

# ELEMENTS OF A COMPREHENSIVE PLAN UNDER S. 66.1001 WISCONSIN STATUTES (SMART GROWTH LEGISLATION)

## **1 - ISSUES & OPPORTUNITIES:**

*This element will provide background information on the town and contain a statement of overall objectives, goals, policies, and programs of the town to guide the future development and redevelopment of the town over the next 20 year planning period. Background information shall include population, household and employment forecasts that the local government unit uses in developing its comprehensive plan, and demographic trends, age distribution, education levels, income levels and employment characteristics that exist within the local governmental unit.*

## **2 - AGRICULTURAL, NATURAL & CULTURAL RESOURCES ELEMENT:**

*This element will be a compilation of objectives, goals, policies, 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, historic and cultural resources, community design, recreational resources and other natural resources.*

## **3 - HOUSING AND POPULATION ELEMENT:**

*The housing element will be a compilation of objectives, goals, policies, maps and programs to provide an adequate housing supply that meets existing and forecasted housing demand within the community. This element shall assess the age, structural, value and occupancy characteristics of the community's housing stock and provide a range of housing choices, recognizing local and regional housing needs for all income levels and for all age groups and special needs. This element shall also identify specific policies and programs that promote the availability of land for the development or redevelopment of low and moderate income housing, and policies and programs to maintain or rehabilitate the community's existing housing stock.*

## **4 - TRANSPORTATION ELEMENT:**

*This element of the plan will have a compilation of objectives, goals, policies, maps and programs to guide the future development of the various modes of transportation, including streets, roads and highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. This element will compare the town's objectives, policies, goals and programs to state and regional transportation plans. The element will identify highways and streets within the town by function and incorporate other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area or rural area transportation plans, airport master plans and rail plans, that apply to the town.*

## **5 - UTILITY AND COMMUNITY FACILITIES ELEMENT:**

*This element will have a compilation of objectives, goals, policies, maps and programs to guide the future development of utilities and community facilities in the town such as sanitary sewer service, stormwater 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 town facilities. This element will 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 town to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities, and shall assess future needs for governmental services within the town that are related to such utilities and facilities.*

## **6 - ECONOMIC DEVELOPMENT ELEMENT:**

*The economic element will be a compilation of objectives, goals, policies, 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. This element of the plan will assess categories or particular types of new businesses and industries that are desired by the local governmental unit and will assess the local government's strengths and weaknesses with respect to attracting and retaining businesses and industries, and will designate an adequate number of sites for such businesses and industries. This element will also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. Also the BLRPC will identify county, regional and state economic development policies and programs that apply to the community.*

## **7 - INTERGOVERNMENTAL COOPERATION:**

*This element will be a compilation of objectives, goals, policies, 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. This element will analyze the relationship of the town to school districts and adjacent local governmental units, and to the region, the state and other governmental entities. This element will incorporate any plans or agreements to which town is a party under s. 66.023, 66.30 or 66.945. The statement shall identify existing or potential conflicts between the town and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

## **8 - LAND USE ELEMENT**

*This element will be a compilation of objectives, goals, policies, maps and programs to guide the future development and redevelopment of the public and private property. This chapter will contain a listing of the amount, type, intensity and net density of existing uses of the land in the community, such as agricultural, residential, commercial, industrial and other public and private uses. This chapter will analyze trends in the supply, demand and price of land; opportunities for redevelopment; and existing and potential land use conflicts. This chapter will contain projections, based on previous chapters for 20 years to include future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.*

## **9 - IMPLEMENTATION ELEMENT**

*This element will contain a statement 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 stormwater 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 contained in previous elements. This element will 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 town's progress towards achieving all aspects of the comprehensive plan. This element will include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.*