

TOWN OF GRAFTON COMPREHENSIVE PLAN: 2035

GRAFTON, WISCONSIN

ADOPTED: APRIL 9, 2008

AMENDED: JUNE 2024

PLANNING AND DESIGN INSTITUTE 
IN ASSOCIATION WITH BONESTROO & STANTEC



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PURPOSE OF THE COMPREHENSIVE PLAN

In October 1999, the Wisconsin Legislature enacted a new comprehensive planning law, which is set forth in Section 66.1001 of the Wisconsin Statutes. The new requirements supplement earlier provisions in the Statutes for the preparation of county development plans (Section 59.69(3) of the Statutes) and local master plans (Section 62.23 of the Statutes). The new requirements, which are often referred to as the “Smart Growth” law, provide a new framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The comprehensive planning law effectively requires that comprehensive plans be completed and adopted by the governing bodies of counties, cities, villages, and towns prior to January 1, 2010, in order for a County or local government to engage in zoning, subdivision control, and other land use related regulations and activities.

The comprehensive plan is required to address nine elements: Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Facilities; Economic Development; Intergovernmental Cooperation; Land Use; and Implementation.

Public participation is also required at every stage of the comprehensive planning process including adoption of written procedures, broad notice provisions, the opportunity to review and comment on draft plans, and a required public hearing prior to plan adoption.

The State of Wisconsin set forth fourteen goals that need to be met in order to receive grant funding for the planning process.

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.

- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodland, open spaces and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal and state government and utility costs.
- Preservation of cultural, historical and archeological sites.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
- Balancing individual property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

- Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependant and disabled citizens.

Ozaukee County, along with fifteen participating local governments (including the Town of Grafton), and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) have entered into a multi-jurisdictional comprehensive planning process. This multi-jurisdictional process will result in comprehensive plans that will satisfy the comprehensive planning requirements set forth in Section 66.1001 of the *Statutes* for the County and all participating local governments. Following completion of the multi-jurisdictional County Plan, it will be forwarded to the County Board for adoption. Each participating local government will compile and adopt their individual comprehensive plan document, which may take into consideration the multi-jurisdictional plan. These individual plans will then be forwarded to the local governing body for adoption as the local comprehensive plan.

Ozaukee County has not previously adopted a County development plan or a comprehensive plan, however the County Board did adopt the 2010 Regional Land Use and Transportation elements of the Regional Master Plan for Southeastern Wisconsin. The County Board also adopted an update to the County Park and Open Space Plan in 2001, and a Farmland Preservation Plan in 1983.

The Town of Grafton has adopted a Land Use and Transportation Plan prepared by Planning and Design Institute, Inc. and Bonestroo in 2001.

By accepting this grant funding, Ozaukee County and participating local governments have agreed to complete and adopt a County Comprehensive Plan and a Local Comprehensive Plan, as defined by *Wisconsin Statutes*, by March 2008.

