

## ***The Reason for a Town Plan***

- **Wisconsin enacted the Comprehensive Planning statute to achieve responsible planning and create a framework for implementing comprehensive plans.**
  - **If Concord wishes to make land use decisions in addition to Jefferson County's plan, the law requires us to adopt a comprehensive plan by the year 2010. After 2010 all decisions would have to be in accordance with our plan.**
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# *Wisconsin Comprehensive Planning Law*

- The Wisconsin Comprehensive Planning Law (s. 66.1001) does not mandate how a local community should grow, rather it requires public participation at the local level in deciding how a community wants to look and be in the future.

# ***CONTENTS OF A COMPREHENSIVE PLAN***

***A comprehensive plan shall contain all of the following elements:***

- 1) Issues and opportunities element
  - 2) Housing element.
  - 3) Transportation element.
  - 4) Utilities and community facilities element.
  - 5) Agricultural, natural and cultural resources element.
  - 6) Economic development element.
  - 7) Intergovernmental cooperation element.
  - 8) Land–use element.
  - 9) Implementation element.
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# *(1) Issues and opportunities element.*

- Concord background information including population, household and employment forecasts, demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the town.
  - Statement of overall objectives, policies, goals and programs to guide the future development 20–year planning period
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## *(2) Housing element.*

- Many factors need to be considered such as housing choices, income levels, age groups, special needs, etc.
  - There is no boilerplate standard for how the Housing Element must look. What is necessary is that the final product for the Housing Element must state the goals of the community and the specific means by which it intends to achieve these goals.
  - We can work with other communities to provide a variety of options in housing.
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### ***(3) Transportation element.***

- Considerations for the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation.
- Some of these may not apply to Concord

## *(4) Utilities and community facilities element.*

- This is a look at how to guide any future utilities and community facilities.



## ***(5) Agricultural, natural and cultural resources element.***

- This element looks at management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.
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## *(6) Economic development element.*

- This element has us look at our economic base and quality employment opportunities.
- This might be an area that we would share planning with surrounding towns.

## *(7) Intergovernmental cooperation element.*

- Consider working with other jurisdictions regarding public facilities and public services. This element shall analyze the relationship of Concord to school districts, adjacent governmental units, the region and the state.

## *(8) Land–use element*

- This element shall contain a listing of the amount, type, intensity and net density of existing uses of land in Concord such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land.
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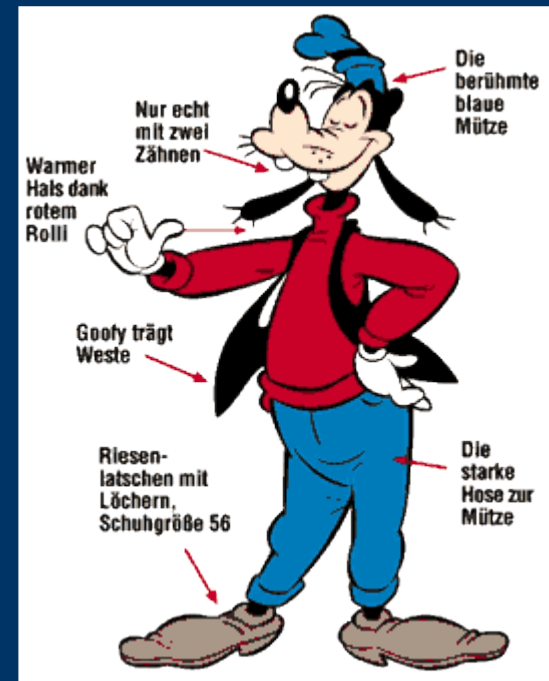
## ***(9) Implementation element.***

- This element describes how to implement the previous eight elements. This would include proposed changes to any applicable zoning ordinances, official maps, sign regulations, historic preservation ordinances, site plan regulations, design review ordinances, codes, etc. This element shall describe how all of the elements of the comprehensive plan will be integrated with each other and shall include a mechanism to measure Concord's progress. **The element shall include a process for updating the comprehensive plan.** A comprehensive plan under this subsection shall be updated no less than once every 10 years.
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Where do we go from here?



# Find a professional



Every first Tuesday of the month is scheduled for discussion of the town plan.

The following Tuesday (2<sup>nd</sup> Tuesday) is an organizational meeting to organize the next 1<sup>st</sup> Tuesday plan meeting.

Everyone is Welcome!

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