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THOUGHTS REGARDING THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN

“DRAFT OUTLINE FOR DISCUSSION PURPOSES”

August 24, 2004

Background Data and Information Needed

- Population Trends and Projections
- Existing 2000 Land Use Inventory
- Past Inventories from 1980 and 1990; Evaluate and Report on Trends
- Extrapolated Land Use Projections based on Population Projections

Recent Examples of Equivalent Documents

- Existing, Adopted Dane County Land Use and Transportation Plan (Vision 2020 Process) (Adopted June 26, 1997)
- Former Regional Development Guide (Adopted June 27, 1985)
- Not many other examples of adopted County Comprehensive Plans: Lincoln County Example

Process Ideas for Consideration/Potential Rough Scope of Work

- Assignment of a New Working Group to be Comprised of Members of Three Working Groups and Steering Committee
- Preparation and Packaging of Background Material
- Presentation of Background Material and Issue Identification by Land Use Working Group
- Presentation on Land Use Patterns, Land Use Issues, etc. by Area “Experts” (If desired by the working group)
- Outline of Goals and Objectives from Past Documents Noted Above
- Development of Goals, Objectives
- Draft Goals and Objectives Reviewed by Relevant County Committee/Commission/Board Structure
- Policy Development

Past Land Use Map and Policy Categories

- Urban Service Areas/Limited Service Areas
- Rural
- Open Space Corridors
- Water

Potential Additional Land Use Map and Policy Categories for Consideration

- Farm Priority Zones
- Transition Zones
- Potential Transit Corridors

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Ideas for Special Issue Policy Consideration

- Farm Priority Zones
- Rural Hamlets
- Quarries
- Wireless Communication Facilities

Statutory Requirements

Land-use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property.

1. 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.
2. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts.
3. The element shall contain projections, based on the background information specified in par. (a), 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.
4. The element shall also 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, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.