

# TOWN OF CONCORD ISSUES, OPPORTUNITIES, AND STATEMENT OF GOALS

April, 2007

## **Purpose**

The purpose of the Issues and Opportunities Element is to provide background information pertaining to the Town of Concord, to identify issues and/or opportunities specific to the Town, and to propose the overall goals that will serve as a framework to construct supporting goals specific to each element of the Concord Comprehensive Plan.

## **Community Involvement**

Community input and participation is viewed as fundamental for the success of the Concord Comprehensive Plan. The Town of Concord has conducted and continues to conduct numerous public meetings designed to involve the community in the planning process. In addition to the ongoing public meetings, an educational workshop on comprehensive planning was held on October 26, 2005. This was followed by three visioning workshops conducted by Professor Steve Grabow of the University of Wisconsin-Extension, Jefferson County Office. These visioning workshops were held on February 8, 2006, April 18, 2006, and August 1, 2006. Further input was received from a survey conducted in 1996 by Jefferson County for the 2020 Vision Plan and from a Town of Concord Planning Survey conducted in July of 2005.<sup>1</sup> Utilizing this community input and the basic community statistics as building blocks, a list of issues and opportunities has been identified and a list of overall goals has been developed to guide the comprehensive planning process. More specific goals, objectives, policies, maps, and programs may be developed in each of the individual elements composing the Concord Comprehensive Plan.

## **List of Issues and Opportunities**

The Town of Concord has geographic, demographic, economic, environmental, and other factors that result in the following issues and/or opportunities. For the purpose of this list, there is no meaningful reason to distinguish between an issue and an opportunity. Both will need to be considered in the development of the comprehensive plan.

- Maintaining the rural character, natural resources, and quality of life
- Preventing annexation of Town land by neighboring communities through the potential use of boundary agreements, conservation easements, purchasing of development rights and other means
- Interstate highway I-94 passes through the town with a four-way intersection at CTH F and an

intersection at Willow Glen Road (a town road) that has only an east bound exit ramp and a west bound on ramp. The future existence or expansion of the Willow Glen Road interchange is not yet determined but will depend on the Town of Concord, regional, and metropolitan comprehensive plans as well as county, state, and federal transportation plans.

- Determining whether the Town is for or against the state placing a park-and-ride lot at the north-east corner of the I-94/CTH F intersection, the maintenance of which will be the responsibility of the town (A similar proposal was rejected by the Town in March, 2004)
- Deciding if the "I-94 Corridor" is better for the community remaining as is or being developed for small businesses
- Proximity to the intense growth of Oconomowoc, Summit, and Johnson Creek
- Proximity to the large cities of Milwaukee and Madison
- The Town of Concord has one Rural Hamlet area and does not own any water or sewer treatment facilities.
- The Community Center serves as a focal point for town business, a polling location, activity center, and more but still offers potential for additional uses.
- Affirmation of the Jefferson County Agricultural Preservation and Land Use Plan with the understanding that the Town zoning can be more but not less restrictive than Jefferson County zoning if so desired.
- Acknowledgment of the extremely high percentage of Town land designated as agricultural preservation area or environmental corridor-refer to map ???
- Concord is affected by the extraterritorial plat review jurisdiction of the City of Oconomowoc and the Village of Sullivan.
- In Concord farming is both an economic pursuit and a lifestyle pursuit with many people farming part-time.
- Protection of ground and surface water quality and the need for open space to recharge aquifer
- Concern for adequate revenue for the town to meet escalating costs
- Concern that the type and amount of economic development be consistent with the rural character (avoid large businesses or employers)
- Resurfacing of town roads and maintenance options to extend road life
- Between 2000 and 2006 there was an average of 8 new land splits per year for building sites. As of the end of 2006, under the terms of the zoning regulations in effect, Concord property owners would be able to accomplish a maximum of 538 additional land splits for building sites on non-prime soils.

- Desire for bicycle, pedestrian, and possible equine trails
- Exploring the advantages/disadvantages of a Town form of government vs. a village form of government

### **Basic Goals**

In Concord's Visioning Workshops, comprehensive plan meetings, and related surveys, the community input has been consistent and clear that the rural character and quality of life is of the utmost importance to the majority of the citizens of Concord. Also, the natural beauty of the town is dependent on many of the same qualities that contribute to its rural character. With development occurring in Ixonia to the north and Sullivan to the south, and with the intense development in the communities of Oconomowoc and Summit to the east and Johnson Creek to the west, maintaining the current quality of life and natural beauty in Concord may be a challenge but can be accomplished with careful planning.

The rural nature of the Town does not allow for the provision of all services and facilities that may be noted in the comprehensive plan of a more urbanized area. Nonetheless, all required elements of a comprehensive plan will be addressed, although Concord residents may rely on services provided elsewhere. Whenever possible and appropriate, the town can work with neighboring communities to meet needs. Acknowledging the difference between planning for growth and reacting to growth, the following goals have been formulated to guide the planning process:

**GOAL:** To preserve and enhance the existing quality of life associated with rural living and the Town's agricultural base.

**GOAL:** To maintain, preserve, protect and enhance the natural resources of the Town which includes but is not limited to environmental corridors, woodlands, wetlands, lakes, ponds, rivers, streams, prairies, parks, open spaces, groundwater resources, wildlife habitats and other environmentally sensitive areas.

**GOAL:** To remain "farm friendly" by preserving agricultural opportunities, preventing fragmentation of open spaces, and maintaining agricultural zoning.

**GOAL:** To preserve historic and cultural lands and structures that contribute to community character and identity.

**GOAL:** To keep easy access to I-94 at the Highway F intersection.

**GOAL:** To strive for housing that maintains the rural nature of the town while providing an adequate supply to meet the needs and special needs of people of all income and age groups.

**GOAL:** To work with neighboring communities to ensure housing needs are met when that housing may not be available, practical, or reasonable within the Town.

**GOAL:** To provide and maintain an efficient, safe, and convenient multi-modal transportation system that is integrated with with state, regional, and federal transportation plans and also accommodates the needs of Town residents including those with disabilities.

GOAL: To provide suitable utilities and community facilities to Town residents and to utilize shared services and consolidated facilities with adjoining governmental bodies when appropriate. (fire protection, emergency services, etc.)

GOAL: To consider approval of only businesses and services that are consistent with the rural character of the Town and/or businesses and services that satisfy a demonstrated local need when that need can not be adequately met in the surrounding areas.

GOAL: To develop and maintain cooperation, coordination, and mutually beneficial relationships with local, county, state, and federal units of government. (Boundary agreements, etc.)

GOAL: To utilize the 1999 Jefferson County Agricultural Preservation and Land Use Plan and its policies as the foundation of Concord's comprehensive plan and to modify that plan and its policies when necessary to further enhance the rural character of the Town.

GOAL: To ensure public participation in procedures used for resolving future issues

GOAL: To use zoning, ordinances, regulations, codes and other means to implement the elements of the comprehensive plan including a method of measuring compatibility of zoning with plan goals and a method of updating the plan.

See appendix for related documentation

**[General Demographics](#)**