

Comprehensive Planning Legislation

Wisconsin's Comprehensive Planning Law (s. 66.1001, Wis. Stats.) was signed into law on October 27, 1999. This legislation requires municipalities to have a Comprehensive Plan in place by the year 2010.

What is a Comprehensive Plan for?

From the Department of Administration:

“The purpose is to provide communities with information and policies that will guide future planning and community decisions.

Comprehensive plans incorporate a twenty-year vision and provide a rational basis for local land use decisions. Because communities vary greatly, the uniqueness of individual comprehensive plans reflects community-specific and locally driven planning processes.”

Consistency requirement

According to s. 66.1001, Wis. Stats., beginning on January 1, 2010, if a town, village, city, or county engages in official mapping, subdivision regulation, or zoning, those actions must be consistent with that community's comprehensive plan.

Contents of a Comprehensive Plan

The Law defines that a comprehensive plan shall contain at least the following elements:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural and Cultural resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

Each element must contain the following:

Goals

- Broad and general expressions of a community's aspirations, towards which planned effort is directed.

Objectives

- More specific targets, derived from goals and necessary to achieve those goals.

Policies

- Rules or courses of action necessary to achieve the goals and objectives they are derived from. They are precise and measurable.

Maps

Programs

- a system of projects or services necessary to achieve plan goals, objectives, and policies.

Concord's Planning Process

- October 26, 2005 - An educational workshop on comprehensive planning was held at the Community Center. The workshop was hosted by Professor Steve Grabow, a Community Development Educator with the UW Extension, Jefferson County Office.
- February 8, 2006; April 18, 2006; and August 1, 2006 - Professor Grabow facilitated 3 visioning sessions for the Town.
- September, 2006 - the Town Board sent out a mailing to all residents in the Town of Concord to solicit volunteers to help create a Comprehensive Plan.
- Beginning on October 3, 2006 - volunteers began meeting on the first and second Tuesdays of each month to help develop the Plan.
- December, 2006 - the Town Board hired Ruekert-Mielke, a firm providing municipal planning services, to provide professional assistance in the development of the plan.

Input for the Plan

- The Town of Concord responses to the Jefferson County 2020 Vision Plan Survey conducted by Jefferson County in 1996
- Responses to the Town of Concord Park and Planning Committee survey conducted in April, 2005
- Input gathered at a series of three Visioning sessions facilitated by Professor Grabow in 2006
- The Town of Concord Comprehensive Planning Questionnaire conducted in November, 2008
- Input from citizens who attended the monthly “first Tuesday” meetings from October 2006 to January 2009

Who Wrote the Plan ?

Most elements were researched and drafted by citizen volunteers with guidance and advice from:

- Ruekert-Mielke, a municipal planning firm
- The Wisconsin Town's Association
- Professor Steve Grabow, Community Development Educator with the UW-Extension, Jefferson County Office
- The Jefferson County Zoning Department
- The Wisconsin Department of Transportation

Issues addressed in the Plan

The *Town of Concord Comprehensive Land Use Plan* addresses the following planning elements as required by state statutes:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural Resources
- Environmental and Natural Resources
- Cultural and Historic Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

Other information included in the Plan

- The Public Participation Plan – a document passed by the Town board on February 12, 2007. This document was developed and passed early in the planning process and guided the Town's efforts to elicit public input for the Plan
- Associated maps and supporting materials
- A summary of results from surveys and visioning sessions

The Format of the Plan

Each element contains the following:

- Visions Statements – goals and objectives specific to that element
- Strategies – policies and programs the Town will employ to achieve the stated Visions
- Issues and background information specific to each element

Overall Vision Statement

As stated in the Plan:

“It is the expressed intent of this Comprehensive Land Use Plan to maintain the agrarian and rural character of the Town of Concord”

(excerpted from *Town of Concord Comprehensive Land Use Plan*, pg. 1, “Overall Vision Statement”)

Summary of Plan Vision Statements

- The Town will retain a quiet, rural atmosphere.
- The Town will continue to consist mainly of agricultural lands and productive farmland.
- The Town will continue to be characterized by low housing and population densities.
- Town taxes will remain reasonable and affordable.
- Expenditure related to road maintenance and repair will be moderate.
- The road network will experience minimal creation of new infrastructure.
- Environmentally sensitive areas will be protected.
- Cultural and Historic resources will be preserved.
- New businesses will be small scale, locally owned, and compatible with the Town's rural character and agricultural land use.
- The Town will have good relationships with neighboring communities to deal with issues such as annexation, extraterritorial plat review, fire protection, shared road maintenance, etc.

Key Strategies

- Limit lot splits beyond what is currently allowed by the County
- Prohibit construction of multi-unit and high-density housing
- Limit new development to sites with access to existing road infrastructure
- Limit new development to sites which allow for on-site wastewater treatment systems and on-site water supply
- Limit new business development to the existing rural hamlet area
- Establish boundary agreements with neighboring communities
- Establish guidelines for large-scale farming operations
- Work with the Concord Historical Society to identify, preserve, and protect historic resources
- Work with the Jefferson County Farmland Conservation Easement Commission to preserve agricultural lands

Where to view the Plan

- Copies of the Plan can be downloaded from the Town website: www.concordwisconsin.org
- The Town Clerk can provide an opportunity to view a copy of the Plan or provide a copy of the Plan on c/d

Contact: Lloyd Zastrow 262-593-8945

N6828 CTH-E,
Oconomowoc, WI 53066-9017

- Paper copies of the plan can be obtained from the Town Clerk with advanced notice and a fee

Changes to the Plan

Subsequent to printing of the plan and scheduling this public hearing, changes have been made as a result of the following information from Jefferson County regarding zoning ordinances:

“Jefferson County has county-wide zoning administered through the County Zoning Office and County Zoning and Planning Committee. It does have a partnership with each of the 16 towns; however, the creation and administration of the County Zoning Ordinance is under the jurisdiction of Jefferson County. Therefore, the towns in Jefferson County are not able to create zoning ordinances. The towns may, however, institute policies which are more restrictive than Jefferson County in regards to zoning.”

As a result:

Three zoning issues for which the plan called for the creation of zoning ordinances by the Town have been reworded to reflect that the Town policy will be more restrictive than the County in these areas in accordance with our Comprehensive Plan, but the Plan no longer directs the Town to create ordinances.

The issues are:

- Limiting lot splits on non-prime soils
- Restricting conditional uses in the Community Zoning District
- Developing guidelines for the location and operation of large scale farming operations

Limiting lot splits

The Comprehensive Planning Questionnaire sent out November, 2008 gave the following information regarding lot splits:

“Many parcels of agricultural land in Concord qualify for Splitting off up to 6 acres for up to 3 residences under Jefferson County zoning rules. The County zoning department estimates Concord could add an additional 520 residences under these rules. This would increase Concord's present 757 households by 72%. Under County zoning rules Concord is allowed to be more restrictive. Because of the significant impact of such a large housing increase, it has been proposed that Concord limit the new residences to 2 instead of 3 but *not change* the allowable six acres that can be split off. This would reduce the increase in new households by a third to 346 but allow for larger lots.”

Results of Lot Split Question

Do you support reducing the maximum number of lot splits on agricultural land Zoned A-1 from three splits to two splits?

- a. Support limiting lot splits: 138 (54.7%)
- a. Do not support limiting lot splits: 113 (45.3%)