

Updating Your Comprehensive Plan



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Extension
UNIVERSITY OF WISCONSIN-MADISON

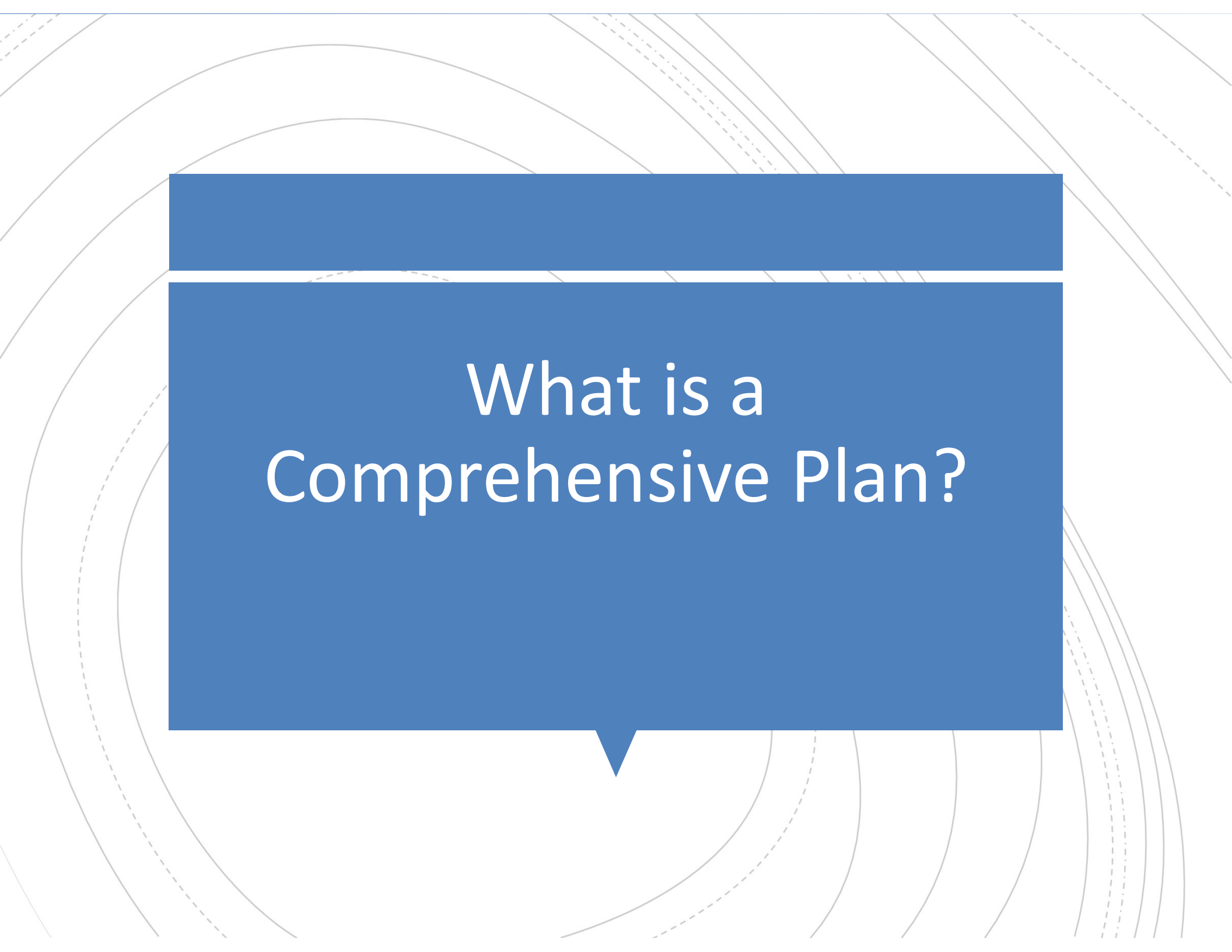


Key Takeaways

- Using and updating your comprehensive plan
- Legal requirements
- Examples
- Sources of assistance

Poll 1



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What is a
Comprehensive Plan?



When we plan, 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

Comprehensive Plan (Wis Stat. 66.1001)

- Statement of community's long-term vision
- Guide to physical, social, and economic development
- Includes goals, objectives, policies, data and maps
- Programs and actions to implement plan



Nine Required Elements



Issues & Opportunities



Housing



Transportation



Utilities & Community Facilities



Agricultural, Natural & Cultural Resources



Economic Development



Intergovernmental Cooperation



Land Use



Implementation

Wisconsin's Comprehensive Planning Law provides structure for the plan and process:



- Written public participation procedures
- Distribute for review and comment
- Class 1 notice 30 days prior to public hearing
- Plan commission recommends plan by resolution
- Governing body adopts plan by ordinance
- File with DOA, RPC, local governments, library
- Update at least once every 10 years



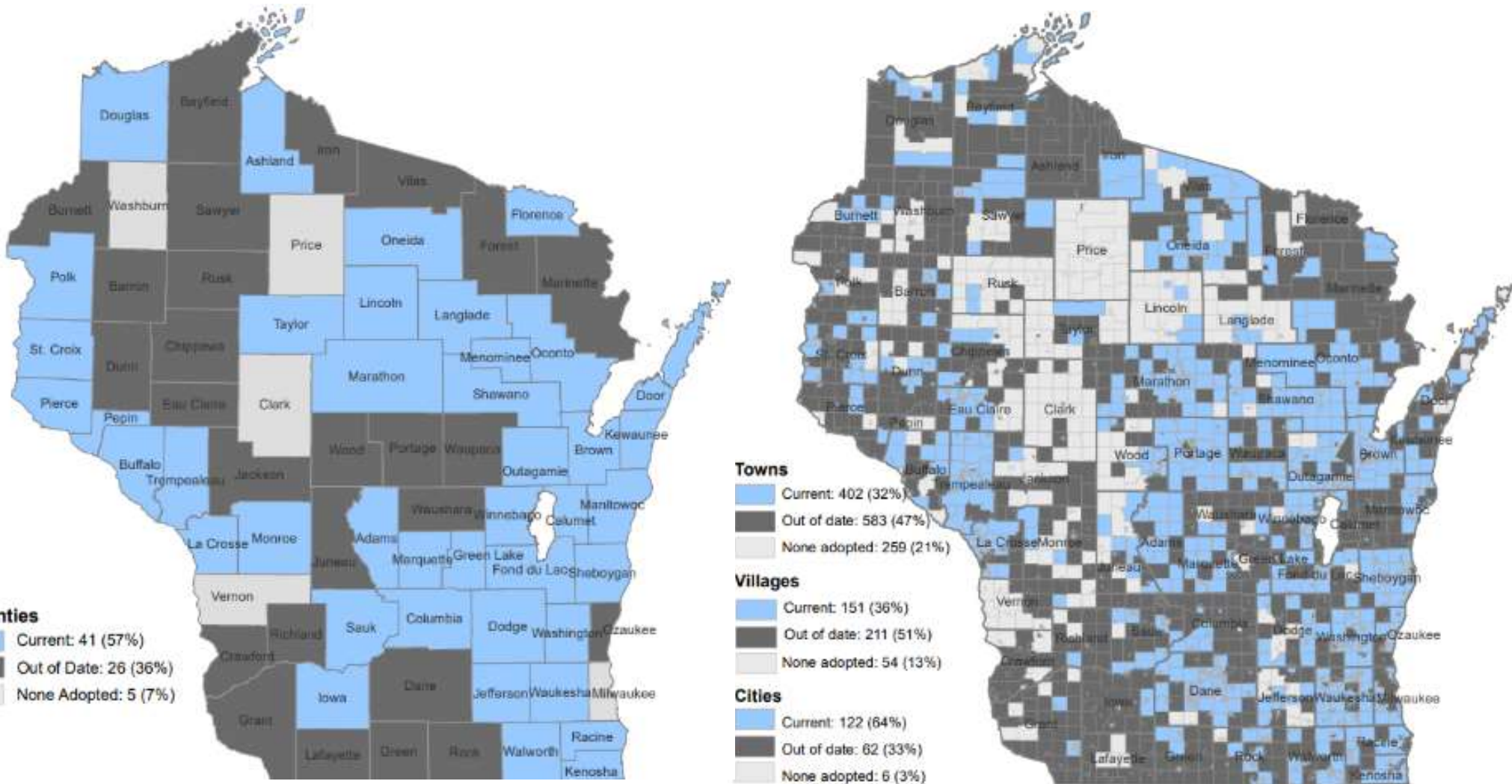
Questions

- Do you have a copy of your plan?
- When did you last update it?
- How are you using your plan?

Common Answers

- Consult when making land use decisions
- Action planning and monitoring progress
- Influence budgeting and capital planning
- Support grant applications
- Other – type in chat box

Comprehensive Plan Status



2023 Wisconsin Comprehensive Plan and Local Land Regulations Inventory Report

<https://doa.wi.gov/DIR/2023-Comp-Plan-and-Land-Regs-Inventory-Report.pdf>

Define Scope of Update

Although the State's comprehensive planning law requires a 10-year update, there is no guidance on the scope or content of plan updates. Each local government should determine the scope of its local plan update. The following are some possible options:

1

Review and reaffirm existing plan, or originally adopted plan with amendments made periodically since the plan was adopted

2

Minor updates, corrections, or refinements to the plan

3

A more substantial update, but short of a full plan update

4

A full update of the plan

Define Scope of Update

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 |

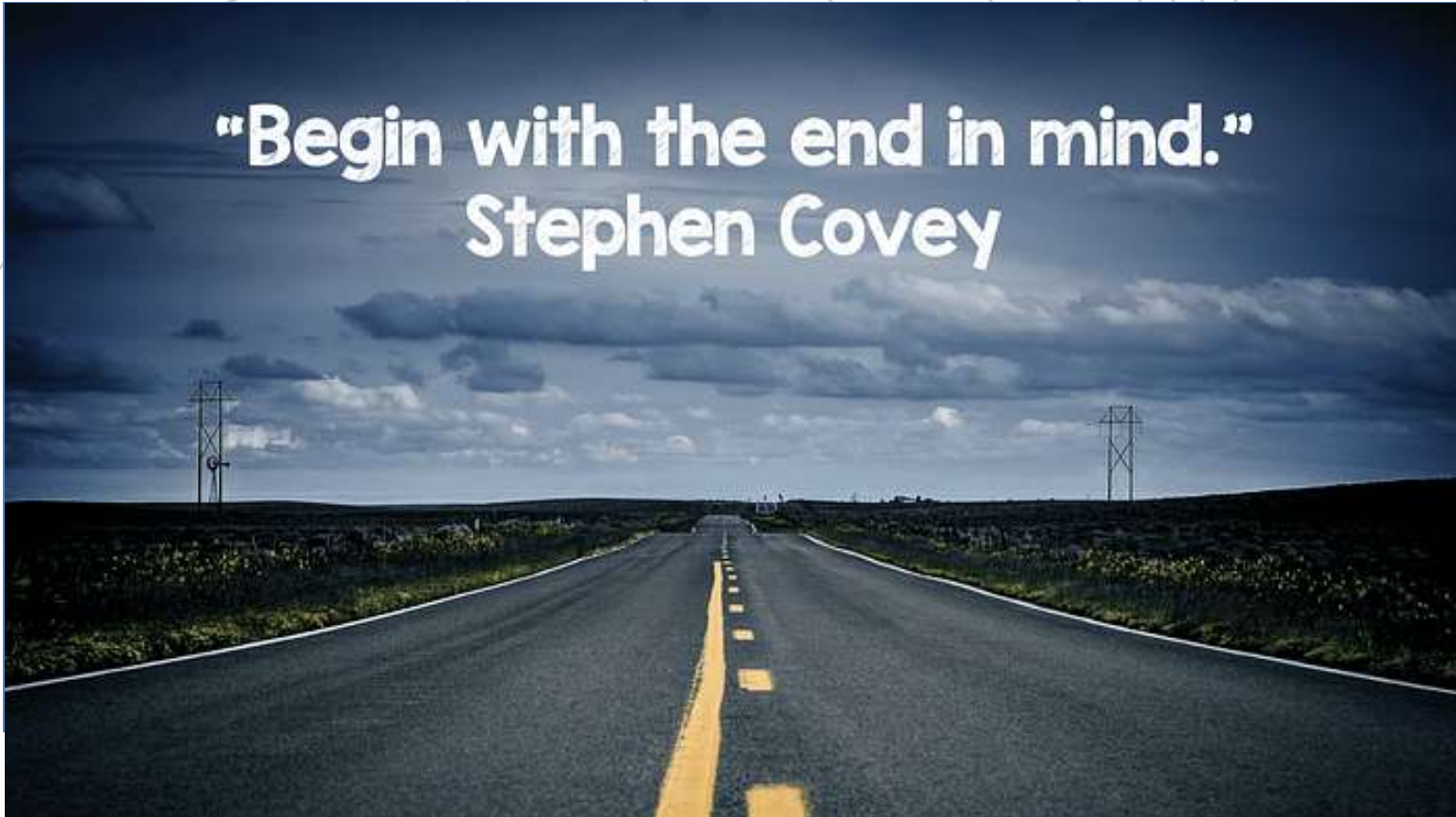
A few simple updates to consider

- Develop an implementation checklist
- Address a new or emerging issue
- Revisit vision, goals, objectives, policies
- Insert new census data
- Update future land use map
- Update graphics, formatting, organization

Poll 3



**“Begin with the end in mind.”
Stephen Covey**



City of Bayfield, Wisconsin

Comprehensive Plan

2019-2029



“The Comprehensive Plan will be reviewed, and the Action lists in each Chapter will be revised, on an annual basis through 2029. The plan will be updated as a whole in 2030.”

- City of Bayfield, Bayfield County
- Population 600



<https://www.cityofbayfield.com/2019--2029-comprehensive-plan.html>

Crosswalk

← Responsibility →

Harbor Commission
 Housing Committee
 Library Committee
 Parking Committee
 Parks and Recreation
 Pavilion Committee
 Plan Commission
 Health & Safety
 Public Works
 Recycling
 Tourism
 Tree Board

Comprehensive Plan Goals & Objectives

| | | | | | | | | | | | | |
|---|---|--|---|--|---|--|---|--|---|--|--|---|
| Goal 1: Bayfield's unique and fragile natural environment is preserved and protected for future generations. | x | | x | | x | | x | | x | | | x |
| 1. Protect ravines and stabilize run-off corridors to prevent hillside erosion and community destruction by stormwater. | x | | | | x | | x | | x | | | x |
| 2. Develop and maintain buffers, swales and rain gardens to increase infiltration of rain and melting snow. | | | | | | | x | | x | | | x |
| 3. Restrict development on steep slopes, fragile soils and heavily wooded areas. | x | | | | x | | x | | x | | | |
| 4. Develop a land protection strategy and development guidelines for sensitive areas | | | | | | | x | | | | | |
| 5. Preserve and protect surface, ground and drinking water as well as the waters and shorelines of Lake Superior | x | | | | | | x | | x | | | |
| 6. Preserve, protect, and enhance native plants, trees and wildlife in the city. | | | x | | x | | x | | | | | x |

Priority Actions

| OTHER COMMS. | PRIORITY | CHAPTER | GOAL | OBJECT. | ACTION |
|------------------------------|----------|-----------------------|------------------|--------------------------------|---|
| | | | | | PLAN COMMISSION (PC) (9 Actions) |
| Housing | High (3) | IV V | 1 1 | 1 1-6 | Engage in a Housing Study – regional and local picture. Understand the current and future needs. Study to be completed in 2021. |
| Harbor Parking P&R PWC | High (4) | I II VI VI | 1 1 1 3 | 1-6 2,3,4 1,2,6 1,2,3 | In 2020, establish a Green Infrastructure Ad Hoc Task Force and pursue a survey/audit. This will provide a better understanding of where we are today and where are our deficiencies, etc. Includes Ravine/Run off areas and Corridors. |
| P&R PWC Tourism | High (5) | I II III VII | 2 1 1 1 | 1,3,4 5,6 1,2,3 1 | Starting in 2019, review and revise the City of Bayfield Sign Ordinance - and revise where needed and develop a Wayfinding Sign Plan. |
| Parking PWC Tourism | High (6) | III VI | 2 1 | 1 2,3 | By 2022, initiate a Parking Study to identify the parking problems and propose to revise Parking Ordinance in a more meaningful way. |

Monitoring Progress

Comprehensive Plan Implementation Monitoring Form

This form is to be used for annual reviews conducted by committees in accordance with the Plan. Please submit one worksheet for each action. Reference Implementation Actions Table Appendix.

Date:

Committee:

Committee Chair:

Action:

Committee Priority:

Proposed Completion Date:

Status (circle one): Complete Ongoing Not started

Does this action need revision? If yes, please provide revised language, time frame, priority (to be inserted into table):

Summarize status and outlook for action (progress, challenges, next steps):

Budget Implications:

Comprehensive Plan Action Planning Training

5-14-2019

- Comprehensive Plan Training Power Point
- Training Agenda
- Comprehensive Plan Implementation Action Process: May-December
- Guidance to City Committee (Amended 5/15)
- 2019 Comp. Plan Connections - Parks & Recreation (Sample)
- 2019 Comp. Plan Connections: All Committees (Blank)
- 2019 Comp. Plan Connections: Individual Committees (Blank)
- Potential Action Items Table - Parks & Recreation (Sample)
- Potential Action Items Table (Blank)
- 2019 Comprehensive Plan: Action Worksheet - Parks & Recreation (Sample)
- 2019 Comprehensive Plan: Action Worksheet (Blank)
- 2002 Implementation Element - Action Items (Updated)

OTHER:

- "SMART" Action Items
- Guiding Principles & Core Values and Key Terms
- Value x Urgency = Priority
- City Committee Background Information

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Structural Updates to the Comprehensive Plan

content, presentation format, partners



Red Cliff Band

Of Lake Superior Chippewa

Comprehensive Plan

Prepared by Red Cliff Tribal Council with assistance from Red Cliff Planning Department, Northwest Regional Planning Commission, and Stranberg & Associates



- Red Cliff Band of Lake Superior Chippewa
- Northern Bayfield County
- Population 1,400



<https://www.redcliff-nsn.gov/compplan/index.php>

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CHAPTER 13 – INTERGOVERNMENTAL COOPERATION

PROGRAM GOALS AND OBJECTIVES

We are honored to bring the history of our people forward and build a plan to successfully secure our future.

Forward

Our role as leaders of the Red Cliff Band of Lake Superior Chippewa is to honor the past while protecting our future and way of life for the next seven generations. This sacred work is rooted in Anishinaabe beliefs and values, known as the *Seven Grandfathers Teachings*.



The Red Cliff Tribe was established by many great leaders, most notably is Kechewaishke, Chief Buffalo. His historical efforts, grounded in tribal sovereignty and Anishinaabe way, secured treaties with the U.S. federal government to secure the traditional homelands of the LaPointe Chippewa Bands.

We recognize the exhaustive work of the many generations of leaders before us and hope to continue in their footsteps to work toward making Gaa-Miskwaabikaang the greatest tribal nation it can be for our membership. Our work will support Red Cliff's mission "to promote, plan and provide for the health, welfare, education, environmental protection, cultural preservation and economic wellbeing of Tribal Members and to protect Treaty

Rights now and in the future."

We are a proud part of this legacy and look to the future of the Red Cliff Band of Lake Superior Chippewa with enthusiasm and optimism.

Respectfully on behalf of the Red Cliff Tribal Council, employees, and membership,

Chairman Christopher Boyd



Guiding Principles

This document has been developed and is rooted in the values of the Anishinaabe people and the traditional *Seven Grandfathers Teachings*. These values serve as the guiding principles and are inclusive in all aspects of programs and policies. The culture, traditional teachings and language is strong and defines who Miskwaabekong Anishinaabeg are.

- **Zaagidwin (LOVE):** To always act in LOVE. To love the Great Spirit the same way he loves his people, because it was the love of the Creator that gave life. Children are to be loved, for children are a gift from the Great Spirit.
- **Mnaadendiwin (RESPECT):** All of Creation is to be treated with RESPECT. To show real respect was to give of themselves for the benefit of all life. You must give respect if you wish to be respected.
- **Aakdehewin (COURAGE):** To have COURAGE to always do that was morally right. To be proud of being Anishinaabe and never to deny the ways of life the Great Spirit gave them.
- **Gwekwaadziwin (HONESTY):** To be HONEST to themselves. To live in the spirit of how they were created. Always be honest in your word and action.
- **Nbwaakaawin (WISDOM):** To live in WISDOM and know the gifts the Great Spirit gave to everyone. To use these gifts to build a family and community filled with caring, sharing, kindness, respect, and love for one another. Wisdom is given by the Creator to be used for the good of the people.



20-Year Comprehensive Plan Update

2019



BAY LAKE
VINEYARD & WINE TASTING CENTER

- Town of Sevastapol, Door County, WI
- Population 2,700
- Graphic plan and interactive storymap



<https://townofsevastopolwi.gov/comprehensive-plan/>

HOUSING SUMMARY

Housing Vision:
 Sevastopol offers residential living choices in harmony with the town's natural environment. Single-family homes are the primary housing choice with additional well designed and well constructed alternative housing styles meeting the needs of a diversity of residents.

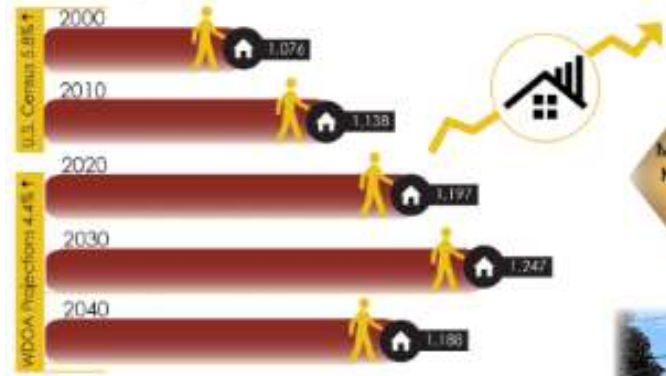
Housing Strategy:

Goal: To encourage rural residential living choices in harmony with the Town's natural environment. Consider a variety of housing choices with well designed and well constructed alternative housing styles meeting the needs of the town's population.

Objectives:

- Utilize the patterns presented on the Future Land Use map as a guide for development.
- Encourage new developments to provide abundant green space and access to planned trails.
- Encourage the integration of varied housing types within developments.
- Maintain housing values over time by promoting maintenance and rehabilitation of existing housing stock.
- The Town of Sevastopol enjoys a significant, yet manageable, rate of housing development.
- Promote the development of a range of housing choices to meet the needs of persons of all income levels, age groups, and needs.

Historic & Projected Household by Decades



Median Monthly Mortgage Costs
\$1,477

Median Monthly Gross Rent
\$912



Historic Total Housing Units

| Year | Total Housing Units |
|------|---------------------|
| 1990 | 1,395 |
| 2000 | 1,554 |
| 2010 | 1,859 |

Occupancy Status (2010):

61% (1,138) Occupied units
 39% (721) Vacant units
 634 units, or 88% of vacant units, are used for seasonal, recreational, or occasional use in the town.

Tenure (2010):

91% Owner-Occupied
 9% Renter-Occupied

Housing Units in Structure (2017):

95% 1 unit, detached
 2% 2 units

Sevastopol's Seasonal Population

With 634, or 34% of total housing units in the Town being used for seasonal purposes. The seasonal population estimate for the town is estimated at **1,465* persons**

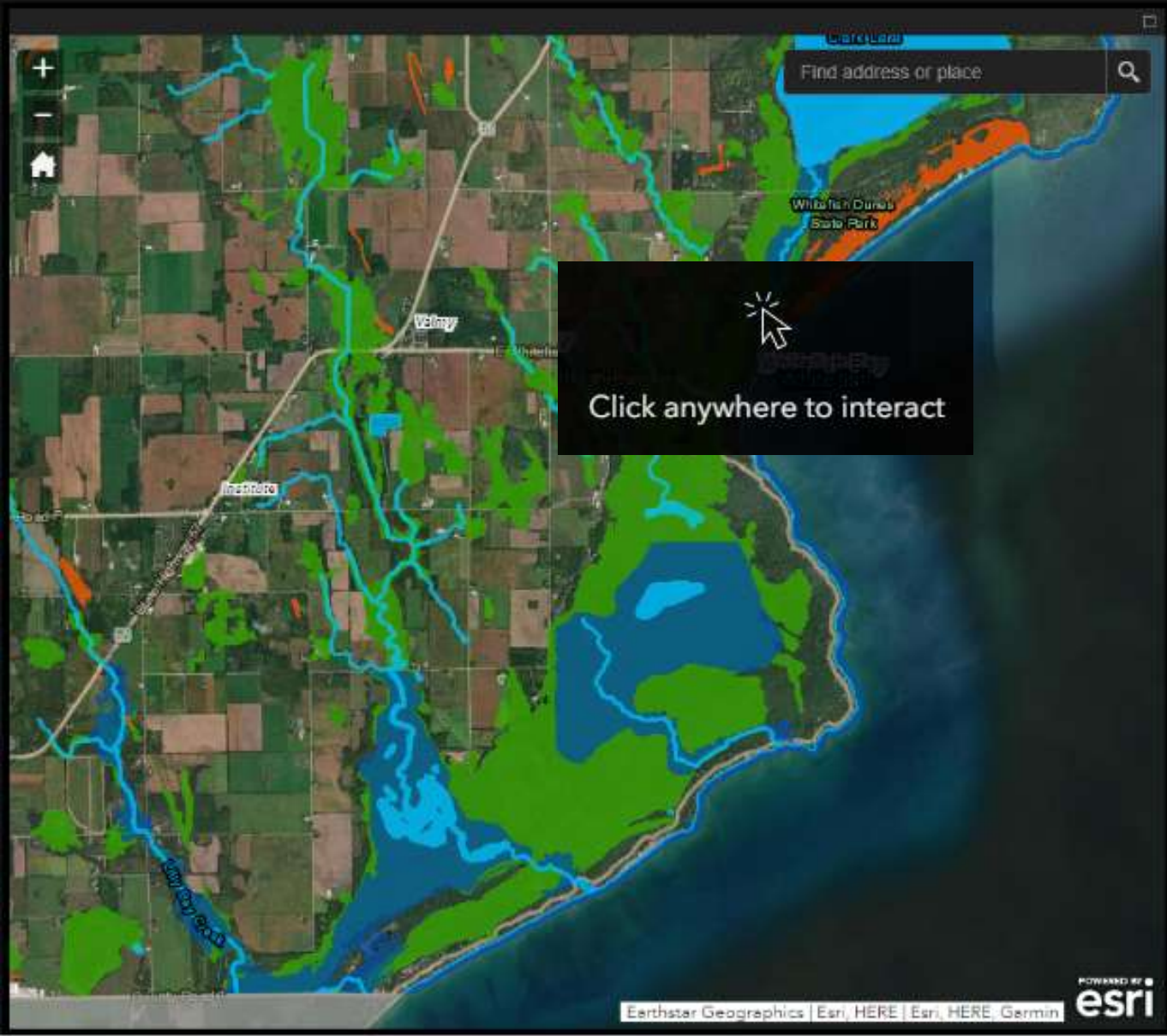
(Seasonal housing units x Personal per household 634 seasonal housing units x 2.31 persons per household)





Town of Sevastopol 20-Year Comprehensive Plan Update

Environmental Corridors



About


Environmentally Sensitive Areas

Environmental corridors refer to several features:

- Wetlands
- 100-year Floodplains
- Steep Slopes (12% or greater)
- A 75 foot water setback for buildings

Collectively, these features serve as a guidance tool to promote protection of areas with environmental significance from other land use influences.

To the right, you can view the amount of acreage of each these features. These gauges that represent the environmental corridors will change as the extent of the map changes. You will notice that some areas within the Town of Sevastopol have more acreage of environmental corridors than others.



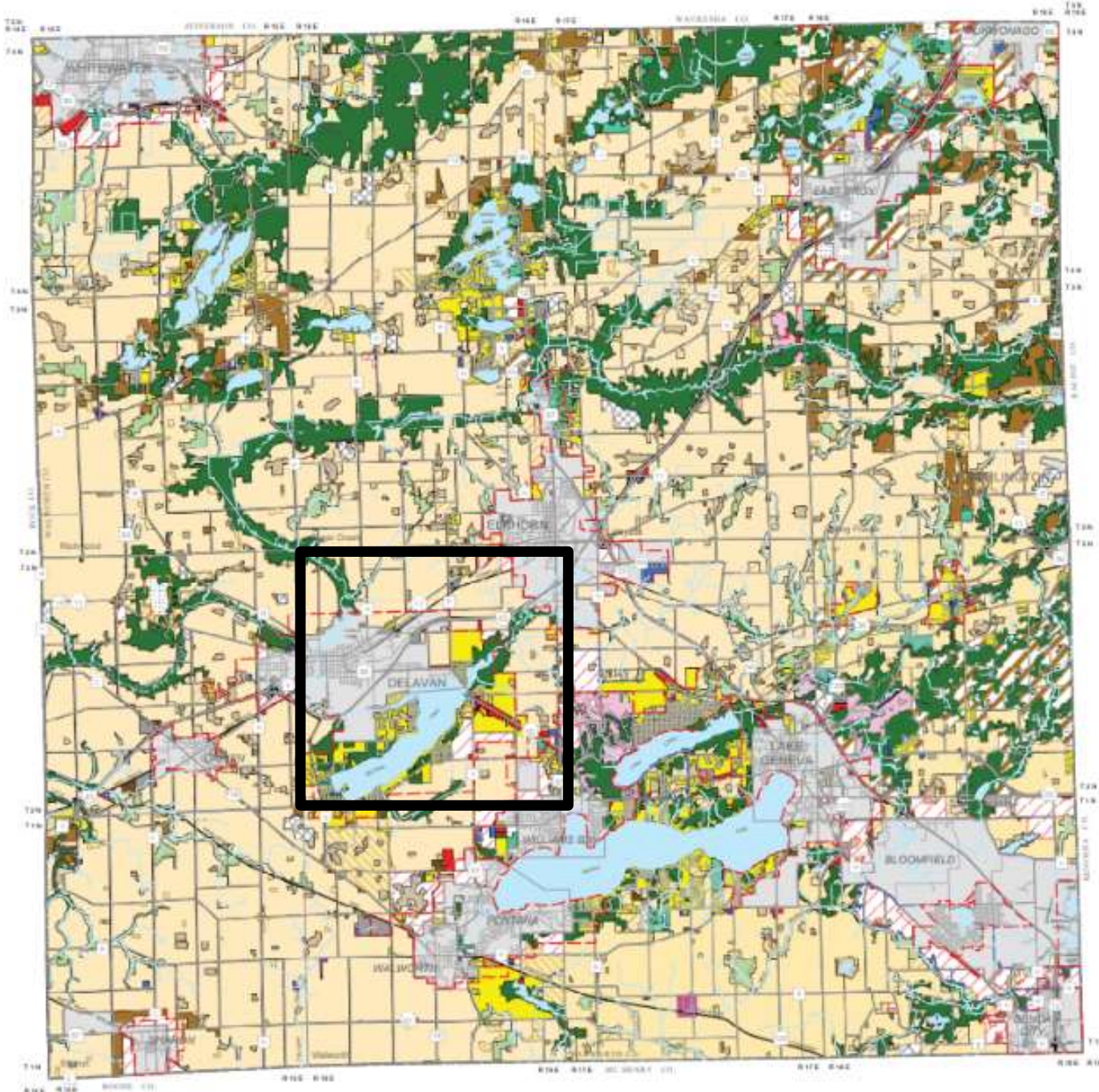


- Multijurisdictional Plan for Walworth County (and 13 of 16 participating towns)
- Pop 105,400



<https://www.co.walworth.wi.us/419/Multi-Jurisdictional-Comprehensive-Plan>

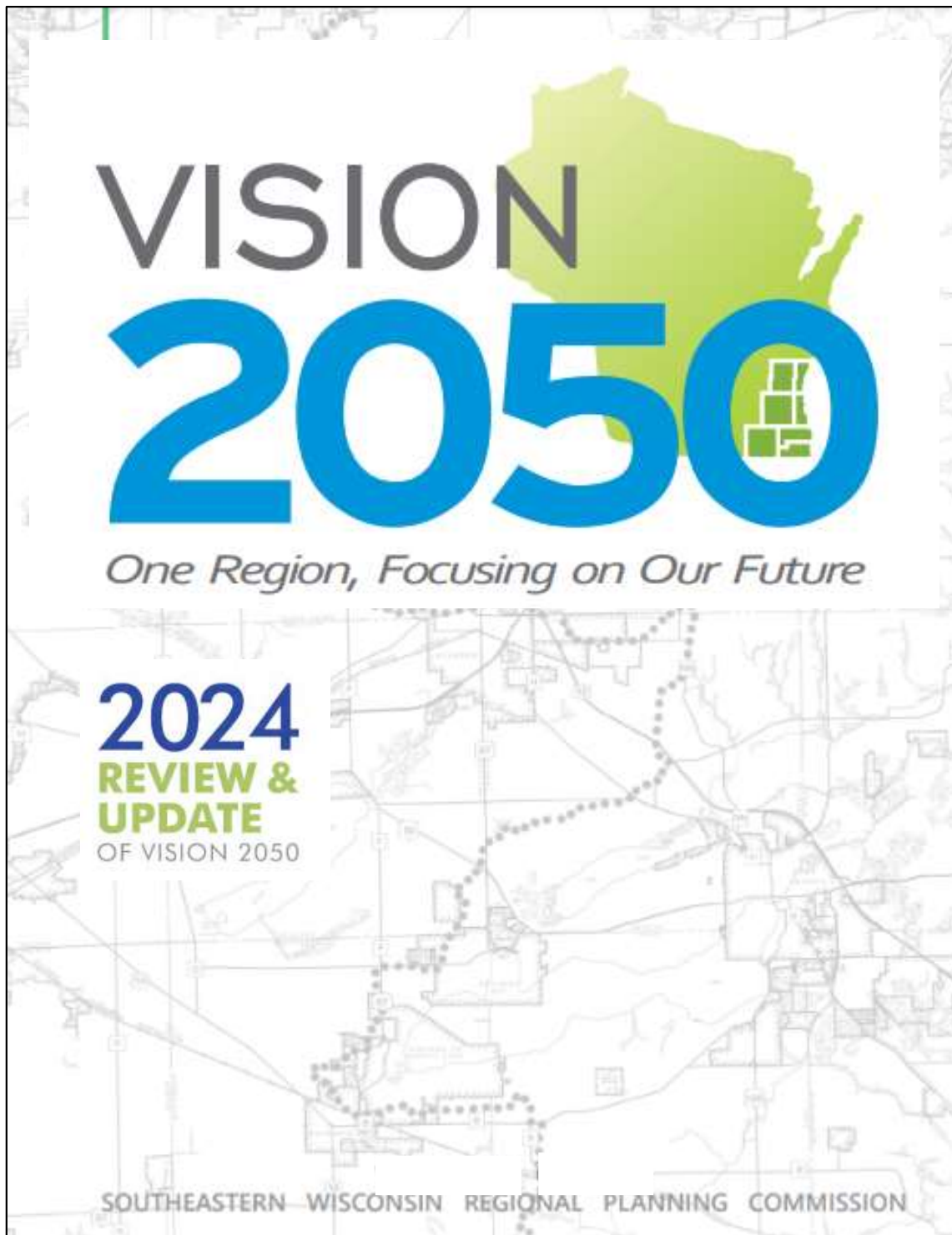
Land Use Map for Walworth County: 2050



- URBAN DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING)
- RURAL DENSITY RESIDENTIAL (AT LEAST 5.0 ACRES PER DWELLING)
- COMMERCIAL
- COMMERCIAL/RECREATIONAL
- MIXED USE
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
- STREETS AND HIGHWAYS
- URBAN RESERVE
- EXTRACTIVE
- SANITARY LANDFILL
- PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 34 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 19 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (20 TO 34 ACRES)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- DNR/DOT LAND OUTSIDE ENVIRONMENTAL CORRIDORS
- OTHER OPEN LAND TO BE PRESERVED
- SURFACE WATER
- INCORPORATED AREAS AND NON-PARTICIPATING COMMUNITIES
- NON-PARTICIPATING COMMUNITIES
- PLANNED SEWER SERVICE AREA**
- TOWN PROPOSED ADDITION TO SEWER SERVICE AREA
- SPECIAL SEWER SERVICE AREA (MALLARD RIDGE)

Note: Map 5.1 is an update to Map 5-1 in the 2008 Walworth County Comprehensive Plan.





- Regional plans for 7-county region
 - land use, transportation, housing, natural areas, park and open space, etc.
- Population 2 million



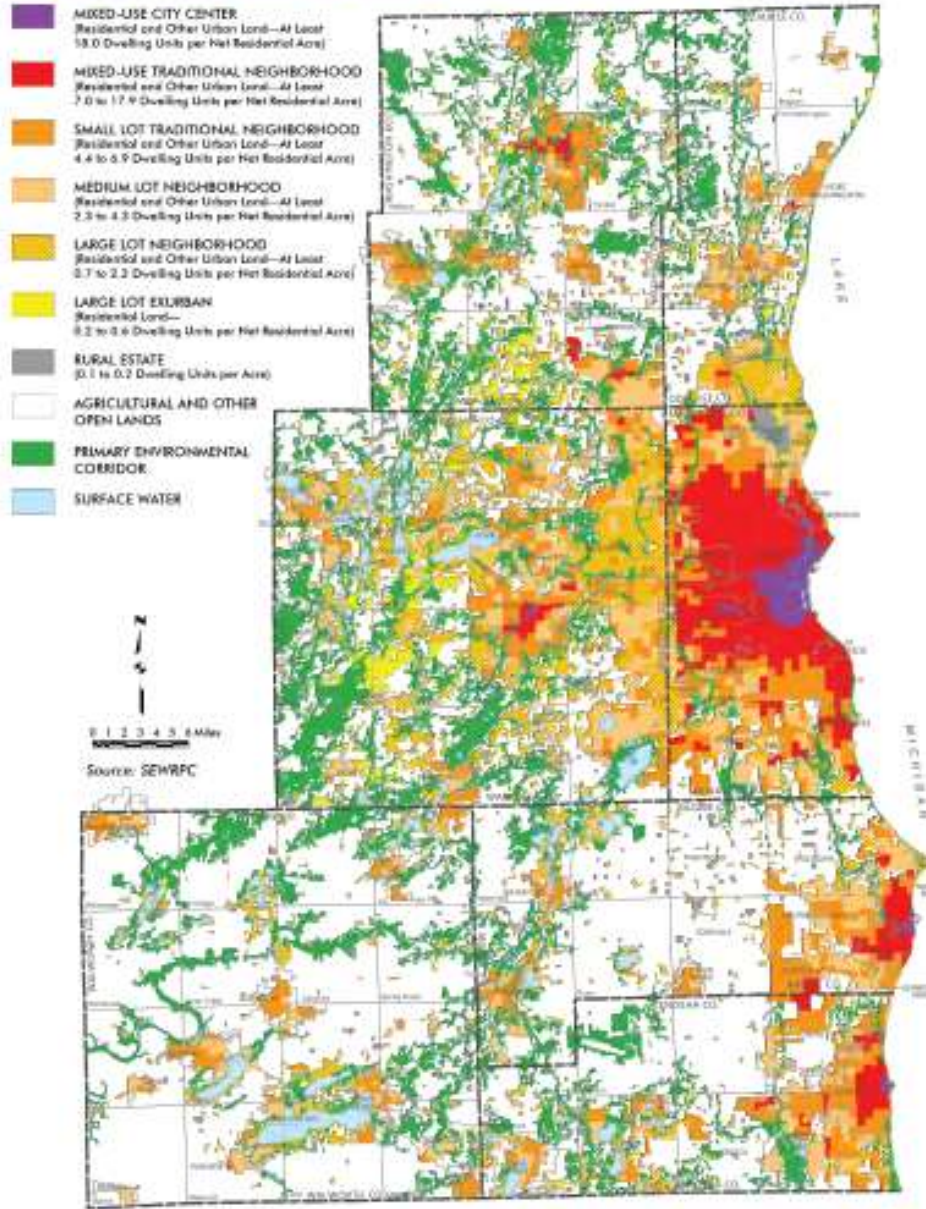
<https://www.vision2050sewis.org/2024-update>

Housing directed to sewerred communities

Vision for regional housing

The recommended VISION 2050 land use pattern was developed by allocating new households and envisioned for the Region under the Commission's year 2050 growth projections to a series of seven land use that represent a variety of development densities and mixes of uses.

VISION 2050 LAND USE DEVELOPMENT PATTERN



MIXED-USE CITY CENTER
Mix of very high density offices, businesses, and housing found in the most densely populated areas of the Region

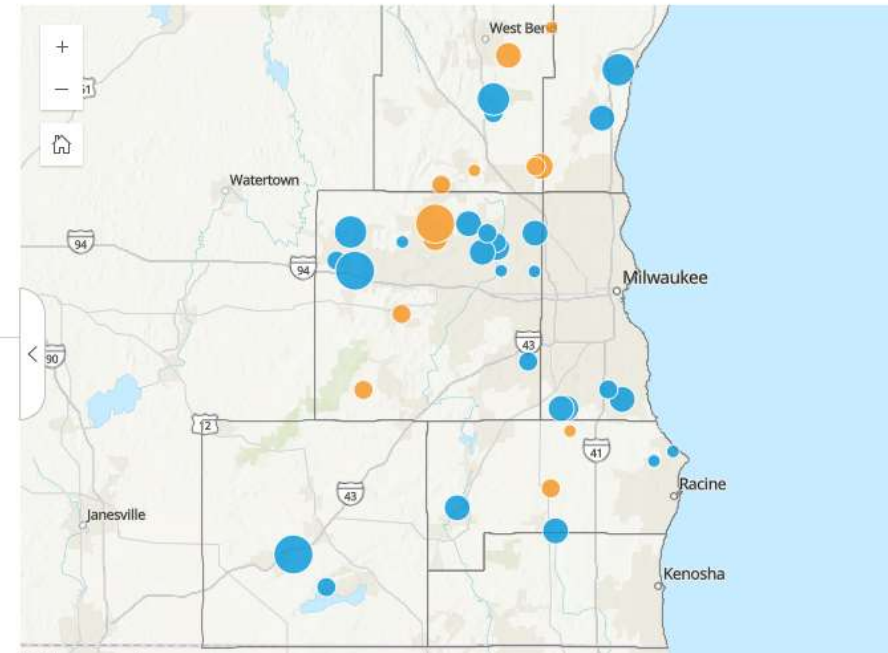


MEDIUM LOT NEIGHBORHOOD
(showing lots of about 15,000 square feet)
Primarily single-family homes on 1/4- to 1/2-acre lots found at the edges of cities and villages



Monitoring results

Residential Platting Activity in Southeastern Wisconsin in 2019



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Using the Plan for Decision-Making

development constraints, public input,
future land use to inform policy



Town of Seneca Comprehensive Plan 2022



- Town of Seneca, Wood County, WI
- Mix of forest, wetlands and agriculture
- Population 1,200



Prepared by Town of Seneca Zoning Committee with assistance from
North Central Wisconsin Regional Planning Commission

<https://www.ncwrpc.org/wood/seneca/>

Utilities and Community Facilities

Goals, Objectives, & Policies

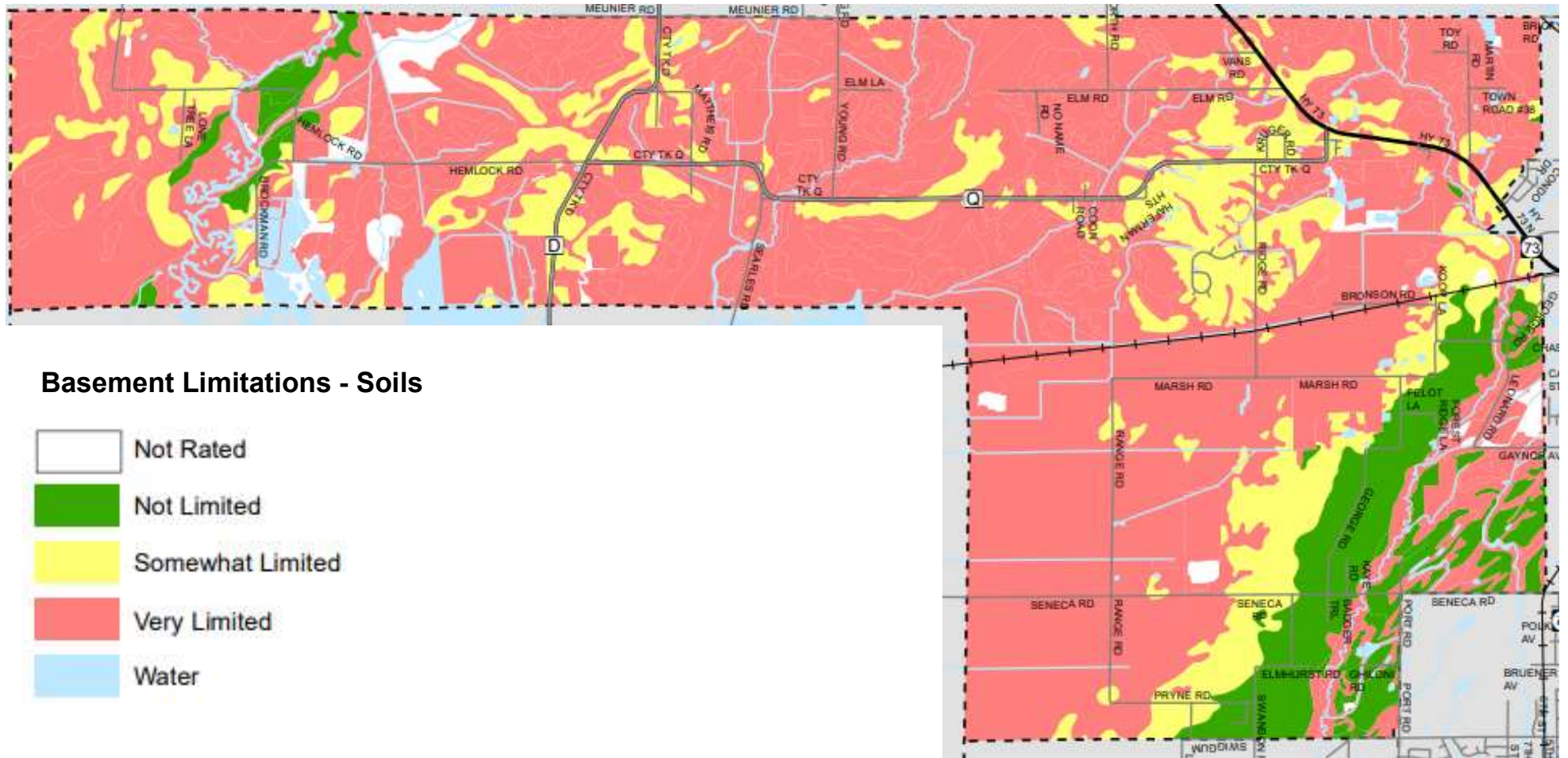
Goal 2 – Direct development that needs municipal services to incorporated communities in Wood County.

Objective:

- Consider the potential impacts of development proposals on groundwater quality and quantity.

Policy:

- Provide information about the advantages and disadvantages of building in various soils and groundwater conditions and to refer potential developers to the appropriate County and State agencies who regulate POWTS and well locations.



Transportation

Goals, Objectives, & Policies

1. Update the Town's official map [per Sec. 62.23(6) Wis. Stats] to show where future roads will go in cooperation with adjacent municipalities, Wood County, and WisDOT.
2. Designate specific routes for cranberry harvest trucks.
3. When farms or other employers become large enough to generate substantial heavy vehicle traffic, then consider using WisDOT's Transportation Economic Assistance program to help pay for road upgrades.
4. Use the Town Driveway Ordinance to address blind spots, increase safety, and to space out appropriate driveways to preserve road capacity.
5. Continue creating and implementing a 5-year Town Road Improvement Plan.

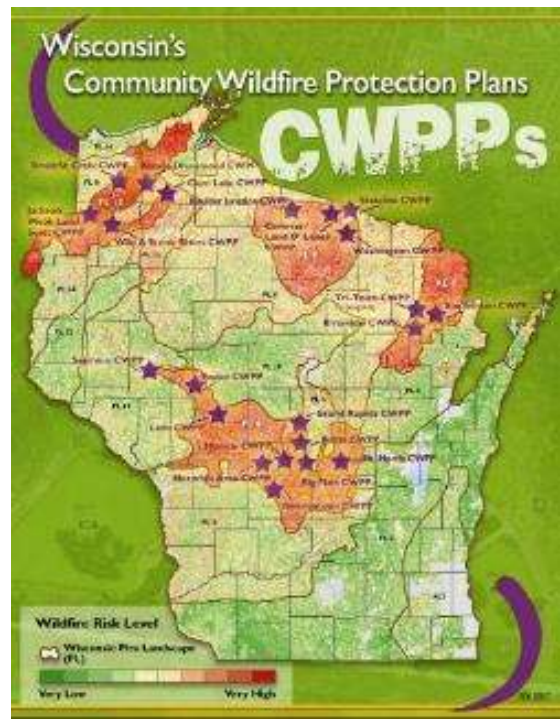


Utilities and Community Facilities Goals, Objectives, & Policies

Work with Wood County Emergency Management and WDNR to reduce the wildfire risk to Town of Seneca property owners.

Policies:

1. Consider creating a Community Wildfire Protection Plan, possibly with other similar high risk communities like the Town and Village of Port Edwards and the City of Nekoosa.
2. Work with both fire departments covering Seneca to locate additional dry hydrants or pressurized hydrants in Seneca.
3. Provide Home Ignition Zone flyer (Attachment D) to homeowners.



What is the home ignition zone?
The home ignition zone is your home and its surroundings out to 100-200 feet.

Research has shown that the characteristics of buildings and their immediate surroundings determine the risk of ignition.

That's why preparing your home and the area around your home, known as the home ignition zone, is so important. The steps you take to reduce or change the fuels in your home, garden zone could determine whether or not your home survives a wildfire. For example, raking leaves out of your yard may prevent a surface fire from burning right up to your house. A wind-blown ember which lands in a gutter full of pine needles will not have any fuel to ignite and so will extinguish. Since you, as the homeowner, are the only one who has authority to make changes around your home, you have a vital role in protecting it.

Make your home ignition zone more resistant to wildfire!



| ZONES | WHAT SHOULD I DO? |
|----------------------------|---|
| 3-5 feet around your home | Remove anything that can burn, including mulch, grass, plants, shrubs and any flammable man-made objects. If you do plant here, choose deciduous plants and shrubs over evergreens. Bare dirt or rock mulch is a better choice than wood mulch. |
| 30 feet around your home | Keep it lean, clean and green by mowing often, pruning lower branches, removing dead vegetation and weeding plants. Choose deciduous trees and shrubs over evergreens. |
| 30-100 feet from the home | Plants should be low-growing, well-watered and less flammable. Leave 30 feet between trees. Favor deciduous trees and shrubs over evergreens. |
| 100-200 feet from the home | For homes built on slopes and in pine plantations, remove build-up of woody debris on the forest floor. Thin trees to leave space between tree canopies. |

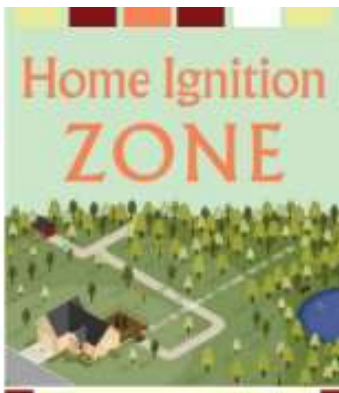
Where do I begin?

Reduce fuel in your home ignition zone. Start making improvements in (1) building materials, (2) landscaping and (3) maintenance. Remember, a fire needs fuel to burn. By reducing or changing the fuels around your home, for example pruning trees, cleaning out gutters and raking leaves, you are starving a wildfire of the fuel it needs to burn.

Start right away.

Past fires have shown that the little things can make a big difference when it comes to your home surviving a wildfire. Maintenance suggestions can be implemented quickly and for little or no cost. You can tackle bigger projects as time and resources allow. Every step you take, no matter how small, makes your home that much safer.

- 7 Steps to a Safer Home Ignition Zone**
- 1 Remove pine needles and leaves from roof and gutters.
 - 2 Rake debris from under deck and around wood fences.
 - 3 Keep lawn clean and green. Take 30 feet around buildings.
 - 4 Remove tree branches that overhang the roof.
 - 5 Move firewood 30 feet away from buildings.
 - 6 Prune dead branches off trees and shrubs.
 - 7 Remove branches of evergreen trees up to a height of 8-10 feet.



Protecting Your Home from Wildfire

When it comes to protecting your home from wildfire, the most important firefighter is you!

Learn more at:
Firewise.org
dnr.wi.gov/forestry/fire

The Wisconsin Department of Natural Resources and the Wisconsin Department of Forestry are proud sponsors of the Firewise program. For more information, contact the Wisconsin Department of Forestry, 1000 Wisconsin Avenue, Suite 1000, Madison, WI 53706. Phone: 608-261-3000. Fax: 608-261-3001. Email: firewise@dnr.wisconsin.gov

Firewise Wisconsin

Town of Tainter Comprehensive Land Use Plan



2022-2042



- Town of Tainter,
Dunn County, WI
- Lakes and rivers area
west of Eau Claire
- Population 2,200



[http://www.townoftainter.org/index_files/
DP_TownComprehensivePlan.php](http://www.townoftainter.org/index_files/DP_TownComprehensivePlan.php)

Town of Tainter Year 2020 Survey Report

Question Responses

Question 1: What are the most important reasons you and your family chose to live in the Town of Tainter? (Choose up to **four** reasons)

Survey results show the top four responses were:

1. Natural Beauty (46.27%)
2. Waterfront Property (43.78%)
3. Rural Character (32.50%)
4. Recreational Opportunities (28.86%)

Question 4: The Town should support increased development of these forms of recreation:

The top four survey responses indicated that they agreed or strongly agreed supporting the following.

1. Hiking Trails 67.81%
2. Boating and River Facilities Access 67.53%
3. Parks and Recreation Facilities 67.34%
4. Biking Trails 63.08%

Question 9: With knowledge that all improvements in the Town of Tainter are done through taxation, I would be willing to pay more property taxes for the following:

The top three survey responses indicated that they agreed or strongly agreed paying more property taxes for:

1. Road Improvements (73.54%)
2. Snowplowing (57.71%)
3. Recreation Areas in Question 4 (50.90%)

1,244 mailed surveys

50% return rate

Questions related to

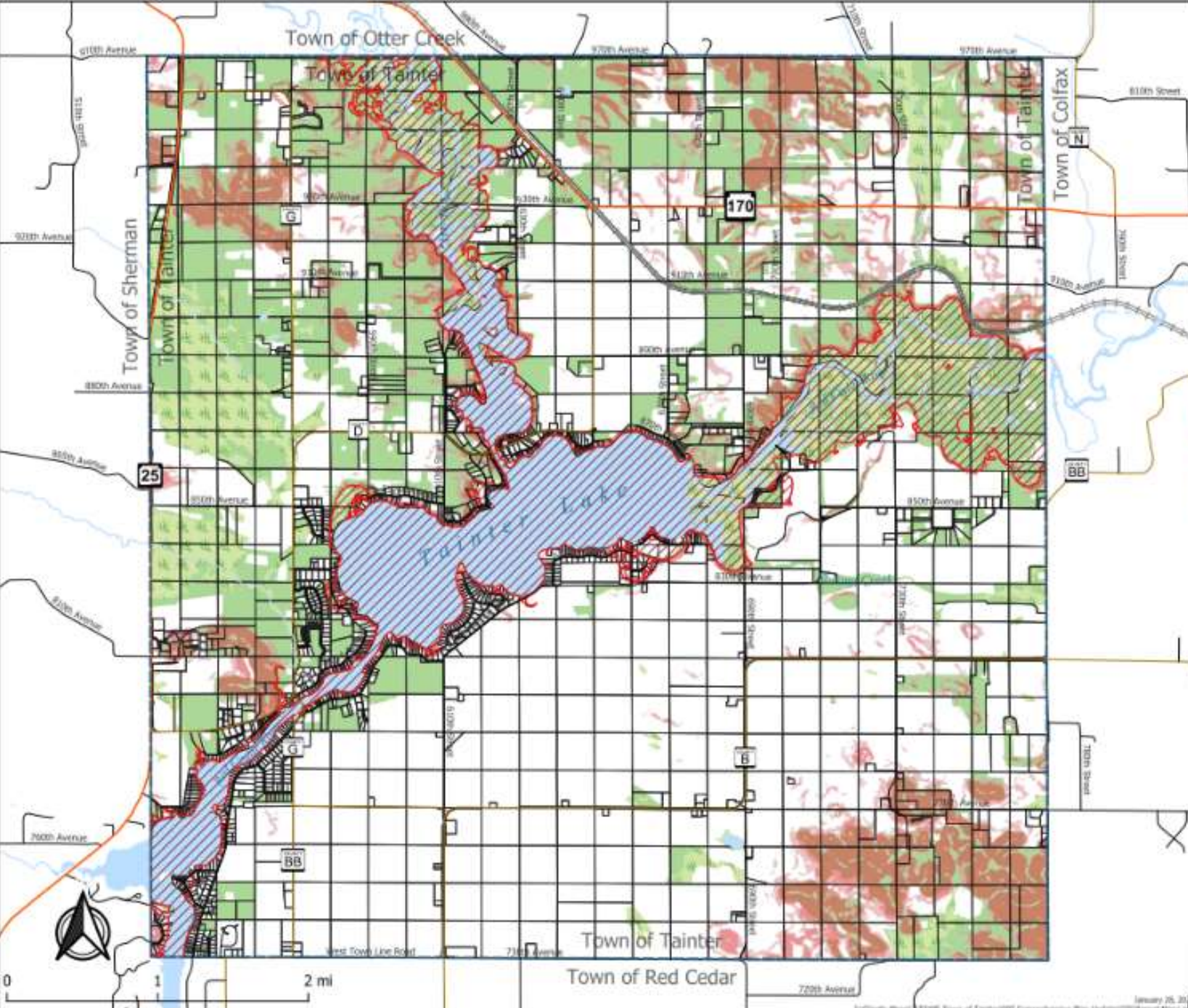
- Housing
- High speed internet
- Recreation
- Agriculture
- Efforts to guide future development
- Public safety
- Communication

= results inform policy
in comprehensive plan

Environmentally Sensitive Areas

Town of Tainter
Dunn County, WI

- WIDNR Delineated Wetlands
- FEMA Floodplains
- 12-20% Slope
- 20% or Higher Slope
- Forest



Map 6-4

January 26, 2011
© Cedar River LLC 2011. Town of Tainter 2011 Comprehensive Plan Update (GIS Report Map 6-4)

Future Land Use

Town of Tainter
Dunn County, WI

Future Land Use

- Rural Residential
- Rural Commercial
- Transition
- Agricultural and Rural Residential
- Public Lands
- Agriculture

Future Land Use Map

The Future Land Use map, Map 9-2, shows future agricultural, residential, and commercial land use areas in the Town of Tainter. The land use categories depicted on the map does not conflict with the permitted uses of appropriate zoning districts in the current Dunn County Comprehensive Zoning Ordinance. Since most of Tainter is zoned General Agriculture, which allows for low density single-family residential development, specific future low density residential areas are not identified. There are areas identified on Map 9-2 that are conducive to higher density residential and commercial development because of their location on major transportation routes, and proximity to existing development that would be attractive to businesses. As land uses evolve or if new land uses become known and conflicts arise, the Town will collaborate with the County Zoning staff to resolve such conflicts.

Development Principles

When evaluating development plans and land use changes that have not been identified in the Town of Tainter Comprehensive Plan, the Town could support them if they are consistent with the goals of this Plan. To determine if the Town should consider supporting new residential, commercial, and/or industrial development, the town should review the proposal against following development principles.

Residential Development

1. Evaluate the compatibility of the proposal to existing uses in the neighborhood.
 - a. Neighborhood means all lands adjacent to and within one-quarter mile of the proposal.
2. Evaluate proposed practices/methods to mitigate or eliminate neighborhood land use conflicts caused by the proposal.
3. Evaluate practices/methods to conserve/protect neighborhood agricultural lands and agricultural uses.
4. Evaluate proposed practices/methods to conserve/enhance Rural Identity such as protecting natural resources, topography, native vegetation (trees, shrubs, and grasses), to maintain desirable rural aesthetics and reduce the visual impact of proposed development.
5. Evaluate proposed practices/methods to address transportation issues such as connectivity (through roads), road capacity, intersections, turning lanes, speed, drainage and undue roadway wear and tear.
6. Evaluate proposed practices/methods for alternative neighborhood transportation choices such as bicycle and pedestrian facilities.
7. Evaluate proposed practices/methods to provide adequate infrastructure such as roads, sewer, water, drainage, and broadband.
8. Evaluate proposed practices/methods to control stormwater and erosion.
9. Evaluate proposed practices/methods to meet access requirements for Emergency Responders.
10. Evaluate proposed practices/methods to conserve/protect Environmentally Sensitive Areas.
11. Evaluate proposed practices/methods to mitigate or eliminate neighborhood nuisances, caused by the proposal, such as noise, light, dust, odor, traffic congestion, etc.
12. Evaluate proposed practices/methods to address sustainability/renewables.

Examine area within
1/4 mile for impacts:

- Agriculture and rural character
- Environmentally sensitive areas
- Transportation and infrastructure
- Emergency access
- Land use conflicts and nuisances

= basis to provide
input to county on
zoning amendments



2022 Village of MOUNT HOREB COMPREHENSIVE PLAN

AMENDED: MARCH 27, 2024



VANDEWALLE &
ASSOCIATES INC.

- Village of Mount Horeb, Dane County
- Driftless region west of Madison
- Pop 8,000



<https://www.mounthorebwi.info/205/Village-Planning>

VISION

VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN 2042



In 2042, the Village of Mount Horeb will continue to be a thriving and active community that builds on its unique culture, character, assets, location, and history to foster community, economic, and tourism development. The Village will continue to grow and evolve by developing and retaining local businesses, attracting new businesses and employers, and offering housing availability and affordability, while maintaining its character, aesthetic look, and feel. A vibrant downtown featuring the community's historic past and bright future acts as the community's center piece for cultural, recreational, business, shopping, and tourism activities. Building on its high quality of life, the Village will be a welcoming, safe, clean, healthy, and inclusive place to live, work, and play.

COMMUNITY CHARACTER:

- Small-town feel with culture and sense of place
- Attractive and unique, not a suburban feel
- People are friendly, kind, and welcoming
- Historic and active downtown
- Community is built around the schools
- Civic involvement
- Significant natural resources and recreational opportunities
- High quality of life
- Walkable

OVERARCHING PLAN GOALS

A. FOSTER NEW HOUSING OPTIONS

- Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
- Increase the amount, type, and availability of affordable and workforce housing options in the Village.



B. TARGETED REDEVELOPMENT AND NEW DEVELOPMENT

- Encourage infill and redevelopment within the Village, while also providing opportunities for new housing, business, and industrial development along the periphery.
- Grow responsibly through well-planned, orderly, coordinated, and high-quality development, while maintaining the community's character, look, and feel.
- Promote a future land use pattern containing a mix of uses and building types, while respecting the Village's historic character.



C. IMPROVE, PROTECT, AND LEVERAGE NATURAL, CULTURAL, AND HISTORIC RESOURCES

- Protect and preserve the important natural resources in and around the Village.
- Preserve, enhance, and build on Mount Horeb's cultural heritage, historic character, and small-town charm.
- Develop and maintain a comprehensive system of on-street and off-street bicycle and pedestrian facilities in the Mount Horeb area to encourage alternative transportation and promote a healthy, active lifestyle.
- Preserve the Village's sense of community and quality of life through access to public services such as the library, senior center, parks, trails, and open space.



D. PROVIDE EXCELLENT SERVICES AND ENHANCE INFRASTRUCTURE

- Ensure the provision of high-quality services and excellent schools.
- Coordinate utility and community facility systems planning with land use, transportation, natural resources, and recreation planning.
- Provide a safe and efficient multi-modal transportation system that meets the needs of multiple users in and around the Village.



E. GROW THE LOCAL ECONOMY

- Strengthen and diversify the non-residential tax base and employment opportunities to serve the day-to-day needs of residents.
- Attract and retain businesses that enhance Mount Horeb's desired character and appearance.
- Cultivate independent small businesses and entrepreneurship opportunities in the Village, especially in and around downtown.

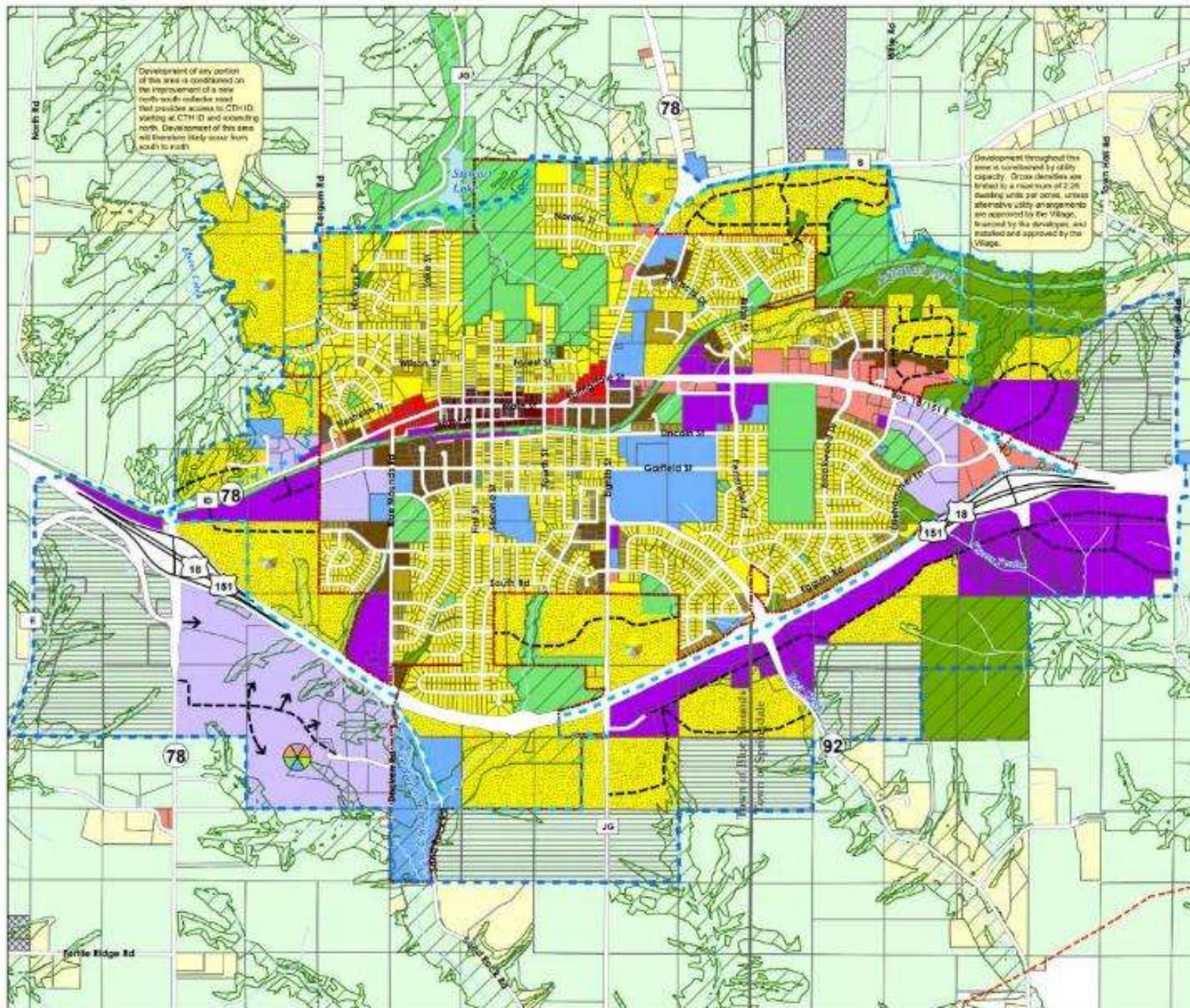


F. INCREASE COLLABORATION

- Emphasize intergovernmental communications and cooperation in planning efforts.
- Maintain mutually beneficial relationships with neighboring and overlapping governments.



Future land use map



Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

- Agriculture
 - Single-Family Residential (Unsewered)
 - Single-Family Residential (Sewered)
 - Two-Family Residential
 - Multi-Family Residential
 - Mobile Home Residential
 - Planned Neighborhood
 - Central Mixed Use
 - Main Street Mixed Use
 - Neighborhood Mixed Use
 - Planned Business
 - Planned Mixed Use
 - General Industrial
 - Heavy Industrial
 - Extraction
 - Planned Business Park/Planned Industrial
 - Parks and Recreation
 - Government and Institutional
 - Conservancy
 - Environmental Corridor
 - Rights-of-Way
 - Surface Water
 - Long-Term Growth Area
- Planned Neighborhood uses include:**
1. Single-Family Residential
 2. Two-Family Residential
 3. Multi-Family Residential
 4. Planned Office and Institutional
 5. Single-Family Attached
 6. Park and Recreation
- Planned Mixed Use uses include:**
1. Planned Business
 2. Multi-Family Residential
 3. Government and Institutional
 4. Park and Recreation
- Planned Business Park/Planned Industrial uses include:**
1. Light Industrial
 2. Planned Business
 3. Government and Institutional
 4. Park and Recreation



VANDEWALLE & ASSOCIATES, INC.
Planning • Design • Engineering

Revised: March 30, 2022
Data Source: Dane County GIS, GARC, MAPR, WISCONSIN, USA



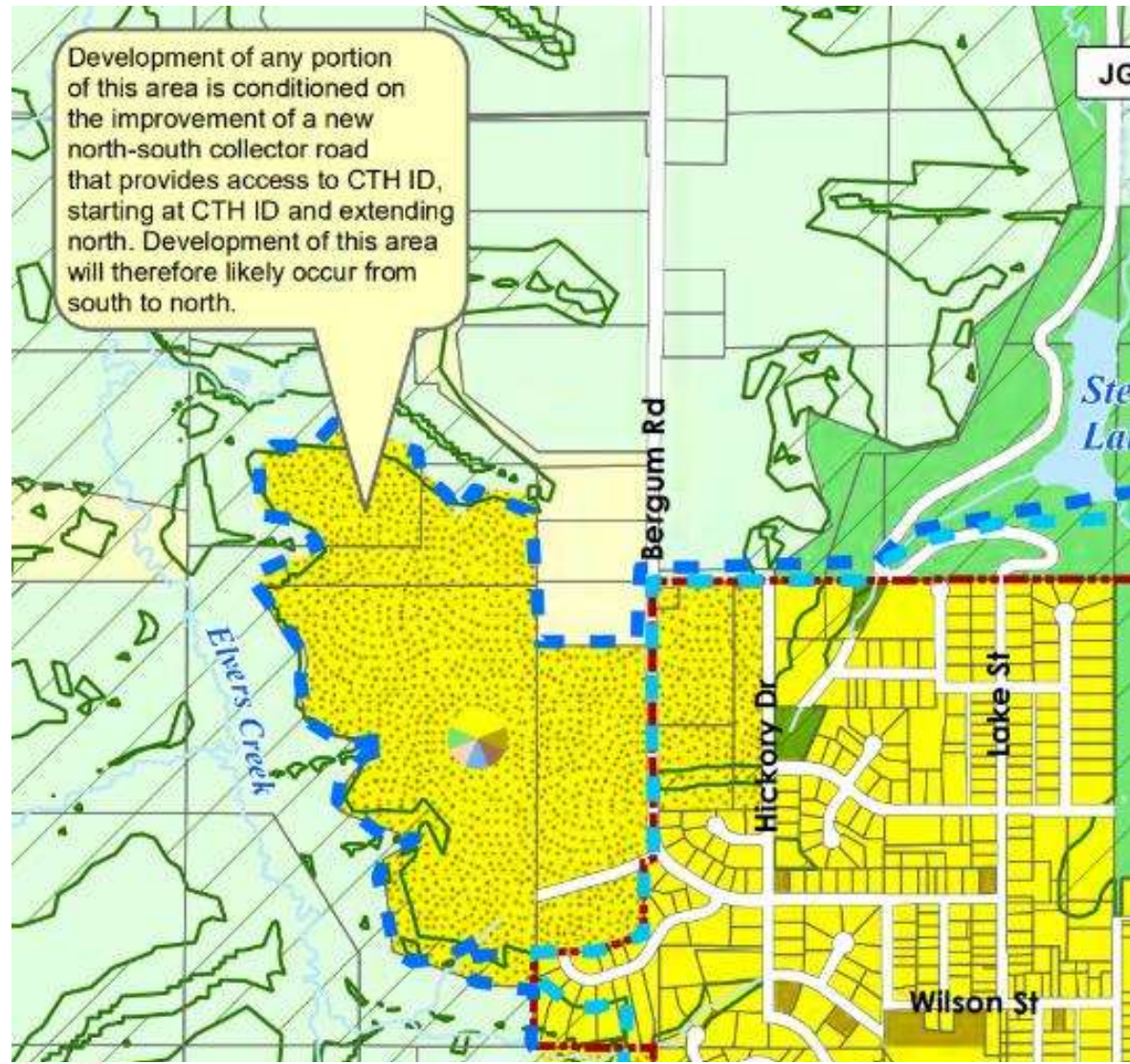
Ex. Village of Mount Horeb – Future Land Use Map

Plan specifies conditions under which growth may occur:

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

Planned Neighborhood may include:

1. Single-Family (Sewered)
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Mixed-Use
6. Parks and Recreation



Current Urban Service Area Boundary

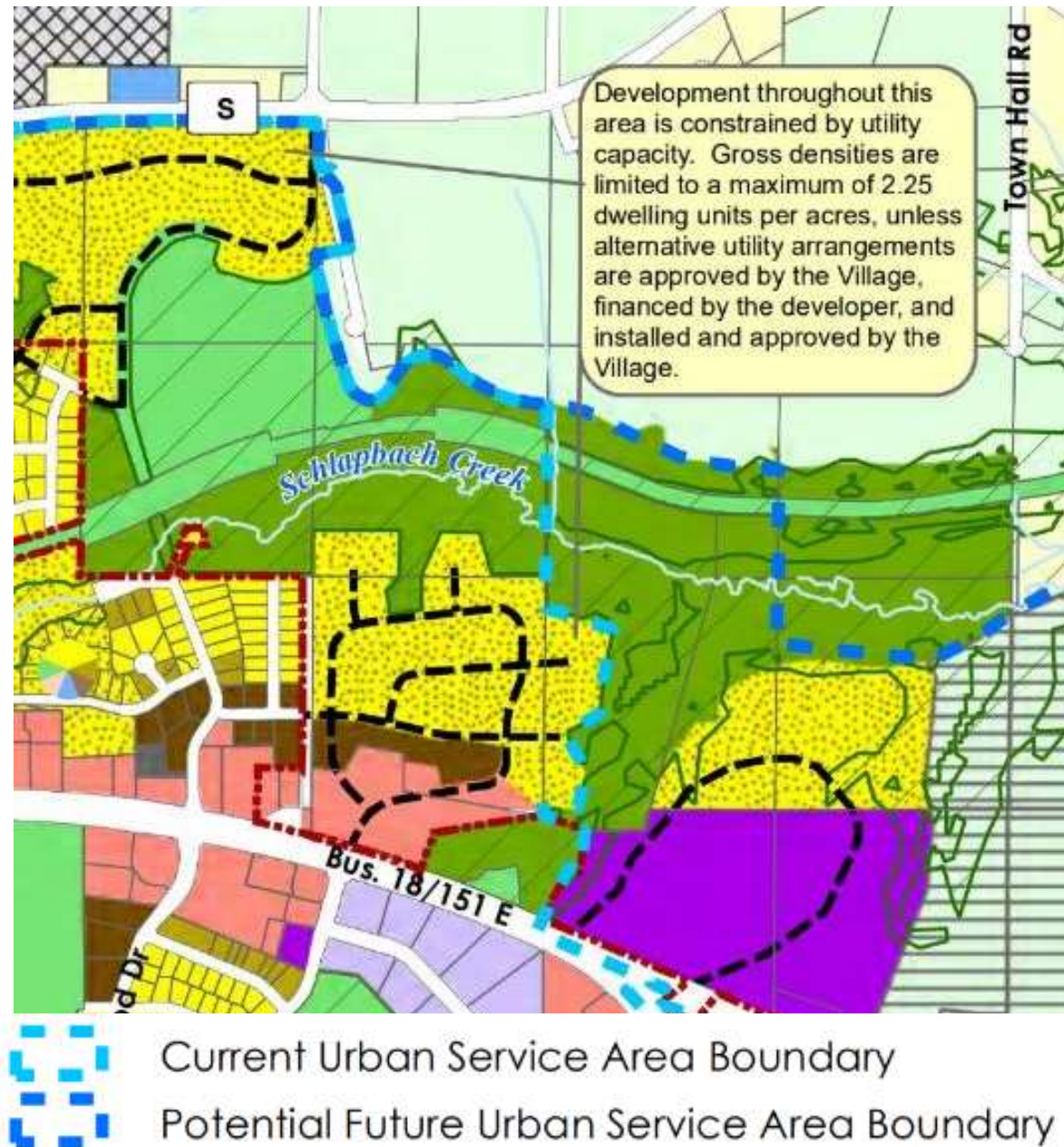
Potential Future Urban Service Area Boundary

Ex. Village of Mount Horeb – Future Land Use Map

Plan specifies conditions under which growth may occur:

“development of this area is constrained by utility capacity...”

“gross density is limited to 2.25 dwelling units per acre unless alternative utility arrangements are made”



Town of Grand Chute Comprehensive Plan

2022-2042

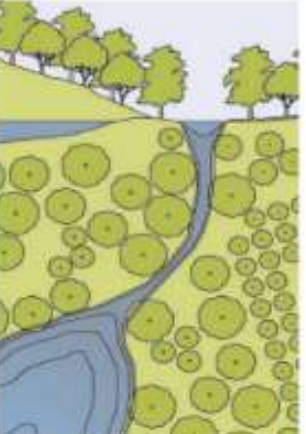


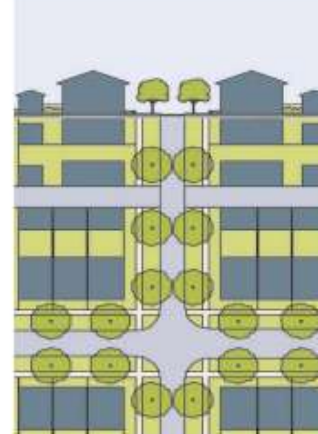
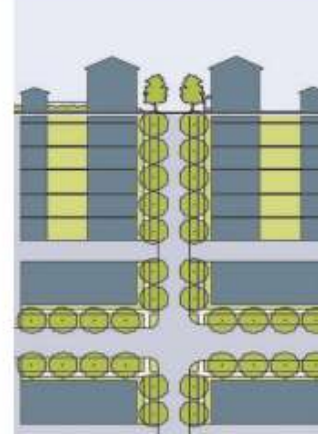



- Town of Grand Chute, Outagamie County (metropolitan)
- Population 24,000



<https://town-of-grand-chute-gis-mapping-hub-townofgrandchute.hub.arcgis.com/>

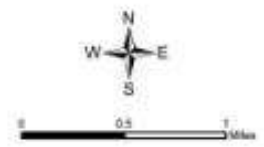
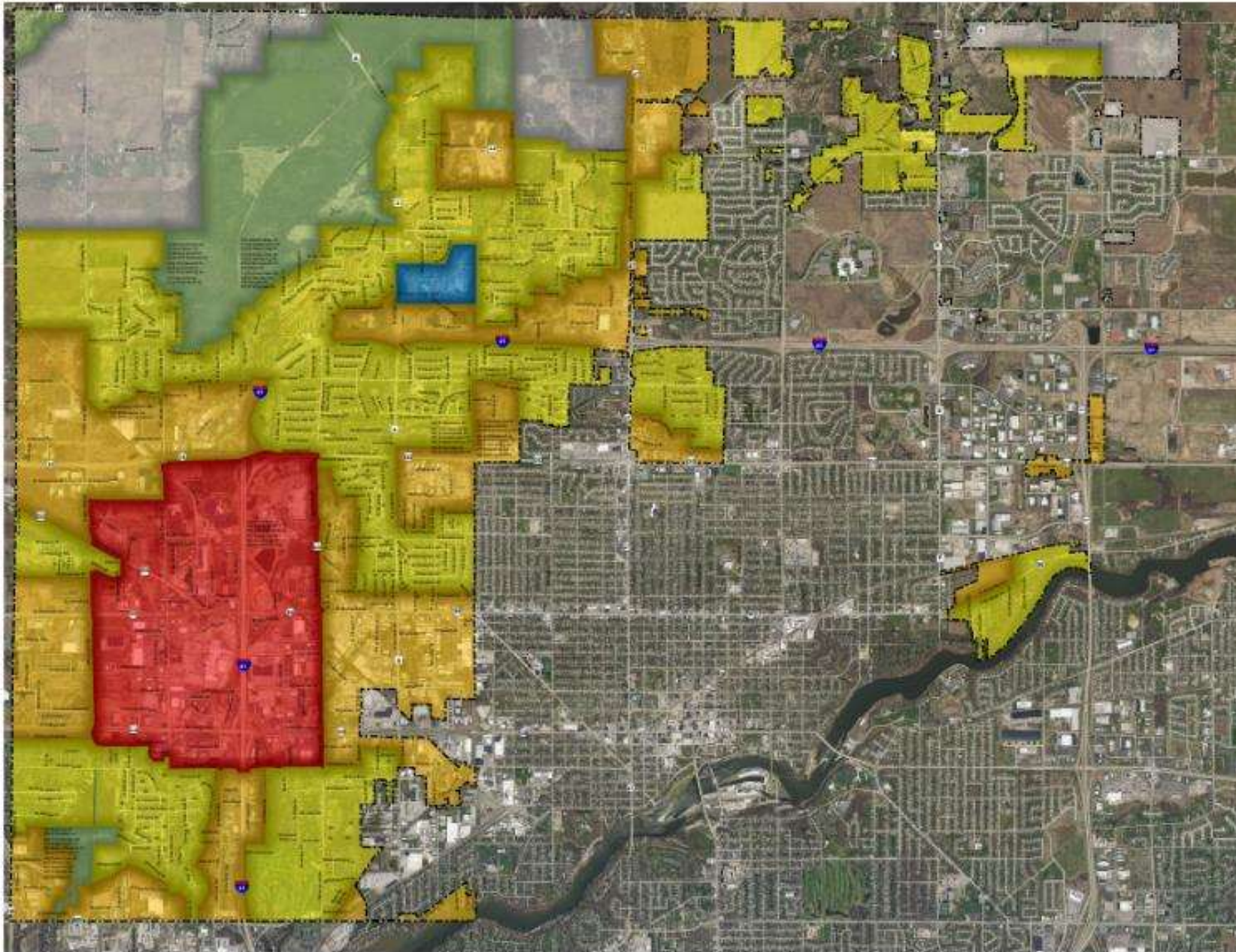
Plan organized based on urban transect

| Preserving Natural Resources | Suburban Transition | Suburban District | Urban District | Regional Commercial, Hospitality and Entertainment District | Town Center District |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
| <p>Natural landscape with some agricultural use. Areas comprised of woodlands, wetlands, streams, riparian areas, prairies, and other wildlife habitat. Lands approximating or reverting to a wilderness condition. Majority of the land is unsuitable for development due to topography, hydrology or other environmental conditions.</p> | <p>Comprised of residential development with areas remaining in agricultural use or open land. Residential development includes detached single-family houses surrounded by landscaped yards and existing farmsteads. Low-medium density residential development. New residential development serviced by municipal sewer and water, but private systems may be required in areas without access to these utilities. Non-residential development is limited and may include contractor and landscaping businesses, or limited light commercial/industrial uses with appropriate transitions and buffers.</p> | <p>Comprised of medium density residential areas adjacent to higher zones. Residential development includes detached single-family houses surrounded by landscaped yards. Some medium density multifamily residential development may be located in appropriate transition areas. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions. Non-residential development may include light/service commercial uses, or light industrial uses, with appropriate transitions and buffers.</p> | <p>Comprised of high intensity commercial and industrial development interspersed with existing residential areas. Future low-medium residential development in this district is limited. Future residential development includes medium-high density multifamily. Industrial and commercial development should be carefully sited and buffered to ensure compatibility with adjacent properties. Where appropriate, landscape buffers and screening can be implemented to provide compatibility between uses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p> | <p>Comprised of large scale commercial retail and hospitality and entertainment development. Future industrial development is very limited and should be sited on the periphery of this district, ideally adjacent to other industrial areas. High density mixed-use buildings that accommodate retail, offices, and residential apartments are appropriate in this district. Appropriate transitions and buffers should be implemented for future development adjacent to existing residential areas within the district. Limited availability for additional low-medium density residential development exists. Streets include terrace trees and wide sidewalks or trails to support substantial pedestrian activity.</p> | <p>Comprised of mixed-use development featuring service commercial and low-medium density residential to complement existing residential neighborhoods. Existing Town facilities and Town Center Park serve as anchors for this district. Future development should have minimal setbacks and promote shared parking and internal traffic circulation. Architecture for future development includes buildings designed and proportioned to provide interest and avoid blank walls and high-quality building materials. Entrances are connected to public sidewalks or trails. Streets include terrace trees and wide sidewalks or trails to support high pedestrian activity and recreation opportunities.</p> |

Town of Grand Chute Future Land Use

Legend

- Town Center
- Regional Commercial, Hospitality, & Entertainment District
- Urban
- Suburban
- Suburban Transitional
- Preserving Natural Resources




This data was compiled for use by the Town of Grand Chute Geographic Information System. Any other use without the express permission of the Town of Grand Chute is prohibited and may result in legal action. The Town of Grand Chute makes no liability regarding errors or omissions in this data.

Source: Town of Grand Chute (owner)
City of Appleton (creator)
Designed by Grand Chute
Prepared: December 2022

Community Appearance and Design

The Town will encourage buildings and new development to be situated and designed in a way that reflects the different functions of distinct districts and implement transitions and buffers between districts as appropriate.

| | | |
|---|--|--|
| <p>Preserving Natural Resources</p> | <p>Protect and preserve natural landscapes and ecosystems.</p> |  |
| <p>Suburban Transition</p> | <p>Lots in this district will include larger building setbacks and buffers between buildings. Any new development should include landscaping that compliments and enhances surrounding undeveloped and natural areas.</p> |  |
| <p>Suburban District</p> | <p>Traditional building setbacks and moderate lot sizes are appropriate in this district. The Town should continue working with residential developers to establish best timeline/process to ensure required terrace trees are successfully planted and maintained.</p> |  |
| <p>Urban District</p> | <p>Generally, moderate setbacks and lots associated with higher-density development are appropriate in this district. Landscaping and architecture requirements in the Zoning Code will continue to ensure development and redevelopment projects provide adequate site landscaping and high-quality building materials.</p> |  |
| <p>Regional Commercial, Hospitality & Entertainment District</p> | <p>Larger development sites will require larger lot sizes and setbacks. When feasible, the Town should encourage smaller setbacks and lot sizes that are compatible with surrounding development. Landscaping and architecture requirements in the Zoning Code will continue to ensure development and redevelopment projects provide adequate site landscaping and high-quality building materials.</p> |  |
| <p>Town Center District</p> | <p>The development of a Master Plan for this district should include specific design guidelines for future development. Guidelines should include maximum building setbacks, requirement parking in the side or back of buildings, enhanced landscaping requirements, and specific requirements for building materials and architecture.</p> |  |

Natural landscapes and ecosystems

Large lot size, setbacks and buffers

Moderate lot size, traditional setbacks, terrace trees







Higher density development, high quality landscaping and building materials

Large development sites, high quality landscaping and building materials

Design guidelines

Public Utilities - Stormwater, Sewer, & Water Management

The Town will implement and require best management practices to improve water quality, stormwater mitigation, and sewer network capacity throughout the Town. This will be done by best management practices, scheduled inspections, and network analysis for improvements & expansion.

| | | |
|---|---|--|
| <p>Preserving Natural Resources</p> | <p><u>Water</u> - Minimal facility expansion into these areas. <u>Stormwater</u> - Continue to expand and monitor stormwater mitigation efforts (MS4), especially when it comes to groundwater quality in natural resource areas. <u>Sewer</u> - Minimal facility expansion into these areas.</p> |  |
| <p>Suburban Transition</p> | <p><u>Water</u> - Monitoring of private water wells & expansion of the public water network during transition projects. <u>Stormwater</u> - Monitor existing stormwater facilities such as culverts/ponds & a move to urbanization during transition. <u>Sewer</u> - Monitoring of private septic systems & expansion of the public sewer network during transition projects.</p> |  |
| <p>Suburban District</p> | <p><u>Water</u> - Expansion of the public water network as areas develop & assessing needs of future expansion. <u>Stormwater</u> - Expansion of stormwater facilities, particularly moving away from culverts to a more connected network. <u>Sewer</u> - Expansion of the sewer network when applicable & removal of private systems when necessary.</p> |  |
| <p>Urban District</p> | <p><u>Water</u> - Continued monitoring of the existing public water network, especially the tracking of water main breaks. <u>Stormwater</u> - Continued stormwater network monitoring, especially tracking & inspecting possible illicit discharges. <u>Sewer</u> - Continued maintenance and upkeep of existing network facilities & analysis of future expansion.</p> |  |
| <p>Regional Commercial, Hospitality & Entertainment District</p> | <p><u>Water</u> - Continue to monitor public facilities, and expand inventory of private water mains and laterals. <u>Stormwater</u> - Continue to expand urbanized stormwater facilities as this district grows. <u>Sewer</u> - Expand facilities with growth and continue to monitor existing facilities, especially by televising mains.</p> |  |
| <p>Town Center District</p> | <p><u>Water</u> - Continue to be a center for town-wide water distribution, with continued capacity analysis for future growth. <u>Stormwater</u> - Expanding stormwater facilities as the district begins to develop & use it as an example of our best management practices for our town-wide MS4 Program. <u>Sewer</u> - Continue to expand network with growth.</p> |  |

Limit facility expansion, stormwater mitigation

Monitor private well and septic systems

Expand and connect suburban facilities

Track water main breaks and illicit discharges

Expand urban facilities with continued growth

Analyze capacity for growth, model best management practices

The background features a series of concentric, overlapping curved lines in shades of gray, some solid and some dashed, creating a sense of depth and movement. 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" is written in a clean, white, sans-serif font.

Planning Grants

Planning Grants

- Numerous grant opportunities!!!
 - Many require updated plans to be eligible
 - Bonus points when you plan for/prioritize projects
 - Ready source of data and maps to justify project and determine eligibility (ex. low-mod income)
- Partner with county, RPC, or consultants to update plans and seek grants

KNOWLES-NELSON STEWARDSHIP GRANTS

KNOWLES-NELSON STEWARDSHIP PROGRAM



Knowles-Nelson Stewardship funds support several DNR-administered grant programs. Available to local governments and nonprofits, Stewardship grants fund recreational development and conservation land purchases statewide.

REQUIRED

Comprehensive Outdoor Recreation Plan:

(Required) The project is identified in or supports a goal identified in a Comprehensive Outdoor Recreation Plan approved by the applicant or the county where the applicant resides.

BONUS POINTS

Comprehensive Plan:

(1 point) The applicant has or is developing a comprehensive plan with provisions that support intergovernmental cooperation.

(1 point) The proposed project is supported by or included in the applicant's comprehensive plan.

River/Lake Management Plan:

(1 point) For land acquisition projects, the proposed acquisition will contribute significantly to the overall success of an urban river project or comprehensive riverway or lake management plan.

Other Plans:

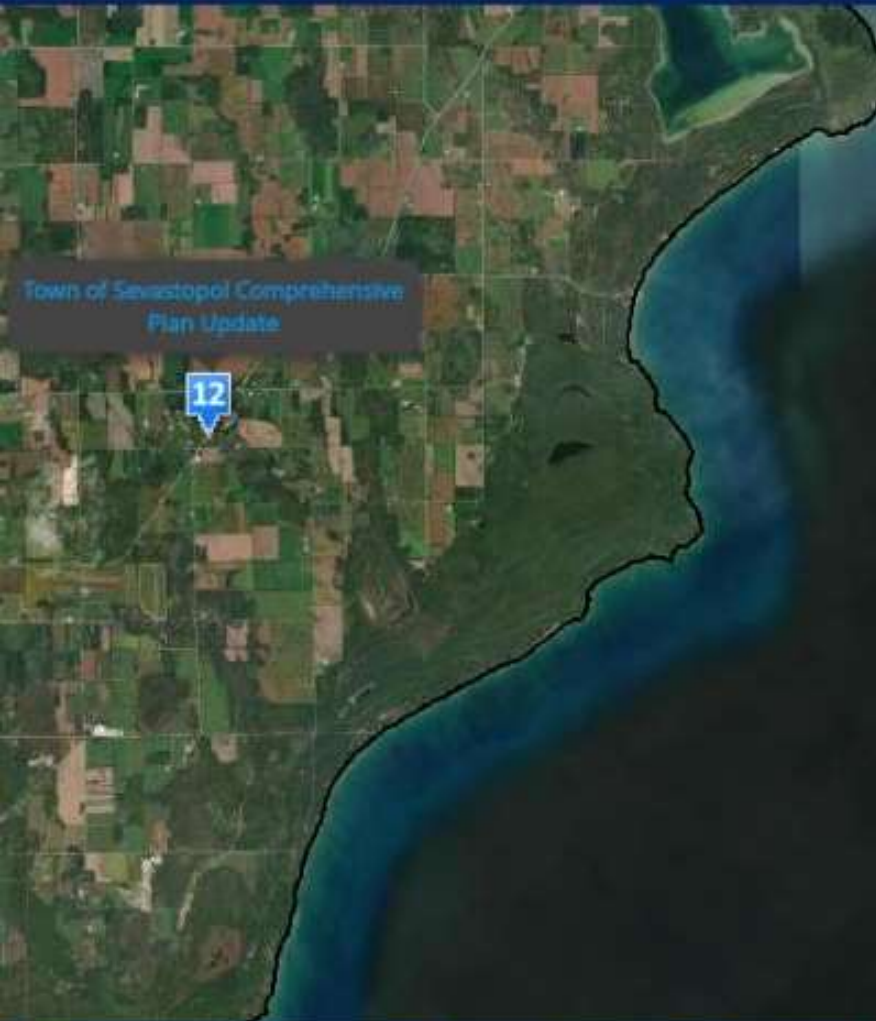
(1 point) The project is referenced in or supports other applicable plans, such as a local green space plan, integrated resource management plan, riverfront restoration plan, water quality plan, or other applicable plan adopted by the governing body

<https://dnr.wisconsin.gov/topic/Stewardship/ApplyLUG>

Wisconsin's Coastal Management Program (WCMP) Grants Map

- Welcome
- 2021 Grants
- 2020 Grants
- 2019 Grants
- 2019 Superior Region Grants
- 2018 Grants
- 2017 Grants
- 2016 Grants
- 2015 Grants
- 2014 Grants

2019 Grants Tour



Town of Sevastopol Comprehensive Plan Update

This is an update to the Town of Sevastopol's Comprehensive Plan.

Total Funding: \$15,000
WCMP Funding: \$7,500 (50%)

Town of Sevastopol
Local Government
Land Use & Community Planning

Photo Credit: Sevastopol Realty

6

Neighborhood Environmental Education

7

Community Rivers Program

8

Manitowac County Comprehensive Plan Update

9

Two Rivers South Breakwater Public Access

10

Kewaunee Harbor Master Plan

11

Ahnapee River Water Trail and Olson Park Master Plan

12

Town of Sevastopol Comprehensive Plan Update

CDBG - Planning Program (PLNG)

📄 Planning grant funds support community efforts to address improving community opportunities and vitality. Examples of eligible projects include the development of comprehensive plans, community development plans, and small area and neighborhood plans. Grants are limited to projects that, if implemented, meet a CDBG National Objective.

ELIGIBLE:

- **Comprehensive plans**
- Individual project plans
- Community development plans
- Capital improvement plans
- Small area and neighborhood plans
- Local analysis of impediments to fair housing
- Downtown revitalization plans
- Functional plans
- Environmental and historic preservation plans

REQUIREMENTS:

- **51% Low-Moderate Income**
- **2:1 match: (\$2 CDBG for every \$1 local)**

AVAILABLE:

- \$50,000 max award
- \$250,000 available annually
- **Non-competitive**, accepted continuously

| Year | Community | Award |
|------|----------------------|----------|
| 2022 | Dunn County | \$17,333 |
| 2021 | City of Berlin | \$50,000 |
| 2021 | City of Rhinelander | \$23,633 |
| 2021 | City of Shawano | \$14,447 |
| 2020 | City of Bayfield | \$50,000 |
| 2020 | City of Marinette | \$50,000 |
| 2020 | City of Park Falls | \$33,667 |
| 2020 | Village of Ontario | \$13,200 |
| 2019 | Village of Luck | \$50,000 |
| 2019 | Town of Bridge Creek | \$36,000 |
| 2019 | Village of LaFarge | \$22,400 |
| 2019 | Village of Siren | \$19,213 |
| 2019 | City of Stanley | \$18,000 |
| 2019 | Village of Wausaukee | \$9,100 |

New Loan Programs



Vacancy to Vitality Loan: converts vacant and underutilized commercial properties to housing.



Restore Main Street Loan: rehabs second and third-floor rental housing over commercial space.



Infrastructure Access Loan: covers the costs of installing, replacing, upgrading, or improving public infrastructure related to workforce housing or senior housing.

Important Statutory Requirements

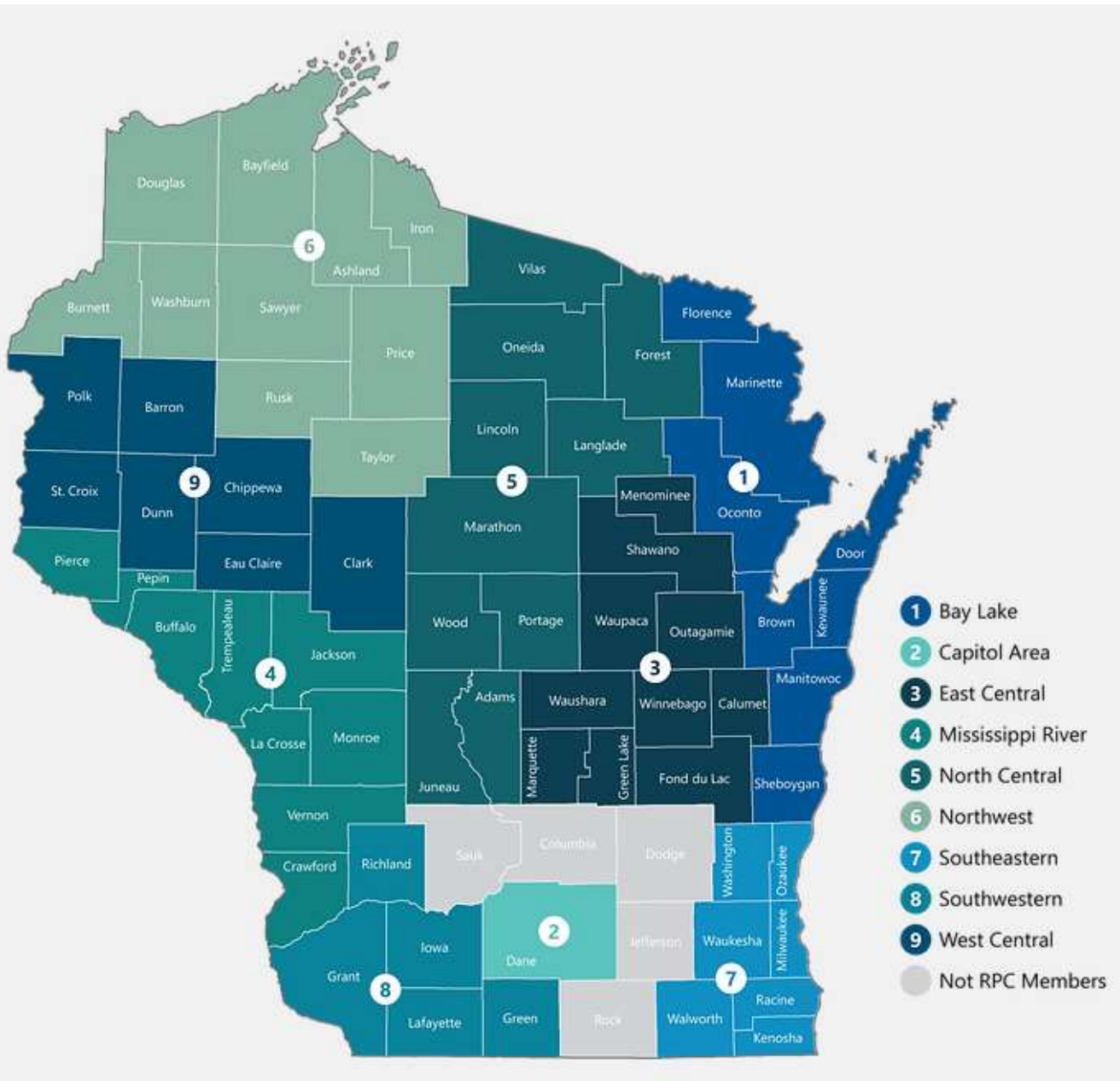
The municipality must:

1. Confirm that it has updated the housing element of its comprehensive plan within five years.
2. Ensure its comprehensive plan is updated at least once every 10 years and is compliant with other Wisconsin Statutes.
3. Make changes to ordinances or regulations to decrease the costs for new workforce housing developments.

The background features a series of concentric, overlapping curved lines in shades of gray, some solid and some dashed, creating a sense of depth and movement. A prominent blue callout box is centered on the page, containing the text "Recommended Resources".

Recommended Resources

Regional Planning Commissions



- Planning
- Data and research
- Mapping
- Transportation
- Economic development
- Grants and funding

<https://www.awrpc.org>

Plan Update Resources



Southeastern
Wisconsin
Regional
Planning
Commission

Comprehensive Planning

The Commission has been helping counties and communities prepare and update comprehensive plans since Wisconsin passed the "Smart Growth" law in 1999.

- Sample public participation procedures
- Sample public hearing notice
- Sample resolution and ordinance to update plan
- Consultants for comprehensive planning

<https://www.sewrpc.org/Local-Planning/Comprehensive-Planning>

Plan Update Resources



State of Wisconsin

Department of Administration

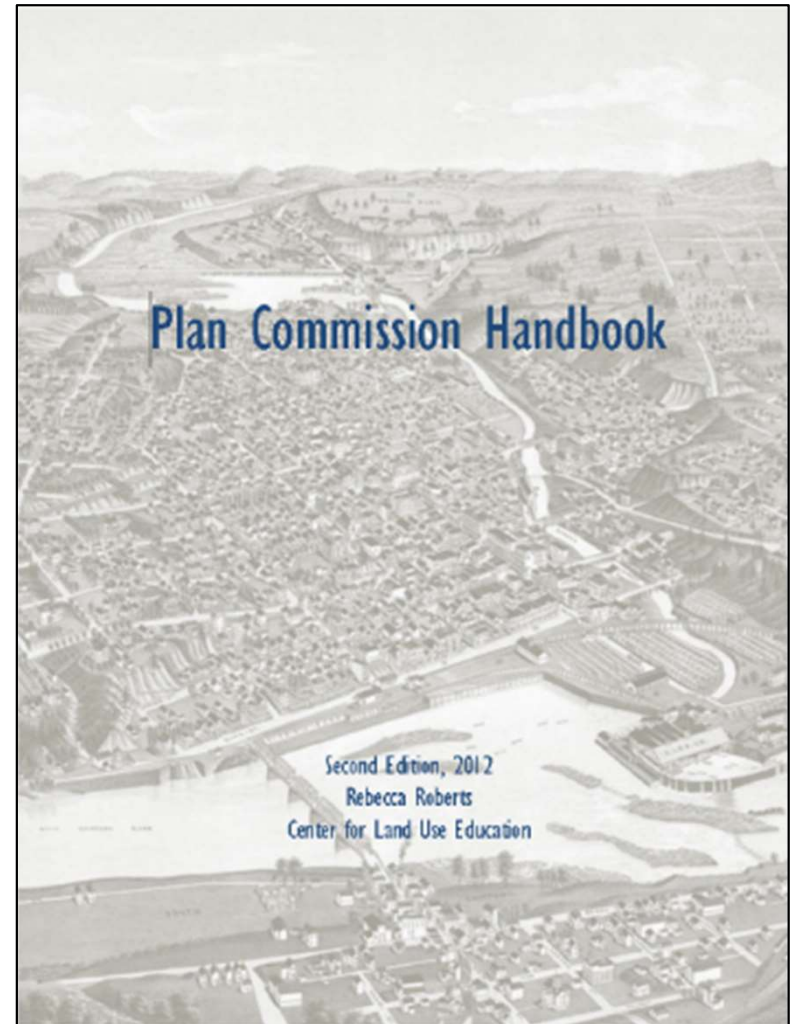
- Library of adopted plans
- Element guides
- Legal and procedural requirements
- Links to data, mapping and agency resources

<https://doa.wi.gov/Pages/LocalGovtsGrants/Comprehensive-Planning.aspx>

Plan Commission Handbook

- 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

Includes forms, worksheets, glossaries
and recommended resources



Thank You!

Poll 4



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



Extension
UNIVERSITY OF WISCONSIN-MADISON