

Comprehensive Planning

As a result of the recently enacted Comprehensive Planning and Smart Growth Law, the Town of Namakagon is required to develop a comprehensive plan by January 1, 2010. The plan is to be written by the Comprehensive Planning Committee which is appointed by the Town Chairman. The Namakagon Planning Committee was appointed in March 2009, and has been meeting monthly. (First Wednesday, 7 PM, Town Hall).

The purpose of the comprehensive plan is to elevate the status of planning, and to maximize community dialog regarding the future of our town. It must contain nine specified elements, and must be adopted in accordance with applicable laws. The requirements emphasize the involvement of the public and consideration of intergovernmental issues. Consistency requirements must be met regarding the elements of the plan, the land use activities, and the programs of the town. The Town Board is required to “buy in” to the plan by enacting an ordinance that adopts the plan. The plan must include implementation procedures and periodic review. It will be used to guide the actions of the town thereby making land use decisions more predictable and fair, and less controversial. The plan should give a reason to say “yes” or a reason to say “no” to a proposal.

There are nine elements that are required to be in the comprehensive plan. These are briefly discussed below. Each element may include objectives, policies, goals, maps and programs designed to guide the planning in that element. A more detailed definition of each element may be found in Wisconsin Statutes chap. 66.1001 Comprehensive planning.

Issues and Opportunities-Collects and analyzes a wide range of demographic data to identify trends in the Town of Namakagon. The information is used to predict future needs in the town and to help guide the town’s future growth.

Housing-A plan for the town so that there exists an adequate housing supply that meets the existing and forecasted housing demand. This should include policies and programs that promote the appropriate development and provide for a range of housing choices that meets the needs of persons of all income levels, age groups and persons with special needs.

Transportation-A plan to guide the future development of various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, air transportation, trucking and water transportation.

Utilities and community facilities-The plan may include information regarding the development of sanitary sewer service, storm water management, water supply, solid waste disposal, recycling facilities, parks, telecommunications facilities, power-generating plants, transmission lines, cemeteries, health care, child care facilities,

police/fire protection, ambulance service, libraries, schools and other government facilities.

Agricultural, natural and cultural resources-The plan may include information regarding programs for the conservation and promotion of effective management of natural resources including but not limited to ground water, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning regulations, parks, open spaces, historical and cultural resources and other natural resources.

Economic development-The plan may include programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the town. It should also identify county, regional and state economic development programs that apply to the town.

Intergovernmental cooperation-The plan may include programs for joint planning and decision making with other jurisdictions, including but not limited to schools, drainage districts, adjacent local governmental units. It should identify existing or potential conflicts between local governmental units and describe processes to resolve such conflicts.

Land use-The plan may include programs to guide the future development and redevelopment of public and private property. This includes information regarding trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts.

Implementation-Programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, and subdivision ordinances in order to implement the objectives, policies, plans and programs contained in the plan. The plan must be updated no less than once every 10 years.

In addition to developing the comprehensive plan the committee has specific responsibilities while working with the town board. Some of these responsibilities include the review of all land use and zoning requests, developing the official map of the town and allowing for public input on issues related to the comprehensive plan prior to action being taken by the town board.

More information is available at:

Wisconsin Towns Association-www.wisctowns.com

Wisconsin Counties Association-www.wicounties.org

UW Extension Center for Local Government-<http://lgc.uwex.edu>

Use the email link to the town planning commission in this website