

COMPREHENSIVE PLANNING—SMART GROWTH

Wisconsin has recognized the importance of comprehensive planning in the future development, quality of life, and funding of growth in communities. If the Village does not have its own comprehensive plan by 2010, we will be bound by the planning done at the regional level and the Village's zoning and land use plans will no longer be enforceable.

The Smart Growth Committee, a sub-committee of the Planning Commission, is working on a comprehensive plan for the Village of Pepin. The Committee recognizes that there are many different views about what Pepin should be like in the future and wants to consider those various visions before any public hearings are held and before the plan is finalized. Your input into this planning process is very important to us.

Therefore, we are posting *very rough* drafts of the various elements as they become available. Additional elements will be added and existing elements will be periodically updated. Please send any ideas, comments, suggestions, criticisms or other input to Mary Seymour at maryseymour@msn.com or P.O. Box 146, Pepin, WI 54759. Alternatively, you may contact one of the authors of the various elements or leave anonymous written comments or suggestion at the Village Hall.

The state-mandated elements are:

1. Housing: This element consists of a compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit 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, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

2. Transportation: This element is a compilation of 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. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also 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 in the local government unit.

3. Utilities and Community Facilities: This element of a compilation of 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. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall 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.

4. Agricultural, Natural and Cultural Resources: This element is a compilation of 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 areas, endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under §295.20(2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources. This element has been divided into 3 elements for the purpose of our comprehensive planning.

5. Economic Development: This element is a compilation of 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 of the local governmental unit. The element shall assess categories or particular types of new businesses and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

6. Intergovernmental Cooperation: This element is a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school district and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under §§66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

7. Issues and Opportunities: This element includes background information on the local governmental unit and 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 shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit. Although much of the statistical information is available through the census, the objectives, goals and vision statements are required for each of the other elements. Therefore, the overall objectives, goals and vision statement will be developed as and after we work through all of the other elements and as we work toward consensus.

8. Land Use Element: This element consists of a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain 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. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflict. The element shall contain projections, based on the background information specified in paragraph 7, for 20 years with assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that show 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 the time table established in the utilities element, and the general location of future land uses by net density or other classifications. Because each of the other elements require detailed analysis of the land uses associated with the particular element, this element will be developed as and after we reach consensus on the other elements.

9. Implementation: This element is a compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies plans and programs of all the other elements. The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan no less than once every 10 years.