

Town of Alden

Polk County, Wisconsin

Embarking on your Comprehensive Plan

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Town of Alden Comprehensive Planning Kickoff

Saturday, March 5, 2005
1:00 PM
Town of Alden Town Hall



Why plan?

Change in a community without planning often happens in a haphazard fashion. Physical changes are the result of many uncoordinated decisions made by individuals. Because the decisions are often made without concern for the historical character of the community, the relationship of one development to another or how development may adversely impact the community, problems can occur.



Why plan?

Planning can provide a way to coordinate individual decisions so that the ensuing developments support, rather than detract from one another and promote community values. Planning can also provide facts on existing conditions and trends to help evaluate each project in light of what the community wants. It can even suggest alternative projects that might better serve community needs.



Why plan?

Planning helps communities act instead of reacting in the face of change.

Planning helps define the future character of communities by creating and maintaining a sense of place.

Planning protects natural and agricultural resources, and community character.

Planning provides predictability regarding future development.



Why plan?

Planning saves money.

Planning promotes economic development.

Planning can promote sustainable development.

Planning helps protect private property rights.



How do we plan?

In their comprehensive plans communities try answer these questions:

What have we been in the past and who have we been?

What are we now, who are we now?

What do we as a community value, what are our challenges and opportunities?

What are we likely to become, what do we want to become?



What have we been in the past and who have we been?

In answering the first question we look at historical information and determine if there are identifiable trends that might continue into the future.

What are we now, who are we now?

In answering the second question we take inventories and may make estimates of current conditions based on certain indicators.



What do we as a community value, what are our challenges and opportunities?

Next, the community develops what the issues are and whether each issue is something the community values or is a problem the community faces.

It also identifies the challenges and opportunities presented by those issues.



What are we likely to become, what do we want to become?

In answering the last question we take a look at our trend information and our estimates and make projections. This can give us an idea as to how things might be in the future if we continue as we have been.

Based on what it has learned the community can create a broad vision for what it wants to be or could be in the future.

If a community does not like what they might become based on the projections, as it may conflict with its vision, it can explore alternatives to either retain or restore what it values.



What is the planning process?

Plan to plan and develop public participation process.

Background data collection and analysis.

Generate issues and a vision.

Develop goals, objectives and policies.

Advance strategies and plan alternatives.

Select preferred strategies and alternatives.

Prepare draft plan.

Plan review and approval.

Plan implementation.

Plan monitoring, evaluation and update.



Public participation

1. Plan Commission meetings open to the public
2. Citizens advisory committee and focus groups
3. Kickoff meeting - introduce the public to planning
4. Open house - present background information
3. Generate issues - challenges and opportunities
4. Public opinion survey
5. Visioning
6. Evaluate plan goals, objectives and policies
7. Evaluate plan alternatives
8. Review and comment on the draft plan
9. Public hearing



What is a comprehensive plan?

There are nine comprehensive planning elements and there are statutory requirements for all of them.

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation



Issues and Opportunities Element

... a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20–year planning period.

Background information including demographic trends, age distribution, educational levels, income levels and employment characteristics, and projections for population, households, and employment.

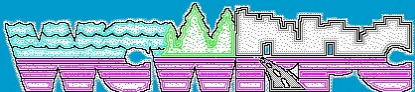


Housing Element

... objectives, policies, goals, maps and programs to provide an adequate housing supply that meets existing and forecasted housing demand.

... assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock.

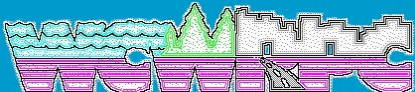
... policies and programs that promote the development of housing for residents and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs ...



Housing Element

... policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing ...

... policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.



Transportation Element

... objectives, policies, goals, maps and programs to guide 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.

... compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans.

... identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply ...



Utilities and Community Facilities Element

... objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities.



Utilities and Community Facilities Element

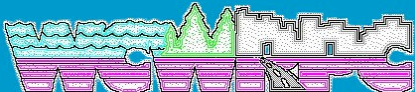
... describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit

... include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.



Agricultural, Natural and Cultural Resources Element

... objectives, policies, goals, maps and programs for the conservation, and promotion of the effective 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.



Economic Development Element

... objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base ...

... assess categories or particular types of new businesses and industries that are desired, assess strengths and weaknesses with respect to attracting and retaining businesses and industries, and designate an adequate number of sites for such businesses and industries.

... evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses, and identify county, regional and state economic development programs that apply ...



Intergovernmental Cooperation Element

... objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent municipalities, for siting and building public facilities and sharing public services.

... analyze relationships with school districts and adjacent municipalities, and to the region, the state and other governments.

... incorporate any plans or agreements to which the local governmental unit is a party ...

... identify existing or potential conflicts with other jurisdictions and describe processes to resolve such conflicts.



Land Use Element

... objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property.

... a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses.

... analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts.



Land Use Element

... contain projections, based on the background information, for 20 years, in 5–year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.

... include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities will be provided in the future, consistent with a timetable ...

... the general location of future land uses by net density or other classifications.



Implementation Element

... programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs.

... describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan.

... include a process for updating the comprehensive plan. A comprehensive plan shall be updated no less than once every 10 years.



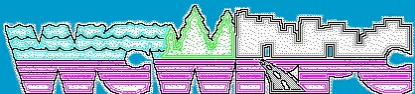
Vision, Goals, Objectives, Policies and Implementation

Definition of Vision - A vision is a conceptual description of a desired future based on values identified to be important by the community. A vision is produced by an appreciative inquiry into the best of what is, exploring ideals of what might be, and agreement on what should be.

Purpose of the Vision - A vision defines where one wants to go and provides the direction for developing strategies and actions to get from the present to that desired future.

Relationship of the Vision to the Comprehensive Plan - The vision is developed to provide the guidance for the comprehensive plan in the form of a broad overriding theme. The goals, policies, objectives and programs identified in the plan should support the vision.

Visioning - The process by which a community defines the future it wants.



Vision, Goals, Objectives, Policies and Implementation

GOAL: A long-term end toward which programs or activities are ultimately directed, but might never be attained. It represents a general statement which outlines the most preferable situation which could possibly be achieved if all the objectives, policies and programs supporting it were developed to their fullest extent. Goals are the community's desired destination.

OBJECTIVE: A specific, measurable, intermediate end that is achievable and marks progress toward a goal. Objectives are the strategic steps required to reach the community's desired destination. There are alternative objectives capable of effecting a goal.



Vision, Goals, Objectives, Policies and Implementation

POLICIES: The way in which programs and activities are conducted to achieve an identified objective or goal. They are prescriptive courses of action selected to guide and determine present and future decisions. Policies are the tactical steps which define the actions necessary to accomplish the strategic steps (objectives) toward the community's desired destination (goals).

IMPLEMENTATION: Effecting the plan through regulations such as nuisance ordinances, zoning or subdivision controls, through programs designed to help reach a goal or through non-regulatory means such as a capital improvements program or an information and education campaign.



What are the comprehensive planning issues in Wisconsin Towns?

Agricultural Preservation

- Farm / Non-Farm Conflict

- Agriculture Economy

- Landowner Expectations vs. Community Goals

Maintaining Rural Character

- Development Pressure

- Lifestyle Preferences

- Natural Resources Protection

Conflict with Undesirable Uses

- Metallic and Non-metallic Mining

- Landfills

- Large-scale Livestock Operations

Property Rights



What are some responses to those issues?

Residential Density

How much development is enough?

Provide landowners a return on investment

Minimize the impacts on farm operations

Keep the community rural

Development Design

Can development be designed to address rural values?

Clustering development on marginal ag land

Conservation designed development

Nuisance Ordinances

Junked cars and other accumulations

Sexually-oriented businesses

Others to protect public health, safety and welfare



Planning timeline

January 1, 2005 to June 30, 2007

Second quarter 2005 - collect background data

Third quarter 2005 - evaluate background data, open house, develop issues and survey

Fourth quarter 2005 - evaluate survey, conduct community visioning

First quarter 2006 - develop goals, objectives and policies

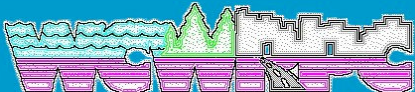
Second quarter 2006 - evaluate strategies and implementation tools

Third quarter 2006 - develop plan alternatives

Fourth quarter 2006 - develop draft plan

First quarter 2007 - review and comment

Second quarter 2007 - public hearing and adoption



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