-  Developed*
-  Phase 1 (Through 2013)
-  Phase 2 (2014 - 2023)
-  Phase 3 (2024 +)
-  Municipal Boundary
-  Urban Service Area Boundary
-  Future Urban Service Area Boundary



A Guide for Decision-Making

Village of DeForest – Future Land Use Map (2016)

Cooperative boundary lines and growth phasing reflected on future land use map.



- Agricultural Preservation Area
- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two-Family/Townhouse Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Office/Research
- Industrial/Business Park
- Commercial or Industrial
- Government/Institutional
- Mixed Use
- Parks & Public Recreation/Environmental Corridor
- Surface Water
- Municipal Boundaries (2014)
- Future Urban Development Area (FUDA)

A Guide for Decision-Making

Village of DeForest

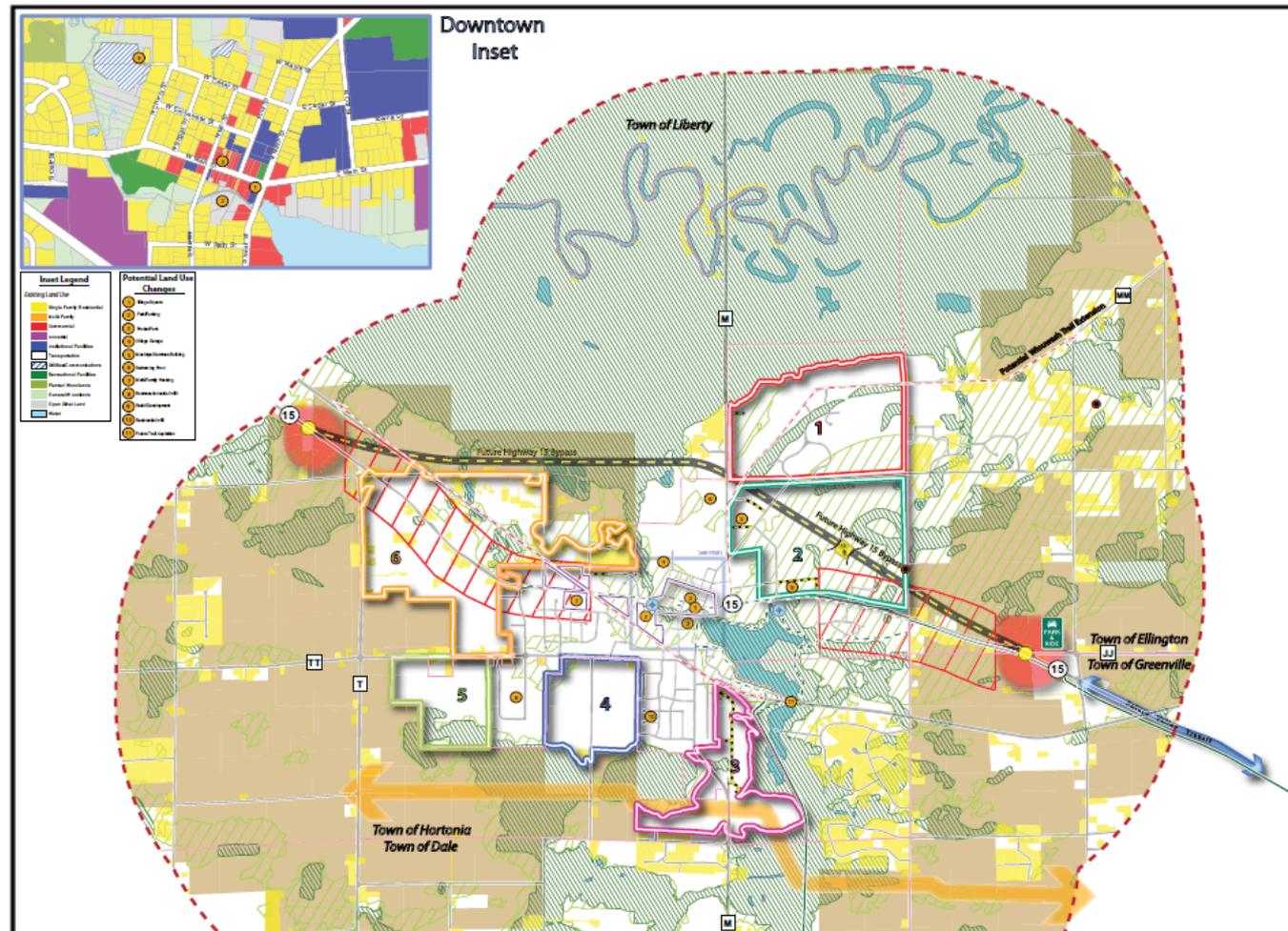
Text provides guidance for zoning.

Future Land Use Category (shown on Map 6-1)	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Commercial	High-quality indoor retail, commercial service, office, health care, and institutional buildings on sites with generous landscaping and modest lighting and signage; served by a public sewer system (except for A-B district)	B-2 General Business (preferred) B-3 Highway Business PUD Planned Unit Development A-B Agricultural Business (in ETZ and other rural settings)	Per associated zoning district requirements	<ol style="list-style-type: none"> 1. In addition to zoning requirements, meet commercial design policy in the Economic Development chapter 2. Time rezoning to when public sanitary sewer and water services available and a specific development proposal is offered. 3. Assure that development provides access and an attractive rear yard appearance and existing and future development behind these sites. 4. Require developments to address off-site traffic, environmental, and neighborhood impacts.
Downtown	Mix of specialty retail, restaurants, service, office, institutional, and mainly upper-story residential uses, in a pedestrian-oriented environment and mixed use buildings, with on-street parking, minimal setbacks, and buildings compatible with a downtown setting	B-1 Central Business District (preferred) PUD Planned Unit Development	See Chapter 3: Downtown for density and other site utilization recommendations for the Downtown and specific sites within it Also see B-1 requirements	<ol style="list-style-type: none"> 1. Encourage uses most appropriate for the Village downtown area to develop or remain there. 2. Pay special attention to design and scale when considering approvals in the Downtown. 3. Preserve the architectural and historic character of the core downtown historic buildings. 4. See the Downtown chapter for more specific land use, redevelopment, and revitalization recommendations.
Office/Research	High-quality indoor professional office, research, development, and testing uses, health care facilities	O-R Office and Research District (preferred)	Per associated zoning district requirements	<ol style="list-style-type: none"> 1. Design and approve developments within Office/Research areas to result in higher-end "office park" or "office/research campus" setting.

A Guide for Decision-Making

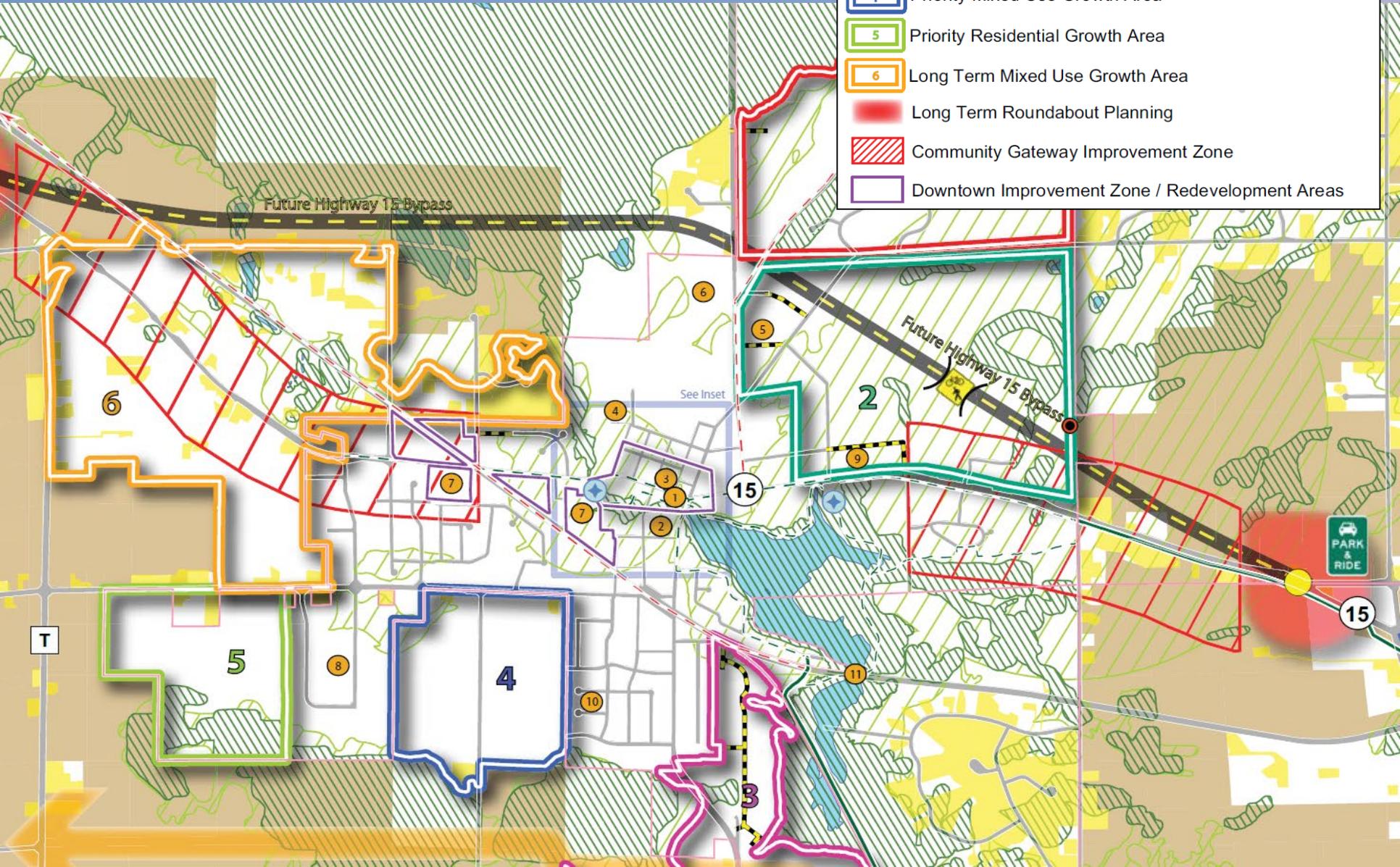
- Village of Hortonville – Future Land Use Map

Map drawn in “bubble” fashion showing priority areas for future development within village and extraterritorial jurisdiction



Village of Hortonville

- 1 Long Term Residential Growth and Service Extension Area
- 2 Priority Mixed Use Growth Area
- 3 Priority Residential Growth Area
- 4 Priority Mixed Use Growth Area
- 5 Priority Residential Growth Area
- 6 Long Term Mixed Use Growth Area
- Long Term Roundabout Planning
- Community Gateway Improvement Zone
- Downtown Improvement Zone / Redevelopment Areas



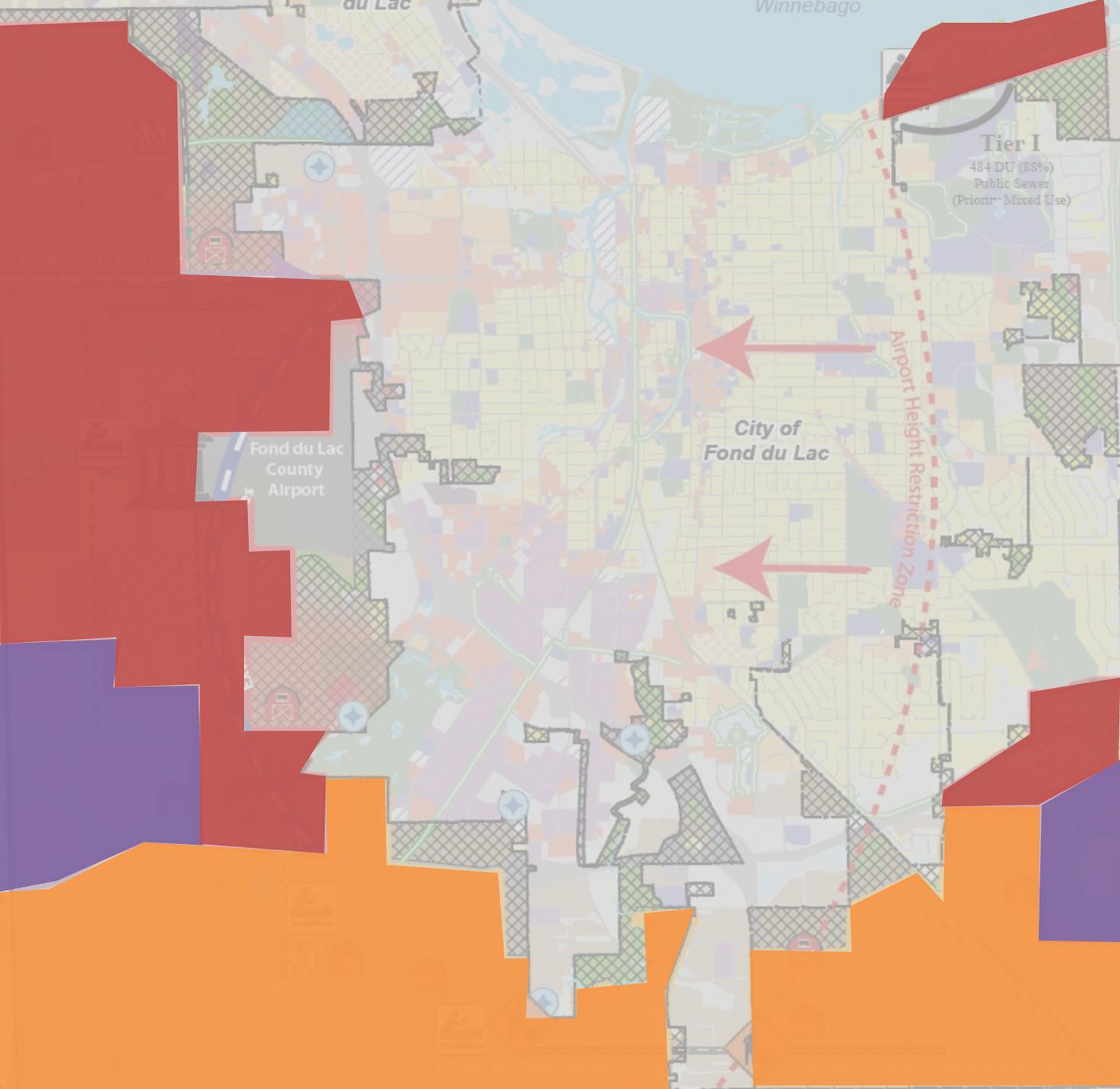
Village of Hortonville – downtown inset

Potential Land Use Changes

- 1 Village Square
- 2 Park/Parking
- 3 Pocket Park
- 4 Village Garage
- 5 Municipal Services Building
- 6 Swimming Pond
- 7 Multi-Family Housing
- 8 Business/Industrial Infill
- 9 Retail Development
- 10 Residential Infill
- 11 Future Trail Acquisition



T. Fond du Lac Future Land Use 2040



Priority Mixed Use
(88% growth)
Single-family
Multi-family
Commercial
Industrial
Sewer/Water

Rural Residential
(8% growth)
Single-family
Well/Septic

Farmland Preservation
(4% growth)
Limited residential
Large lots

 Growth Agreement Areas

Future Land Use, City and Town of Platteville

URBAN DESIGN

Once a community has proposed land uses for its future, it is important that the configuration of uses compliment the topography, existing infrastructure, public space, and scale of the community. The following text will describe some of the areas of Platteville in which a significant development of land is being proposed for the future. *The illustrations are only proposed scenarios used to demonstrate how land uses, transportation infrastructure, and public space might be arranged.*



Future Land Use, City and Town of Platteville

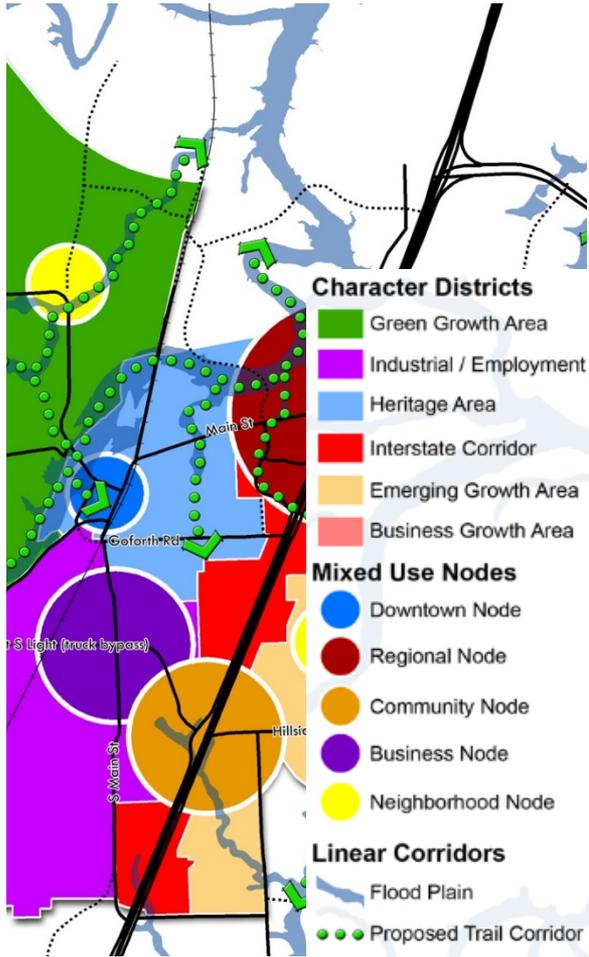


NW Addition

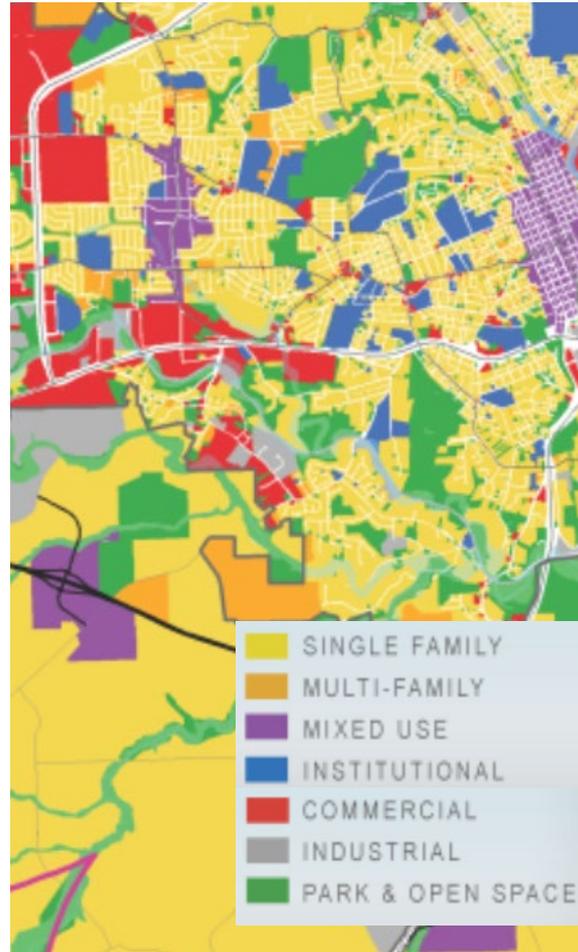
As land is developed around the edges of the city, it is important to reinforce the existing infrastructure to reduce the costs of services and provide for a pedestrian-scale environment.

Recommendation: Delineate future right-of-ways so as to build upon the existing infrastructure in proportions similar to the traditional Platteville city block. Encourage development patterns that promote walkable streets and tie in to the existing street network.

Ideas for updating your map?



Development Concepts



Future Land Use



Growth Illustrations

How do you use the plan?

Consult when making zoning or subdivision decisions

General long-range planning

Inform local service provision

Targeted housing or economic development

Rarely or never use the plan

Consult your plan when considering:

- Ordinance adoption or amendment
- Zoning, subdivision, other land use approvals
- Capital improvement planning and budgeting (transportation, utilities, public buildings, etc.)
- Annexation decisions
- Annual work planning
- Support for grant applications

Marshfield Capital Improvement Plan

The following factors determine the initial measure of a project's priority:

HIGH

- Mandated by Federal, State, or local regulations
- High priority of the Council, based upon the comprehensive plan or other planning documents
- Prevents irreparable damage to existing facilities
- Leverages local funding with other non-local funding sources
- Finishes a partially completed project

MEDIUM

- Maintains existing service levels
- Results in increased efficiency
- Reduces operational costs
- Reduces revenue losses, or significantly increases revenues

LOW

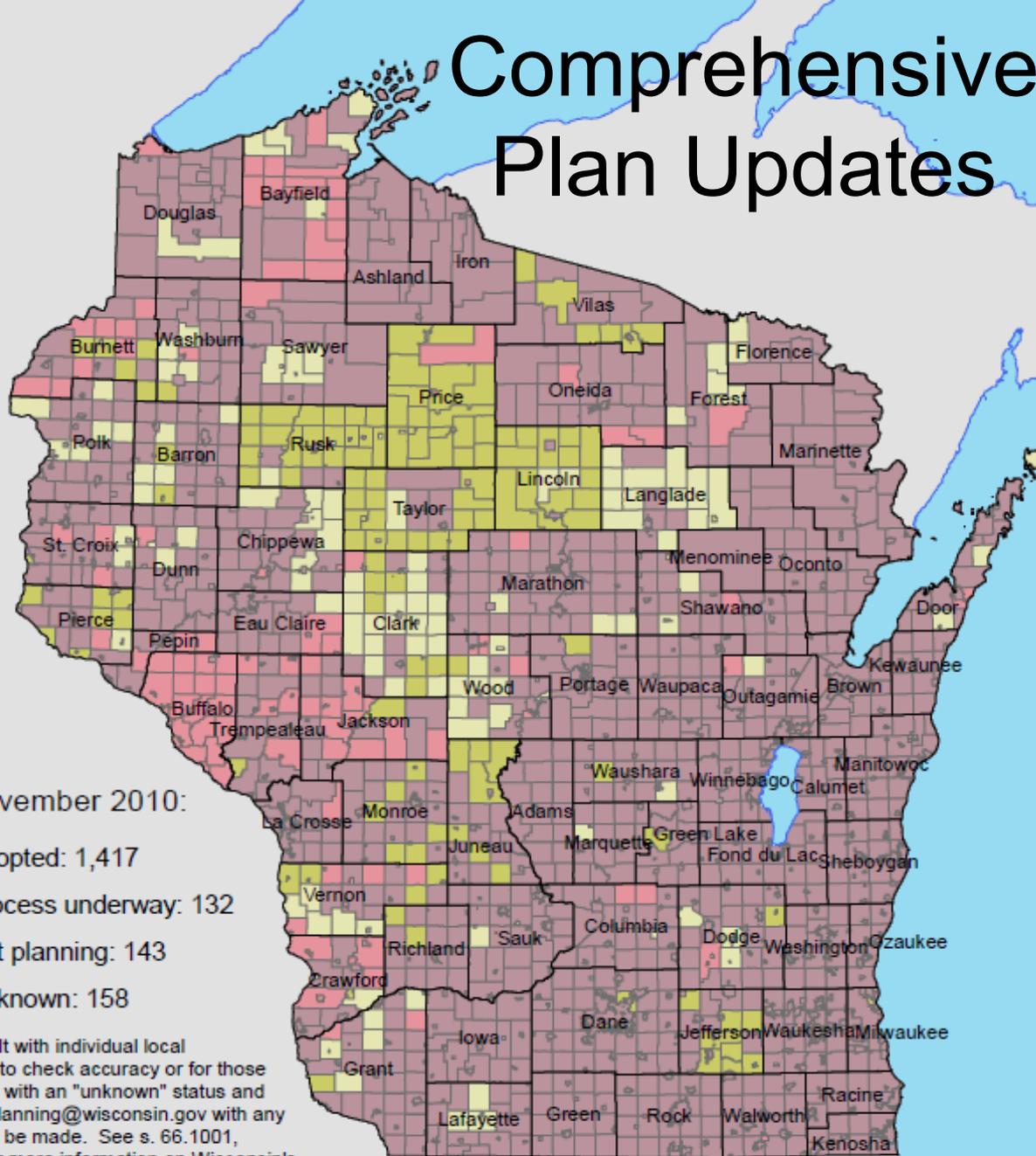
- Provides an expanded level of service or new public facility
- May be deferred without significant impact

Encourage others to use the plan:

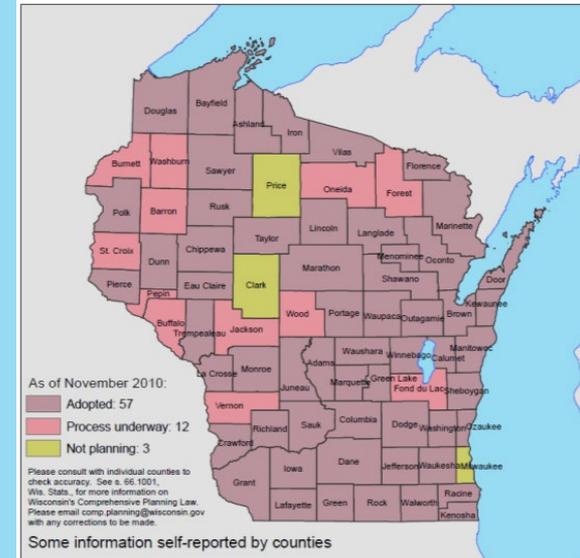
- Adjacent communities
- State agencies (DOT, DNR, etc.)
- School districts
- Economic development groups
- Existing and prospective businesses
- Developers
- Property owners

Comprehensive Plan Updates

- 1,500 adopted comprehensive plans
- 100 communities w/ zoning, subdivision, or official mapping, but no plan
- Some communities have been making incremental changes
- Many plans ready for 10-year update



Some information self-reported by local and regional governments



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:
 - **Ad hoc** – minor changes considered at request of landowner, developer, governing body, staff
 - **Incremental** – changes reserved for annual or periodic review
 - **Comprehensive** – review and update once every 10 years (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)

Audit Plan for Performance

1. Review the vision and focus of your plan.
 - Identify issues that matter to your community.
 - Organize your plan around those topics.
 - Set a compelling yet achievable vision.

Nine Elements



Issues & Opportunities



Housing



Transportation



Utilities & Community Facilities



Agricultural, Natural & Cultural Resources



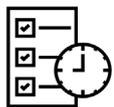
Economic Development



Intergovernmental Cooperation



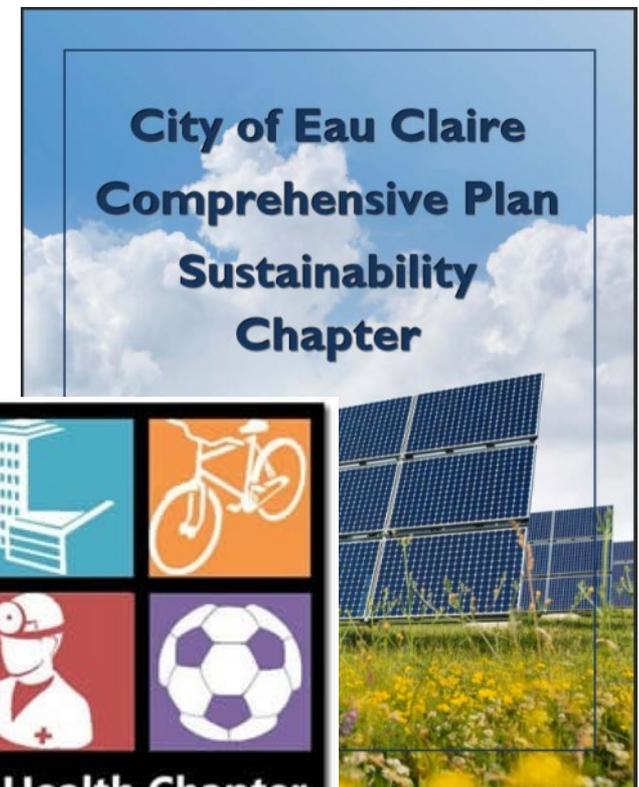
Land Use



Implementation

Focus on issues that are most important to your community. Consider reorganizing, simplifying or adding topics/chapters:

- ✓ Energy
- ✓ Food systems
- ✓ Public health
- ✓ Sustainability
- ✓ Resilience
- ✓ Aging population



Planning Elements

Example: City of Brookfield Comprehensive Plan Chapters

1. Vision
2. Land Use
3. Housing and Neighborhoods
4. Jobs and Shopping
5. Natural Resources & Recreation
6. Education
7. Sustainability
8. Special Places
9. Transportation
10. Community Value
11. Regionalism
12. Implementation

Audit Plan for Performance

1. Review the vision and focus of your plan.
2. Review data, maps and projections.
 - Update to reflect changing conditions.
 - Consider impacts of different scenarios.
 - Use maps and text to guide desired timing and pattern of future development.



Planning is being prepared for what will likely happen “tomorrow,” and being ready with an alternate strategy if something else happens instead. Planning is laying out shorts and a T-shirt to wear tomorrow, but having a sweater and raincoat handy in case the weather guy is wrong.

– Village of Little Chute

Analyze Issues - SWOT

Strengths

- Abundant water and natural resources
- Hunting, fishing and recreation
- Gateway to the Northwoods



Weaknesses

- Open space not identified or protected
- Low connectivity between developments
- Auto dependent



Opportunities

- Revenue from tourism
- Network of open space and trails
- Resilience from economic and natural disasters



Threats

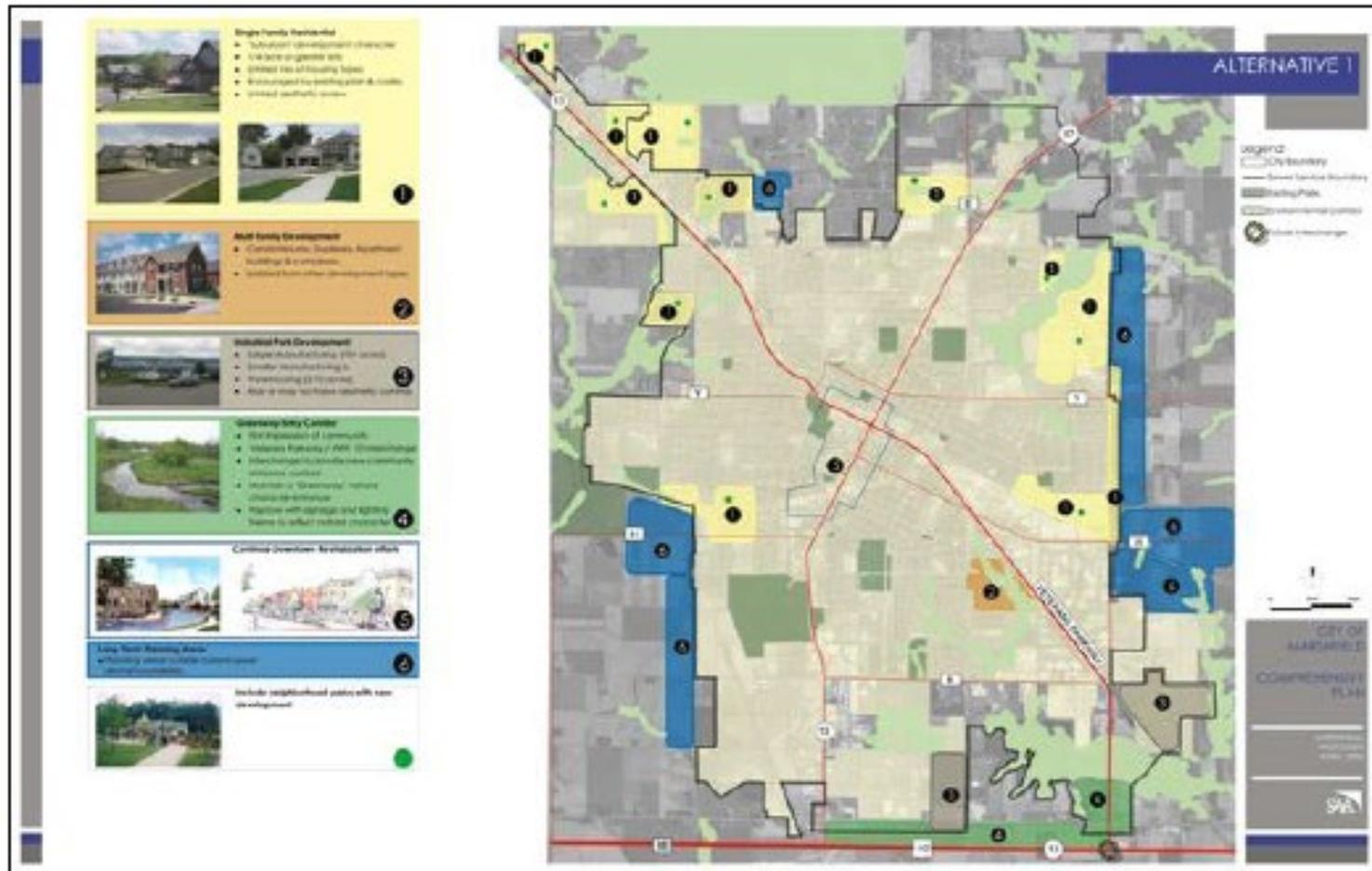
- Flooding
- Sprawling low-density development
- Fragmentation of forests and loss of wildlife habitat



Analysis of Alternatives

Example: City of Marshfield

Alternative 1 – Status Quo



Analysis of Alternatives

Example: City of Marshfield

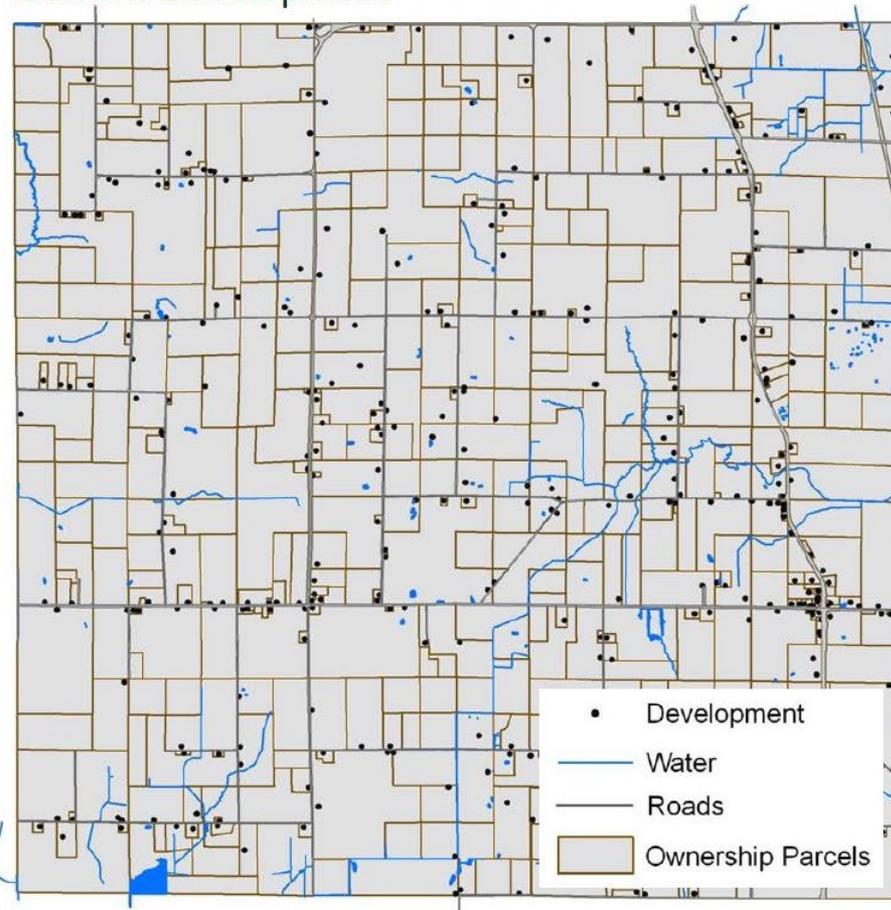
Alternative 2 – Traditional Neighborhoods



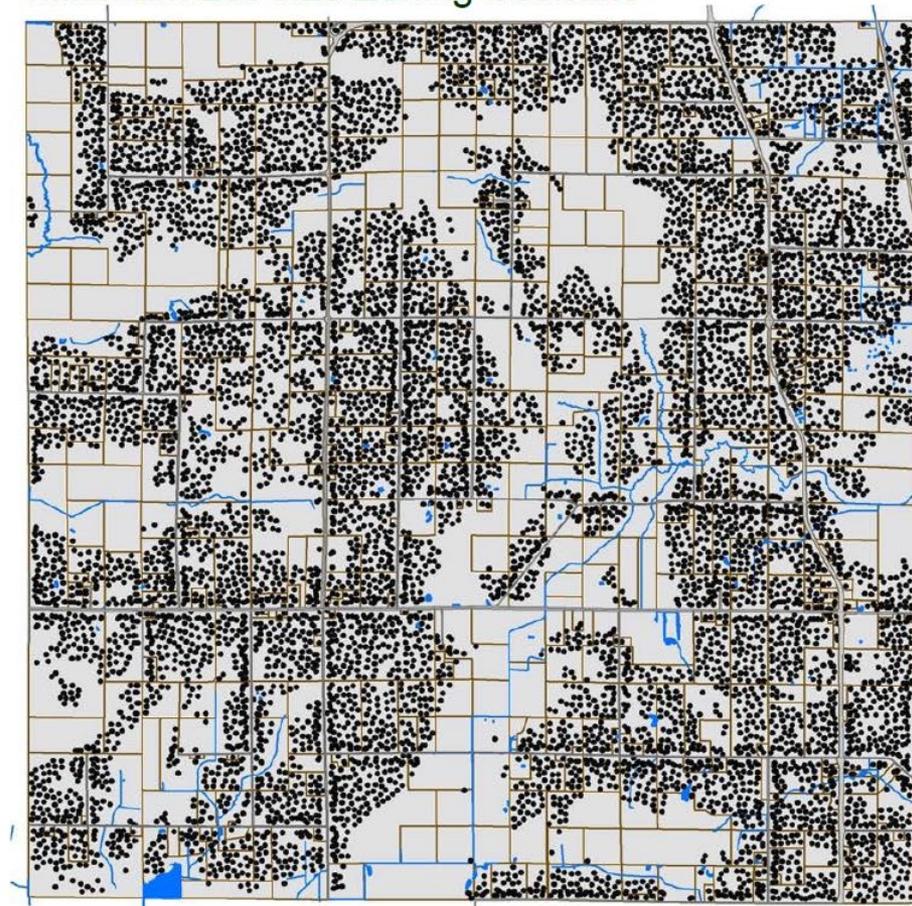
Build-Out Analysis

Example: Build-Out Analysis, Bear Creek, WI

Current Development



Minimum Lot Size Zoning Scenario



Potential for 9,151 building units

Types of Data

Survey/Count



Community Facts - Find popular facts and frequently requested data

Share **your** vision
for the **future**
of the **Village**

▶ Take the **Survey**

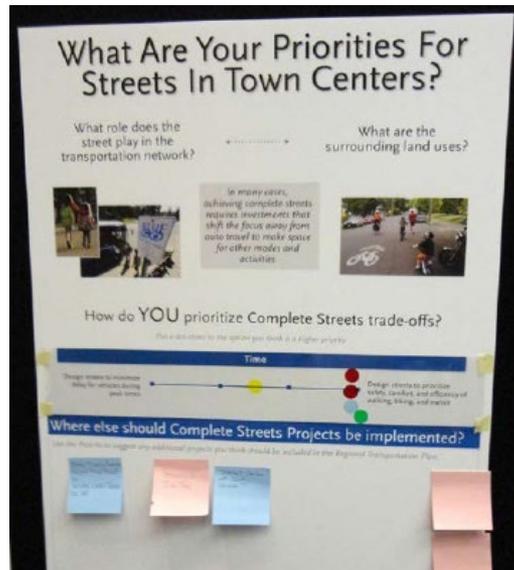
www.menomonee-falls.org/2015survey



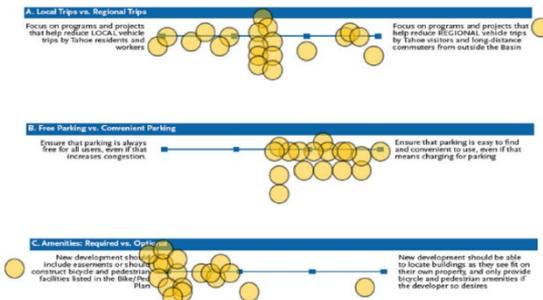
- ▶ Summer 2015 (Print copies are available at the Department of Community Development and at Menomonee Falls Public Library)
- ▶ Want to learn more? Visit www.menomonee-falls.org/2015plan

Questions? Contact the Menomonee Falls Department of Community Development
W/56 NB480 Pilgrim Road, Menomonee Falls, Wisconsin 53051-3140
E-mail: Lvwagerman@menomonee-falls.org Telephone: (262) 532-4278

Public Input



What Are Your Priorities to Reduce Vehicle Trips?



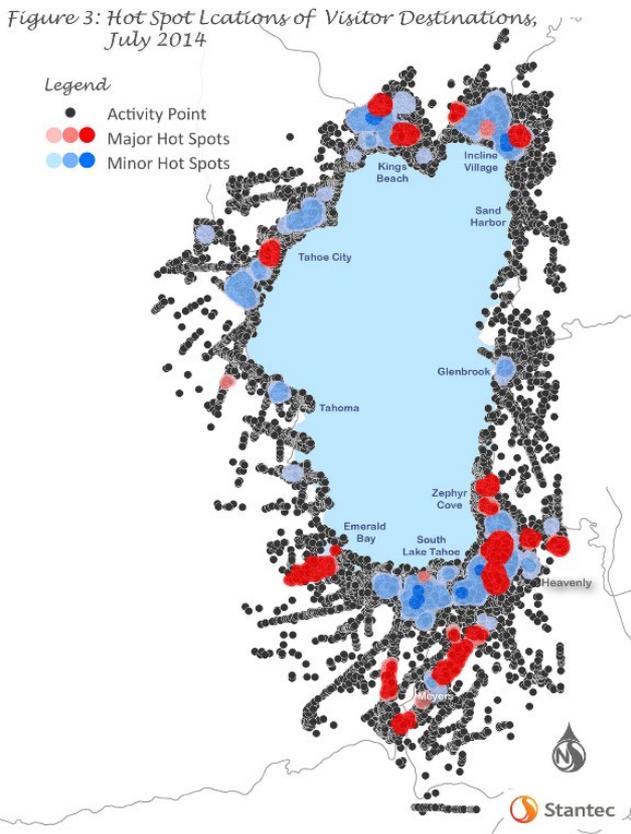
November 2011 RTP Public Workshops

Observation

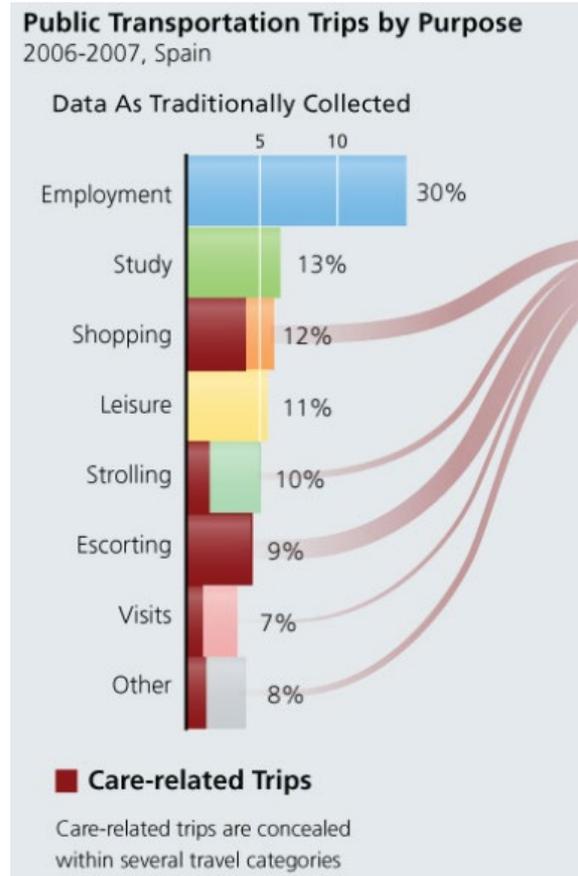


Presentation Methods

Maps



Charts



Infographics





Starting in July, data.census.gov will be the primary way to access Census Bureau data, including upcoming releases from the 2018 American Community Survey, 2017 Economic Census, 2020 Census and more. After July 1, 2019, all new data (previously released on American FactFinder) will be released on this new data platform.

American FactFinder (AFF) will remain as an "archive" system for accessing historical data until spring 2020.

Community Facts

Find popular facts (population, income, etc.) and frequently requested data about your community.

Enter a state, county, city, town, or zip code:

Fond du Lac County, Wisconsin

Fond du Lac town, Fond du Lac County, Wisconsin

Fond du Lac city, Wisconsin

Advanced Search

Download Center



Popular Tables

Population and Housing

- Annual Population Estimates (2018 PEP, PEPANNRES)
- Demographic and Housing Estimates (2017 ACS, DP05)
- General Housing Characteristics (2017 ACS, DP04)
- General Demographic Characteristics (2010 Census, DP-1)

Poverty and Income

- General Economic Characteristics (2017 ACS, DP03)

Age, Race, Sex and Education

- Selected Social Characteristics (2017 ACS, DP02)
- Educational Attainment (2017 ACS, S1501)

<http://factfinder.census.gov>



Wisconsin's Demographic Data and Visualization Portal

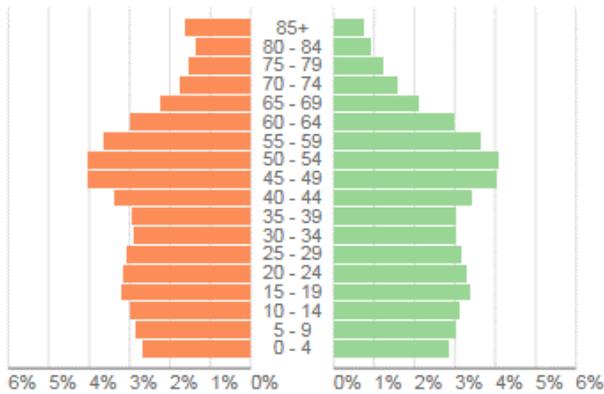
Powered by the *Applied Population Lab* and *UW-Extension*

Applied Population Lab

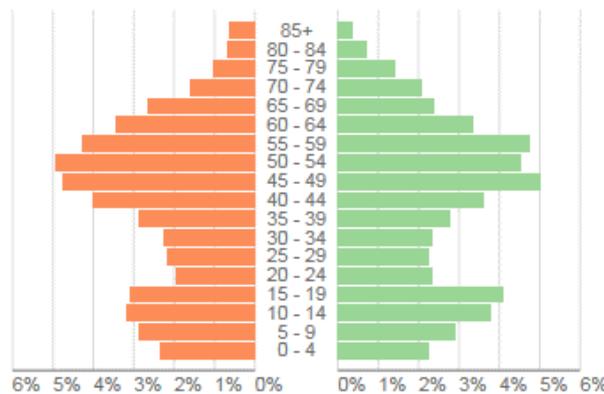
<https://getfacts.wisc.edu/>

Age Pyramid, 2010

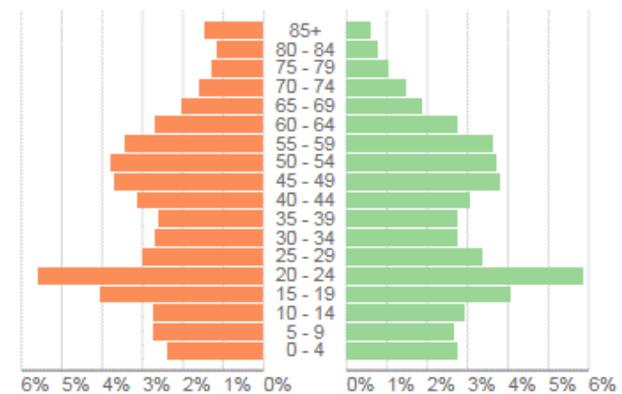
Wisconsin



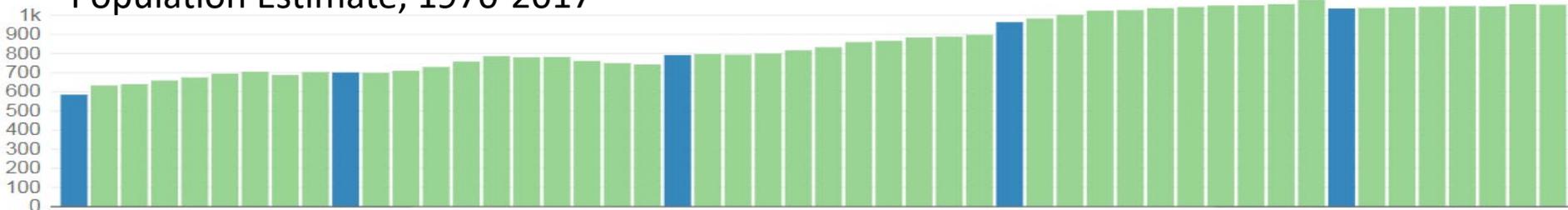
Hull Town



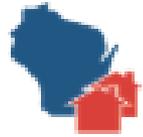
Portage County



Population Estimate, 1970-2017



Wisconsin Counties' Historical Housing Density

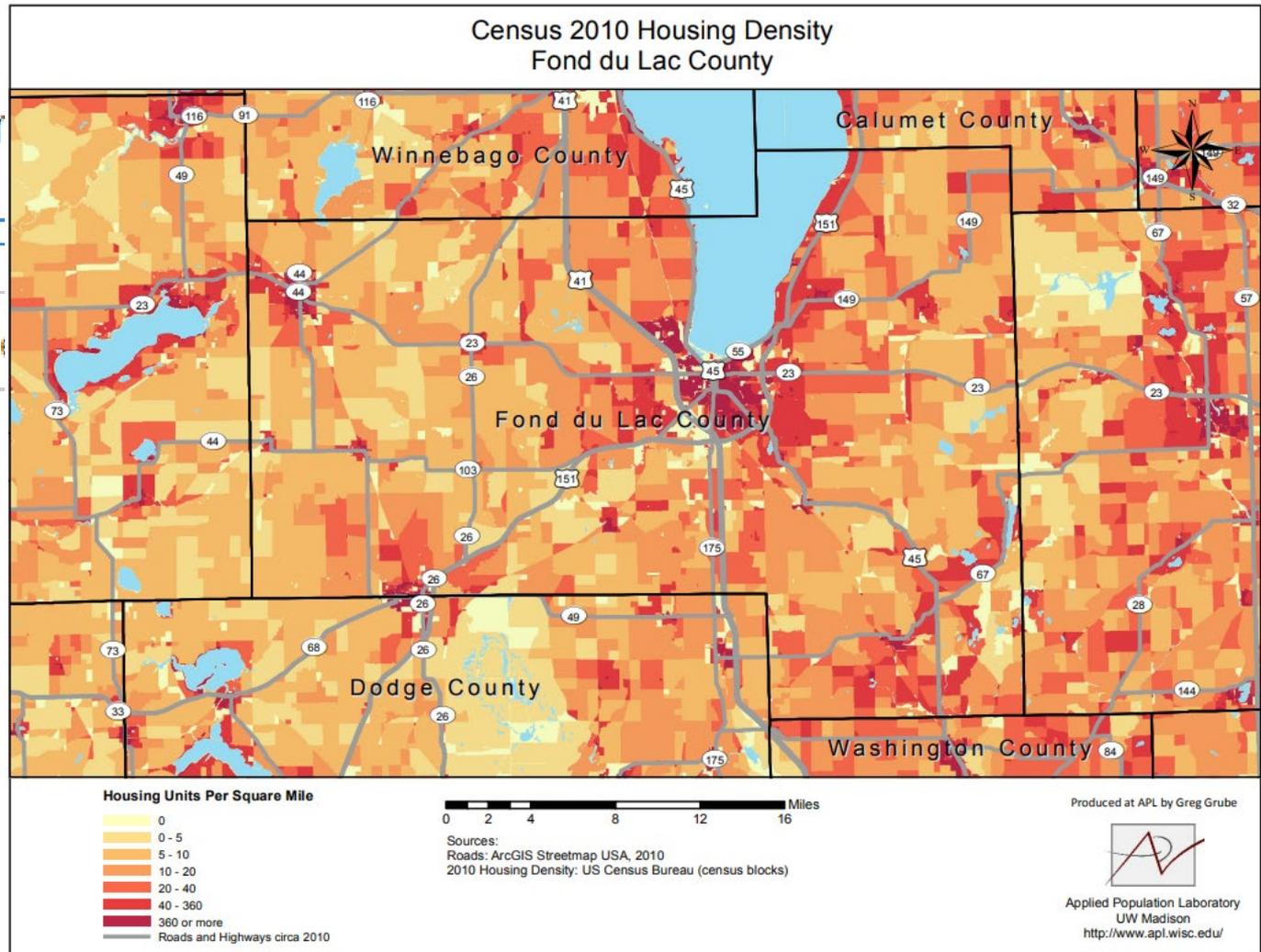


Census

changes in housing

Source Information

Select a PDF Profile



<https://apl.wisc.edu/resources#profiles>

[WEDC](#)[PROPERTY SEARCH](#)[EXPLORE COMMUNITIES](#)[CERTIFIED SITES](#)[Previous Version](#) | [Gigabit Business Parks](#) | [Opportunity Zone Properties](#) | [Help](#)[Community](#)[Demographics](#)[Labor Force](#)[Consumer Expenditures](#)[Wages](#)[More ...](#)[Saved Results](#) **0**[Back](#)

Marshfield Town

Marshfield Town, Wisconsin

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 Certified Sites

Demographics

[Miles](#)[Minutes](#)

Population

[2019](#) [2024](#)

Default

TOTAL

Population

1,151

Age Distribution

[2019](#) [2024](#)

Default

TOTAL

%

0-4

53

4.60

5-9

55

4.78

10-19

175

15.20

20-29

123

10.69

30-39

107

9.30

MAP TOOLS:

[Pinpoint](#)[Aa](#)[By Address](#)[Map Styles](#)[Export](#)

Google

Map data ©2019 Terms of Use

WI Data and Mapping Sources

- State Cartographers Office

<https://www.sco.wisc.edu/data/>

- Local Government Web Mapping Sites

<https://gis.lic.wisc.edu/coastalweb/www/wisconsin-ims/wisconsin-ims.htm>

- WDOA – population and household projections

https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Projections.aspx

- WEDC – community profiles

<https://inwisconsin.com/doing-business-in-wisconsin/available-sites/locate-in-wisconsin/>

- WDNR – web mapping applications

<https://dnr.wi.gov/maps/applist.html>

- Applied Population Lab – GetFacts

<https://apl.wisc.edu/> and <https://getfacts.wisc.edu/>

Audit Plan for Performance

1. Review the vision and focus of your plan.
2. Review data, maps and projections.
3. Review goals, objectives, policies and actions.
 - Remove timid, non-committal or ambiguous language.
 - Prioritize and assign resources.
 - Develop performance measures.
 - Annually review and document progress towards plan implementation.

Triage Approach



Example: Dane County Plan Update

Implementation Summary Table <i>Chapter 8: Land Use</i>	2013 5-yr Update				
	Status 2013	Keep?	Modify?	Done?	Notes
Overall Land Use		X	X		
1. Maintain and enhance the existing regional planning framework in Dane County.	Ongoing	X			
2. Continue to consider a permanent, countywide Transfer of Development Rights (TDR) program.	Complete		X		Modify to "continue to expand and implement TDR in interested communities."
3. Continue to develop a permanent, countywide Purchase of Development Rights (PDR) program.	Partially complete	X			
Code Implementation, Administration And Enforcement		X	X		
1. Examine zoning process, existing and proposed local codes, administration and procedural requirements to minimize negative impacts on agriculture.	Ongoing	X			
2. Conduct countywide meetings to discuss existing and proposed ordinances, regulations and legislation affecting land use.	Ongoing	X			
3. Work with the county zoning agency to develop an expedited permitting process for new developments that are sited on existing transportation arterials and that satisfy the objectives identified in community/county plans	Not addressed		X		Consider rewriting to "encourage zoning in advance of development projects."
Community and Neighborhood Design		X			
1. Develop an integrated set of community and neighborhood design principles to help new development and redevelopment meet the goals and objectives of the <i>Dane County Comprehensive Plan</i> .	Not addressed	X			
Fees		X		X	
1. Property owners rezoning land from A-1(ex) should pay fees sufficient to cover the full costs of the rezone process and administration.	Ongoing	X			
2. Explore creation of service impact fees for new development.	Ongoing	X			
3. Establish a sanitary code fee structure sufficient to add dedicated staff to conduct, monitoring, inspection and enforcement related to septage landspreading operations.	Complete			X	
Ordinance Amendments		X	X	X	
1. Amend the Dane County Zoning Ordinance (Chapter 10, Dane County Code).	Partially complete	X			

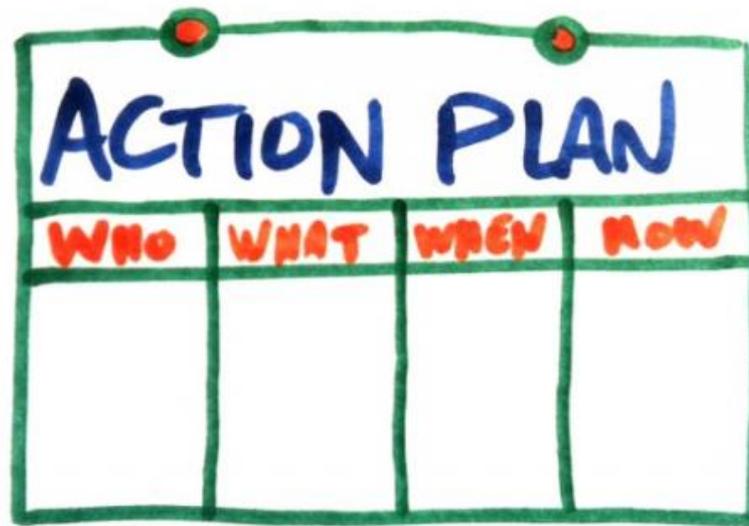
Prioritize and Assign Resources

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



Prioritize and Assign Resources

- For each item identify:
 - Timeline for implementation
 - Resources required
 - Party responsible for implementing each item
 - Indicators or measures of success



A hand-drawn diagram of an action plan table. The title 'ACTION PLAN' is written in blue capital letters at the top. Below the title is a table with four columns labeled 'WHO', 'WHAT', 'WHEN', and 'HOW' in red capital letters. The table has a green border and two red circular markers at the top corners. The table is currently empty.

ACTION PLAN			
WHO	WHAT	WHEN	HOW

IMPLEMENTATION ACTIONS

ACTION	RESPONSIBILITY	COST	TIMING	FUNDING OPTIONS	VISION PRINCIPLES
ENHANCE BUSINESS CLIMATE AND COMMERCE - PAGE 48					
1. ESTABLISH CONTINUOUS RETAIL FRONTAGE ALONG MAIN STREET	M&C, EDA, CC	\$\$	I-M	PF, PV	● ● ● ● ● ● ● ●
2. REDEVELOP UNDERUTILIZED LAND IN THE DOWNTOWN	M&C, EDA, HRA, PC	\$\$\$	I-L	PF, DEED, FR, CF, PV	● ● ● ● ● ● ● ●
3. MAINTAIN EXISTING DESTINATION RETAILERS IN THE DOWNTOWN	M&C, CC, EDA	\$	S-L	PV	● ● ● ● ● ● ● ●
4. CONTINUE TO DEVELOP MIXED USE IN THE DOWNTOWN	M&C, EDA, HRA, CC, PC	\$\$	S-L	PF, PV	● ● ● ● ● ● ● ●
5. EXPAND LODGING OPTIONS IN THE DOWNTOWN	M&C, EDA, CC	\$\$	S-L	PF, FR, PV	● ● ● ● ● ● ● ●
6. DEVELOP THE CROW RIVER DISTRICTS ALONG HIGHWAY 7	M&C, EDA, HRA, PC	\$\$\$	L	PF, FR, PV	● ● ● ● ● ● ● ●
DEVELOP ATTRACTIVE HOUSING OPTIONS - PAGE 66					
1. ENHANCE UPPER LEVELS OF COMMERCIAL BUILDING FOR LIVING SPACES	HRA, EDA, PAC	\$	I-S	FR, PV	● ● ● ● ● ● ● ●
2. IMPROVE EXISTING HOUSING IN THE NEIGHBORHOODS SURROUNDING DOWNTOWN	M&C, PC, HRA	\$	S-L	PF, FR, CF, PV	● ● ● ● ● ● ● ●
3. INVESTIGATE CONVERSION OF PARK ELEMENTARY SCHOOL INTO LIVE/WORK OR ARTIST'S STUDIOS AND HOUSING	M&C, HRA, PAC, EDA, CA	\$\$\$	S-L	FR, CR, PV	● ● ● ● ● ● ● ●
4. ADD NEW HOUSING OPTIONS IN THE DOWNTOWN	M&C, HRA, PC	\$	I-L	PF, FR, CF, PV	● ● ● ● ● ● ● ●
5. DEVELOP HOUSING OVERLOOKING THE RIVER NEAR FRANKLIN STREET AND THE OLD MEDICAL BUILDING SITE	M&C, HRA, EDA	\$\$	I-S	PF, FR, CF, PV	● ● ● ● ● ● ● ●
6. DEVELOP HOUSING OVERLOOKING THE RIVER IN THE EAST CROW RIVER DISTRICT	M&C, PC, HRA	\$\$	M-L	PF, FR, CF, PV	● ● ● ● ● ● ● ●
7. CREATE A LONG-TERM HOUSING IMPROVEMENT AND REDEVELOPMENT AREA ON THE EAST SIDE OF DOWNTOWN	M&C, PC, HRA, EDA, PRCE	\$\$	L	PF, CF, PV	● ● ● ● ● ● ● ●

Responsibility	Cost	Time Frame	Funding Options	
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	\$ - LOW \$\$ - MID \$\$\$ - HIGH	I - IMMEDIATE (1-2 YEARS) S - SHORT TERM (3-7 YEARS) M - MID TERM (8-15 YEARS) L - LONG TERM (15+ YEARS)	PF - PUBLIC FINANCE DEED - DEED GRANTS LEG - LEGACY GRANTS FR - FUND RAISING CF - CITY FUNDS PV - PRIVATE	Commerce Housing Connections Gathering Arts/Heritage Experience Stewardship Parks/Rec.

Monitoring Progress

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

Indicators

Click on an indicator below to explore the complete results.

We're Improving

[community and school gardens per 1,000 people](#)

[development within the 100-year floodplain](#)

[residents living within walking distance to parks](#)

[total water pumpage in gallons per capita per day](#)

[residential water consumption in gallons per capita per day](#)

Little or No Change

[residential vacancy rate](#)

[cost-burdened residential units](#)

[homeless count](#)

[prevalence of tobacco use](#)

[prevalence of smoking](#)

[prevalence of cardiovascular disease](#)

[prevalence of diabetes](#)

Wrong Direction

[median housing values](#)

[median gross rent](#)

[number of affordable residential units funded](#)

[prevalence of obesity](#)

[developed land area](#)

[development within the edwards aquifer zones](#)

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 plan amendments, 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)

Continuous Improvement



Audit Plan for Performance

1. Review the vision and focus of your plan.
2. Review data, maps and projections.
3. Review goals, objectives, policies and actions.
4. Decide on scope of plan update.
 - Determine if you must revise or rewrite plan.
 - Consider plan format and organization.
 - Involve the right people.

Update Options

Defining the Scope

- It is up to local community

1. Simple	2. Assessment + Modernization	3. Overhaul
<ul style="list-style-type: none">• Census 2010• Check-off accomplishments• Basic Public Input	<ul style="list-style-type: none">• Data, check-off accomplishments• Assess opportunities for new goals/objectives• Consider innovative elements• Additional public participation opportunities• Plan Commission work sessions• Modernization and re-formatting	<ul style="list-style-type: none">• All of the above• New visioning statements• Detailed surveys, multiple stakeholder meetings, public meetings• Additional committee review• Commitment to innovative elements

Update Options

Option 1: Selectively Revise Portions of Plan

- Time and cost-effective.
- Works best if current plan is well-written/organized.
- May make it difficult to take a fresh look at issues or problems.

Example: Town of Hortonia, Outagamie County, 2015 update

Trends in Supply, Demand, and Price of Land

RESIDENTIAL DEVELOPMENT

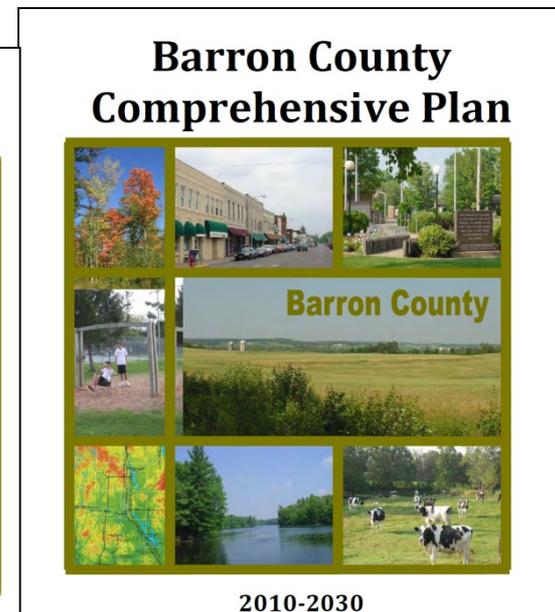
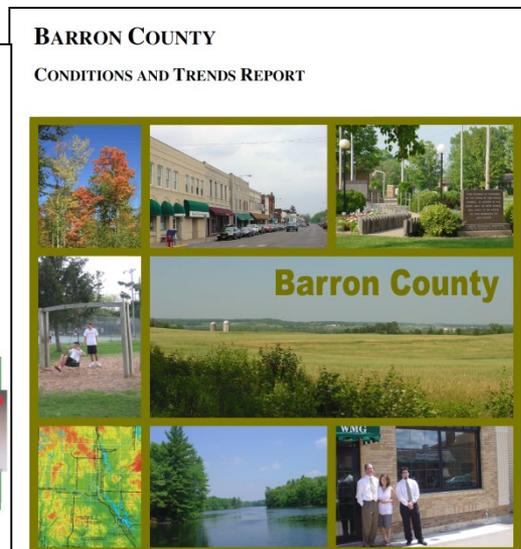
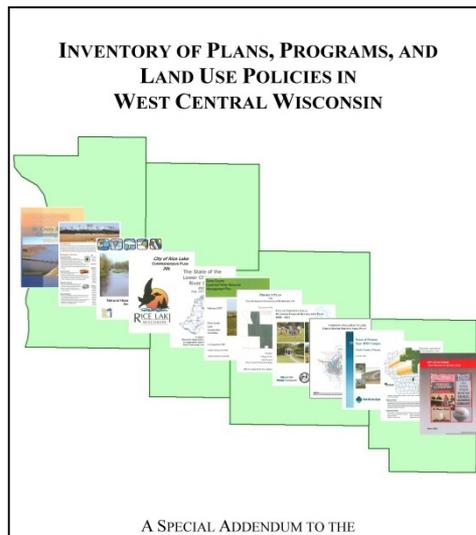
Residential development covers ~~less than 5%~~~~approximately 4%~~ of the land in the Town. From a tax base standpoint, residential development accounts for almost all of the tax revenue generated in the Town of Hortonia. These two important figures clearly illustrate that residential development is very important to the Town. By far, most of the more than 1,100 people who live in the Town are very happy with the quality residential choices available and want to see farming and rural-country living continue as the primary land uses in the Town.

As of the 2010 US Census there were 391 households in Hortonia. Official WDOA household projections through 2032~~5~~ estimate an increase of ~~861~~~~07~~ new households (to a total of ~~477~~~~494~~ households accommodating ~~1,190~~~~357~~ residents). That translates into roughly ~~45~~ new single-family

Update Options

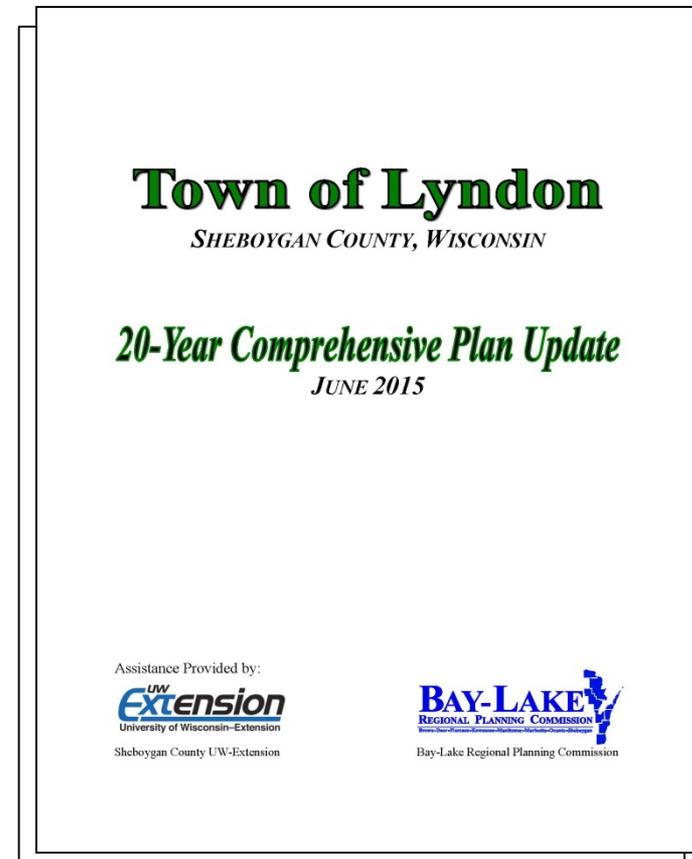
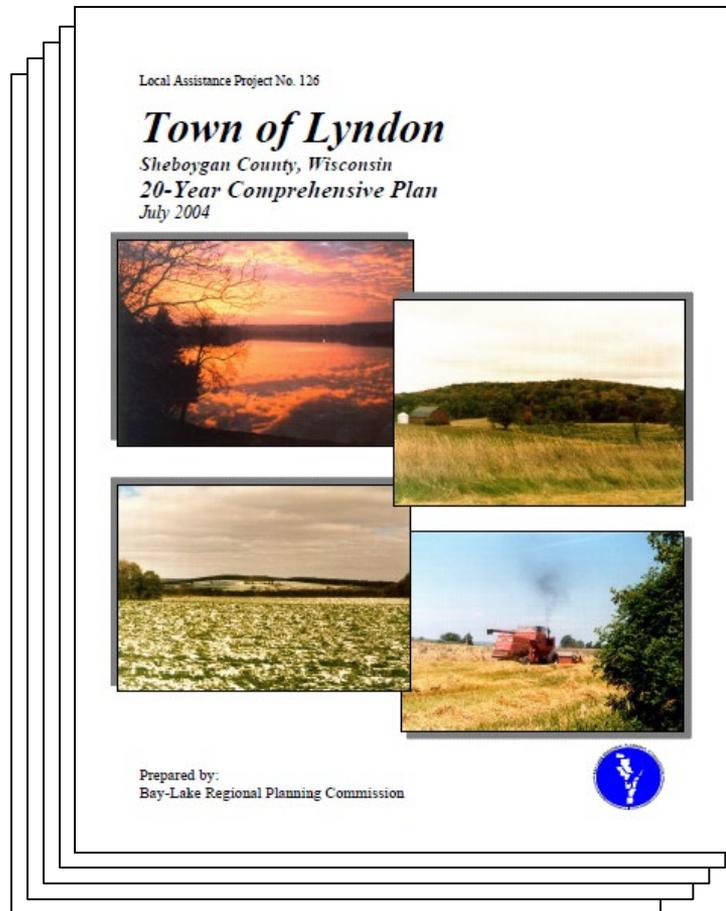
Option 2: Update Inventory or Policy Section

- Distinct inventory and policy sections can be updated independently.
- Provides an opportunity to focus on policies.
- Some time and cost savings over complete rewrite.



Update Example

Town of Lyndon, Sheboygan County



Update Example

Town of Lyndon, Sheboygan County

2004 Comprehensive Plan

Policy and resources:

- Community history
- Background data
- Inventory maps
- Policy and program descriptions
- Implementation plan
- Public participation plan
- Survey results
- Glossary and resources

250 pages

2015 Plan Update

Policy-oriented:

- Vision statement
- Goals, objectives, policies and programs
- Select updates to population, housing and economic data
- Future land use map

50 pages +
references to 2004 plan

Update Options

Option 3: Create Plan Supplement

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

Example: Town of Holland, La Crosse County

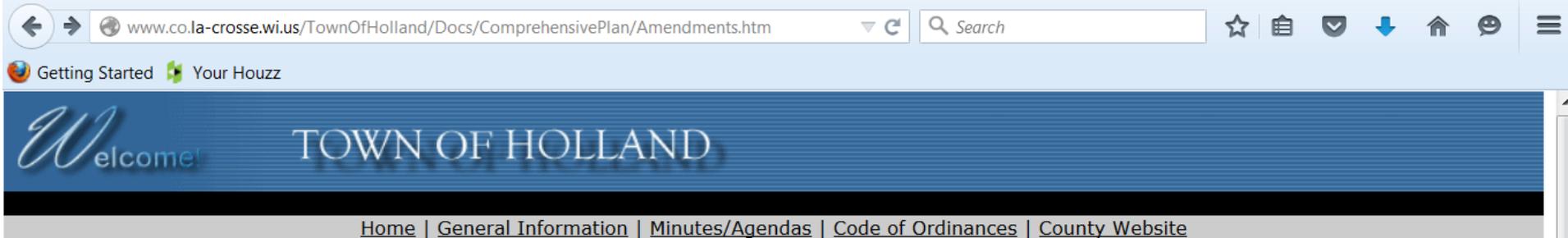
Appendix D-7: Support the economic health of the productive agriculture in the Town

In an effort to preserve and protect active agricultural lands and facilities the Town of Holland has developed a series of questions that new residential developments (1 or more homes) will be evaluated on when proposed to be located in or adjacent to areas designated as “Active Agriculture” or “Large Lot Development” on the Town of Holland Future Land Use Map.

- Is road access (public or private) to proposed subdivisions or homes directed away from farming areas?
- Is runoff from proposed residential areas contained?
- If a subdivision park or land dedication is proposed, is the park/land dedication located as not to encourage trespass, harassment of farm animals, noise and chemical spray drift?

Update Example

Town of Holland, La Crosse County Plan adopted 2007, updates archived on website



Getting Started Your Houzz

www.co.la-crosse.wi.us/TownOfHolland/Docs/ComprehensivePlan/Amendments.htm Search

Welcome! TOWN OF HOLLAND

[Home](#) | [General Information](#) | [Minutes/Agendas](#) | [Code of Ordinances](#) | [County Website](#)

[2013 Hearing Notice Comprehensive Plan Text Amendment](#)

[2013 Hearing Notice Comprehensive Plan Mid-Lot Residential Map Amendment](#)

[2013 Comprehensive Plan Text Amendment Appendix D](#)

[2013 Comprehensive Plan Text Amendment Mid-Lot Residential](#)

[2013 Comprehensive Plan Categories defined](#)

[2013 Map 8.0 - Future Land Use](#)

[2012 Comprehensive Plan Map Resolution](#)

[2012 Comprehensive Plan Map ordinance](#)

[2015 Comprehensive Plan Hearing](#)

[2015 Comprehensive Plan Text Amendments](#)

Update Options

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.



Update Example

Town of Sparta, Monroe County

2003

Town and City of Sparta

**Smart Growth
Comprehensive Plan – 2023**



Update Example

Town of Sparta, Monroe County

1

2

3

4

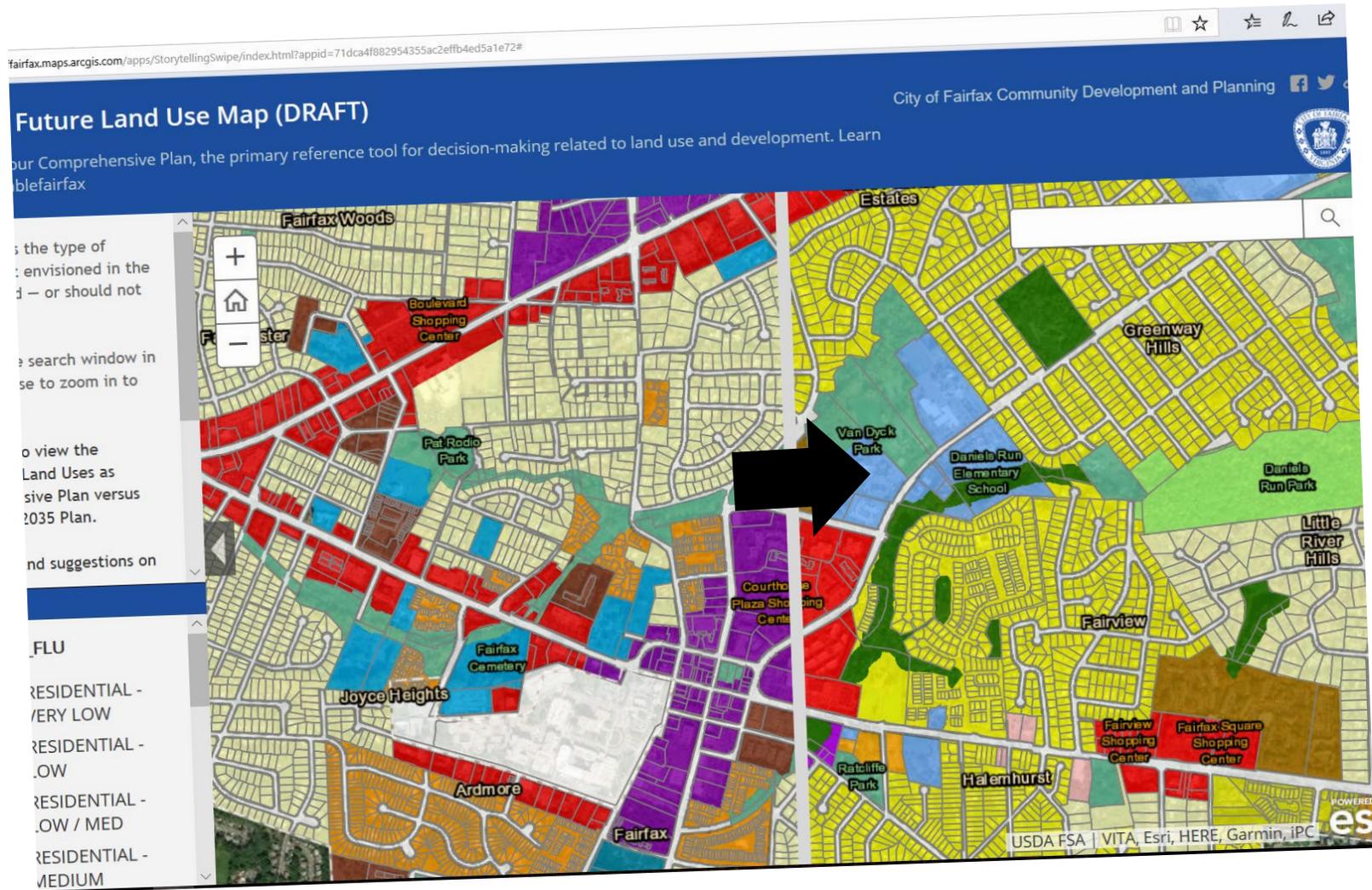
Appendix A

Appendix B

Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in the Town of Sparta based on the best available data. The purpose of these indicators is to enable informed choices about the future of the Town. This report is included as an appendix to the comprehensive plan so that it may be easily updated from time to time as new data becomes available.

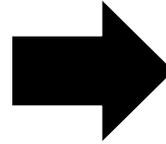
Other Modernization Ideas



<https://www.fairfaxva.gov/government/community-development-planning/planning/2035-comprehensive-plan/news-updates/future-land-use-map>

Simplifying the Future Land Use Map

2012 Future Land Use



2035 Place Types

RESIDENTIAL

- RESIDENTIAL - VERY LOW
- RESIDENTIAL - LOW
- RESIDENTIAL - LOW / MED
- RESIDENTIAL - MEDIUM
- RESIDENTIAL - HIGH

BUSINESS

- BUSINESS - COMMERCIAL
- BUSINESS - OFFICE TRANSITION
- BUSINESS - INDUSTRIAL

OPEN SPACE

- OPEN SPACE - PRESERVATION
- OPEN SPACE - RECREATION
- OPEN SPACE - CONSERVATION

OTHER

- TRANSITIONAL
- INSTITUTIONAL
- MIXED USE

Categorized residential
uses by type rather
than density

Consolidated
commercial and light
industrial uses

Consolidated
open space

Identified two types
of mixed use centers

- SINGLE FAMILY DETACHED NEIGHBORHOOD
- TOWNHOUSE/SINGLE FAMILY ATTACHED NEIGHBORHOOD
- MULTIFAMILY NEIGHBORHOOD
- COMMERCIAL CORRIDOR
- TOWN CENTER
- LOCAL ACTIVITY CENTER
- GREEN NETWORK
- SOCIAL AND CIVIC NETWORK

(City of Fairfax, VA)

SINGLE FAMILY DETACHED NEIGHBORHOOD



DEFINITION

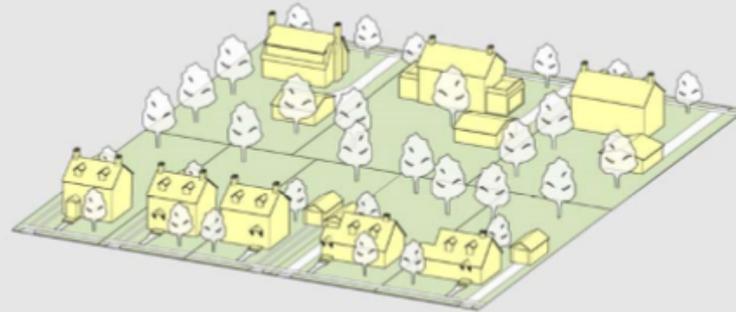
The Single-Family Detached Neighborhood Place Type, identified in yellow on the Future Land Use Map, applies to neighborhoods that are primarily developed with single-family detached homes. Accessory uses associated with these neighborhoods are permitted, such as home-based businesses and accessory dwelling units.

PHYSICAL CHARACTERISTICS

- Reflect the character of the neighborhood with similar lot widths, building setbacks and buildings scale.
- Narrower lot widths and building setbacks may be considered
- Lots fronting on existing residential streets should have front facing structures onto those streets even if vehicular access is provided from a new street

DEVELOPMENT DENSITY

- Predicated on the underlying zoning district
- Up to 7 dwelling units per acre
 - Maximum height of 3 stories or 35 feet



ZONING DISTRICTS

- RL, Residential Low
- RM, Residential Medium
- RH, Residential High
- PD-R, Planned Development Residential

LINK + PLACE STREET TYPES

- Limited Connection Residential
- Neighborhood Circulators

(City of Fairfax, VA)

Legend

Proposed Centerlines

Community Meeting Comments

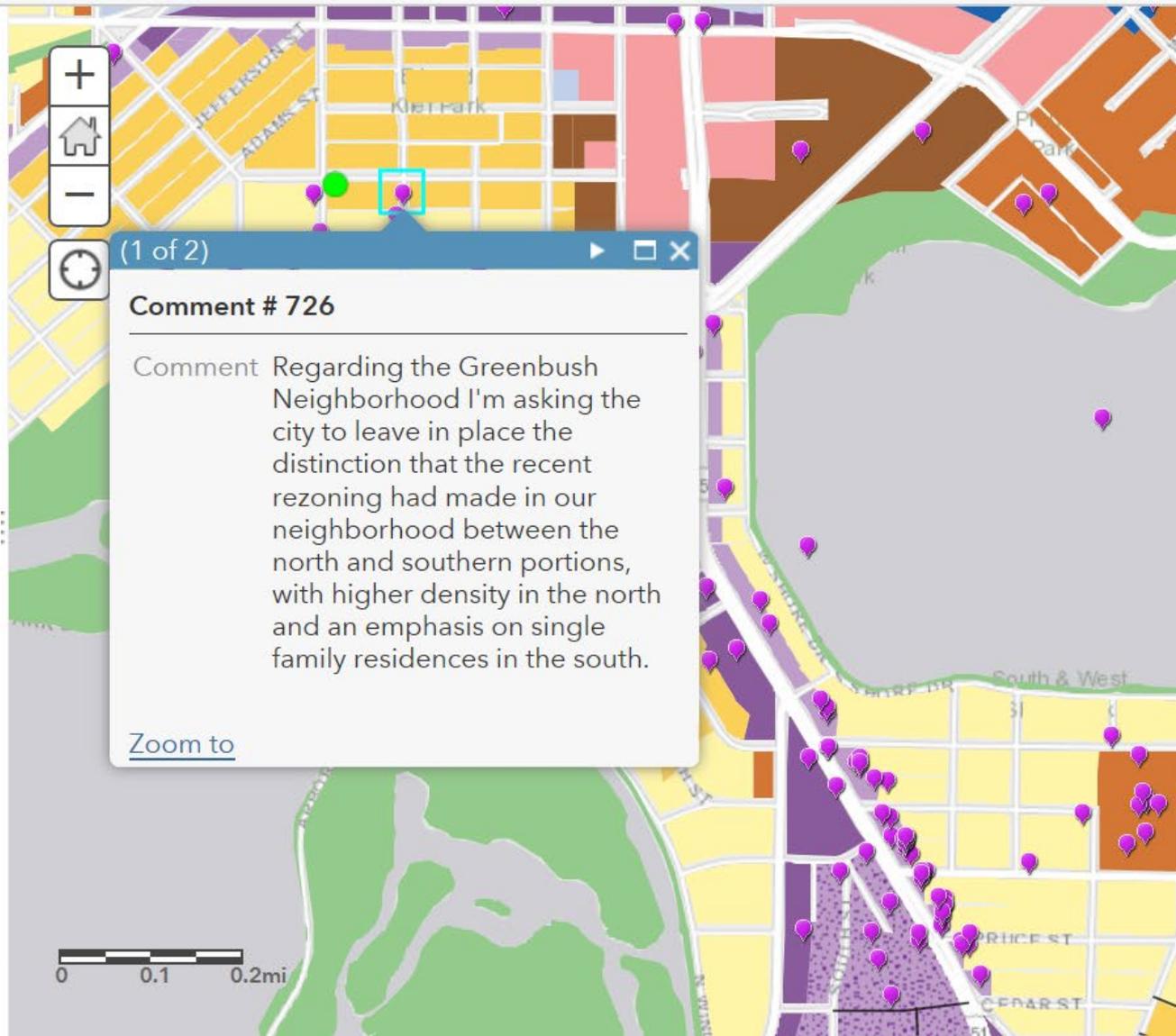
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Map Notes 2017

- 

GLFU 2017

-  Low Residential (LR)
-  Low-Medium Residential (LMR)
-  Medium Residential (MR)
-  High Residential (HR)
-  Neighborhood Mixed Use (NMU)



(1 of 2)

Comment # 726

Comment Regarding the Greenbush Neighborhood I'm asking the city to leave in place the distinction that the recent rezoning had made in our neighborhood between the north and southern portions, with higher density in the north and an emphasis on single family residences in the south.

[Zoom to](#)

CHARACTER AREAS

- Character Areas Map serves as the City's future land use map
- Either a character areas map or future land use map is required by the state's Local Planning Requirements

This is all concrete - stuff could disappear in 10 years

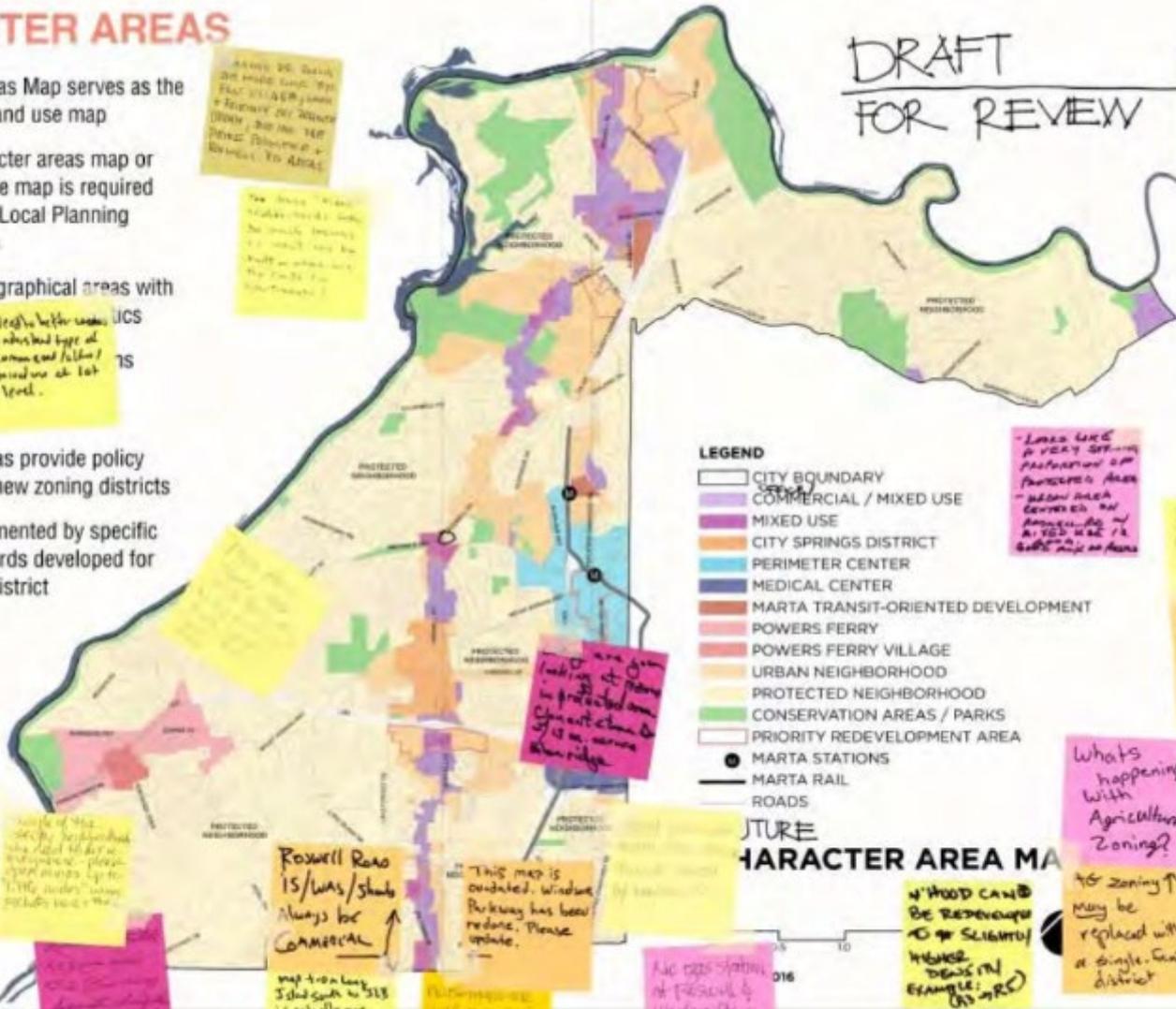
identifies geographical areas with unique characteristics and functions, informed by community input.

ACTIONS

- Character areas provide policy guidance for new zoning districts
- Will be implemented by specific zoning standards developed for each zoning district

No apartments allowed in future

if you can't see the building from the street, it's not a character area



DRAFT FOR REVIEW

Need to establish % of single family to meet zoning & TOD

PRESERVE TREE CANOPY

LEGEND

- CITY BOUNDARY
- COMMERCIAL / MIXED USE
- MIXED USE
- CITY SPRINGS DISTRICT
- PERIMETER CENTER
- MEDICAL CENTER
- MARTA TRANSIT-ORIENTED DEVELOPMENT
- POWERS FERRY
- POWERS FERRY VILLAGE
- URBAN NEIGHBORHOOD
- PROTECTED NEIGHBORHOOD
- CONSERVATION AREAS / PARKS
- PRIORITY REDEVELOPMENT AREA
- MARTA STATIONS
- MARTA RAIL
- ROADS

- Lots like a very strong pattern of protected areas - urban area covered by a tree canopy

A transition of single-family residential may be required where SF meets MF...

Looking at future in protected area - don't change it if it's across the ridge

Roswell Road 15/Was/Stub Always be Commercial

This map is outdated. Window Parkway has been rezone. Please update.

map 4-20-16 15th St/SB is actually not with family history with great community. Possible

the character area of Powers Ferry is the right side of the road. The character area is the left side of the road.

the 1000 station at Powers Ferry - window Parkway - we're looking at the station station. The 1000 station is the station.

W'HOOD CAN BE REDEVELOPED TO SLIGHTLY HIGHER DENSITY (EXAMPLE: 1000)

What's happening with Agricultural Zoning?

10 zoning may be replaced with a single-family district

PROTECTION CAN STILL MEAN UDD HOMES IN/IN THE MAIN CORRIDOR SEE AN ESTIMATE

Bayfield Poster Plan

Bayfield's success achieved with strong vision and policies

Bayfield has been on an historic success curve. Bayfield seeks not to simply extend the curve but to create a cycle that renews its uniqueness over time.

Like many small American tourist destinations, Bayfield is caught in a positive feedback loop. That is, the more desirable Bayfield becomes, the more people move there. As small town charm becomes an endogenous feature of American life, places like Bayfield become powerful magnets to visitors and second homeowners. As its popularity has grown, property taxes have risen. Residents, unable to afford the growing costs and/or find employment, have departed, the resulting disinclination in the market for basic services has caused a simplification of the economy primarily tied to visitor services; and, worst of all, a few factors that "community" itself may be dispossessing. Another highly successful resort community, Whistler, British Columbia, is embarking on a sustainable community plan. Experiencing the burdens of its own success like Bayfield, Whistler asks: "Are we at danger of our moment... when the quality of place is eroded by the quantity of guests... when the environment that was uniquely their becomes typically theirs?"



When will it take decisions to short-term gain rather than long-term benefit? "When will we no longer belong to the visitor or resident experience?"

Questions of this nature have driven Bayfield's planning and combined with the passion of this community to rescue itself, plans, goals, objectives and actions have unfolded.

A comprehensive plan is a community's vision for its future. It serves as a policy statement made by a local government to guide anticipated growth and meet community goals and give beyond a traditional land use plan by looking broadly at the many elements that shape a community.

Where a land use plan maps out the desired physical development of an area, a comprehensive plan takes social and economic goals into account. This "big picture" approach guides government in realizing its citizens' desires. Bayfield's Comprehensive Plan was developed over fourteen months beginning in October 2000 and was adopted in December 2001.

"Smart Growth" legislation

Wisconsin, under progressive new legislation called Smart Growth, provides guidelines for comprehensive planning for local communities. This legislation does not take away local control, rather, it empowers small communities such as Bayfield by identifying elements that shape it and providing citizens with single opportunity to design their future. The legislation requires that cities, towns, and counties in Wisconsin have comprehensive plans by 2010.

Primary concerns relative to the overall character, social, economic and environmental health of Bayfield include:

- Maintenance of a viable community with enough people to support basic public services
- Living-wage jobs in town or within a reasonable commuting distance
- Preservation of natural beauty of area
- Balanced economy
- Affordable housing
- Maintenance of scale and village atmosphere

Community goals are tied to core values

VALUES: Diversity, Equity, Identity, Stability, Opportunity, Community, Sustainability, History, Balance, Stewardship, Cooperation, Personal Enrichment, Happiness, Safety

Two hundred and forty actions were developed to implement these goals and objectives (found in the complete Comprehensive Plan document). The OVERALL GOALS for Bayfield are:

- A compact, human-scale city with a population of 1,000 nestled in a beautiful natural setting
- A city known for its consistency in making Bayfield affordable to long-time residents in the face of rising taxes, an influx of seasonal residents and other impacts of its growing popularity

- An economically strong and well-integrated city fostering local businesses and business initiatives, regional cooperation and clean industry
- A resilient, diverse, and self-sufficient local economy that meets the needs of residents and builds on the unique character of the community
- A wide range of housing opportunities and well-maintained housing stock

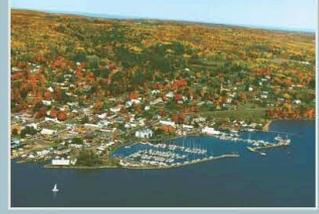
Downer House was one of five progressive growing houses and first of houses Superior New Dawn Downer's father John introduced some strains of lupine to the area.

- A leader in historic and cultural preservation
- A place with a widely-held ethic of stewardship that strongly encourages individuals, institutions and corporations to take full responsibility for the economic, environmental and social consequences of their actions, balancing private and individual rights with those of the public good
- An environmentally-aware community with distinctive open space and natural features, protected habitats, parks and areas for outdoor recreation
- Well-known for its participatory approach to planning and community decision-making
- Rich in the arts and recreational opportunities, celebrating the talents and culture of the people of the Chequamegon Bay region
- Expansion of choice and opportunity for all persons, recognizing a special responsibility for the needs of the disadvantaged and elderly
- Safety and security resulting from the interrelationship of public services and public resources
- A community that values and supports quality education for all ages
- A community that honors diversity and is free of prejudice



December 1, 2000 parcel data courtesy of the Bayfield County Land Information Office, 726,000 polygons and 1,600,000 features provided by the Wisconsin Department of Natural Resources. Boundary data from U.S. Census Bureau TIGER2000 data. Map names: Wisconsin Bayfield Planning Commission. Photo: Don Albrecht, Bayfield Heritage Association, Jessica Duster, Gilbert Lantz, Madeline Elizabeth Kelly, Lisa (Cory) Rankin, Bob Haines, Fishermen, Lisa Silberman. Graphics credit: Roger Haines, Wisconsin.

Commercial	Bayfield City Boundary
Conservancy	Minor Arterials
Public, Quasi-Public and Utilities	Platted Roads
Single Family Residential	Local Roads
Multi-Family Residential	Intermittent Stream



A Vision of Bayfield in the Year 2020

In 1997, Bayfield was dubbed "the best little town in the Midwest." The publicity drew attention and the popularity of Bayfield as a tourist destination soared. Now in the year 2020, folks look back and congratulate themselves on attending to the problems and opportunities that accompanied this popularity and on expanding planning efforts to create a vision of its future and public support for fulfilling it.

Visitors continue to flock to Bayfield to experience its abundant natural beauty, recreational opportunities, small town friendliness, quiet charm and human scale development. Bayfield remains remarkable for its historic, cultural and natural resource preservation and has moved some qualities that appeared to be disappearing or nearing eradication in the 1990s. Bayfield is known as environmentally sensitive, with distinctive open space and natural features, clean air and water, protected habitats, parks and outdoor recreation. Bayfield is now a place where residents can earn a living and have basic consumer needs met and is welcomed for initiatives in affordable housing and low impact economic development - features which drew visitors interested in reaching their own communities and retaining or improving their quality of life.



Top: The Methodist Church behind the Eagle House was a work of art in its early days. Below: The Downer House was built in 1865.



An Eastern Ontario Apple Festival booth.



Population grew to 1000 over the past twenty years and it is now more diverse than ever with a mix of ages, ethnic and economic groups giving the community greater stability.

Bayfield has emerged as a place for families, where jobs, housing, schools, public services and social and recreational opportunities continue to improve. A key feature of Bayfield's progressive vision of a healthy community has been housing programs. The Sustainable Home Project allows residents and young families to afford homes. While property values continue to rise, new programs to assist people with average incomes to purchase homes. Special needs have also been factored into housing, especially those of the elderly. Assisted living allows resident elders to remain here as they age and also allows retirees and their families to live here. Most homes (75%) in Bayfield are owner-occupied and new development is directed toward both permanent and seasonal residents.

With Bayfield's increasing popularity in the late 1990s came traffic issues, especially pedestrian safety and parking during the summer. Today competition is managed by providing adequate parking (some service with shuttle service), wider sidewalks, highly visible crosswalks, and improved signage throughout downtown.

One of the most challenging hurdles to date twenty years ago was the matter of job creation as a just reward economy. Bayfield did not want to create more jobs at the expense of its natural beauty. It recognized that financial capital could not grow without strict respect for social and natural capital as well. Part of the solution was an effort to attract industries, technology-based businesses by meeting their diverse needs, as well as creating a context for businesses to cooperate in an approach to essential services and resources, thereby providing relief from high property taxes. Training programs sponsored by the City help educate a local workforce and are incentive for residents to remain in the area. Value-added agricultural and forest products have emerged as a prominent part of the economy. Home-based businesses are encouraged, with adequate zoning protecting residential neighborhoods. Bayfield has also become a center for accounting, matrix statistics, and the media arts and technology fields. A major environmental magazine is now headquartered here, including its entire editorial and circulation departments, and a local, independent newspaper has enhanced community awareness and involvement.



To preserve and enhance local features and model green building standards developed in the late 1900s, Bayfield's progressive Community Planning and Development Department works closely with the Chamber of Commerce in recruiting business consistent with community values.



Downtown Bayfield remains a visitor magnet with its quaint and historic character, cohesive design, human scale and rich historical integrity. The downtown provides a wide range of goods and services for residents and visitors alike. Quality, imaginative retail establishments are a hallmark and the abundance of boutiques and fast food is notable. Locally owned shops, restaurants and inn provide. City Hall is centrally located in a restored, multifaceted older structure - testament to the City's allegiance to the preservation of historic structures. Bayfield downtown also provides local access to the waterfront on a historic trail which links with the historic Brownstone Inn. The marina, also in the downtown area, offers 355 slips for pleasure boats, long line parking off-street, that fitting up-room of the waterfront for pedestrian and non-vehicle use.



The Bayfield public school system offers an excellent education for elementary, middle and high school and reaches out to others - housing adult educational programs, conferences and other learning opportunities. Bayfield's schools now attend a regional consolidated school that brings together ethnically and economically diverse populations. The public school system also works with the City's innovative Information Technology Center initiative, can become technologically advanced at an early age, prepare them for college and careers and enable them to remain in Bayfield if they choose. Further, a youth activity center provides programs that inspire appreciation of arts, culture and history as well as a variety of recreational opportunities. Furthering the integrity of Bayfield are carefully thought-out design and development standards, conservation regulations, energy conservation programs, a zoning ordinance and signage planning that maintains consistency between the vision and policies and how that support implementation of that vision. Over the years, Bayfield has proactively developed and enhanced its relationship and connection with neighboring jurisdictions and a shared vision more inclusive than formerly as partners in the scenic water shed.

Burlington Plan Summary



HOUSING

2032 COMPREHENSIVE PLAN
HOUSING



Goals & Objectives

Goal H1: Burlington will offer safe, attractive and diverse housing options.

Objective H1.1: Burlington will expand the variety of housing types to meet changing and diverse housing needs.

Objective H1.2: Burlington homeowners will maintain their homes and properties.

Goal H2: Burlington neighborhoods will be attractive and safe.

Objective H2.1: Existing neighborhoods, and especially historic structures and districts, will be maintained, enhanced and celebrated.

Objective H2.2: New development will support establishment of complete, livable neighborhoods.

Goal H3: All residents will have access to quality housing, regardless of ability or socioeconomic status.

Objective H3.1: Lower-income earners in the local workforce will have access to affordable housing options within the City.

Objective H3.2: The City will continue to play an active role in providing accessible housing to all populations.

Objective H3.3: Accessible housing units will be seamlessly integrated into both existing neighborhoods and new developments.

Goal H4: Burlington housing stock will be resource efficient.

Objective H4.1: The energy efficiency of Burlington's housing stock will continue to improve.

"Traditional neighborhood design" incorporates a mix of housing types, well-connected streets, public spaces, and neighborhood-serving amenities.



HOUSING ACTIONS	2012-2015	2015-2020	2020-2032
1. Update zoning and other codes and policies to remove barriers to affordable housing, including allowing accessory structures and small lot housing and increasing allowed maximum lot coverages.	X		
2. Create ordinances and programs that encourage the development of affordable and workforce housing, including: (a) multi-family housing; (b) accessory housing and duplexes; (c) shared housing; (d) development with density bonuses; (e) affordable housing units (e.g., a density bonus allowing for more units than otherwise permitted, or allowing more affordable percentage of development).	X		
3. Utilize and promote existing Housing Opportunity Zones, particularly for redevelopment projects.	X	X	X
4. Encourage the use of accessory structures for mixed generation affordable housing units.	X		
5. Update land development and zoning codes to include all components of traditional neighborhood design and consideration of existing neighborhood context. Design features to include: (a) include the inclusion of accessory structures, small lots, shared housing, duplex, group rentals, cottages, town homes, row houses and other alternatives.	X		
6. Train and educate City staff on energy efficiency, International Energy Conservation Code requirements.		X	
7. Create guidance for developers on requirements of the International Energy Conservation Code.		X	
8. Enforce compliance with energy codes.	X	X	X
9. Plan for continued and expanded support of the Green River Housing Trust Fund and other profit-sharing initiatives and emergency housing.		X	
10. Create and maintain affordable transportation programs.			X
11. Plan for evaluation of multifamily parking requirements when zoning and revised zoning codes take effect.	X	X	X
12. Evaluate future needs for affordable parking structures and for special supporting amenities for development of such.	X		
13. Develop accessible funding source to address the residential renovation and acquisition of abandoned properties (e.g., abandonment of tax delinquent lots).		X	
14. Explore incentives to promote rehabilitation of existing housing, beyond current incentives.	X		
15. Continue to evaluate development and other incentives for new housing and rehabilitation of existing housing to encourage greater efforts in promoting residential development.	X	X	X
16. Explore how to utilize other and other state agencies that provide financial assistance for housing, such as a number of local housing programs.	X	X	X
17. Evaluate surrounding communities' incentive programs for residential development to assess Burlington options, opportunities in housing development.	X	X	X

Current & Existing Conditions

A comparison of household size shows that the number of persons per household in the City has been declining at rates slightly faster than the County and the State. This decline in household size is projected to continue in the future.

The shrinking household size means that the number of households in the City is expected to rise slightly (approximately 3%) over the next 20 years, despite an expected drop in total population.

Burlington's history of population growth and decline is reflected in the age of its housing stock. Nearly 50% of residential structures in Burlington were built prior to 1940 and 67.3% were built prior to 1960.

The diversity of Burlington's housing stock is typical of small cities in the Midwest, with 76% consisting of single family homes. Multi-family housing in the City varies in number of units per dwelling with 11.6% having two to four units, 5% having five to nine units, and almost 7% having 10 or more units.

Burlington residents that participated in the public participation process indicated that quality of housing, diversity of housing, and preservation of historic homes are all important issues when planning for housing development and growth.

ISSUES & OPPORTUNITIES

Issues

- Extension from Interstate highways.
- Cost associated with extension and expansion of infrastructure and services.
- Disconnected pedestrian/bicycle infrastructure and pedestrian/bicycle safety.

Opportunities

- Well-located location and a comprehensive transportation system (including river transit, major railway system, four lane Interstate grade highway access, and regional facilities) mitigate transportation costs.
- ... Riverfront access.



Accessory dwelling unit above garage (Source: volunteer (gender unknown))

"Cranny flats" are secondary dwelling units on a single family parcel, often located over the garage or in a standalone guesthouse. They can be used by a grandparent or college-age child, or simply rented out as an apartment.

What ideas do you have for updating your plan?



See
Handout
Section II

A plan for planning

- What is the purpose of the planning effort?
- What geographic area will the plan cover?
- Will this be a multi-jurisdictional effort?
- Who is going to use the plan, and how?
- What is the form, content, and appearance of the plan?
- Who is going to prepare the plan?
- How will you fund the process?
- What process will you follow when preparing the plan?
- What relationships do you need to build before getting started? Are there any educational needs?
- How will you involve the public?

Drafting Team

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

Political Process

Involve 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 the community?

Identify “project champions” – officials/citizens who will move project forward and keep it on the agenda

Political Process

Involve the community-at-large:

- ✓ Neighborhood groups
- ✓ Businesses
- ✓ Conservation interests
- ✓ Realtors, developers
- ✓ Art, design and creative groups
- ✓ Other formal and informal groups

Engage youth, elderly, and other underrepresented voices



Public Participation

- Use a variety of communications channels to inform and involve the community at all stages of the planning process.
 - Seek diverse participation
 - Make sure information is accessible and understandable
 - Continue to engage the public after the plan is adopted



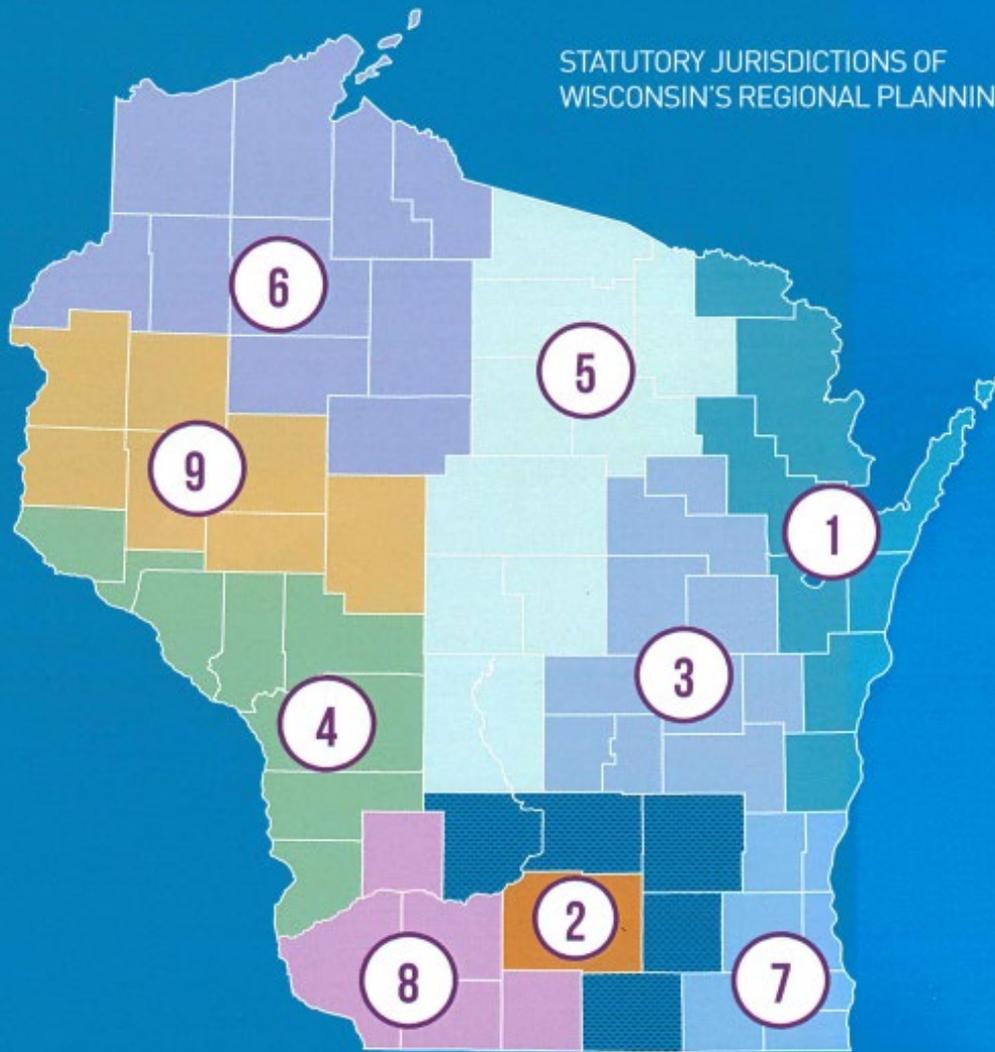
IAP2 Spectrum of Public Participation

	EXCHANGES WITH CITIZENS		CITIZEN ENGAGEMENT		
LEVEL OF PARTICIPATION	Inform	Consult	Involve	Collaborate	Empower
OBJECTIVE	Provide the public with balanced and objective information and assist them in understanding the problems, alternatives and/or solutions.	Obtain public feedback and analysis, alternatives, and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision, including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	Fact sheets; Websites; Open houses.	Public comment; Focus groups, Surveys; Public meetings.	Workshops Deliberative polling.	Citizen Advisory Committees; Consensus building; Participatory decision making.	Citizen juries; Ballots; Delegated decisions.

The background features several concentric, curved lines in shades of gray, some solid and some dashed, creating a sense of motion or a ripple effect. A prominent blue callout box with a white border and a downward-pointing tail is centered on the page. Inside this box, the text "Planning Grants and Assistance" is written in a clean, white, sans-serif font.

Planning Grants and Assistance

STATUTORY JURISDICTIONS OF WISCONSIN'S REGIONAL PLANNING



- | | | | |
|---|-------------------|---|--------------|
| 1 | BAY - LAKE | 6 | NORTHWEST |
| 2 | CAPITAL AREA | 7 | SOUTHEASTERN |
| 3 | EAST CENTRAL | 8 | SOUTHWESTERN |
| 4 | MISSISSIPPI RIVER | 9 | WEST CENTRAL |
| 5 | NORTH CENTRAL | | |

Regional Planning Commissions

FUNCTIONS

Under Wisconsin law, regional planning commissions have the following functions:

- 1 conduct all types of research studies; collect and analyze data; prepare maps, charts and tables; and conduct necessary studies;
- 2 make and adopt plans for the physical, social, and economic development of the Region;
- 3 publish and advertise their purposes, objectives and findings, and may distribute reports thereon; and
- 4 provide advisory services on planning problems to the local governmental units within the Region and to other public and private agencies in matters relative to its functions and objectives.

<https://awrpc.org>



State of Wisconsin
Department of Administration

- State Employees ▾
- Doing Business ▾
- State Finances ▾
- Local Govts/Grants ▾
- Capitol ▾
- Licenses/Hearings ▾
- About DOA ▾

Community Development Programs

The Community Development Block Grant (CDBG) program is a federal formula-allocated grant program under the U.S. Department of Housing and Urban Development (HUD). The program was created when Congress passed the Housing and Community Development Act, Title 1 in 1974 and is governed by rules set forth in the Code of Federal Regulations (24 CFR Part 570).

The Wisconsin Department of Administration (DOA) - Division of Energy, Housing and Community Resources (DEHCR) administers the State Community Development Block Grant Program and provides funding to units of general local government (UGLGs) that do not receive an annual allocation directly from HUD.

The primary purpose of the CDBG program is the development of viable communities through the provision of decent affordable housing, a suitable living environment, and the expansion of economic opportunities, principally for the benefit of persons of low and moderate income.

Contact Us

Mailing Address

Community Development
PO Box 7970
Madison, WI 53707-7970

Physical Location

101 E. Wilson Street
Madison, WI 53703

Phone

CDBG Close - Approved by HUD	Planning Program (CDBG-PLNG)	Resources
		<ul style="list-style-type: none"> Housing and Urban Development (HUD)

<https://doa.wi.gov/Pages/LocalGovtsGrants/CommunityDevelopmentPrograms.aspx>



State of Wisconsin Department of Administration



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Coastal Grants Program



Coastal Management Grants

The Wisconsin Department of Administration (DOA) administers WCMP Grants in collaboration with the Wisconsin Coastal Management Council (WCMC) and the Office for Coastal Management (OCM), U.S. Department of Commerce, through funding provided under the Coastal Zone Management Act of 1972.

Approximately \$1.5 million of WCMP Grants will be available for:

- Coastal wetland protection and habitat restoration
- Nonpoint source pollution control
- Coastal resource and community planning
- Great Lakes education
- Public access and historic preservation projects

2020-2021 Application Materials

[Home](#)
[Grants Program](#)
[News & Events](#)
[Partners & Programs](#)
[Coastal Management Council](#)
[Coastal Coordination](#)
[Publications](#)
[Federal Consistency](#)
[Contact Us](#)

<https://doa.wi.gov/Pages/LocalGovtsGrants/CoastalGrants.aspx>



Grants and loans - financial assistance

Find Grants

Grants and reimbursement programs.

Find Loans

Information on the Clean Water Fund, Safe Drinking Water, forestry and brownfields loan programs.

The DNR administers many grant and loan programs. We work closely with interested local governments, organizations and private landowners to develop and support projects that protect public health, the environment and outdoor recreation.

Funding by category



- [Conservation & wildlife](#)
- [Forestry](#)
- [Loans](#)
- [Recreation](#)
- [Recycling](#)
- [Remediation](#)
- [Vehicles](#)
- [Water](#)

Resources



- [Americans with Disabilities Act \(ADA\) Compliance \[PDF\]](#)
- [Community Financial Assistance staff](#)
- [Grant awards](#)
- [Environmental Improvement Fund \(EIF\) reference guide](#)
- [Capacity Grants](#)
- [Council, commission and committee meetings](#)

Other funding sources



- [Additional funding sources](#)
- [Water and wastewater funding sources](#)



The DNR provides grants to counties & local clubs to help defray the cost of grooming over 25,000 miles of snowmobile trails each winter.

Contact information

For general information on DNR grant & loan programs, contact:

[CFA Bureau staff](#)

Search for DNR contacts by county & subject:

[DNR staff directory](#)

What ideas do you have for guiding the planning process?



See
Handout
Section III

Legal Process to Adopt/Amend Plan

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

Legal Process

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)(d-f))

Legal Process

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)

Legal Process

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

Notice of Changes

New Law!

- Local governments must provide annual notice informing residents of opportunity to add name to notification list:
 - Must notify landowner when plan change affects allowable use of property
 - Provide notice by mail or other agreed upon method (email, voicemail, text) at least 30 days prior to public hearing on plan change

Recommended Resource

Comprehensive Plan Amendment Forms

www.sewrpc.org/SEWRPC/communityassistance/ProjectPlanningServices.htm

- Sample public participation procedures
- Sample public hearing notice
- Sample resolution and ordinance for adopting plan



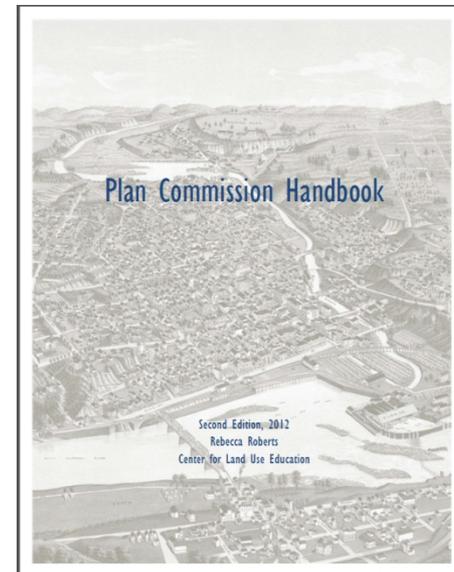
Recommended Resource

Plan Commission Handbook (CLUE, 2012)

www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx

- I. Introduction to the Plan Commission
- II. Procedural Responsibilities
- III. Community Planning
- IV. Public Participation
- V. Plan Implementation
- V. Ordinance Administration
- VI. Zoning Regulations
- VII. Subdivision Regulations

Plus forms, worksheets, glossaries and recommended resources



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715-346-4322



Center for Land Use Education
College of Natural Resources
University of Wisconsin - Stevens Point



Extension
UNIVERSITY OF WISCONSIN-MADISON