

Town of Tainter

Plan Commission Board Public Hearing minutes.

Tainter Town Hall @ 7 pm on January 8, 2008 and Annual Newsletter January 1, 2008.

Posted at the town hall on January 9, 2008.

Published in the following papers: Dunn Cty News Jan. 20 & 27, 2008 & Dunn Cty Reminder Jan. 16 & 30, 2008.

PUBLIC HEARING

(recorded)

Call to Order: Darwin Anderson, chair, called the meeting to order at 7:00 pm. Members present: Darwin Anderson, Diane Bassett, Keith Erickson, and Jerry Mrdutt. Clerk: Judy Albricht. Members Absent: Dale Amundson, Bob Cleary and Duane Kilde. Others present: Fourteen.

Purpose: Visioning Session for Comprehensive Plan. The Town Plan Commission Board is revising and updating the Year 2020 Land Use Plan to be in full compliance with Wisconsin Statute 66.1001 concerning Comprehensive Planning. The Plan Commission Board is holding this public visioning session tonight to collect and discuss inputs from Town property owners and leaseholders. The Plan Commission Board will also accept written plan comments through December 2008. Public Visioning Session for Tainter Comprehensive Plan Handout used as a guide for tonight's discussion (Exhibit A attached.) Each element was discussed in order as printed in the handout. Comments offered:

-Town of Tainter Plan Commission plans to complete Comprehensive Land Use Plan by December 2008. Next it will be sent to Town of Tainter Town Board for approval. Then it will be sent to Foth and Van Dyke for printing.

-Issues and Opportunities Element: Resources utilized Town of Tainter Subdivision Ordinance to manage residential growth. Concern stated from resident regarding manure spreading near residential areas. Concern management of large corporate farm(s). Town of Tainter does not have corporate farm(s). Currently the State does have a guide per animal units to acreage, et cetera. Town of Tainter Subdivision Ordinance includes "Right to Farm" statement.

-Housing Element: Concern, Trailer Parks don't want anymore than the one we currently have. Some years back, late 1960s-early 1970s a group of residents petitioned the Tainter Town Board to not allow any more trailer parks in this town. The Town Board does have the authority to issue Mobile Home Park permits. Concern, prohibit bringing in Auto Salvage place. Town of Tainter is under Dunn County Comprehensive Zoning Ordinance. Auto Salvage would have to go through a rezone for commercial if the land is not already zoned commercial. Discussed junk vehicle ordinance to limit number of vehicles stored on property. Discussed enforcement of local ordinance.

-Transportation Element: Town of Tainter Plan Commission recently completed this element. It states all developers are required to build roads that meet the towns' specifications and standards, including proper drainage control and/or culverts. Keep dead end roads (highways) and cul-de-sacs at a minimum. Residential developments shall have multiple highway entries/exits for safety and maintenance purposes. The town will encourage the construction of bike/walking trails in new developments(s) or with new road construction. Incorporate transportation corridor plan(s) into Tainter's Comprehensive Plan. Collaborate on highway functional and jurisdictional studies. Assist with development of urban area and rural area transportation plans, airport master plans and rail plans. Develop a long-term plan for transportation facilities in the community. This element includes maps of: Town of Tainter Transportation Highways, Bicycling Conditions and Dunn County Bicycling Conditions. Also included Wisconsin Department of Transportation Crash Summary Report for Town of Tainter. Town of Tainter Local Roads listing with location and condition of each road.

-Utilities and Community Facilities Element: Plan Commission is currently working on this element. It includes libraries, schools, day cares, health care, fire protection, emergency rescue, sanitation and recycling information. Resident stated concern for storm water and sewer requirements for developments greater than 10 buildings. Concern to protect ground water. Use of common septic, shared water wells. Concern of salt runoff. Common septic and shared water wells are encouraged within Town of Tainter Subdivision Ordinance, Conservation Section. City of Menomonie has had the DNR include part of Town of Tainter in their city water and sewer future planning. That information will be included in this element. Discussed water recharge maps. At town level best management by regulating lot size.

-Agricultural, Natural and Cultural Resources Element: Concern to protect water quality, high capacity wells, stop permitting all these deep wells, irrigation systems have effected the quality of water in the area. The DNR permits high capacity wells. Concern definition of mining, has that changed with the Proppant issue. Dunn County has

revised their Comprehensive Zoning Ordinance, basically it states land utilizing 10 acres or greater must be rezoned to commercial. Municipalities and/or farmers have the right to open a pit for own use without rezone. Concern, have the number of farms decreased in Town of Tainter. Number of farmers may have decreased. However, the majority of that agriculture land is being utilized as agriculture for cropland, pasture for cattle, etc. Town of Tainter does have farm(s) that have been combined with a number of owners operating as one farm. These farms vary in type from beef cattle, dairy cattle, and cash crop.

-Economic Development Element: The State wants to promote business growth. Land must be zoned industrial for business. Demands high capacity roads. Demands high water consumption. City of Menomonie industrial park(s) are designed for this. Town roads are not designed for this demand. Town of Tainter does not have city water and sewer system. Town of Tainter encourages business development with immediate State and County Highway access and route.

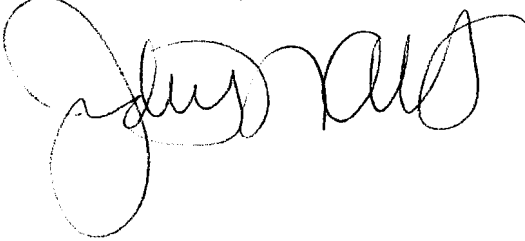
-Intergovernmental Cooperation Element: A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. Town of Tainter currently shares in ownership with neighboring towns two fire departments each providing service to half the town. Town of Tainter contracts for ambulance services from Colfax Rescue Squad and Menomonie Ambulance Service, each providing service to half the town. Public schools are managed by State of WI, public library system is provided through Dunn County.

-Land Use Element: A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property. This element is in the existing plan. Not much need to change anything.

-Implementation Element: A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, etc. Need to update every 10 years. The current plan is within that window. DNR reviewed our current plan and highly recommends it as a model. The Town has completed a number of the original goals.

Adjourn: Motion was made, seconded and carried to adjourn this public hearing. All in favor. None opposed.

Judith M. Albright, Town Clerk

A handwritten signature in black ink, appearing to read 'Judith M. Albright', written in a cursive style.

Public Visioning Session for Tainter Comprehensive Plan Handout

Current Town of Tainter Year 2020 Land Use Plan available at the Menomonie and Colfax public libraries, the Tainter Town Hall, and on the web at (type exactly, do not use www. or http:) ftp://ftp.wi.gov/DOA/public/comprehensiveplans/T2_Tainter_T_CompPlan.pdf

Extract from an electronic reproduction of 2005–06 Wis. Stats. database, updated and current through December 18, 2007 and 2007 Wis. Act 41.

MUNICIPAL LAW 66.1001
SUBCHAPTER X
PLANNING, HOUSING AND TRANSPORTATION

66.1001 Comprehensive planning. (1) DEFINITIONS. In this section:

(a) “Comprehensive plan” means:

1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).
2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3), a master plan that is adopted or amended under s. 62.23 (2) or (3).
3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10).

(b) “Local governmental unit” means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.

(c) “Political subdivision” means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.

(2) CONTENTS OF A COMPREHENSIVE PLAN. A comprehensive plan shall contain all of the following elements:

(a) Issues and opportunities element. Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20–year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

(b) Housing element. A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low–income and moderate–income housing, and policies and programs to maintain or rehabilitate the local governmental unit’s existing housing stock.

(c) Transportation element. A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit’s objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

(d) Utilities and community facilities element. A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on–site wastewater

treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

(e) Agricultural, natural and cultural resources element. A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

(f) Economic development element. A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

(g) Intergovernmental cooperation element. A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

(h) Land-use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

(i) Implementation element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.