

# COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF MENOMONIE 2015

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## **Acknowledgements**

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## **INTRODUCTION**

In the original 2005 version of this document the forecast for the next twenty years projected a need for 350-550 homes in the Town of Menomonie. Large population increases in the Twin Cities were expected during this period. Because of growing housing demands in the City of Menomonie, the Twin Cities Metropolitan Area, and surrounding areas, the Town of Menomonie was expected to have significant development pressure. In 2005 development was having an effect on rural living, the loss of agricultural land, and increased tourism. However, since that original version the growth in the Town has slowed greatly, mostly as a result of a severe recession starting in 2008.

Good land use planning requires frequent re-evaluation of new data, events, and changes in the community. In addition, the County was also beginning to rewrite its zoning ordinance which has a large impact on Town planning. The Town of Menomonie Plan Commission and the Town Board decided that it was a good time to do this re-evaluation and update the Town's Comprehensive Land Use Plan. This document is the result of that decision. The update was begun in 2012. It was substantially completed by 2014 and approved in 2015. During that time input was solicited from Town residents during "official" public meetings and regular Board and Commission meetings. Newspaper notices, newsletters sent through the mail, and whole Town mailings were used to inform residents. Also during that time officials from the Town worked diligently with the County to make sure the new zoning ordinance would meet the needs of the Town. That ordinance was adopted in October of 2014.

### **ORIGINAL BACKGROUND FROM 2005 VERSION**

In the fall of 1999 The Town sent a Citizen Opinion Survey to discover how residents felt about these issues. The results of this survey were tabulated and discussed at a Town Meeting, which established four committees (composed of volunteers from the Town), to formulate basic planning objectives in four areas: Residential; Agricultural; Business and Industry; and Environmental and Recreation (The initial planning objectives are reproduced in the appendices.) The major concern of these groups was to preserve the rural and scenic character of the Town, while allowing for orderly growth.

Almost concurrently, Governor Thompson signed the 1999 Wisconsin Act 9 Bill, known as the "Smart Growth Law." This law provides the framework for developing comprehensive land use plans and for assisting towns in making informed land use decisions. Land use planning, or the lack of it, is a problem faced by towns all over the state.

This legislation encouraged Town residents to examine their community in order to understand its future needs and wishes. The legislation also provided for incentives in the form of Grants to towns to begin to work on these plans. Appointed by the Town Board, a Land Use Planning Committee worked from August 2000 to April 2001 to draft a comprehensive land use plan. The plan consists of nine elements:

- A Issues and Opportunities
- B Housing
- C Transportation
- D Utilities and Community facilities
- E Agricultural, Natural, and Cultural Resources
- F Economic Development
- G Intergovernmental Cooperation
- H Land Use
- I Implementation

The land use plan is organized into sections corresponding to each of these nine elements. Each of the nine elements will be supported by historical and demographic information in the form of objectives, policies, goals, maps, charts, and/or programs. At the end of each section there is also a list of objectives and goals.

## **UPDATED SUMMARY**

With comprehensive planning, the people of the Town have the opportunity to create and maintain a high quality of life here. The Land Use Plan is a comprehensive one. It tries to balance the often conflicting ideas of "individual" rights and "community" rights. All of the Town's planning, ordinances, and resolutions, etc., should be designed to promote the goals and objectives set forth in this document.