

Updating the Town of Williamstown Comprehensive Plan

Presenter: Ken Jaworski, V.P. of
Planning, Martenson & Eisele, Inc.



Why Update?

- To meet the requirements of the Wis. Stats. 66.1001; Comprehensive Planning (Smart Growth).
- This statute requires communities to update their plans a minimum of every 10 years. Town of Williamstown is due.
- Requires Nine (9) Elements to be addressed:
 - Issue & Opportunities
 - Housing
 - Transportation
 - Utilities and Community Facilities
 - Agriculture, Natural & Cultural Resources
 - Economic Development
 - Intergovernmental Cooperation
 - Land Use
 - Implementation

Why Update? Continued

- Update older provisions of the Town's existing comprehensive plan. Make adjustments based on past experiences and future trends.
- Incorporate the 2010 Census Information and the impacts of the Great Recession of 2008 and changing preferences.
- How?
 - ❖ Revise the Existing Comprehensive Plan Text and Map
 - ❖ Coordinate with the Dodge County Farmland Preservation Plan, Dodge County Comprehensive Plan and Town of Williamstown Farmland Preservation Zoning Ordinance.
 - ❖ Stress consistency between planning efforts
 - ❖ Include public input (Another Statute requirement).

The Update Process

- The Town hired the consulting firm of Martenson & Eisele to assist in the comprehensive plan update process
- Will hold periodic meetings with the Town Plan Commission & Board to review text and maps
- Will hold two (2) Public Informational Meetings and one (1) formal Public Hearing before adoption
- Look for updates on the Town's web site
- Adoption scheduled for Spring, 2016

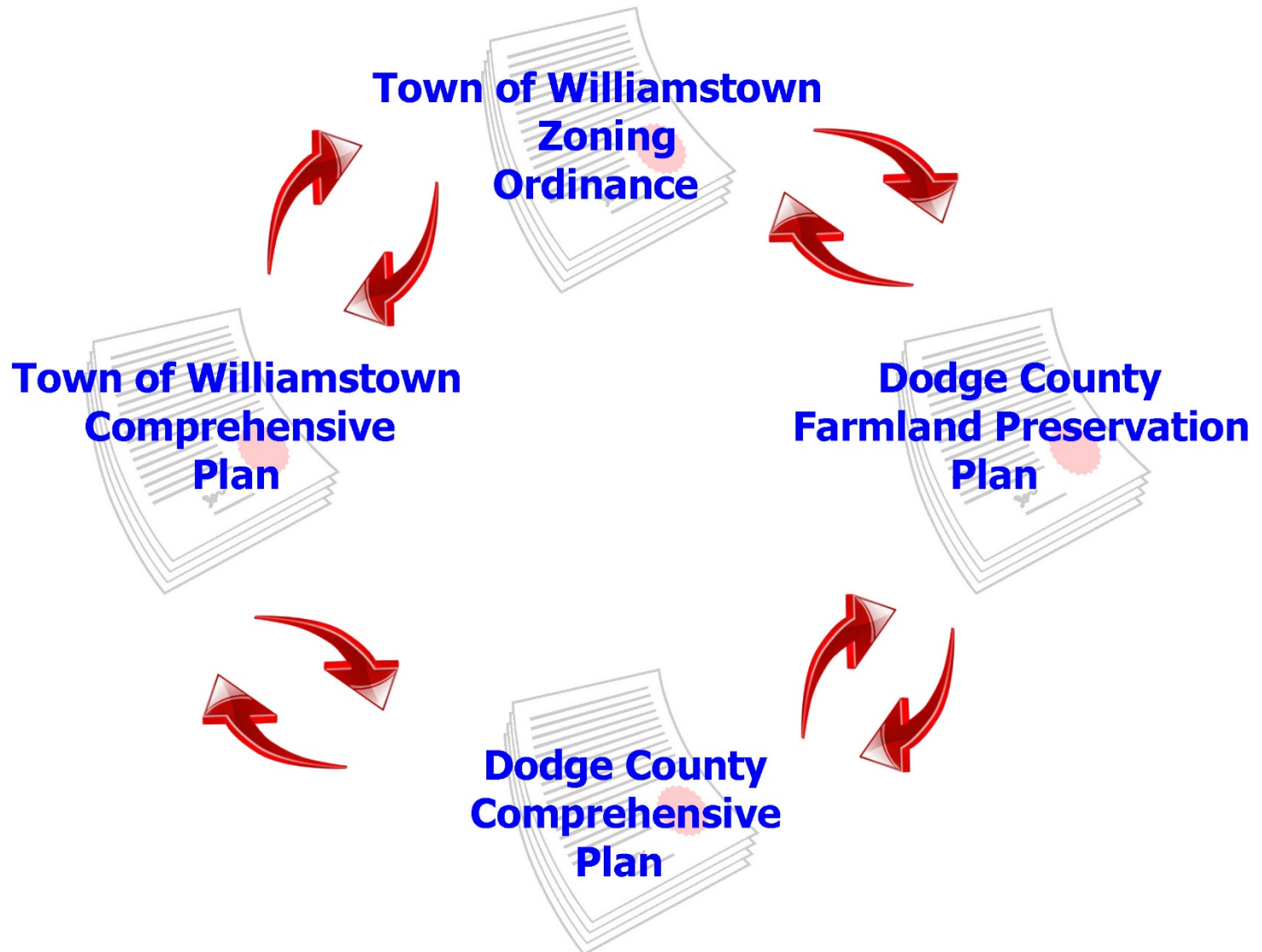
Recent Town Changes & Efforts

- Amended the Town of Williamstown Zoning Ordinance to meet the new DATCP Farmland Preservation Program (called “Working Lands”).
 - ❖ Consulted the Dodge County Farmland Preservation Plan Map
 - ❖ Non-agricultural areas (orange) No FP - Farmland Preservation.
 - ❖ 80% or greater of the designated agricultural use areas must be zoned FP - Farmland Preservation.
 - ❖ The A-1 “Prime Agriculture” zoning district name has been changed to FP - Farmland Preservation.
- Reduced Zoning District numbers from 12 to 7. They are:
 - ❖ FP – Farmland Preservation
 - ❖ AG – Agricultural General
 - ❖ R – Residential
 - ❖ C – Commercial
 - ❖ IM – Industrial & Manufacturing
 - ❖ CON – Conservancy
 - ❖ REC - Recreational

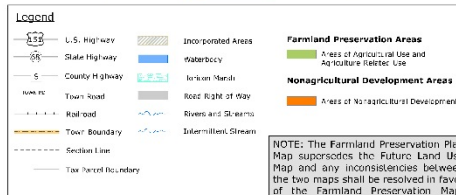
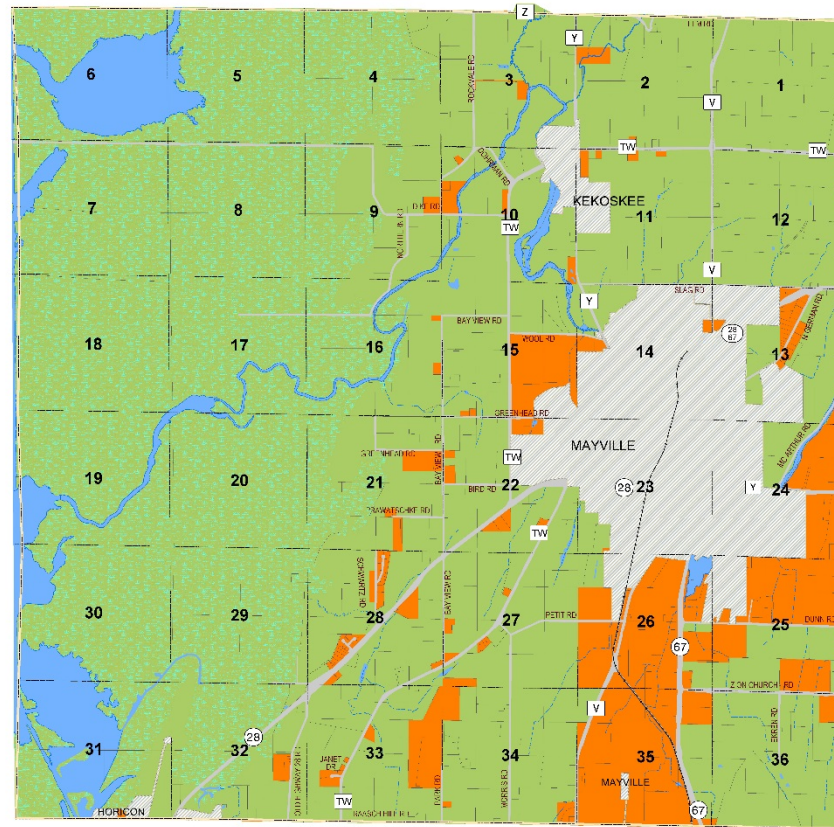
Consistency with Future Land Use Map

- The “Future Land Use Map” is the primary guide for preferred future land use within the Town of Williamstown Comprehensive Plan
 - ❖ This map should maintain very close consistency with the Dodge County Farmland Preservation Plan, Dodge County Comprehensive Plan and Town of Williamstown Zoning Ordinance.

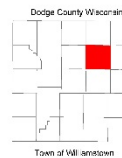
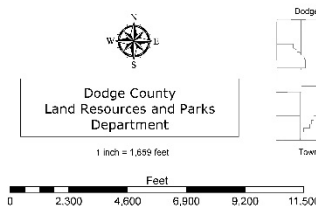
Consistency Between Plans & the Town Zoning Ordinance



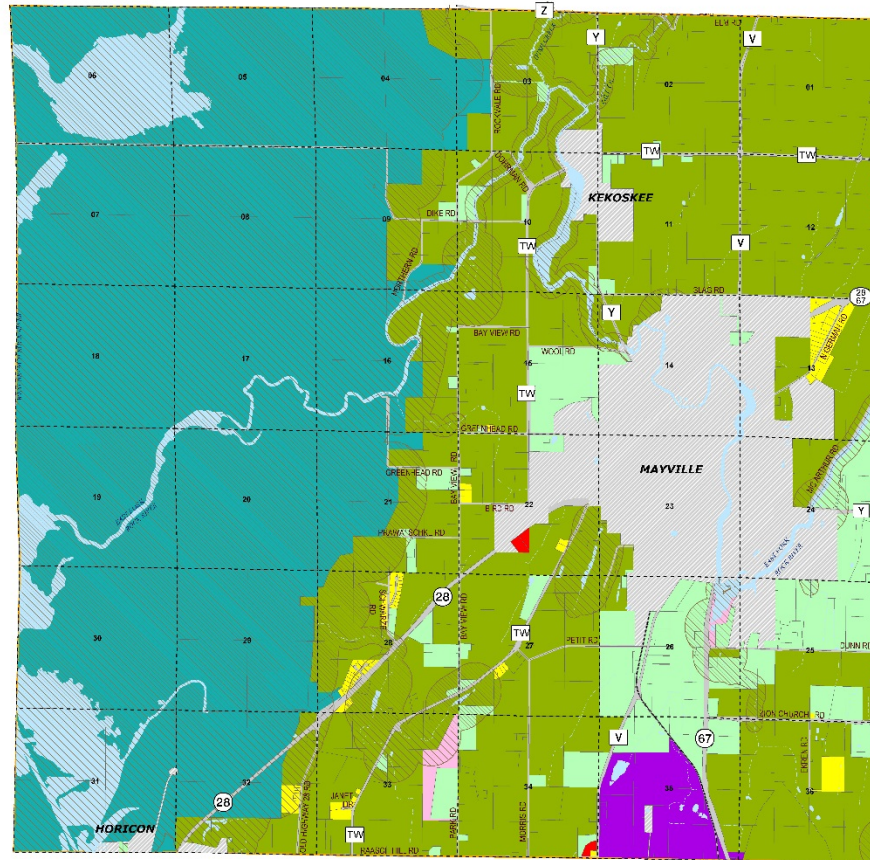
Farmland Preservation Plan Map Town of Williamstown, Dodge County, Wisconsin



Source: Dodge County Land Resources and Parks Department, May 2011



TOWN OF WILLIAMSTOWN FARMLAND PRESERVATION ZONING



LEGEND

- US Highways
- State Roads
- County Roads
- Town Roads
- Railroads
- PLS Sections
- Town Boundaries
- Cities & Villages
- Tax Parcels
- Waterbodies

ZONING DEFINITIONS

- Farmland Preservation
- Agricultural (General)
- Residential
- Commercial
- Industrial & Manufacturing
- Recreation
- Conservancy
- Dodge County Shoreland Zoning

This is a copy of the official map of the Town of Williamstown, Dodge County, Wisconsin, as amended by the Town Board of the Town of Williamstown, Wisconsin, and the County Board of Dodge County, Wisconsin.

THIS IS TO CERTIFY THAT THIS MAP IS A CERTIFIED COPY OF THE OFFICIAL ZONING MAP ADOPTED AND APPROVED WITH THE ZONING ORDINANCE, TOWN OF WILLIAMSTOWN, DODGE COUNTY, WISCONSIN ON BY THE TOWN BOARD OF THE TOWN OF WILLIAMSTOWN, (COUNTY BOARD APPROVED)

Dodge County
Land Resources and Parks
Department

MAP CREATED: 05/28/14
MAP APPROVED:
MAP REVISED:



Town of Williamstown
Dodge County, Wisconsin










Land Use Plan

August 23, 2004

Land Use Categories

-  Residential
-  Commercial
-  Industrial
-  Sanitary Landfill
-  Horicon Marsh
-  Parks and Rec
-  Agriculture
-  Scenic View Limit (follows property lines)

Map Features

-  Corporate Limits
-  Incorporated Areas
-  Sections Lines
-  Right of Way Lines
-  Parcel Lines
-  Public Lands Boundary
-  Waterways
-  Water Features
-  DNR Wetlands



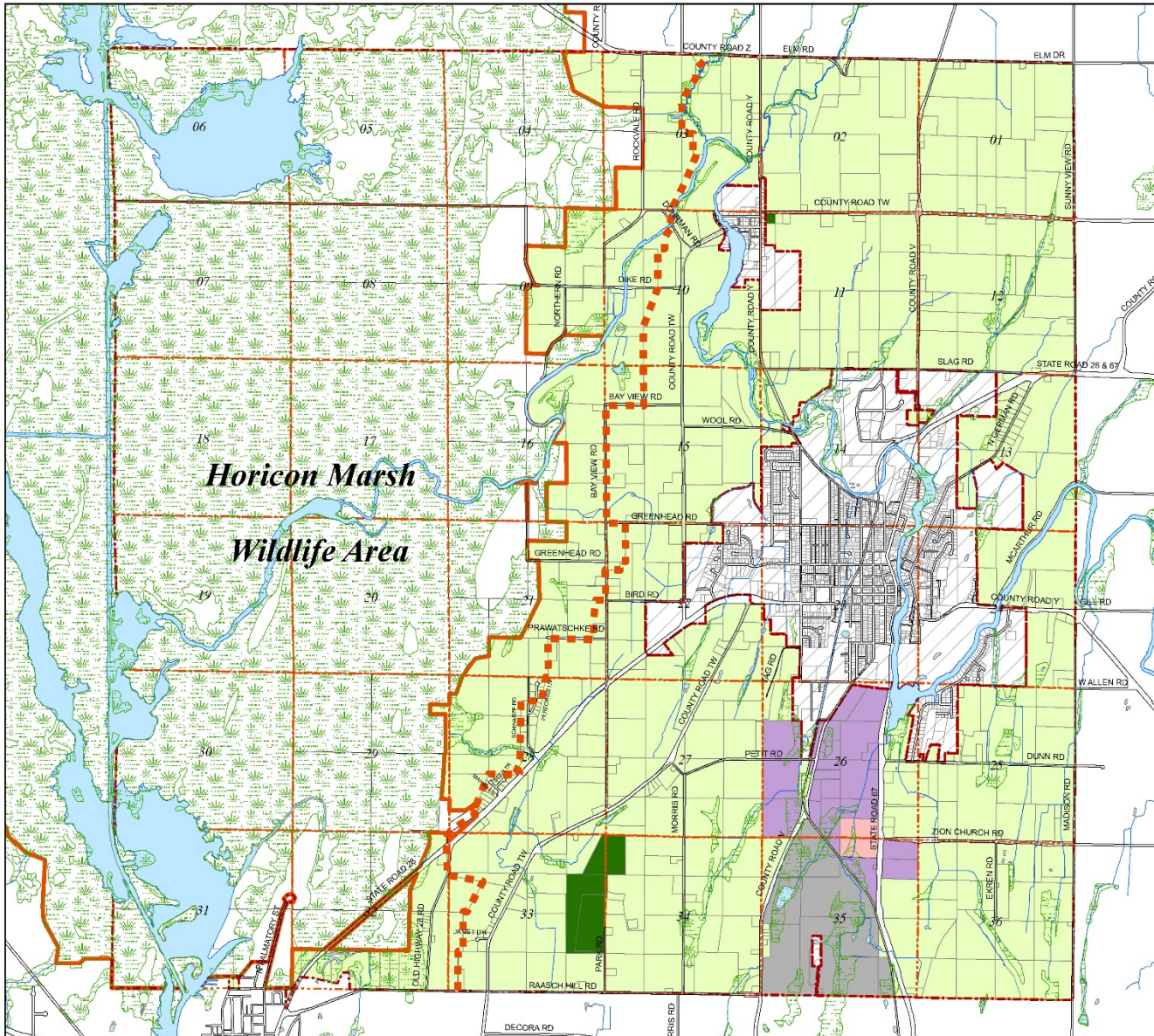
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Feet

The base map was created with data from the Dodge County Land Resources and Parks Department who in no event assumes any liability regarding fitness of use of the information and any application by others, is the responsibility of the user.

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Surveying
Engineering
Architecture

srcps10501001gis.mxd_August 5, 2014



Planning from the “Outside-In” a more Sustainable Approach

- The recent Dodge County Farmland Preservation Planning Effort and DATCP Working Lands Initiative have changed how counties & towns should approach land use planning. Planning from the “Outside-In” has pushed development back towards villages and cities under the premise that agricultural land, forests and wetlands are a precious economic resources worthy of protection and management.
- Cities and Villages should be more accountable for their projected land use needs.