

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: DISCUSSION OF ZONING CODE PROJECT

Date: 23 March 2017

The Plan Commission has discussed the need to update or rewrite the Zoning Code and review the zoning districts. The purpose for this work would be to align our Zoning Code with our Comprehensive Plan, as well as to streamline development.

Beginning in 2010, Wisconsin State Statutes require amendments or additions to the official map, subdivision, or zoning ordinance to be consistent with the community's comprehensive plan (SS 66.1001). A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they identify clear expectations for local land use decisions with a twenty-year vision for future planning and community decisions.

Rebecca Roberts from the Center of Land Use Education (CLUE) presented at the September meeting on the different types of zoning codes that are commonly used, strengths and weaknesses of our Zoning Code, and recommended the Plan Commission perform a self-audit to identify exactly what type of zoning code will meet the needs of the village.

Roberts recommended the commission ask the following questions as part of the self-audit:

1. How often do applicants seek variances, conditional uses, and other modifications? For what purpose?
2. Are there any standards, language, or procedures that are ambiguous/subject to interpretation?
3. Is your code consistent with state law, comprehensive plan, and other codes?
4. What do staff, local officials, and constituents complain about the most?
5. What do you want to address that is not contained in the current plan or ordinance?

Staff will provide answers to some of these questions at the meeting, but the Plan Commission should think about their own personal experience with the Zoning Code and be willing to share with the rest of the group their thoughts. Emailed to the commission, was the 2010 UWGB student report, *Strengthening a Community's Identity: Analysis of Discrepancies between the Village of Allouez's Comprehensive Plan and Zoning Ordinance*, to aid in discussion (print copies are available at request).