

Three Most Common Land Use Tools



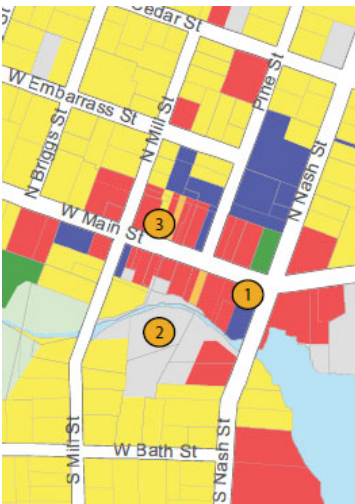
Comprehensive Plan

Wis. Stat. 66.1001

Long-range guide to the physical, social, and economic development of a community.

Includes a series of data, maps, goals, objectives, policies, programs, and specific actions to guide the community over a 20-year planning period.

Adopted and amended by the governing body following a public hearing and recommendation of the plan commission.



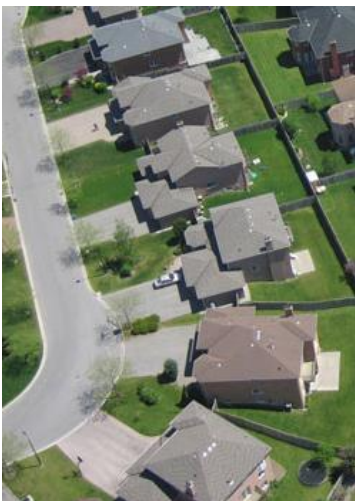
Zoning Ordinance

Wis. Stat. 59.69, 60.61, 60.62, 61.35, 62.23

Regulates the location, size and intensity of different types of development within a community.

Responsibility for making various zoning decisions falls to the zoning administrator, governing body, plan commission, and zoning board, as described in the local ordinance.

The ordinance is adopted and amended by the governing body following a public hearing and input from the plan commission. The ordinance must be consistent with the comprehensive plan.



Subdivision Ordinance

Wis. Stat. ch. 236

Legal process for dividing land and establishing minimum standards for development.

The state provides minimum standards. Towns, cities, villages, and counties may also adopt ordinances. In the case of overlapping authority, the most restrictive provision applies.

Ordinance is adopted and amended by the governing body following a public hearing and input of the plan commission. The ordinance must be consistent with the comprehensive plan.