

Town of Clyman Year 2030 Comprehensive Plan

Public Information Workshop #1

July 30, 2009



Introductions

❖ Jeff Retzlaff, AICP
Planning & Zoning
Consultant



Introductions

❖ Planning Advisory Committee (PAC)

- Dave Blank, Town Board Chairman
- Pat Morrison, Plan Commission Chairman
- Mike McLay, Plan Commission
- Tim Huber, Plan Commission
- Tom Peterman, Citizen
- Stan Jones, Citizen
- Mary Kreuziger, Citizen
- Rick Firari, Citizen
- Mark Holl, Citizen
- Mark Othmer, Citizen
- Jeff Crum, Citizen
- Chris Spilker, Town Clerk



Public Participation Workshop #1

Purpose & Agenda

- ❖ Overview of Comprehensive Planning
 - ◆ “Smart Growth” Requirements
 - ◆ Town of Clyman Planning Project
 - ◆ Current Conditions
- ❖ Participation Exercises
 - ◆ S.W.O.T. Exercise
 - ◆ Values & Visioning Exercise
- ❖ Final Comments & Questions



Town of Clyman Year 2030 Comprehensive Plan

“Smart Growth” Planning Requirements



OK then, that's 27 property owners in favor of
smart growth.
And one vote in favor of wacky growth."

Wisconsin's "Smart Growth" Comprehensive Planning Law

- ❖ Requires all counties, cities, villages & towns to adopt a "comprehensive plan" if they are actively involved in:
 - Zoning regulation
 - Land Division regulation

Wisconsin's "Smart Growth" Comprehensive Planning Law

What it Does...

- ❖ Defines what a "Comprehensive Plan" is and what elements it must include
- ❖ Requires public participation throughout the planning process
- ❖ Requires all zoning & land division decisions to be consistent with an adopted comprehensive plan after January 1, 2010

Wisconsin's "Smart Growth" Comprehensive Planning Law

"Smart Growth" Comprehensive Plans must address the following nine (9) "elements":

- ❖ Issues & Opportunities
- ❖ Housing
- ❖ Transportation
- ❖ Utilities & Community Facilities
- ❖ Agricultural, Natural & Cultural Resources
- ❖ Economic Development
- ❖ Intergovernmental Cooperation
- ❖ Land Use
- ❖ Implementation

Wisconsin's "Smart Growth" Comprehensive Planning Law

What it Doesn't...

- ❖ Does NOT dictate how, where or what type of development will occur in the Town
- ❖ Does NOT give the state or county more authority to control Town decision-making
- ❖ Does NOT limit the Town's ability to decide and control its own development "destiny"

Wisconsin's "Smart Growth" Comprehensive Planning Law

- ❖ Consistency requirement...
 - Beginning on January 1, 2010, all land use and development decisions must be consistent with the Town's adopted Plan
- ❖ Proposed Delay – AB 243
 - Proposes to defer consistency "deadline" from Jan. 1, 2010 to 2012 IF:
 - ◆ Community has started planning process
 - ◆ Adopted resolution committing community to adopt a plan before Jan. 1, 2012

Town of Clyman Year 2030 Comprehensive Plan

Town of Clyman Planning Project



Town of Clyman

Year 2030 Comprehensive Plan

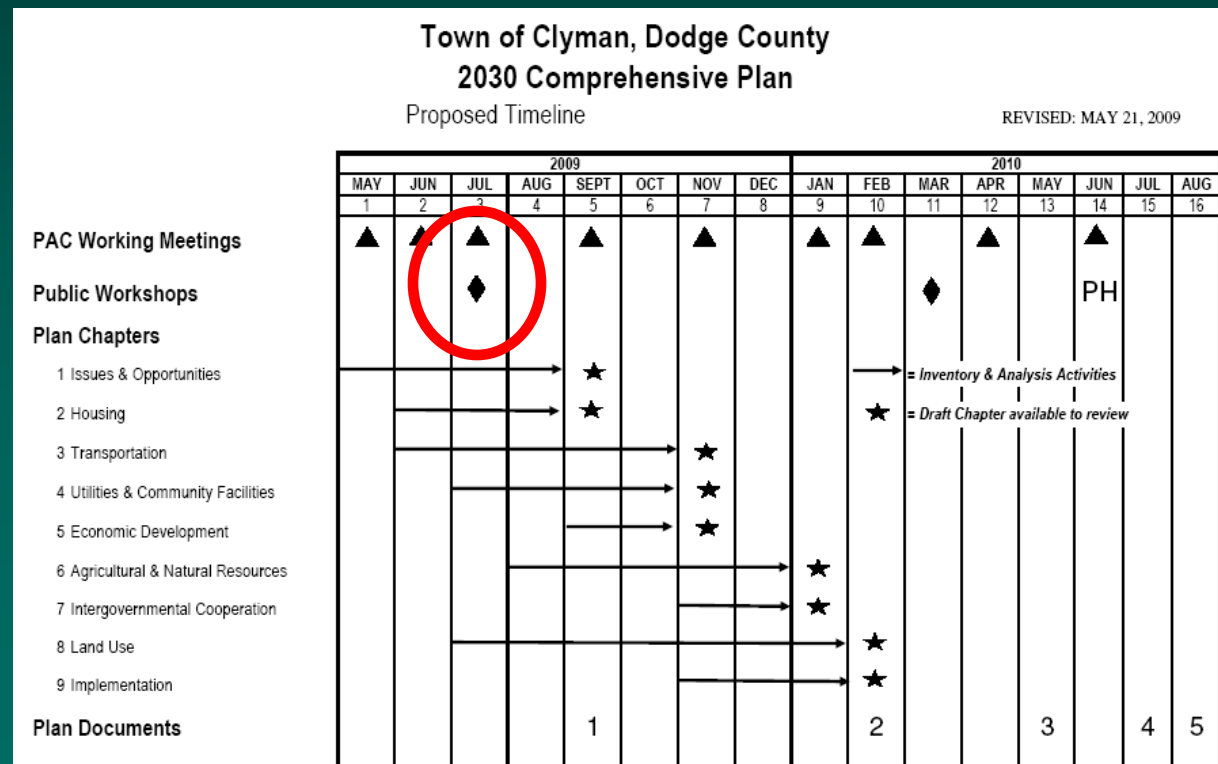
Objective:

- ❖ Prepare and adopt a “Smart Growth” compliant comprehensive plan by August 1, 2010
- ❖ Identify zoning, land division and other ordinances or revisions needed to implement the plan policies

Town of Clyman Year 2030 Comprehensive Plan

Timeline:

❖ 15 months through August 1, 2010



Public Participation Plan

- ❖ PAC Public Meetings
 - 11 total (3 meetings to date)
- ❖ Community Opinion Survey
- ❖ Information Workshop #1 (*July, 2009*)
- ❖ Information Workshop #2 (*March/April, 2010*)
- ❖ Open House & Public Hearing (*June, 2010*)

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Town of Clyman Current Conditions & Trends



Town of Clyman

Population Inventory & Trends

- ❖ 2008 total population est. 868 *(Jan. 1)*
 - 2000 Census est. 849
 - 1990 Census est. 732
- ❖ 1990 - 2008, population increased by 136 residents or an increase of 18%
 - vs. Dodge County +15.2% and WI +11.3%
- ❖ 2030 projection: 963 *(low)* to 1,175 *(high)*
- ❖ a 95-307 person or 11-35% increase from 2008 which equals an annual avg. increase of 4 to 14 new persons per year

Town of Clyman

Housing Inventory & Trends

- ❖ 309 total housing units in 2000
 - 96% single-family; 4% mobile homes
 - Median value of \$116,100 (vs. County avg. of \$105,800)
 - Avg. family size in 2000= 3.2 persons
- ❖ 2030 housing unit projection of 370
 - A 19% increase from 2000 which equals an annual avg. increase of 2 to 3 new housing units per year

Town of Clyman

Year 2030 Comprehensive Plan

Existing Land Use

❖ 22,621 total acres

- 18,249 acres Agricultural & Open (81%)
- 2,793 acres Water, Woodlot, Wetlands (12%)
- 969 acres Utilities & ROW (4%)
- 258 acres Residential (1%)
- 238 Commercial & Industrial (1%)
- 114 acres Public & Recreation (1%)

Town of Clyman Year 2030 Comprehensive Plan

Public Participation Exercises



Town of Clyman

Public Participation Exercises

S.W.O.T. Analysis

S = Strengths
W = Weaknesses
O = Opportunities
T = Threats



Town of Clyman

S.W.O.T. Exercise Analysis

❖ Strengths

- ❖ Something that makes the Town stand out when compared to other communities or areas
- ❖ Positive things that exist today that we need to protect or enhance in the future.
- ❖ Something that makes you glad or proud to live, work or spend time in the Town.
 - *Friendly Neighbors*
 - *Good Highway Access (16/26/60)*
 - *Scenic area*

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S.W.O.T. Exercise Analysis

❖ Weaknesses

- ❖ An existing or regularly occurring problem or issue that makes living, working or owning land in the Town difficult or a problem
- ❖ Opposite of a Strength
- ❖ Things that are bad or a problem that we need to stop or change in the future
 - *High taxes*
 - *No Retail stores*
 - *Lack of jobs for young people*

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S.W.O.T. Exercise Analysis

❖ Opportunities

- ❖ Something that is good for the future that we need to take advantage of or build on
- ❖ Opportunities may be “internal” that the Town can control or “external” and out of the Town’s control.
 - *Improved accessibility w/ STH 26*
 - *Capacity & quality of schools*
 - *County park & recreation facilities*
 - *Desire for community supported agriculture & local farm produce*

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S.W.O.T. Exercise Analysis

❖ Threats

- ❖ Things that are looming or growing that that are bad for the Town's future
- ❖ Things we need to keep track of and make plans to manage or prohibit as best we can
- ❖ Threats can be “internal” or “external”
 - *Urban sprawl*
 - *State budget cuts*
 - *Declining agriculture/Loss of family farms*
 - *STH 26 improvements*

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Public Participation Exercises

Community Values & Visioning



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Community Values

Please Answer the Following question...

- ❖ What characteristics, features, conditions, qualities, and other “things” about or in the Town of Clyman DO YOU VALUE THE MOST?

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Community Values

Please Answer the Following questions...

- ❖ What makes you want to stay (or made you come in the first place)?

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Community Values

Please Answer the Following questions...

- ❖ What makes you proud to be a resident and/or property owner?

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Community Values

Please Answer the Following questions...

- ❖ What do you want to see the Town decision-makers protect and preserve more than anything else now and in the future?

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Visioning

Please Complete the Following Phrase...

- ❖ By the Year 2030, I would like to see/know that the HOUSING in the Town of Clyman will include...

Town of Clyman

Visioning

Please Complete the Following Phrase...

- ❖ By the Year 2030, I would like to see/know that the TRANSPORTATION SYSTEM in the Town of Clyman will include...

Town of Clyman

Visioning

Please Complete the Following Phrase...

- ❖ By the Year 2030, I would like to see/know that ECONOMIC DEVELOPMENT in the Town of Clyman will include...

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Visioning

Please Complete the Following Phrase...

- ❖ By the Year 2030, I would like to see/know that the PARK & RECREATION facilities & programs available to residents in the Town of Clyman will include...

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Visioning

Please Complete the Following Phrase...

- ❖ By the Year 2030, preserving and/or creating the type of community CHARACTER & QUALITY OF LIFE that I want to experience in the Town of Clyman includes...

Town of Clyman Year 2030 Comprehensive Plan

Final Comments (Blue Comment forms)



Town of Clyman

Year 2030 Comprehensive Plan

Reminders....

- ❖ PAC Public Meetings
 - 3rd Thursday every-other month
 - Next Meeting: September 17 @ 7:30 p.m.
- ❖ Community Opinion Survey
 - August 15 Return Deadline
 - 360 mailed-out July 20th; 100+ returned !

Town of Clyman Year 2030 Comprehensive Plan

THANK YOU !

