

APPENDIX F: 14 LOCAL PLANNING GOALS

Marquette County applied for and received a State Comprehensive Planning Grant. In the grant application the county outlined how it intended to address the 14 local goals for planning. What follows is a description of how the Town of Buffalo has addressed these goals in conjunction with the county's comprehensive planning grant application.

1. *Promotion of the redevelopment of lands with existing infrastructure and public service...*

The *Town of Buffalo Comprehensive Plan* seeks to limit the amount of commercial development to areas along the STH 22 corridor. This is in accordance with existing development patterns and a greater desire to direct most commercial and industrial development to nearby cities and villages with the infrastructure needed to support such uses.

As a community without water and sewer infrastructure, the Town of Buffalo Comprehensive Plan does not include a map illustrating the location of underutilized areas in the **Land Use Element**. Rather, this information is addressed in the text of the **Existing and Future Land Use Chapters** of the Town of Buffalo Plan.

The Town of Buffalo Comprehensive Plan also seeks to establish residential development in areas that are served by county roads, respect landowner development requests, directed away from prime farmland areas, and also establishes a hamlet area near the town hall.

The **Utilities and Community Facilities Element**, as well as the **Implementation Element**, discuss the potential for establishing a capital improvement program to plan accordingly for infrastructure improvements.

2. *Encouragement of neighborhood designs that support a range of transportation choices.*

To support this goal, the *Town of Buffalo Comprehensive Plan* shows a limited amount of area for future rural residential development. More intensive neighborhood developments are encouraged in nearby cities and villages with the infrastructure needed to support higher densities and the ability to promote a range of transportation choices. This approach is in accordance with the Marquette County Comprehensive Planning Grant Application.

3. *Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces....*

The protection of natural areas and farmland was a primary concern throughout the development of the *Town of Buffalo Comprehensive Plan*. The **Agricultural, Natural and Cultural Resources Element** includes an inventory and assessment of natural resources in the Town of Buffalo. This information was the foundation for preparing the *Future Land Use Maps*. The **Implementation and Intergovernmental Elements** further stress the need for coordination with Marquette County, the Wisconsin Department of Natural Resources, and private associations responsible for the protection of natural resources (i.e. lakes). Likewise, the visions, strengths,

values, and survey results presented throughout the *Town of Buffalo Comprehensive Plan* express the town's desire for natural resource protection.

4. *Protection of economically productive areas, including farmland and forests.*

The **Agricultural, Natural and Cultural Resources Element** outlines a number of tools available for farmers to keep their land in farming. Moreover, the plan highlights the importance of the local Amish population as major contributors to the economy through farming and the sale of goods from their homes. In addition, the **Agricultural, Natural and Cultural Resources Element** discusses the Managed Forest Law as an opportunity that exists to protect farmland in the town. Accordingly, the plan encourages residents to consider this program.

The *Future Land Use Maps* illustrate farming and woodland areas to remain in the Town of Buffalo. These areas are based on existing locations.

5. *Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.*

The Town of Buffalo Comprehensive Plan encourages a pattern of efficient development to reduce costs through the use of:

- ? Managed roadway access techniques (discussed in the **Land Use Element**);
- ? Clusters of development along STH 22 and CTH B, as well as near the Town Hall (shown on the *Future Land Use Maps*);
- ? Use of Conservation Subdivision and Other Land Preservation Tools (refer to the **Agricultural, Natural and Cultural Resources Element and the Implementation Element**); and
- ? Recommendations that the Town pursue the development of zoning and subdivision ordinances (Land Use Element and Implementation Element).

6. *Preservation of cultural, historic and archaeological sites.*

In accordance with the Marquette County Comprehensive Planning Grant Application description, the *Town of Buffalo Comprehensive Plan* documents the location and importance of local historical sites using information from the State Historical Society, resident testimony and other important sources. The town supports efforts of private organizations, the state and Marquette County to protect historic resources. This information is included in the **Agricultural, Natural and Cultural Resources Element**. In addition, in the **Transportation Element**, the Ice Age Trail is discussed as a historic route that is planned through the town, including John Muir Park.

7. *Encouragement of coordination and cooperation among nearby units of government.*

The Town of Buffalo made a directed effort to involve neighboring communities, state agencies and school districts in the development of its plan. A description of the intergovernmental process and meetings is provided in the **Intergovernmental Element**. Accordingly, each map in the plan includes the names of adjacent communities, state lands are identified, and the *Utilities and Community Facilities Map* illustrates the location of school district boundaries in the Town of Buffalo.

8. *Building of community identity by revitalizing main streets and enforcing design standards.*

The concept of community identity and design is highlighted in the Future Land Use Chapter of the Town of Buffalo Plan. That section discusses...techniques to preserve rural character, outdoor lighting concepts, signage restrictions, and managed roadway access.

9. *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*

The **Housing Element** includes a complete inventory of existing housing conditions related to structural age, structural type, occupancy status, vacancy status, housing values, housing costs, and other factors outlined in 1999 Wisconsin Act 9, as well as, the Comprehensive Planning Grant Closeout Form prepared by the Wisconsin Department of Administration. The Housing Element discussed and defines affordability in the Town of Buffalo and opportunities to establish affordable housing. Moreover, the plan also forecasts the number of additional housing units anticipated based on population projections and historic building permit trends. The goals and objectives including **Implementation Element**, highlight programs, policies, and actions the Town of Buffalo will support with respect to housing.

10. *Providing adequate infrastructure and public services and an adequate supply of developable land...*

The Town of Buffalo Comprehensive Plan identifies areas for development in accordance with population projections and historic building permit trends. Locations selected for development are based on soil conditions, historic development patterns, and landowner interests. The plan also recommends strategies to control the density and layout of development through the adoption of zoning and subdivision regulations.

11. *Promoting the expansion or stabilization of the current economic base ...*

The **Economic Development Element** summarizes existing economic activity within the Town and potential future economic development opportunities. The **Community Profile Chapter** presents the number and type of jobs, mix of existing industries and businesses, occupation of employed residents. The **Land Use Element** provides sites for commercial and industrial development and expansion.

12. Balancing individual property rights with community interests and goals.

Steps were been taken throughout the Town’s planning process to ensure that individual property rights are in balance with community interests and goals. To begin with, property owners were provided with opportunities for regular input through meetings and an interactive project web site. Regular articles about the planning effort were also published in area newspapers to increase resident awareness. Moreover, all property owners had the opportunity to participate in a mapping exercise to identify resident development and preservation desires. These maps were used as an important resource when preparing the *Future Land Use Maps*. It has been the Town of Buffalo’s goal to develop a plan that recommends a predictable, logical, and reasonable future land use pattern for the community. A politically sustainable, reasonable, and responsive comprehensive plan will strike a balance between private rights and community interests. To that end, the **Land Use Element** describes and summarizes how the town will react to and handle development requests that are inconsistent with the plan.

13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Preservation of rural character is a central theme in the *Town of Buffalo Comprehensive Plan*. Beginning with the *Introduction Chapter*, community values are highlighted that express the town’s pride with its rural character. Accordingly, the **Issues and Opportunities Element** describes the town’s vision for itself as a rural community.

In the **Agricultural, Natural and Cultural Resources Element**, a great deal of effort was made to inventory existing resources and qualities that contribute to the town’s rural character. Accordingly, this chapter encourages the preservation of farmland, woodlands, wetlands and other natural features through a host of tools, including the use of conservation subdivision techniques.

The **Land Use Element** continues to discuss this important issue of rural character by providing a definition of rural character and techniques to promote rural character in the Town of Buffalo. Supporting goals and objectives are included in the **Implementation Element**.

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

The town’s **Transportation Element** describes the existing transportation system, including all available information on the location, capacity, traffic, and condition of existing town roads, highways and railways; airport facilities and services; bicycle systems; and transportation systems for persons with disabilities. A summary of existing transportation plans relevant to the town is also provided.