

**TOWN OF JANESVILLE  
COMPREHENSIVE PLAN - 2035**

**APPENDICES**

**Appendix A**

**Comprehensive Planning Grant Agreement  
and  
Grant Consistency Correspondence**

**FY 2005 COMPREHENSIVE PLANNING GRANT  
GRANT AGREEMENT  
Between  
THE STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION  
And  
Rock County**

**THIS AGREEMENT** is made and entered into by and between the State of Wisconsin ("State"), Department of Administration ("Department") and the Rock County ("Grantee"). This Agreement is complete and effective upon the signature of all parties.

**WHEREAS**, the Department administers the Comprehensive Planning Grant ("Grant") through the Division of Intergovernmental Relations ("Division") to provide funds for eligible activities; and

**WHEREAS**, it is the intention of the parties to this Agreement that all activities described herein shall be for their mutual benefit; and

**WHEREAS**, the Grantee has submitted an Application for the Grant to the Department and the Department, on reliance upon the representations set forth in the Application, approved an award to the Grantee in the amounts of \$346,000 and

**WHEREAS**, the terms and conditions herein shall survive the performance period and shall continue in full force and effect until the Grantee has completed and is in compliance with all the requirements of this Agreement; and

**WHEREAS**, the said communities found in Attachment A have agreed to the terms and conditions herein; and

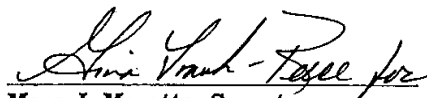
**WHEREAS**, the Grantee is eligible for one Grant every ten years for developing a new or updated plan; and

**WHEREAS**, this Agreement is a mutually exclusive with, and is distinguished from, all previous agreements between the Grantee and the Department, and contains the entire understanding between the parties;

**NOW, THEREFORE**, in consideration of the mutual promises and dependent documents, the parties hereto agree as set forth in Articles 1 through 16 which are annexed and made a part hereof.

**STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION  
Division of Intergovernmental Relations**

**BY:**


  
Marc J. Marotta, Secretary  
Department of Administration

**DATE:**

6-7-05

**Rock County**

**BY:**

  
[Name and Title of Official]  
Richard K. Ott, Chair  
Rock County Board of Supervisors

**DATE:**

05-04-05

**FEIN NUMBER:**

39-6005736

## **GENERAL TERMS AND CONDITIONS**

### **ARTICLE 1. APPLICABLE LAW**

This Agreement shall be governed under the laws of the State of Wisconsin. The monies issued under this Agreement shall not be used to supplant existing funding otherwise budgeted or planned for projects outside of the Comprehensive Grant Program whether under local, state or federal law, without the consent of the Department.

### **ARTICLE 2. LEGAL RELATIONS AND INDEMNIFICATION**

The Grantee shall at all times comply with and observe all federal and state laws and published circulars, local laws, ordinances, and regulations which are in effect during the performance period of this Agreement and that in any manner affect the work or its conduct.

The Grantee shall indemnify and hold harmless the Department and the State and all of its officers, agents and employees from all suits, actions or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from the operations of the Grantee, or of any of its contractor(s), in performing work under this Agreement; brought for or on account of any obligations arising out of contracts between Grantee and its contractor(s) to perform services or otherwise supply products or services; or as a result of plan implementation.

The Grantee shall also hold the Department and the State harmless for any audit disallowance related to the allocation of administrative costs under this Agreement, irrespective of whether the audit is ordered by federal or state agencies or by the courts. If federal law requires an audit and if the Grantee is also the recipient of state funds under the same or a separate grant program, then the state funded programs shall also be included in the scope of the federally required audit. Not more than fifty percent (50%) of the local match identified in the Application may be funded through federal grants and the remaining local match shall be financed by in-kind services or other grants. The Grantee shall comply with any requirements related to funding sources.

### **ARTICLE 3. STANDARDS FOR PERFORMANCE**

The Grantee shall perform the projects and activities as set forth in the Application and pursuant to the standards established by state and federal statute and administrative rules, and any other applicable professional standards. The Grantee, within a Metropolitan Planning Organization (MPO) area, shall work with the MPO, include the MPO in the planning process; and request MPO to review the transportation element for consistency with federal, state and regional plans. The Grantee shall coordinate planning efforts with the appropriate Department of Transportation district office.

### **ARTICLE 4. PUBLICATIONS**

All materials produced under this Agreement shall become the property of the Grantee and may be copyrighted in its name, but shall be subject to the Wisconsin Public Records Law, Wis. Stat. 19.21 *et seq.* The Department reserves a royalty-free, nonexclusive and irrevocable license to reproduce, publish, otherwise use, and to authorize others to use the work for government purposes. A notation indicating the participation of and partial funding by the Department shall be carried on all reports, materials, data and/or other information produced as a result of this Agreement.

### **ARTICLE 5. EXAMINATION OF RECORDS**

The Department shall have access at any time and the right to examine, audit, excerpt, transcribe and copy on the Grantee's premises any directly pertinent records and computer files of the Grantee involving transactions relating to this Agreement. Similarly, the Department shall have access at any time to examine, audit, test and analyze any and all physical projects subject to this Agreement. If the material is held in an automated format, the Grantee shall provide copies of these materials in the automated format or such computer file as may be requested by the Department. All material shall be retained for three years by the Grantee following final payment under this Agreement. This provision shall also apply in the event of termination of this Agreement. The Grantee shall notify the Department in writing of any planned conversion or destruction of these materials at least 90 days prior to such action.

Award Amount: \$346,000  
Agreement Number: 85054

The minimum acceptable financial records to be maintained for the project consist of: 1) Documentation of all equipment, materials, supplies and travel expenses; 2) Inventory records and supporting documentation for allowable equipment purchased to carry out the project scope; 3) Rationale supporting allocation of space charges; 4) Documentation of contract services and materials; and 5) Any other records which support charges to project funds. The Grantee shall maintain sufficient segregation of project accounting records from other projects and/or programs.

#### **ARTICLE 6. PERFORMANCE REPORTS**

Grantee shall submit to the Department a performance report in January of each year until project completion. The performance report shall identify the status of progress of tasks as provided in the Application. The final performance report must be submitted following the adoption by the local government of the comprehensive plan. No eligible costs shall be incurred prior to the execution of this Agreement.

#### **ARTICLE 7. PROJECT COMPLETION**

The comprehensive plan shall be completed within 48 (forty eight) months of the Effective Date of the Agreement. The Effective Date shall be the date the Agreement is executed by the State of Wisconsin, Department of Administration representative. Project completion is defined as meeting the provisions of the approved grant application and of s. 66.1001 Wis. Stats. The Grantee shall submit a copy of the draft and final comprehensive plans to the Department with a Grant closeout form forty-five (45) days prior to the completion of the project period.

#### **ARTICLE 8. EXTENSIONS**

The Grantee may request an extension(s) of the Department if the plan will not be completed within the specified performance period. If the Grantee and the Department agree to the terms of the extension, the extension will be granted.

#### **ARTICLE 9. FAILURE TO PERFORM**

The Department reserves the right to suspend payments or request refund of funds if required reports are not provided to the Department on a timely basis or if performance of contracted activities is not evidenced. The Department further reserves the right to suspend payment of funds under this Agreement if deficiencies related to the required reports or the filing of required reports, are discovered.

#### **ARTICLE 10. TERMINATION OF AGREEMENT**

The Department may terminate this Agreement at any time at its discretion by delivering written notice to the Grantee by Certified Mail, Return Receipt Requested, not less than thirty (30) days prior to the effective date of termination. Date of receipt as indicated on the Return Receipt shall be the effective date of the notice of termination. Upon termination, the Department's liability shall be limited to the actual costs incurred in carrying out the project as of the date of termination plus any termination expenses having prior written approval of the Department. The Grantee may terminate this Agreement, by delivering written notice to that effect to the Department by Certified Mail, Return Receipt Requested, not less than thirty (30) days prior to termination. Date of receipt as indicated on the Return Receipt shall be the effective date of the notice of termination. In the event the Agreement is terminated by Grantee, for any reason whatsoever, the Grantee shall refund to the Department within forty-five (45) days of the effective date of notice of termination any payment made by the Department to the Grantee.

#### **ARTICLE 11. CANCELLATION FOR CAUSE**

The Department reserves the right to cancel any Agreement in whole or in part without penalty effective upon mailing of notice of cancellation for failure of the Grantee to comply with the any terms and conditions of this Agreement.

#### **ARTICLE 12. NON-APPROPRIATION OF FUNDS**

Award Amount: \$346,000  
Agreement Number: 85054

This Grant shall be terminated without penalty upon failure of the Legislature to appropriate the funds necessary to carry out its terms.

#### **FISCAL TERMS AND CONDITIONS**

##### **ARTICLE 13. ELIGIBLE COSTS**

Eligible costs are auditable costs that are directly attributable to Grant activities and identified and approved in the Application. No eligible costs subject to reimbursement by this Grant may be incurred prior to the execution of this Agreement. Costs only as identified in the Budget and described in the Application are allowed.

##### **ARTICLE 14. METHOD OF PAYMENT**

Payments shall be used exclusively for expenses incurred during the performance period. Payments for the Award may occur on a quarterly basis. When seeking payment, the Grantee shall submit a performance report (refer to Article 6) and include a detailed scope of services, products and/or equipment that was purchased or completed, a detailed expenditure report of the actual expenses including copies of vendor invoicing, and a summary of the successes and failures of the project. Upon adoption of the comprehensive plan by the local government and submission of vendor invoices, any other financial records and receipt of a final performance report, payment of the remaining twenty-five percent (25%) shall be disbursed.

Request for final payment of any and all funds awarded by this Agreement shall be received by the Division sixty (60) days following the end of the performance period. The performance period is 48 (forty-eight) months. For reimbursement of funds, a cover letter, a closeout form and a performance report shall be submitted to the following address:

**Ms. Joanna Schumann  
Grant Administrator  
Division of Intergovernmental Relations  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001**

#### **ASSURANCES**

##### **ARTICLE 15. NONDISCRIMINATION IN EMPLOYMENT**

Grantee shall not discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation or national origin.

This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, the Grantee shall take affirmative action to ensure equal employment opportunities. The Grantee shall post in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the nondiscrimination clause."

##### **ARTICLE 16. DISCLOSURE**

The Grantee shall not engage the service of any person or persons now employed by the State, including any department, commission or board thereof, to provide services relating to this Agreement without the written consent of the employer of such person or persons and of the Department.

Award Amount: \$346,000  
Agreement Number: 85054

## **Attachment A**

### **Rock County**

City of Beloit  
City of Milton  
Village of Clinton  
Town of Clinton  
Town of Fulton  
Town of Harmony  
Town of Janesville  
Town of Johnstown  
Town of La Prairie  
Town of Lima  
Town of Magnolia  
Town of Milton  
Town of Turtle

Mary,  
Thanks for letting me know. The draft plan is good to go then.

Peter

-----Original Message-----

Peter,

Please see the "Preface" section of the Plan (at the beginning) on page v. in the section titled "Element Integration". If you did not receive the Preface or if you want additional text on this subject, please let me know as soon as possible. Thank you for having done such a prompt review of this document!

Mary Robb

Mary E. Robb  
Planner II  
Rock County Planning & Development Agency  
51 S. Main Street

>>> "Herreid, Peter E - DOA" <[Peter.Herreid@Wisconsin.gov](mailto:Peter.Herreid@Wisconsin.gov)> 8/13/2009 1:03 PM >>>  
Please find review letter attached.

Peter Herreid  
Grant Administrator



**Appendix B**  
**Agency Services Agreement**

FY 2005 MULTI-JURISDICTIONAL COMPREHENSIVE  
PLANNING GRANT AGENCY SERVICES AGREEMENT

This AGREEMENT is made by and between Rock County, acting through its Planning and Development Agency ("the Agency") and the Town of Janesville ("the Town") and shall be effective upon the date it is signed on behalf of all the parties.

WHEREAS, by Resolution No. 05-4B-216, adopted April 28, 2005, the Rock County Board of Supervisors authorized certain actions related to the acceptance and implementation of a Multi-Jurisdictional Comprehensive Planning Grant in the amount of \$346,000.00 awarded to Rock County and 13 partnering communities ("the Grant"), including, among other things, entering into a written agreement with the State of Wisconsin Department of Administration ("Agreement No. 85054") and authorizing additional county staff Planner positions necessary to complete the Comprehensive Plans to be funded in accordance with the terms of the Grant; and

WHEREAS, the parties desire to proceed with the completion of the Comprehensive Plan for the Town of Janesville;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, IT IS AGREED as follows:

1. The Agency shall provide professional planning and related services necessary to complete the Comprehensive Plan for the Town of Janesville in accordance with the terms of Agreement No. 85054 (between Rock County the State of Wisconsin Department of Administration), the terms of which Agreement shall be incorporated herein as though fully set forth as part of this Agreement.
2. The Town shall be financially responsible for the costs incurred by the Agency in rendering services under this Agreement, including the time of Agency staff at current salary and full fringe benefit rates, and travel, publication and other expenses reasonably and necessarily incurred;
3. A budget setting forth plan element costs estimates for services chargeable under this Agreement is attached hereto as Appendix A.
3. The Agency shall directly bill the Town 50% of the costs of professional services and other expenses chargeable to the Town on a quarterly basis and bill the State of Wisconsin for the remaining 50%, for payment by the State from the Town's grant awarded in accordance with Agreement No. 85054.
4. The individuals signing this Agreement represent that they are authorized to do so by the appropriate governing bodies of the respective parties.

TOWN OF JANESVILLE

By: Edward Marshall  
Edward Marshall, Town Board Chair

Date: 2-6-06

By: Andrea Peabody  
Andrea Peabody, Town Clerk

Date: February 6, 2006

COUNTY OF ROCK

By: Richard K. Ott  
Richard K. Ott, County Board Chair

Date: 07-19-06

By: Kay S. O'Connell  
Kay S. O'Connell, County Clerk

Date: 7-21-06

**Appendix C**  
**Citizen Participation Plan**

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. 6C

**ADOPTION OF CITIZEN PARTICIPATION PLAN FOR  
COMPREHENSIVE PLANNING PROCESS**

1 **WHEREAS**, Section 66.1001(4) of the Wisconsin Statutes establishes certain standards for citizen  
2 participation as a very important part of the Comprehensive Planning process; and

3  
4 **WHEREAS**, Prior to starting the Comprehensive Planning Process; Communities are required to  
5 adopt written procedures fostering public participation throughout the preparation and  
6 adoption of the Comprehensive Plan.

7  
8 **NOW THEREFORE, BE IT RESOLVED**, that the Town of Janesville on this 6<sup>th</sup> day of March, ~~2005~~  
9 ~~2005~~, hereby directs that the Comprehensive Planning Process use the following principles, which  
10 constitute the Town of Janesville Citizen Participation Plan:

- 11 1. Advance Public Notice shall be provided for all Comprehensive Plan Meetings at every stage  
12 of the preparation of the Comprehensive Plan.
- 13 2. Each Comprehensive Plan meeting agenda will contain an item entitled "Open Discussion  
14 Between Citizens, Committee Members, and Staff."
- 15 3. A "Visioning Process" will take place countywide and in each partnering community, early in  
16 the planning process to obtain citizen input about what they would like Town of Janesville  
17 and its partnering communities to be like in the Year 2035.
- 18 4. A Countywide Survey (representative sample) will take place after the results of the  
19 "Visioning Process" are available to help prepare the survey questions addressing the  
20 Elements of the Comprehensive Plan.
- 21 5. The most current preliminary and final drafts of each of the 9-Comprehensive Elements will  
22 be available at the Planning and Development Agency's Office and posted on its Web Site,  
23 distributed to County Libraries, and available at partnering community Clerks offices.
- 24 6. The Planning and Development Agency will distribute proposed, alternative, or amended  
25 elements of a comprehensive plan to owners of property, or to persons who have a leasehold  
26 interest in property pursuant to which the persons may extract nonmetallic mineral  
27 resources in or on property, in which the allowable use or intensity of use of the property is  
28 changed by the comprehensive plan.
- 29 7. Open "Work Shops" on each Plan Element to provide the public with balanced and objective  
30 information to assist them in understanding the problems, alternatives and/or solutions  
31 associated with preparing a Comprehensive Plan.
- 32 8. In May of each year of this planning process, an annual "Open House" will be held to obtain  
33 public feedback on analysis, alternatives and/or decisions made during the past year.
- 34 9. Agency Staff is to work directly with the public throughout the planning process to ensure that  
35 public issues and concerns are consistently understood and considered.
- 36 10. Partner with the public in each aspect of the decision process including the development of  
37 alternatives and identification of the preferred solution.
- 38 11. The procedures shall provide an opportunity for written comments on the plan to be  
39 submitted by members of the public to the governing body and for the governing body to  
40 respond to such written comments.
- 41 12. The Town of Janesville may not enact a Comprehensive Plan ordinance unless it holds at  
42 least one public hearing at which the proposed ordinance is discussed. That hearing must  
43 be preceded by a class 1 notice under Chapter 985 of the Wisconsin Statutes that is  
44 published at least 30 days before the hearing is held. The Town of Janesville may also  
45 provide notice of the hearing by any other means it considers appropriate. The class 1  
46 notice shall contain at least the following information:
  - 47 a. Date, time, and place of the hearing.
  - 48 b. A summary, which may include a map, of the proposed Comprehensive Plan or  
49 amendment to such a plan.
  - 50 c. The name of an individual employed by the local governmental unit who may  
51 provide additional information regarding the proposed ordinance.
  - 52 d. Information relating to where and when the proposed Comprehensive Plan or  
53 amendment to such a plan may be inspected before the hearing, and how a copy of  
54

- 1 the plan or amendment may be obtained.
- 2 13. One copy of the Preliminary Comprehensive Plan, or of an amendment to such a plan, shall
- 3 be sent to all of the following:
- 4 a. Every governmental body that is located in whole or in part within the boundaries of
- 5 the local governmental unit.
- 6 b. The clerk of every local governmental unit that is adjacent to the local governmental
- 7 unit that is the subject of the plan that is adopted or amended.
- 8 a. The Wisconsin Land Council.
- 9 b. After September 1, 2005, the Department of Administration.
- 10 c. The public libraries that serves the area in which the local governmental unit is
- 11 located.
- 12 14. Place the final Comprehensive Plan Ordinance recommendation in the hands of the public
- 13 prior to bringing it forward to the Town of Janesville.
- 14 15. At least 30 days before the Public Hearing is held, the Town of Janesville shall provide
- 15 written notice to all of the following:
- 16 a. An operator who has obtained, or made application for, a nonmetallic mining permit.
- 17 b. A person who has registered a marketable nonmetallic mineral deposit
- 18 c. Any other property owner or leaseholder who has an interest in property pursuant to
- 19 which the person may extract nonmetallic mineral resources, if the property owner or
- 20 leaseholder requests in writing that the local governmental unit provide the property
- 21 owner or leaseholder notice of the hearing.
- 22 16. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be
- 23 sent to all of the following:
- 24 a. Every governmental body that is located in whole or in part within the boundaries of
- 25 the County.
- 26 b. The clerk of every local governmental unit that is adjacent to the local governmental
- 27 unit that is the subject of the plan that is adopted or amended.
- 28 c. The Wisconsin Land Council.
- 29 d. After September 1, 2005, the Department of Administration.
- 30 e. The regional planning commission in which the local governmental unit is located.
- 31 f. The public library that serves the area in which the local governmental unit is
- 32 located.
- 33
- 34

35 **Approved by the Town Board of Janesville**

36

37 

38 Edward Marshall, Town Chair

39

40

41 3-6-2006

42 Date

43

**Appendix D**

**Visioning Workshops**  
**Process, Questions and Attendee Responses**

# **Town of Janesville Visioning Process**

## **Vision Workshop Part I**

On July 27, 2006, members of the Town of Harmony community assembled to participate in the first of a two-part visioning process. First, residents were asked questions delivered by Power Point presentation as a group, and all answers that were given were recorded for all participants to view. Those questions were developed by the Rock County Planning and Development Agency and were posed to all Towns with which the County is developing a Comprehensive Plan. The questions were designed to propose and question Town residents about important aspects of the Comprehensive Planning process and for County staff to receive answers and opinions that would guide development of the Town of Harmony Comprehensive Plan. Those Power Point questions and answers that had multiple answers or contradictory answers were later made into posters to be voted on and further refined at Workshop II.

During Workshop I, participants were then asked to carefully consider and fill out a questionnaire entitled “Your Vision for the Town of Janesville” and a color-coded map of the Town showing areas where they wish to see future residential, commercial and industrial development over the next 25 years. Not all participants elected to participate in this exercise. The answers to the “Your Vision...” questionnaire were compiled and used to develop options for a Vision Statement that were presented on a poster at Workshop II.

The areas that were mapped by participants showing areas for potential residential, commercial and industrial development were combined and used to produce three poster-size maps showing each of the compiled proposed development areas.

## Vision Workshop Part II

The second part of the two-part visioning process took place on August 17, 2006. At that meeting the compiled results of the first session were distributed. County staff then presented participants with posters depicting those answers to questions and maps from Workshop I that needed to be voted upon and narrowed down in order to determine a more specific direction for the planning process. In addition to those posters, other posters were developed in order to further refine and prioritize overall goals and objectives for guiding Plan development as well as options for the overall Vision Statement.

Participants were asked to place stickers with the number of points (1, 2 or 3) that they wished to assign to the top three answers on the posters that best addressed their opinions. Those answers were later tallied and were used to guide specific portions of the Plan as they apply. Those goals and objectives continued to be discussed and refined to best reflect the opinions of Town residents throughout the planning process.

Next, one poster for each of those mapped areas depicting the areas that participants selected for residential, commercial and industrial development were presented. A map for industrial areas was not prepared because no one at the first workshop drew in areas where they wished to see industrial development. Participants were given the opportunity to vote on those geographical areas where they think development should occur using the same point system, however, no one elected to participate in this exercise.

Finally, participants were asked to vote on a "Vision Statement" that most adequately described their opinions and that would guide the overall direction of the Comprehensive Plan. There were four options to choose from that were developed from answers and comments provided at Vision Workshop I. Those present were also given the opportunity to modify the options as they saw fit. Option A was chosen and became a guiding statement for the Town of Janesville Comprehensive Plan. Conclusions from the Vision Workshops continued to be further discussed, refined and modified as needed as the planning process progressed.



**The Town of Janesville is projected to have 1,721 more people in 2035 than in 2000. This is a total increase of 56.5% in those 35 years.**

1. What positive impacts do you think this type of growth could have on the Town of Janesville?
  - Possible increase in tax base
  - The Town can control the development instead of the City
2. What negative impacts do you think this type of growth could have on the Town of Janesville?
  - Takes farmland
  - More stress on infrastructure, services
  - Creates need for road improvements and subsequent loss of front yards
  - Increased traffic
  - Tends to cause housing to be built on smallest allowable lots as opposed to larger rural lots
  - Annexation by the City of Janesville
  - Higher cost of City services
  - Urban residents expect higher level of service
3. What type of growth rate would you prefer?
  - Limited growth of 0-.5% growth is preferred

**To accommodate the increase in population, it is projected that approximately 613 additional housing units will be needed in the Town of Janesville by 2035.**

4. What concerns do you have about the current/future housing market in the Town of Janesville?
  - Takes farmland
  - Current minimum lot size is too small and jeopardizes country atmosphere

**In the year 2000, the average lot size countywide for a single-family residence was 2.17 acres. According to the Rock County Land Division Regulations, lots must be at least 40,000 square feet (43,560 sq. feet = 1 acre) in size when not located on public sewer.**

5. What size residential lots would you like to see being developed between now and 2035?
  - Keep minimum residential lot size at .8 acres
  - Increase minimum residential lot size to 3 acres
6. Which of these two subdivision site concepts do you prefer?

- Prefer traditional subdivision site concept because it is more consistent with a rural, Town subdivision whereas the conservation site concept is more like an urban subdivision with a green belt.

7. Which of the following natural features do you feel should be protected?

- DNR land should be protected to a point, but some of it is not justified and should remain in [agricultural] production

For these next two questions, keep in mind we are only talking about areas that have favorable physical conditions for development.

8. What methods/additional methods would you suggest to protect them?

- None needed

9. Should development occur in and around existing development areas?

- Yes, because what development does occur should be close to existing development in order to best preserve agricultural land
- No, because we do not want any more development

10. Should development occur in a scattered sites pattern?

- Yes, if it can be put on non-agricultural land.
- It is better to have houses built on hills (greater than 12% slope) than on good cropland.
- No, because it usually uses agricultural land

**Community facilities include things such as parks, schools, emergency services, sewer, water, health care, etc.**

11. What types of community facility/utility problems exist in the Town of Janesville?

- High cost of fire and EMS services and Town has no power to affect rates
- High cost of road maintenance

12. What community facilities/utilities do you consider strengths in the Town?

- The Town Hall
- The boat landing

13. What types of land use do you want to see in rural areas of the Town?

- As much productive agricultural land as possible
- Small scale residential developments

14. What types of land use do you want to see close to existing population centers in the Town?

- Buffer residential with Agricultural District Three (A-3) the closest, then General Agricultural District Two (A-2) as the land progresses out to Exclusive Agricultural (A-1) the farthest away
- Buffer with parks, nature preserve, or other land uses of that nature

**Rock County communities have many cultural resources. These include historic sites and structures.**

**15. What specific cultural resources do you think the Town should recognize?**

- Leyden Store
- Old houses, etc. on State Historical Registry list
- Mount Pleasant Cemetery
- Burdick school (now a residence)

**Traffic projection modeling has indicated that I-90 will be at capacity by the year 2020. An extension of Chicago Metra commuter rail, from Harvard, IL to the Village of Clinton, has been studied, and it would be cost effective.**

**16. Would you use commuter rail between Rock County and Chicago?**

- Yes-all present agreed
- Should compare cost of rail to cost of expanding the airport

**17. Would you use commuter rail between Rock County and Madison?**

- Yes-good transport in Madison makes it possible

**18. What are the strengths of the transportation in and around the Town?**

- Well maintained, easy to travel
- Easy access to main highways

**19. What are the weaknesses of the transportation system?**

- Too much traffic
- Traffic goes too fast

**20. Do you think it is important to attract economic development to the Town? Why?**

- No, small business would not be able to provide anything more than minimum wage jobs...not worth it.

**From 2000 to 2035, the number of Town of Janesville residents considered to be of “working age” is projected to increase by 1,045 people.**

**21. What types of new businesses and industries do you think would thrive?**

- Would like to listen to creative ways to include small business along with agricultural uses that will help to sustain farming
- Limited cottage industry on a case by case basis

22. What quality of life amenities do you think are most crucial for attracting economic development to the Town?

- None

**Some quality of life amenities include good schools, good health care, good recreational opportunities, good places for shopping and dining, good housing, etc.**

23. What quality of life amenities do you feel should be located in the Town?

- Restaurant/café
- Other similar places for residents to congregate

24. What ideas would you suggest to promote better cooperation between the various governments in and around the Town?

- City of Janesville planning, city manager, officials, etc. need to communicate with the Town. Stop secrecy.
- Better notification of potential development by City before it is finalized
- Landowners in sewer service area should have option of annexation

25. What do you feel is the one most critical issue facing the Town of Janesville?

- Annexation and development of farm land
- Road upkeep

## TOWN OF JANESVILLE VISION STATEMENT OPTIONS

### Option A:

The Town of Janesville will continue to be a rural, farming community dedicated to the values of preserving agriculture, green space, natural features, and a slow quiet lifestyle. The Town will make preservation and development decisions that will support or enhance the rural character and agricultural identity of the Town. The Town of Janesville will strive to maintain limited, slow growth by attracting and guiding new development to areas of existing development and/or low agricultural value. The Town will be committed to working with neighboring communities to find ways to avoid annexation in order to preserve the farmland and natural resources existing in the Town. The Town of Janesville will also pursue creative policies and mechanisms to make it possible for landowners to preserve agricultural land and the natural beauty and resources that give the Town its identity.

### Option B:

The Town of Janesville strives to preserve its high quality of living by planning for and implementing steps to preserve farmland, and the natural features existing in the Town as well as the ability of farmers to continue agricultural production. The Town will work with neighboring communities to identify ways to control growth. The Town will continue to be sensitive to the needs of its inhabitants by identifying and encouraging economic and recreational opportunities.

### Option C:

The Town of Janesville will continue to be a rural, conscientious community. Development decisions in the Town will be made in such a way as to maintain the Town's safe, peaceful and clean environment as well as to preserve agriculture as a cornerstone of the local way of life. The Town of Janesville will strive to maintain a pattern of slow, structured growth while working with neighboring municipalities to avoid annexation of valuable Town land. New residential, commercial and light industrial development will be guided to appropriate areas of existing development and supporting infrastructure in an environmentally, socially, and fiscally efficient and responsible manner.

### Option D:

Select lines from other options to create a new statement OR  
Create your own Vision Statement

**Town of Janesville**  
**Overall Planning Goals**  
(with numerical results)

- 17 \*Preserve the Town's rural atmosphere while accommodating well-planned, coordinated growth
- 9 \*Preserve agricultural land and encourage production
- 4 \*Enact zoning and land use policies and ordinances that will implement planning goals
- 3 \*Enhance opportunities for agriculture-related commercial development
- 2 \*Maintain a balance of types and affordability of housing
- 2 \*Maintain a limited growth rate of less than .5% per year
- 0 \*Protect the important natural resources by creating environmental corridors
- 0 \*Promote growth that is contiguous with existing development while respecting the need to preserve agriculture
- 0 \*Emphasize intergovernmental communications and cooperation in planning efforts
- 0 \*Enhance the sense of community and recreational opportunities

Town of Janesville Vision Workshop II  
Citizen participation results  
August 17, 2006

*Posters were derived from answers to Vision Workshop I questions to participants. Participants were asked to rate the top three answers to each question that they agreed with the most strongly. A Vision Statement, Overall Goals and Objectives, and preferred areas for future development for the Town of Janesville Comprehensive Plan were also derived from these Visioning Workshops.  
(See answers to scripted questions from Vision Workshop I)*

1(5). What size residential lots would you like to see being developed between now and 2035?

- 21 Increase minimum lot size to three acres
- 3 Keep minimum lot size at .8 acres

2(21). What types of business and industry do you think would thrive in the Town of Janesville?

- 30 Small business geared toward sustaining farming
- 10 Small business geared toward providing a place for residents to congregate
- 7 Limited cottage industry
- 7 Restaurant or café

3(9). Should development occur in and around existing development areas?

- 15 Yes, because what development does occur should be close to existing development in order to best preserve agricultural land
- 8 No, development should occur wherever it is proposed
- 3 No, because there should be no more development

4(10). Should development occur in a scattered sites pattern?

- 15 Yes, on a case-by-case basis (may include ag land development)
- 7 Yes, only if it can be put on non-agricultural land
- 4 No, development should only be allowed in and around existing development

5(2). What negative impacts do you think the projected growth rate of over 1% per year could have on the Town of Janesville?

- 20 More stress on infrastructure and services
- 15 Increased traffic
- 8 Annexation by the City of Janesville
- 8 Need for road improvements and subsequent loss of front yards
- 6 Would take farmland
- 4 Urban residents expect higher level of service
- 0 Tends to cause housing to be built on smallest allowable lots, as opposed to

- larger rural lots
- 0 Higher cost of city services

6. Which of the following natural features do you feel should be protected and how?

*Currently protected directly or indirectly by State or Federal mandate:*

- 14 Wetlands
- 4 Floodplains
- 4 Surface water and intermediate streams
- 3 75-foot shoreland setback areas

*Currently not protected under State or Federal mandate:*

- 20 Potential groundwater protection areas
- 4 Natural areas
- 2 Kettles and depressional areas
- 2 Steep Slopes (over 12%)
- 1 Hydric soils
- 0 Shallow depth to bedrock (20' or less below ground surface)

7. Overall Planning Goals: (Pick top three most important)

- 17 Preserve the Town's rural atmosphere while accommodating well-planned, coordinated growth.
- 9 Preserve agricultural land and encourage production.
- 4 Enact zoning and land use policies and ordinances that will implement planning goals.
- 3 Enhance opportunities for agriculture-related commercial development
- 2 Maintain a balance of types and affordability of housing
- 2 Maintain a limited growth rate of less than .5% per year
- 0 Protect the important natural resources by creating environmental corridors
- 0 Promote growth that is contiguous with existing development while respecting the need to preserve agriculture
- 0 Emphasize intergovernmental communications and cooperation in planning efforts
- 0 Enhance the sense of community and recreational opportunities



# Your Vision for the Town of Janesville

*Your input to the following questions will be incorporated to come up with a Vision Statement for the Town of Janesville. At the next visioning workshop, everyone will vote on the Vision Statement they agree with most.*

1. What do you value most about the Town of Janesville?
2. What do you see as the emerging trends in the Town of Janesville?
3. If you were to close your eyes and picture your Town the way you would like it to be in the year 2035, describe what you envision.
4. Is there anything else you would like to add about your vision for the future of The Town of Janesville and how that vision might be accomplished through the comprehensive planning process?

**Appendix E**

**Agricultural Preservation Plan**  
**Description and Goals, Objectives and Policies**

## **ROCK COUNTY AGRICULTURAL PRESERVATION PLAN 2005 UPDATE**

The Rock County Agricultural Preservation Plan (AgPres Plan) was written for the purpose of establishing official Agricultural Preservation Areas (APAs) whereby landowners in the APAs are eligible for tax credits for keeping their land in an Exclusive Agriculture zoning district. The AgPres Plan includes: a discussion of the history of Farmland Preservation in Rock County; an inventory of various physical features affecting agricultural land use; a report on the agricultural economy; a report on the decline of agriculture in Rock County; an account of the public participation in plan development; goals and objectives for agricultural preservation; a map showing Agricultural Preservation Areas and Transition Areas, policies and implementation tools; and finally, appendices with supporting documentation.

The AgPres Plan is the current standard for agricultural preservation and is the primary method for creating financial incentive for farmers to stay in farming in Rock County. Unfortunately however, the financial incentive to develop the land is typically far greater than the tax advantage provided by the Wisconsin Agricultural Preservation Program.

### **AGRICULTURAL PRESERVATION PLAN (2005) GOALS AND OBJECTIVES**

The following goals and objectives were approved as part of the Rock County Agricultural Preservation Plan 2005 Update. That plan is intended to serve as part of this *Comprehensive Plan* and is expected to remain in effect during the planning period.

#### **Agricultural Goal**

Preserve the agricultural land base, for the long term, by protecting agricultural soils from nonagricultural development.

#### **Agricultural Objectives**

- To protect the agricultural land base by clearly designating Agricultural Preservation Areas that are to be used for exclusive agricultural use (chosen on the basis of soil types, topography, agricultural productivity, historic use, existing land use and location) on the Agricultural Preservation Plan Map.
- To protect the profitability of farming, by discouraging rural-urban land use conflicts and by preventing the imposition of urban development into prime agricultural areas.

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#### **Growth Management Goal**

Manage growth through a process involving all governmental units by guiding development to areas of sufficient physical characteristics and supporting infrastructure.

### **Growth Management Objectives**

- To manage growth by clearly designating Rural Transition Areas where existing rural development, physical features and existing public services support future rural development.
  - To manage growth by clearly designating Urban Transition Areas where access to cost-effective public sewer service and other public services are available to support future urban development.
  - To manage growth through urban infill development and urban brownfield redevelopment.
- 

### **Environmental Goal**

Protect areas of environmental and open space significance for all residents of Rock County.

### **Environmental Objectives**

- To protect the Environmental Corridors (i.e. wetlands, floodplains, storm water drainage areas, etc.) and Areas of Environmental Significance (i.e. endangered plants and animals, groundwater contribution areas) as Open Space not to be developed, but to be acquired by conservation easements or purchase over time.
- To allow minimal destruction to significant environmental characteristics in the county, as defined in the Parks, Outdoor Recreation and Open Space Plan.

### **AGRICULTURAL PRESERVATION PLAN (2005) POLICIES**

The following policies were approved as part of the “Rock County Agricultural Preservation Plan 2005 Update”. That plan is intended to serve as part of this *Comprehensive Plan* and is expected to remain in effect during the planning period.

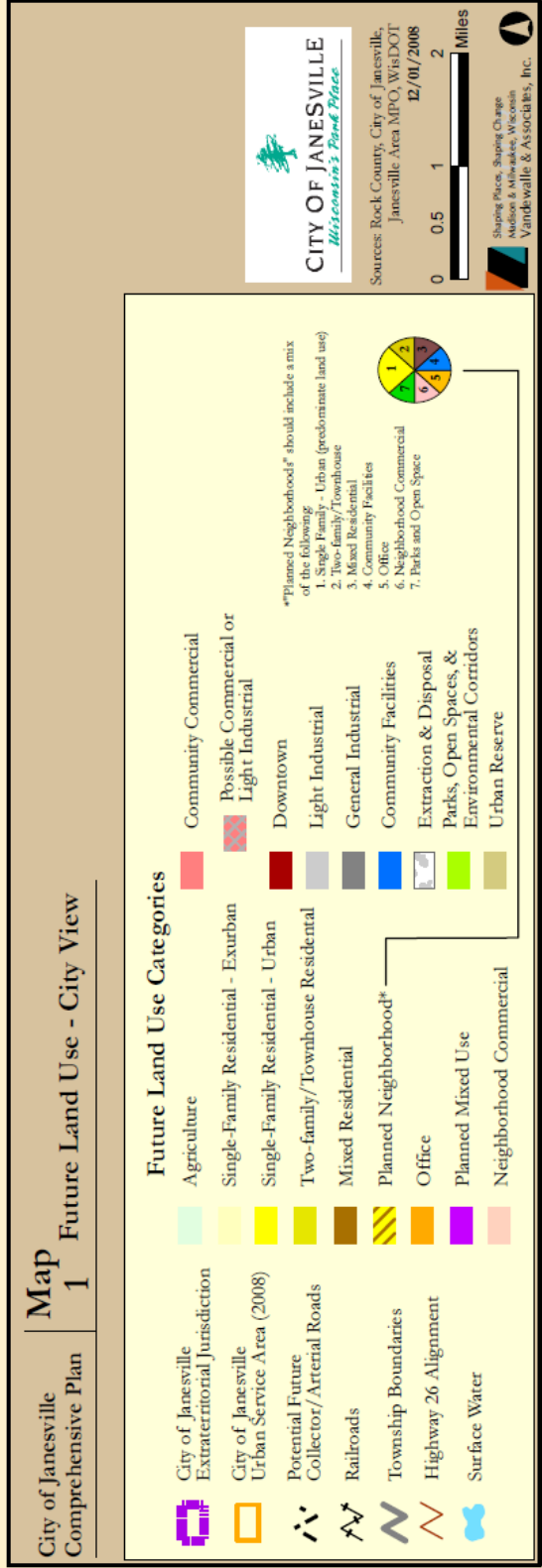
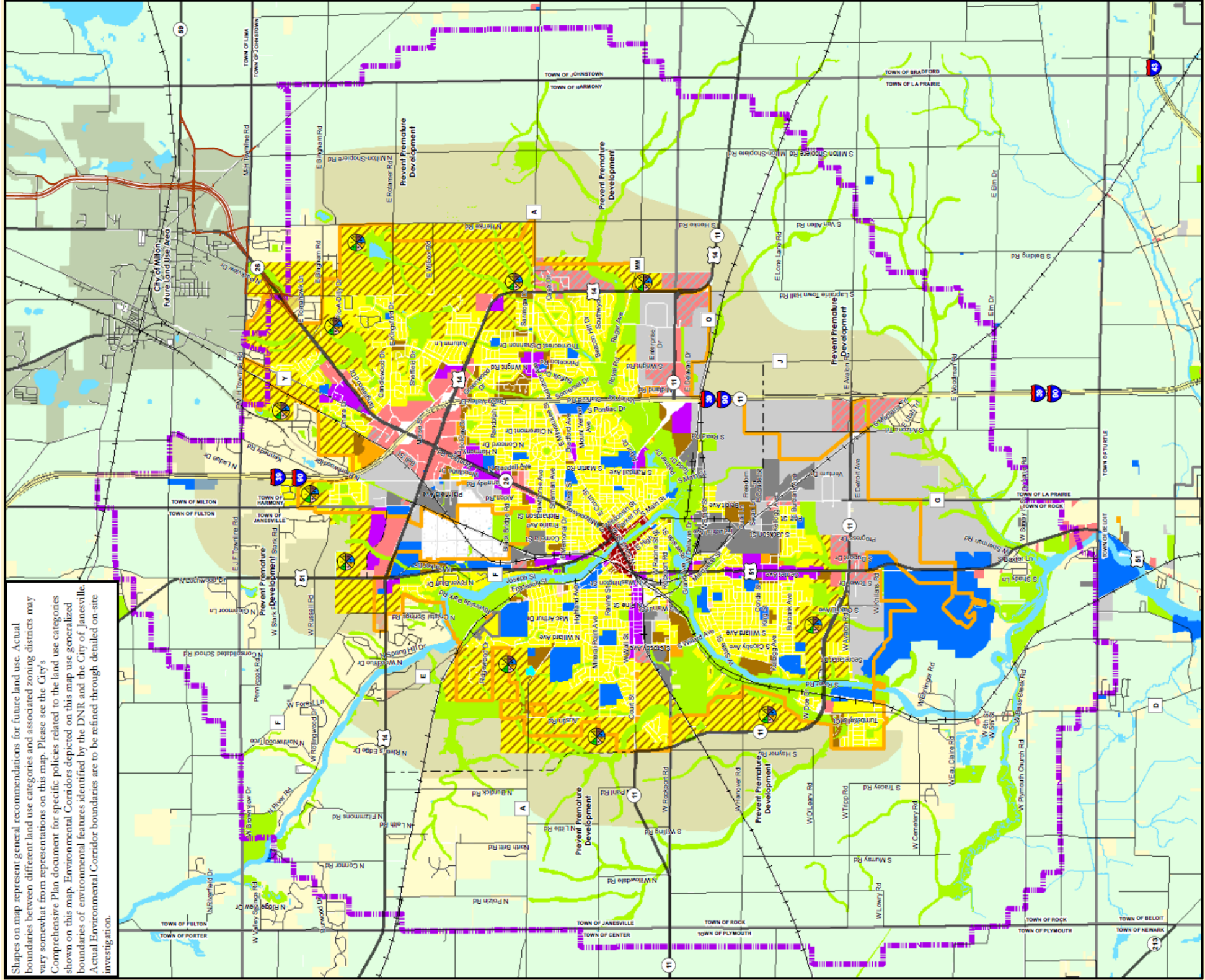
- Land uses in the Agricultural Preservation Areas should be limited to those permitted under Farmland Preservation law. Only land uses and residence provided in s.91.75 Wis. Stats. should take place in the Agricultural Preservation Area.
- Areas planned for agricultural preservation should contain a minimum of 100 acres of contiguous area.

- Areas planned for transition should contain a minimum of 35 acres of contiguous area.
- When permitted under Chap. 91 Wis. Stats. and consistent with permitted uses/conditional uses in state certified “Exclusive Agricultural Use Ordinances”, if the Town board wishes to allow the creation of a parcel of less than 35 acres in an agricultural preservation area, the Town board should accomplish such creation by conditional use permit where permitted by ordinance, or by such means as will retain the parcel in agricultural use.
- Town boards are encouraged to concentrate rural residential development in areas identified as Rural Agricultural Transition Area or in Excluded Areas outside of Rural Agricultural Transition Areas on the Agricultural Preservation Plan Map and in areas where the soils are suitable for private septic systems or where sewer systems are to be constructed.
- Dense residential development should occur in areas identified as Urban Agricultural Transition Areas or in areas identified as Excluded on the Agricultural Preservation Plan Map, and in areas that have public water, public sewer and satisfactory roads.
- The Towns and the County should not permit development of lots of a size less than permitted under Town and County land division and zoning ordinances.
- Non-agriculturally related commercial and industrial development should occur in areas serviced by public sewer and/or water, or in designated areas on the Town/County land use plans.
- Public sewer and water providers should not extend sanitary sewer lines and water mains outside Urban Agricultural Transition Areas and urban Excluded Areas indicated on the Agricultural Preservation Plan Map, unless a new water quality management plan is approved or an existing water quality management plan is amended by the Wisconsin Department of Natural Resources.
- Town boards and the County should discourage future development in areas indicated as Environmentally Significant Open Space Area Overlay on the Agricultural Preservation Plan Map. Limited development in these areas should be consistent with the resource being protected and ensure the least disturbance possible to environmental features.

- Environmentally Significant Open Space Area Overlays are not intended to change the agricultural use of the underlying Exclusive Agricultural Preservation Area.
- In making land use decisions, Town boards and the County should adhere to the Rock County Farmland Preservation Soil and Water Conservation Standards, as adopted by Rock County Land Conservation.
- Towns should use the Agricultural Preservation Plan Map as a guide, and traverse rezoning requests that are not consistent with the Plan Map. Rezoning out of the Exclusive Agricultural district should only be granted if the standards in s.91.77 Wis. Stats. are met. In those cases, the Town Clerk must notify the State of Wisconsin of the rezonings, per s.91.77(3). In addition, Town Clerks must notify the Rock County Planning and Development Agency of all rezonings and conditional use permits granted.

**Appendix F**

**City of Janesville**  
**Future Land Use Map**





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**Appendix G**  
**Environmentally Significant Open Space Area (ESOSA)**  
**Rock County Policies**

**Rock County 2009-2014  
Parks, Outdoor Recreation and Open Space  
Plan  
(Excerpt)**

**12.27**

**Environmentally Significant Open Space Areas**

It is the goal and intent of Rock County to identify and conserve Environmentally Significant Open Space Areas (ESOSA's) and to effectively manage them as "Green Infrastructure" to maintain and improve our environment for current and future generations. The ESOSA's and their governing policies were created during the last update to the Parks, Outdoor Recreation, Open Space Plan (POROS), and shall, continue to govern and outline the County's goals, objectives and policies regarding regulation, preservation and development activity within areas designated as ESOSA's. However, it is further the intent that the ESOSA's eventually be incorporated into, and as part of the Rock County Comprehensive Plan, and thus, removed from the POROS plan in time. The Planning and Development Committee will consider the creation of new ESOSA methodologies, formulated using new, updated data, debated in a public process, and thereafter creating regulations and policies for consideration as part of this transition from the POROS plan to the Comprehensive Plan. Once that process is completed and the ESOSA's are consistent with and incorporated within the Rock County Comprehensive Plan, they shall be removed from this park plan update. It is expected that this transition shall take place by the end of 2010.

Environmental Significant Open Space Areas serve people as green infrastructure connecting park system components together to form a continuous park and open space environment. More importantly though, these areas provide for natural resource protection, rejuvenation, open landscapes, and scenic views.

**12.27.1**

**Comprehensive Plan Policies**

**12.27.1.a**

Rock County shall incorporate and integrate the efforts to identify and preserve environmentally significant open space areas as described in this plan into the Agricultural, Natural and Cultural Resource Element of the Comprehensive Plan described in Section 66.1001, Wisconsin State Statutes.

**12.27.1.b**

Rock County shall inventory (map, catalogue, monitor) areas of natural resources and archaeological, cultural, and historic significance as described in the Agricultural, Natural and Cultural Resource Element of the Comprehensive Plan described in Section 66.1001, Wisconsin State Statutes.

**12.27.1.c**

New trails, where practical, shall be located in Environmentally Significant Open Space Areas.

**12.27.1.d**

Rock County shall continue to consider the local natural resources and physical characteristics as basic shaping factors in the preparation of the Rock County Comprehensive Plan - 2035.

**12.27.2**

**Physical Characteristics Policies**

**12.27.2.a**

The following shall be considered Environmentally Significant Open Space Areas and are critical elements of this Plan to protect and manage this "green infrastructure" in the natural environment and within the limitations of their physical characteristics and features.

- i. Surface water and intermediate streams
- ii. 75-foot shoreland setback areas.
- iii. Wetlands
- iv. Floodplains
- v. Steep slopes greater than or equal to 16%
- vi. Hydric soils
- vii. Natural areas
- viii. Potential groundwater protection areas
- ix. Kettles and depressional areas.
- x. DNR hunting lands
- xi. Federal lands
- xii. Airport open space areas
- xiii. Rock County Town land, open spaces, and recreational areas
- xiv. County parks

#### **12.27.2.b**

An Environmentally Significant Open Space Area map shall be developed composed of the fourteen items listed above.

### **12.27.3**

#### **Natural Resources Policies**

##### **12.27.3.a**

Rock County seeks to acquire lands, easements, and development rights to protect areas identified as Environmentally Significant Open Space Areas.

##### **12.27.3.b**

Rock County shall initiate a comprehensive survey of the county's natural areas, building on the documentation contained in the Rock County Natural Areas Survey - 2001.

##### **12.27.3.c**

Rock County shall encourage enhancement of the natural resource values of reclaimed nonmetallic mines in the county.

##### **12.27.3.d**

Rock County shall integrate erosion control and storm water management practices for all park improvements to enhance water quality, ensure safe swimming areas and protect habitat for game fish.

##### **12.27.3.e**

Rock County shall develop shore land and stabilization management plans for all county parks having water frontage.

##### **12.27.3.f**

Land containing identified rare or endangered plants or animals shall be incorporated into the Rock County Park, Outdoor Recreation and Open Space system through conservation easements, and dedications or outright purchase.

##### **12.27.3.g**

All natural areas delineated in the Rock County Natural Areas Study ranked five and above shall be preserved.

##### **12.27.3.h**

Rock County seeks to enhance viability and promote restoration of original prairie vegetation.

##### **12.27.3.i**

Rock County shall continue to identify and map components of environmental significance.

### **12.27.4**

#### **Green Infrastructure Policies**

##### **12.27.4.a**

Rock County shall support the preservation of kettle areas.

##### **12.27.4.b**

Rock County seeks to preserve its groundwater supply from overuse or pollution by conducting studies and inventories of the natural features associated with groundwater recharge.

##### **12.27.4.c**

Rock County shall continue to implement the state's Farmland Preservation, Floodplain and Shoreland protection programs that serve to preserve open space.

### **12.27.5**

#### **Development Policies**

##### **12.27.5.a**

Rock County shall support the development of land use and site plans that promote development in areas best suited by natural features and existing facilities.

**12.27.5.b**

Rock County shall adopt provisions in its Land Division Regulations that incorporate protection of environmentally significant open space areas.

**12.27.5.c**

Rock County shall support the use of “Conservation Subdivisions” within the county that cluster development and preserve open space.

**12.27.5.d**

Rock County shall develop ordinances and programs that minimize construction site erosion and post-construction storm water runoff to help protect aquatic habitat, insure water-based recreational opportunities, and minimize property damage caused by storm water runoff.

**12.27.5.e**

Rock County shall encourage the management of public and private development, open space, natural and community resources, continuing their availability and providing cost-effective facilities and services for current and future generations.

**12.27.5.f**

New trails, where practical, shall be located in Environmentally Significant Open Space Areas.

**12.27.5.g**

All county parks, specialty parks and recreation areas shall be included as a component of the county’s Environmentally Significant Open Space Areas.

**12.27.5.h**

New parks and existing park expansions shall be located within Environmentally Significant Open Space Areas depicted on the plan map. The location and characteristics of these areas need to be considered as an integral part in the parksite planning process.

## **Appendix H**

### **State of Wisconsin Statute 66.1001 – Comprehensive Planning**

WISCONSIN STATE STATUTES CHAPTER 66:  
GENERAL MUNICIPALITY LAW  
-SUBCHAPTER X: PLANNING, HOUSING AND TRANSPORTATION

**66.1001 - Comprehensive Planning**

**(1) DEFINITIONS.**

In this section:

- (a) "Comprehensive plan" means:
  - 1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).
  - 2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3), a master plan that is adopted or amended under s. 62.23 (2) or (3).
  - 3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10). (*note: previously, s. 66.945(8), (9) or (10)*)
- (b) "Local governmental unit" means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.
- (c) "Political subdivision" means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.

**(2) CONTENTS OF A COMPREHENSIVE PLAN.**

A comprehensive plan shall contain all of the following elements:

- (a) *Issues and opportunities element.* 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.
- (b) *Housing element.* 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, 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
- (c) 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.

- (d) *Transportation element.* 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, electric personal assistive mobility devices, 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 governmental unit.
- (e) *Utilities and community facilities element.* 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.
- (f) *Agricultural, natural and cultural resources element.* 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 and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.
- (g) *Economic development element.* 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 industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths 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.
- (h) *Intergovernmental cooperation element.* 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 districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at 200 assigned



military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 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.

- (h) *Land-use element.* 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 conflicts. 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. 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.
- (i) *Implementation element.* A compilation of 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 contained in pars. (a) to (h). The element shall 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. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

### **(3) ACTIONS, PROCEDURES THAT MUST BE CONSISTENT WITH COMPREHENSIVE PLANS.**

Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's comprehensive plan:

- (a) Official mapping established or amended under s. 62.23 (6).
- (b) Local subdivision regulation under s. 236.45 or 236.46.
- (c) County zoning ordinances enacted or amended under s. 59.69.
- (d) City or village zoning ordinances enacted or amended under s. 62.23 (7).
- (e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- (f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

### **(4) PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS**

A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

- (a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.
- (b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:
1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
  2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).
  3. The department of administration.
  4. The regional planning commission in which the local governmental unit is located.
  5. The public library that serves the area in which the local governmental unit is located.
- (c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the regional planning commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the regional planning commission may not adopt a resolution under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members-elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted or a resolution that is adopted under this paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).
- (d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par. (c) unless the political subdivision or regional planning commission holds at least one public hearing at which the proposed ordinance or resolution is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or regional planning commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:
1. The date, time and place of the hearing.
  2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.

3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
  4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.
- (e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:
1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).
  2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.
  3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).
- (f) A political subdivision shall maintain a list of persons who submit a written request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy of the proposed ordinance, to all such persons. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision. The political subdivision may charge each person on the list who receives a notice a fee that does not exceed the approximate cost of providing the notice to the person.

#### **(5) APPLICABILITY OF A REGIONAL PLANNING COMMISSION'S PLAN**

A regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision and a political subdivision's comprehensive plan.

#### **(6) COMPREHENSIVE PLAN MAY TAKE EFFECT**

Notwithstanding sub. (4), a comprehensive plan, or an amendment of a comprehensive plan, may take effect even if a local governmental unit fails to provide the notice that is required under sub. (4) (e) or (f), unless the local governmental unit intentionally fails to provide the notice.