

EXHIBIT 1: REPLACEMENT OF “CHAPTER TEN— IMPLEMENTATION”

CHAPTER TEN: IMPLEMENTATION

Few recommendations of this *Comprehensive Plan* will be automatically implemented. Specific follow-up actions will be required. The purpose of this chapter is to identify and program major implementation steps, propose a system to measure success in achieving *Plan* recommendations, and describe the process for subsequent amendments to the *Plan*.

A. PLAN ADOPTION

A first step in implementing the *Village of Poynette Comprehensive Plan* is making sure that it is adopted in a manner that supports its intended future use as a tool for consistent decision-making. Pursuant to Section 66.1001, Wisconsin Statutes, the Village has included all necessary elements (as laid out in Figure 3) and has followed the procedures for adopting and amending this *Plan* under the State’s comprehensive planning legislation.

The State comprehensive planning statute requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan.” Because the various elements of this *Plan* were prepared simultaneously, there are no known internal inconsistencies between the different elements or chapters of this *Plan*, although there are clearly challenges and tensions among certain recommendations.

B. PLAN ADVANCEMENT AND AWARENESS

This *Plan* will be used by government officials, developers, residents, and others interested in the future of the Village to guide growth, development, redevelopment, and preservation. The Village intends to constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this *Plan*. In fact, all amendments to zoning, subdivision, and official map ordinances (including rezonings) must be consistent with the adopted *Plan*, under State law.

This *Plan* will only have value if it is understood, supported, and used. The Village will make concerted efforts to increase awareness of this *Plan*, such as by:

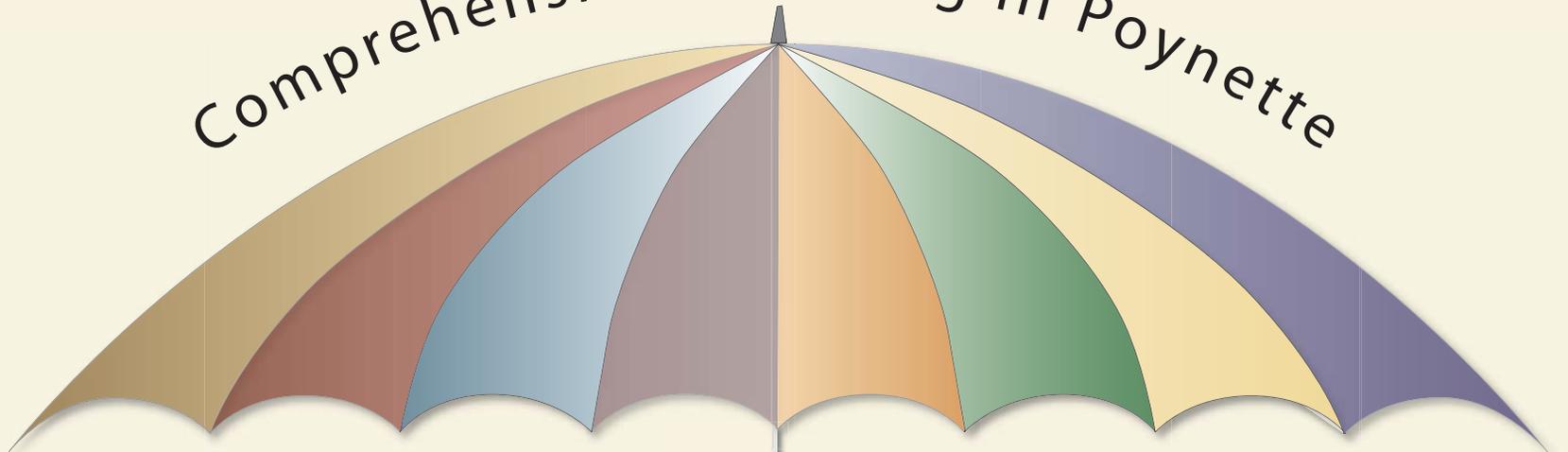
- Prominently displaying *Plan* materials at Village Hall.
- Ensuring that up-to-date materials are easily accessible on the Village’s website.
- Speaking to community organizations about the *Plan*.
- Presenting and discussing implementation progress and performance reports to the Village Board and Plan Commission. These presentations should occur at least annually and ideally in the late summer or early fall to coincide with the budget cycle.
- Incorporating major implementation steps (see Table 14) in the annual Village budget, as funding allows.

Figure 3 Comprehensive Planning in Poynette

9 Elements of Poynette's Comprehensive Plan

Required Content of Each Plan Element

Poynette's More Detailed Efforts (NOT part of this plan)



	Issues and Opportunities	Agricultural, Natural and Cultural Resources	Land Use	Transportation	Utilities and Community Facilities	Housing and Neighborhood Development	Economic Development	Intergovernmental Cooperation	Implementation
	Background information, trends and forecasts, and overall goals	Conserving farmland, natural features, historic sites, open space, and community design	Future location of residential, commercial, industrial and other land uses	Future and improved transportation facilities, like roads and bike and pedestrian facilities	Improve and maintain utilities (e.g., sewer and water) and community facilities (e.g., police, fire)	Supply sufficient affordable housing for all incomes, ages, and special needs	Attract and retain desired businesses and industries and promote redevelopment	Joint planning and services and to resolve conflicts among plans	Recommended actions to be completed in a stated sequence (timeline) to guide plan implementation
		Tree Management/EAB Readiness Plans Cultural Resource Survey (Future) Natural Resources Preservation and Management element of Park Plan	Downtown/Main Street Concept Land use elements of Economic and Marketing Strategy	Capital Improvement Program Bike and Pedestrian System Plan (Future, with County?)	Park and Open Space Plan Stormwater Management Master Plan Wellhead Protection Plan & Regulations Water and Sewer System Studies	Zoning/ Building Code Enforcement	Tax Increment Financing (TIF) Plans Market & Business Target Analysis Economic and Marketing Strategy (Future) Implementation of Industrial Park Expansion (Future)	Intergovernmental Service Agreements (e.g., Fire) Extraterritorial Jurisdiction Authorities Cooperative Plan with Dekorra (Future)	Grants Zoning Ordinance Subdivision Ordinance (Amendments Pending) Development Review

C. PLAN ADMINISTRATION AND ADDRESSING “CONSISTENCY”

The Village will determine whether its implementation actions are “consistent” with its *Comprehensive Plan*, as that term is used and defined in Wisconsin Statutes. The Village intends to use a system for making and documenting consistency findings for Village Board and Plan Commission land use-related ordinance decisions, with assistance from the Village Planner and Village Attorney.

Many individual decisions under this *Plan* will revolve around zoning, land divisions, public investments, and intergovernmental relations. The Village’s approach for addressing each of these types of decisions—and evaluating their consistency with this *Comprehensive Plan*—is as listed below:

- **Zoning.** Proposed zoning text and map amendments (rezonings) must be consistent with this *Plan*. The Planned Land Use map and the policies behind it must be used to guide rezoning decisions. However, the precise location of zoning district boundaries may vary, as judged appropriate by the Plan Commission and Village Board. Departures from the exact land use boundaries depicted on the Planned Land Use map may be particularly appropriate for mixed use projects and properties located at the edges of two or more mapped future land use areas. In their consideration of rezoning requests, the Plan Commission and Village Board will also evaluate the specific timing of request, its relationship to the nature of both existing and planned land uses, and the details of the proposed development. Therefore, this *Plan* allows for the phased timing of zoning actions and the refinement of planned land use boundaries as represented in this *Plan*. Where the Village wishes to amend its zoning map in a manner that differs from this *Plan*, the Village will first need to amend the *Plan* to resolve the difference.
- **Land Division.** Proposed amendments to the Village’s land division ordinance must be consistent with this *Plan*. Proposed land divisions should also be generally consistent with the recommendations in this *Plan*. In their consideration of land divisions, the Plan Commission and Village Board will also evaluate the specific timing of the land division request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on these maps will be resolved through the land division process for certified survey maps, preliminary plats, and final plats. This *Plan* allows for the phased timing and the refinement of the precise recommended development pattern through the land division process, as deemed appropriate by the Plan Commission and Village Board.
- **Public Investments.** Proposed public investment decisions will be guided by—but needn’t precisely follow—the recommendations in this *Plan*. In many cases, the *Plan* indicates that the Village will “consider” or “explore” the possibility of certain identified public investments. Further, the timing and precise location of public investments may vary, as judged appropriate by the Village Board. This *Plan* allows for the phased timing and the refinement of the precise recommended public facilities and other public investments as deemed appropriate by the Village Board.
- **Intergovernmental Relations.** Proposed intergovernmental relation decisions will be guided by the recommendations in this *Plan*, as deemed appropriate by the Village Board. However, in its consideration of intergovernmental decisions and agreements, the Village

Board will also evaluate a wide variety of other factors, including specific provisions of the recommended agreements. Departures from the recommendations in this *Plan* will be resolved by the Village Board and through intergovernmental processes.

D. PLAN AMENDMENTS

This *Plan* can be amended. Amendments may be appropriate where the *Plan* has become irrelevant, contradicts emerging policy or trends, or does not provide specific advice on an emerging issue. “Amendments” are generally defined as minor changes to the *Plan* maps or text—as opposed to an “update”, which is described later in this chapter. Amendments may be integrated directly into this *Plan* document, or may be stand-alone documents adopted as addenda to this *Comprehensive Plan* document (e.g., Park and Open Space Plan).

The State comprehensive planning law requires that the Village use the same basic process to amend this *Comprehensive Plan* as it used to initially adopt the *Plan*. This does not mean that new surveys need to be administered or old committees need to be reformed. It does mean that the following procedures defined under Section 66.1001(4), Wisconsin Statutes, need to be followed:

1. Either the Village Board or the Plan Commission initiates the proposed *Comprehensive Plan* amendment(s). This may occur as a result of an annual review of the *Plan*, the identification of a particular problem or issue at another time, or at the request of a property owner or developer.
2. The Plan Commission holds one or more public meetings on the proposed *Comprehensive Plan* amendment(s). Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the Village Board by majority vote of the entire Commission (see Section 66.1001(4)b of Statutes).
3. The Village Clerk directs the publishing of a Class 1 notice, with such notice published at least 30 days before a Village Board public hearing and containing information required under Section 66.1001(4)d. Nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure.
4. The Village Board holds a formal public hearing on an ordinance that would incorporate the proposed amendment(s) into the *Comprehensive Plan*.
5. Following the public hearing, the Village Board approves or denies the ordinance adopting the proposed *Plan* amendment(s). Adoption must be by a majority vote of all members. The Village Board may require changes from the Plan Commission recommended version of the proposed amendment(s).
6. The Village Clerk sends a copy of the adopted ordinance and the amendment(s) (not the entire *Comprehensive Plan*) to all adjacent and overlapping government jurisdictions, mine operators, any person who has registered a marketable nonmetallic mineral deposit with the Village, and any other property owner or leaseholder who has requested notification in writing, as required under Section 66.1001(4)b and c, Wisconsin Statutes.

7. The Village Planner and Village Clerk integrate the *Plan* amendments into the *Comprehensive Plan* document, and distribute and post appropriately.
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E. PLAN UPDATE

The State comprehensive planning law requires that this *Comprehensive Plan* be updated at least once every ten years, following the same legal process as amendments. In contrast to amendments, an update is a full review of the entire plan document and maps. An update, therefore, typically also includes additional public process, meetings, analysis, and debate. The Village's last update to its *Comprehensive Plan* was adopted in August 2005. The Village intends to update the *Plan* by 2015, in accordance with the implementation timetable in Table 14.

F. IMPLEMENTATION RECOMMENDATIONS

Figure 3 and Table 14 list actions that the Village intends to complete to implement this *Comprehensive Plan*. The reader is encouraged to review the other chapters of the *Plan* for other recommendations and explanations. Table 14 lists each project in the order proposed for completion, a description and rationale, a proposed year for budgeting and completion, and whether a detailed work plan has been prepared.

Suggested implementation timeframes span the next three or four years, because the *Plan* will have to be updated by 2015. Village time and budgetary constraints—as well as other policy priorities—may affect these timeframes. The Village Board is, therefore, not bound to these timeframes, and may in fact postpone or cancel one or more of the projects listed if it desires.

Table 14: Proposed Major Implementation Actions

Project	Description	Rationale	Year	Detailed Work Plan?
<p>1. Bike and Pedestrian System Planning Effort</p>	<ul style="list-style-type: none"> ▪ Part of County Bike Plan ▪ Detail trail and route ideas from Comp Plan, Park & Open Space Plan, DNR studies, DOT 51 Corridor Plan, GE route map 	<p>Opportunity to build on trail network already established in parks and DNR lands for local use and to increase visitors. Join with County planning for extra value and efficiency.</p>	<p>2013-2014</p>	<p>Working with CCEDC/ Silent Sports Committee on desired scope</p>
<p>2. Cooperative Plan/Intergovernmental Boundary Agreement with Dekorra</p>	<ul style="list-style-type: none"> ▪ Intergovernmental boundary agreement, and negotiations to prepare agreement ▪ Set municipal boundaries, extraterritorial zoning and/or land division review jurisdiction, utility & revenue sharing, joint economic development, joint parks, etc. 	<p>Take advantage of shared opportunities with key community in Poynette School District for shared gain. Avoid costly future conflicts. Build on 2005 joint comprehensive planning effort between communities.</p>	<p>2014-2015, or when mutual interest, perhaps after Comp Plan map changes.</p>	<p>Not yet, should work out with Dekorra</p>
<p>3. Economic and Marketing Strategy</p>	<ul style="list-style-type: none"> ▪ Develop economic vision and specific actions to make vision a reality ▪ Brand Poynette ▪ Identify development concepts and strategies for key sites ▪ Provide land use, transportation, design, and economic development advice for 51 corridor ▪ Include conceptual streetscape and access plan for Highway 51 ▪ Propose land use, land acquisition/disposition, road, and economic strategy for expanding industrial area to north ▪ Consider new TIF district(s) and associated project plan(s) 	<p>Need for consensus economic strategy to focus efforts, provide detailed guidance for key areas, and compete in challenging economic climate. To replace Economic Development chapter in Comprehensive Plan. Highway 51 is key economic engine, but has limited land supply, some redevelopment need, and access issues. Grow industrial development in northern area, providing necessary incentives. Dispose of Village land for economic purposes.</p>	<p>2015, could be divided in phases to break up into different budget years</p>	<p>Preliminary work plan completed; contact Village Planner for copy</p>

Project	Description	Rationale	Year	Detailed Work Plan?
4. Comprehensive Plan Update	<ul style="list-style-type: none"> ▪ Full update of 2005 Plan Address remaining issues from Sept. 2011 plan evaluation ▪ Synthesize results of earlier planning efforts described in this table 	Engages public in planning through more complete and inclusive process. Keeps plan on 10-year update cycle, as required by statutes.	2015-2016	Not yet, prepare in 2014
5. Park and Open Space Plan Update	<ul style="list-style-type: none"> ▪ Next update of 2012 Park & Open Space Plan ▪ Enhance with natural resources and bike and pedestrian planning information 	Keeps park plan on DNR-required 5-year update cycle, can integrate with comprehensive plan update. Combine resource & recreation based efforts.	2016	Not yet, prepare in 2015

G. MEASURING SUCCESS

In addition to measuring its progress toward completing projects advised under this *Comprehensive Plan* (see Table 14), the Village will attempt to measure its success in achieving its vision and goals.

Restated from earlier in this *Plan*, the Village's Vision is as follows:

Village of Poynette Vision:

The future economic and community health of Poynette is directly linked to the preservation of natural resources and small-town and rural character. Preservation and enhancement of these assets through comprehensive, coordinated planning—along with the cooperative implementation of economic development initiatives—will ensure a continued high quality of life.

During its annual review of the *Plan*, the Plan Commission will evaluate the Village's progress in achieving its vision, both qualitatively and quantitatively. Quantitative measurement will be achieved by utilizing Table 15. Table 15 has four different columns of information, described as follows:

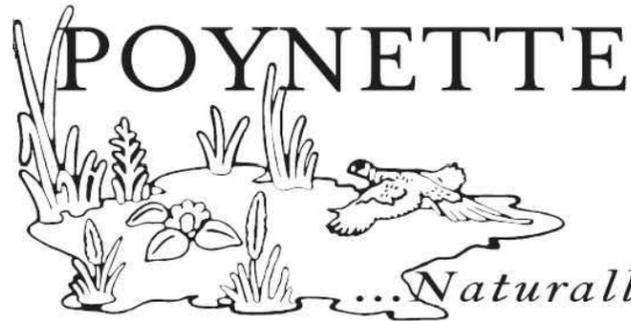
- **Comp Plan Goal.** The first column lists each of the ten goals included in different parts of this *Comprehensive Plan*, against which success (or goal achievement) will be measured.
- **Annual Progress Measure.** The second column lists the particular measures of success proposed to evaluate progress towards achieving the goal.
- **Actual Result, Year: ____.** The final column indicates the actual data collected relative to the progress measure, assuming that this table will be used as an evaluation form in subsequent years.

Table 15: Measures of Success in Comprehensive Plan Implementation

Comp Plan Goal	Annual Progress Measure	Actual Result, Year ____
1. Protect and promote the Village's important natural resources	<ul style="list-style-type: none"> ▪ Achieve water quality/stormwater management goals ▪ Improve mapping/identification of natural areas ▪ Engage in at least one effort to protect, mark, or celebrate a natural or cultural area 	
2. Preserve and build on Poynette's historic character	<ul style="list-style-type: none"> ▪ Identify/protect historically significant buildings within each planning/zoning project undertaken ▪ Support at least one new historical marker or other visual reminder of history in Village 	
3. Ensure abundant park and open space areas	<ul style="list-style-type: none"> ▪ Increase mileage of trails ▪ Upgrade at least one existing Village park ▪ Increase participation in recreational programs 	
4. Preserve productive farmland around Village	<ul style="list-style-type: none"> ▪ Improve mapping of productive farming areas ▪ Work towards intergovernmental consensus on farmland preservation areas 	
5. Promote future land use pattern containing sustainable mix of uses & buildings	<ul style="list-style-type: none"> ▪ Plan for balanced mix of residential, nonresidential, and park/recreation/open space land uses ▪ Achieve stable/increasing property values 	
6. Provide a safe, integrated, and efficient transportation system	<ul style="list-style-type: none"> ▪ Improve at least one local road needing attention ▪ Close at least one gap in sidewalk or trail network ▪ Coordinate with WisDOT and County on a project 	
7. Provide a full system of public utilities, facilities, and services	<ul style="list-style-type: none"> ▪ Complete at least one sewer or water utility project ▪ Implement at least one approach designed to improve efficiency/sustainability in service delivery ▪ Achieve stable/decreasing crime rates 	
8. Provide a variety of housing types within the Village	<ul style="list-style-type: none"> ▪ Achieve low owner-occupied and renter-occupied housing vacancy rates ▪ Increase number of new housing units 	
9. Support and promote steady growth of new and existing businesses consistent with local resources & identity	<ul style="list-style-type: none"> ▪ Retain existing businesses and help them expand ▪ Add at least one new business ▪ Increase per capita income, per Department of Revenue Statistics 	
10. Promote improved cooperation with communities in region	<ul style="list-style-type: none"> ▪ Pursue at least one new or updated project to increase intergovernmental cooperation ▪ Participate in intergovernmental committees 	

**EXHIBIT 2: REPLACEMENT OF MAPS 4A AND 4B—PLANNED
LAND USE**

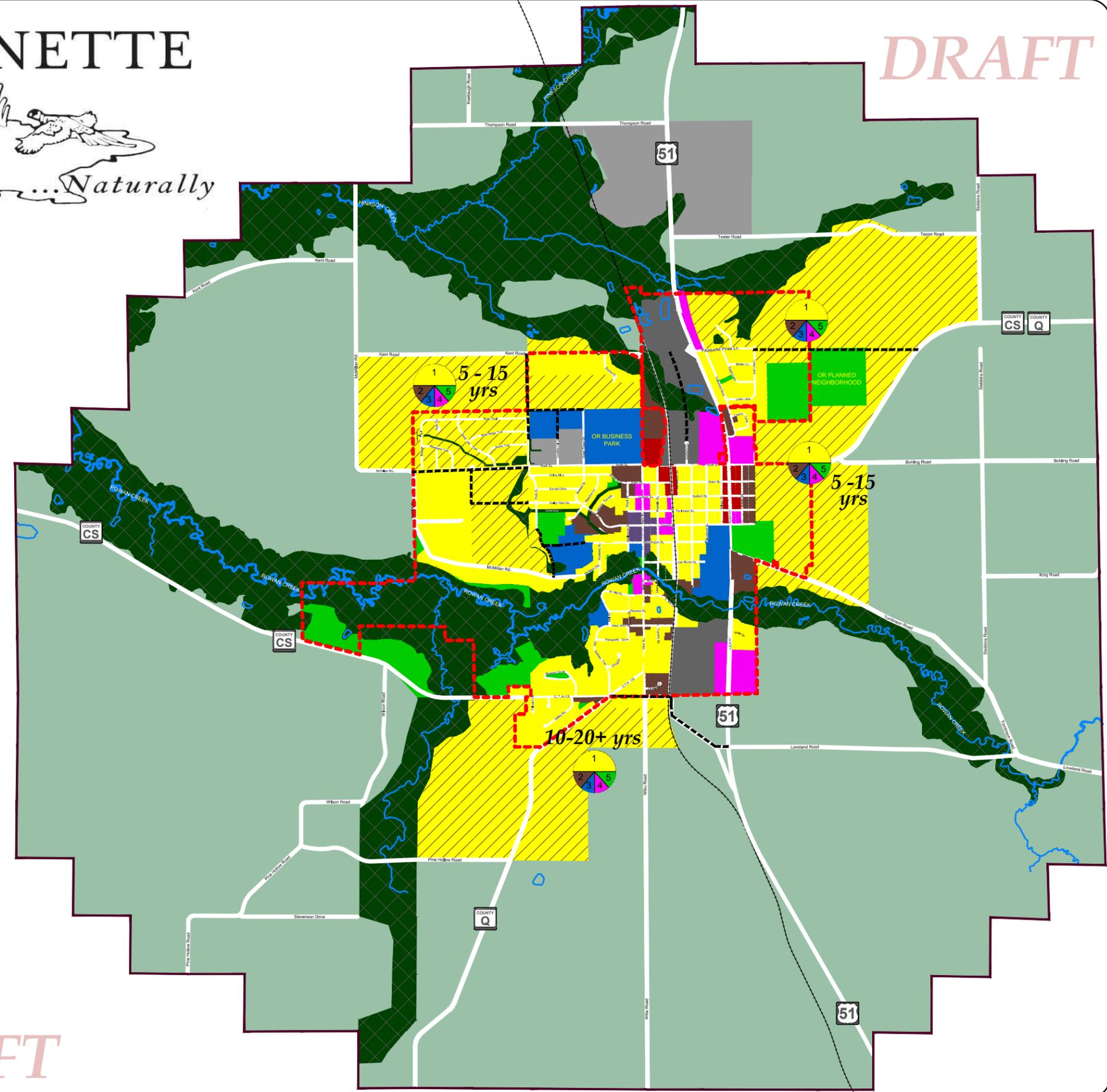
See separate files indicating Maps 4A and 4B, which is with this file in PDF
version



DRAFT

**MAP 4A: POYNETTE
COMPREHENSIVE PLAN
PLANNED LAND USE:
INCLUDING ETJ AREA**

REVISED- AUGUST 19, 2013



LEGEND

- Extraterritorial Jurisdiction Boundary
- Village Boundary (2013)
- Railroad
- Potential Future Major Road Extensions
- Right-of-Way

Rural/Environmental
Planned Land Uses

- Agricultural & Woodland Preservation
- Environmental Corridor
- Public Open Space

Residential Planned
Land Uses

- Planned Neighborhood¹
- Single Family Residential
- Mixed Residential

Mixed-use and
Non-Residential
Planned Land Uses

- Downtown Business
- Planned Business
- General Business
- General Industrial
- Business Park
- Institutional

NOTES:

1. THE PLANNED NEIGHBORHOOD DESIGNATION PROVIDES FLEXIBILITY FOR FUTURE PLANNING. THIS SYMBOL DOES NOT REPRESENT ACTUAL PERCENTAGES OF LAND IN EACH LAND USE CATEGORY. INSTEAD, IT REPRESENTS THE BREADTH OF LAND USES THAT MAY BE INCLUDED IN FUTURE NEIGHBORHOODS TO BEST SERVE COMMUNITY DESIRES AND NEEDS.
2. SHAPES ON MAP REPRESENT GENERAL RECOMMENDATIONS FOR FUTURE LAND USE. ACTUAL BOUNDARIES BETWEEN DIFFERENT LAND USE CATEGORIES AND ASSOCIATED ZONING DISTRICTS MAY VARY SOMEWHAT FROM REPRESENTATIONS ON THIS MAP.

PREPARED BY:

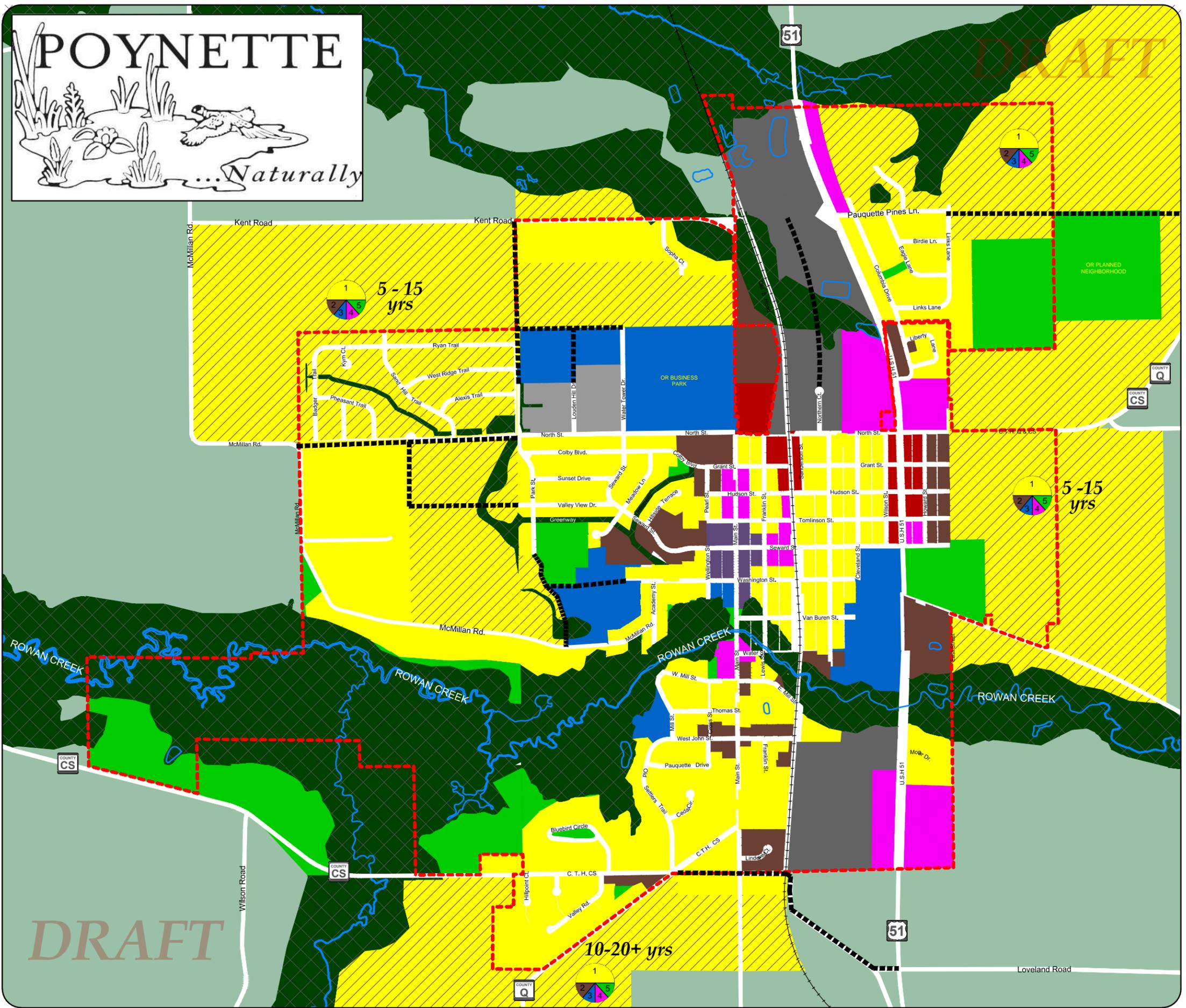
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MAP 4B: POYNETTE COMPREHENSIVE PLAN PLANNED LAND USE: EXISTING VILLAGE

REVISED - AUGUST 19, 2013



LEGEND

- Village Boundary (2013)
- Railroad
- Potential Future Major Road Extensions
- Right-of-Way
- Agricultural & Woodland Preservation
- Environmental Corridor
- Public Open Space
- Planned Neighborhood¹
- Single Family Residential
- Mixed Residential
- Downtown Business
- Planned Business
- General Business
- General Industrial
- Business Park
- Institutional

Rural/Environmental Planned Land Uses

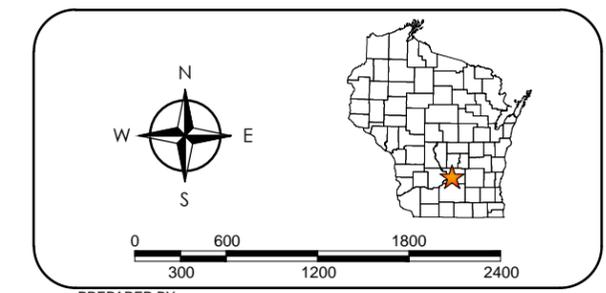
Residential Planned Land Uses

Mixed-use and Non-Residential Planned Land Uses

- 1. Single Family
- 2. Mixed Residential
- 3. Institutional
- 4. Planned Business
- 5. Public Open Space

NOTES:

- THE PLANNED NEIGHBORHOOD DESIGNATION PROVIDES FLEXIBILITY FOR FUTURE PLANNING. THIS SYMBOL DOES NOT REPRESENT ACTUAL PERCENTAGES OF LAND IN EACH LAND USE CATEGORY. INSTEAD, IT REPRESENTS THE BREADTH OF LAND USES THAT MAY BE INCLUDED IN FUTURE NEIGHBORHOODS TO BEST SERVE COMMUNITY DESIRES AND NEEDS.
- SHAPES ON MAP REPRESENT GENERAL RECOMMENDATIONS FOR FUTURE LAND USE. ACTUAL BOUNDARIES BETWEEN DIFFERENT LAND USE CATEGORIES AND ASSOCIATED ZONING DISTRICTS MAY VARY SOMEWHAT FROM REPRESENTATIONS ON THIS MAP.



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EXHIBIT 3: AMENDMENTS TO “CHAPTER FOUR—LAND USE”

Amend the text on pages 31-37, between Sections C and H, within Chapter Four—Land Use, as follows. Additions to the 2005 Comprehensive Plan text for Chapter Four are indicated by underlined text and proposed deletions are indicated by ~~crossed-out text~~.

C. PLANNED LAND USE

The Planned Land Use maps (Maps 4a and 4b) indicate recommended future land uses over the 20-year planning period and their arrangement within the Village and ~~its~~the extraterritorial ~~jurisdiction area~~. Changes in land use to implement the recommendations of this *Plan* will be driven by the actions of private property owners working under the direction of this *Plan*. The *Plan* will not compel property owners to change the use of their land. Instead, the Planned Land Use maps and the policies in this chapter will guide the Village in its review of development proposals.

1. Planned Land Use Map Categories

Maps 4a and 4b divide *planned* land uses in the Village of Poynette into several categories:

- a. **Agricultural and Woodland Preservation Area:** Land intended to be preserved primarily for farming, farmsteads, forestry, open space, and agricultural or forestry support activities, with limited recreational uses, farm family businesses, and single-family residential development at or below 1 dwelling per 35 acres;
- ~~b. **Urban Transition Area:** land intended to be preserved in the near term in mainly agriculture and open space, with development densities no greater than one lot per 35 acres, until such time as sanitary sewer service is provided for intensive development. Such areas are anticipated for more intensive development within 10 to 20 years of the adoption of this plan.~~
- ~~e.b. **Environmental Corridor:** Generally continuous environmentally sensitive areas ~~in private ownership at the time of plan adoption~~, including wetlands, floodplains, ~~and~~ undeveloped shoreland setback areas, and natural drainageways ~~and~~ intended for long-term open space, wildlife habitat, stormwater management, natural areas, and/or trail uses ~~(this category incorporates the “woodland” and “wetlands” categories from the Existing Land Use totals);~~~~
- ~~d.c. **Public Open Space:** Aside from lands in the Environmental Corridor, publicly-owned land designated as state parks, scenic areas; or conservation areas; county parks or recreation areas; town, city, or village parks; or other recreational facilities owned by the public or private utility companies;~~
- ~~e. **Soils with Building Limitations:** an overlay planned land use category including slopes greater than 20 percent, hydric soils not in mapped wetlands, and soils with severe limitations for conventional on-site waste disposal systems per the Columbia County Soil Survey.~~
- ~~f.d. **Planned Neighborhood:** a carefully planned mixture of predominantly single-family residential development, combined with one or more of the following~~

land use categories: two-family/townhouse residential, mixed residential, neighborhood office, neighborhood commercial, institutional, and park and open space facilities. This category is intended to accommodate ~~the~~ Traditional Neighborhood Design (TND), Conservation Design, and other modern forms of neighborhood development;

~~g.c. Suburban Single Family Residential:~~ sewerred single-family residential development ~~at densities up to 4 dwelling units per acre;~~

~~h.f. Two Family/Townhouse Residential:~~ ~~duplexes and attached single-family residences with individual entries served by a public sanitary sewer service system. Densities of up to 8 dwelling units per acre;~~

~~i.g. Mixed Residential:~~ a variety of residential units, particularly duplex and multiple-family housing, ~~at densities generally above 6 dwelling units per acre and~~ served by a public sanitary sewer system. The Village reserves the right to zone some of these areas for two-family (duplex) development and other areas for multiple-family development.

~~j.h. Planned Business:~~ high-quality indoor commercial, office and institutional land uses, with generous landscaping, modest lighting and limited signage;

~~k.i. General Business:~~ indoor commercial, office, institutional, telecommunications, and controlled outdoor display land uses, with moderate landscaping and signage;

~~l.j. Central Downtown Business District:~~ pedestrian-oriented commercial, office, institutional and residential uses in a “downtown” setting the Village’s historic downtown area, with minimal setbacks and on-street parking.

~~m.k. General Industrial:~~ indoor industrial land uses and controlled outdoor storage areas, with low to moderate attention to building design, landscaping and signage;

~~n.l. Planned Industrial Business Park:~~ high quality indoor manufacturing, ~~warehousing, distribution,~~ and office uses with generous landscaping, screened storage areas, modest lighting, and limited signage, complying with detailed design standards;

~~o. Planned Mixed Use:~~ a carefully controlled mix of business, office, light assembly, and/or residential uses with approvals granted only after submittal, public review, and approval of site, landscape, building, signage, lighting, stormwater, erosion control and utility plans;

~~p.m. Institutional:~~ large-scale public buildings, hospitals, and special-care facilities. Small institutional uses may be permitted in other planned land use categories;

~~q. Transportation and Utilities:~~ road rights-of-way, rail rights-of-way, major utility transmission lines, power and utility plants and substations;

~~Table 9 shows the acreage included in each planned land use category on the Planned Land Use Map. The categories are described in greater detail in Section E below.~~

Table 9: Planned Land Use Acreage Summary

	Land-Use	Acres	Percent
Rural/Environmental	Agriculture and Woodland Preservation Area	33	<1%
	Public Open Space	190	7%
	Environmental Corridor	253	9%
Residential	Planned Neighborhood	1,291	46%
	Suburban Single-Family Residential	433	15%
	Mixed Residential	26	<1%
Mixed-use and Non-residential	Planned Business	28	1%
	Planned Industrial	148	5%
	General Business	36	1%
	General Industrial	100	4%
	Institutional	95	3%
	Central Business District	13	<1%
	Right-of-Way	161	6%
	TOTAL	2,807	100%

Source: GIS Inventory of Village Planned Land Use Map, May 2005

Note: the "Soils with Building Limitations" category is not listed above because it is an overlay planning category. Most of these areas are within the Agricultural Preservation Area.

D. LAND USE GOALS, OBJECTIVES AND POLICIES

Goal: Promote a future land use pattern containing a sustainable mix of uses and building types.

Objectives:

- a. Ensure that adequate development areas are reserved for a variety of land uses.
- b. Ensure a desirable and compatible mix of land uses consistent with the Village's historic character, especially in the downtown business district.
- c. Guide development to promote efficient land use patterns and limit sprawl without undue limitations on economic growth.
- d. Support sustainable land use practices to create a unique community identity.
- e. Channel growth by smart land use planning, rather than limiting growth.
- f. Create buffers between potentially conflicting land uses to minimize conflict.
- g. Promote an efficient pattern of future development for land within Village boundaries and within the extraterritorial jurisdiction area.
- h. Promote development on non-prime farmland
- i. Preserve open space and agricultural land by promoting compact development.
- j. Protect the Village's perimeter through extraterritorial review and zoning.

Policies and Programs:

- a. Follow the land use recommendations mapped and described in this *Plan* when reviewing new rezoning requests and making detailed land use decisions.
~~Modify existing ordinances to incorporate smart growth goals.~~
- ~~b. Review the Village's plans for the extraterritorial area.~~

- e.b. Promote compact development that utilizes existing infrastructure where possible.
- d.c. Guide new development to areas adjacent to existing development.
- e.d. Make practical green space decisions on a neighborhood level.
- f.e. Use logical transitions between potentially incompatible neighboring land uses, such as buffering with landscaping, open space uses, or less intensive land uses.
- g.f. Promote infill development where opportunities present themselves.
- h.g. Promote redevelopment and revitalization of the historic downtown.
- ~~i. Plan for an industrial park on Loveland Road.~~
- j.h. Balance individual property rights with the needs and vision of the community.
- k.i. Consider the mix of uses on a property carefully when reviewing zoning and land use decisions. The property's contribution to the overall balance of uses within the Village should be considered.

E. DETAILED LAND USE RECOMMENDATIONS

This *Plan* for the Village of Poynette generally proposes only minor changes to the existing land use pattern within the current boundaries of the Village, as depicted on Map 2. This *Plan* seeks to preserve the integrity of existing neighborhoods, and emphasize the importance of the historic downtown area, while also planning for necessary new neighborhoods, business and commercial districts, and mixed-use areas. The *Plan's* recommendations by major land use category are as follows:

1. Residential

The majority of land mapped for future land use is in residential categories.

Areas of *Mixed Residential* are shown in various locations, including on the east side of the Village, east of Howard Street. These areas are appropriate for the higher density of mixed residential development due to their proximity to the education complex, and businesses along US 51. Their location close to US 51 also puts the higher density development close to the most logical route for mass transit to the Madison area, a possibility for the future.

~~Two large~~Three areas of *Planned Neighborhood* are shown, one at the northeastern edge of the Village, ~~and~~ one on the northwestern edge, and one on the southern edge. The location and extent of these areas correlates with the boundaries of land that can logically be served by current and planned sanitary sewer and water facilities and with land demand forecasts included later in this chapter. This planned land use category encourages a mix of residential development and well-planned supporting commercial and institutional uses. Flexibility in future planning is important to the Village, and the *Planned Neighborhood* category provides the means to tailor future development to suit the needs of the Village over time.

Within each Planned Neighborhood area, *Single Family Residential* development is planned to make up the majority of the residential units, integrated with well-designed, limited components of ~~*Two Family Residential*~~, *Mixed Residential*, *Institutional*, *Public Open Space*~~*Park*~~, and some new neighborhood-scaled business and office land uses. Such plans encourage the use of complementary vehicle and pedestrian transportation networks, urban design strategies including the preservation and enhancement of vistas, neighborhood gathering places, and visual focal points.

The preferred end result for these new areas is new neighborhoods that capture much of the charm and unique character of the best historic neighborhoods in the community, and the added benefit of more coordinated land use, open space, and transportation patterns. Areas planned in this manner will be more marketable to a greater diversity of ages, incomes and lifestyles, and will typically appreciate in value faster than single-use housing tracts which employ “cookie cutter” development patterns over very large areas that are largely indistinguishable from each other. The combination of a fine-grained land use pattern with careful aesthetic planning is one of the critical factors in creating the lasting charm of a historic village like Poynette.

The *Planned Neighborhood* area is intended to provide a highly-planned mix of residential dwelling units and density types; neighborhood-oriented shopping opportunities, such as convenience store or small specialty grocery stores, beauty shops, bakeries, or pharmacies; a range of employment opportunities (usually located on the edges of the neighborhood), including small offices and businesses such as those mentioned above; live-work arrangements, such as apartments or lofts over studio or other commercial space; and educational facilities, such as elementary schools and day care. These neighborhoods should be connected to other neighborhoods by a network of local streets that discourage high travel speeds, but still allow access to emergency and maintenance vehicles.

~~Both of the~~ The mapped se *Planned Neighborhood* areas are generally located close to existing or planned business areas, to provide shopping and potential employment opportunities. They are also located close to major transportation corridors ~~(US 51 and the rail corridor).~~

2. Business and Industrial

The area along US 51 is home to several existing businesses. This is a good location for quality commercial infill development.

An area of *Planned Business* is located ~~at the northwest~~ near the corner of US 51 and North Street. This area functions as a “gateway” to the Village, and development should reflect the highest design standards to reflect a positive image for the community.

General Industrial areas are located at the north and south edges of the Village, between US 51 and the rail corridor, in locations of existing and historic industrial development. ~~The~~ these locations maximizes transportation options for future industry. Care should be taken to provide buffers between these new industrial areas and existing and planned residential uses, through careful sighting of buildings and open space and landscaping.

A ~~future Business Park~~ Planned Industrial area lies north of Hinkson Creek east of ~~along~~ US 51 ~~along Loveland Road~~. This location is viewed as most advantageous for establishment of a modern business park or large industrial site in the community. If the Poynette School District does not require some or all of its lands north of North Street, that area could also be put to future Business Park or General Industrial use.

~~The Downtown~~ Central Business ~~area~~ District is located along Main Street, ~~and~~ represents ~~over~~ the historic downtown area. The Village’s historic downtown is a tremendous asset to the community. Emphasis should be placed on promoting the

economic health of the downtown, and positioning it as a drawing card for the area as a whole.

3. “Smart Growth” Areas

“Smart Growth Areas”, as defined by §66.1001, Wisconsin Statutes, are “areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental, and utility costs.” The Village is required to show these areas on ~~their~~ its planned land use map.

Most of the potential future development shown on Maps 4a and 4b is located contiguous to existing development, and therefore encourages efficient development patterns. Two areas are specifically called out on the planned land use maps as “Smart Growth” areas. These areas have been identified by the Village as particularly suitable for more intensive development due to their location relative to other land uses and transportation corridors. The area on the east side of the Village, east of Howard Street, is particularly suitable as a development and redevelopment location for multi-family housing and additional commercial uses. The area on the north side of the Village is located along the rail corridor, bringing the potential for additional rail-oriented uses, including commercial or light industrial. Land uses within this area will need to be coordinated to ensure that future commercial and residential uses remain compatible. Careful attention must be paid to buffering potentially incompatible uses.

4. Development Phasing

Maps 4a and 4b include suggested timeframes for development of ~~Planned Neighborhood and planned industrial~~ Planned areas. It should be noted that these timeframes are not be considered absolute; rather, they provide a “best guess” as to when potential logical future development may occur. The Village reserves the right to approve development in any of these areas in advance of the suggested timeframe if the development is determined to be in the Village’s best interest, and helps to fulfill the goals, objectives, and policies of this *Plan*.

F. PROJECTED LAND USE DEMAND

Wisconsin Statute 66.1001 requires comprehensive plans to contain land use projections for the 20-year planning period, in five-year increments, of future residential, agricultural, commercial and industrial uses.

~~At the time of publication, there were 11 vacant platted residential lots within the Village. All of these lots are expected to be built upon within the next 2 years. Therefore, new subdivisions will be needed to accommodate all future residential growth.~~ The Planned Land Use ~~Maps~~ Maps designates an adequate amount of land to accommodate potential residential development ~~as determined by the population forecasts in Chapter 2, and~~ and associated commercial ~~and industrial~~ development, ~~per the land demand projections in Table 9.~~

~~Land use demand projections for residential use are based on forecasts for population and housing needs made in Chapters 2 and 7 of this Plan, and are shown in Table 10.~~

Table 9: Analysis of Projected Land Use Demand, 2010-2035, Village of Poynette

	2010	2015	2020	2025	2030	2035	Projected Increase 2010-2035
Total Population	2,528	2,759	2,963	3,174	3,389	3,597	1,069 people
Average Household Size (persons/HH)	2.41	2.41	2.41	2.41	2.41	2.41	No change
Occupied Housing Units	1,049	1,145	1,230	1,317	1,406	1,492	444 units
Total Housing Units (occupied & vacant)	1,120	1,223	1,313	1,406	1,502	1,594	474 units
Residential Land Use Demand (acres)	541	590	634	679	725	769	229 acres
Non-Residential Land Use Demand (acres)	174	190	204	219	234	248	74 acres
Active Parks Demand (acres)	31	34	36	39	41	44	13 acres
Subtotal Land Use Demand (acres)	746	814	874	936	1,000	1,061	315 acres
Rights-of-Way Demand (acres)	164	179	192	206	220	233	69 acres
Total Land Use Demand (acres)	910	993	1,067	1,143	1,220	1,295	385 acres
Total Land Use Demand w/ Flexibility		1,241	1,333	1,428	1,525	1,619	708 acres

The Village anticipates that most future new development will occur as land currently used for agriculture is converted to other uses.

G. EXISTING AND POTENTIAL LAND USE CONFLICTS

Development in the Village can create conflicts between residents and surrounding non-residential uses, including commercial, industrial, and farming operations. This *Plan* seeks to minimize these types of conflicts through thoughtful land use planning. Common methods to minimize conflicts include buffering with open space, and utilizing transitional land uses.

Currently, there are no existing land use conflicts of consequence in or around the Village.

H. OPPORTUNITIES FOR REDEVELOPMENT

This *Plan* does not specifically identify any particular area or parcel in the Village that is in need of redevelopment. The downtown area, however, is particularly suitable for restoration and revitalization activities.