

**VILLAGE OF BELGIUM PLAN COMMISSION
COMPREHENSIVE PLAN REVIEW**

MARCH 25, 2014

SUMMARY OF WISCONSIN COMPREHENSIVE PLANNING REQUIREMENTS

BACKGROUND

In 1999, the Wisconsin Legislature enacted legislation that expanded the scope and significance of comprehensive planning in the State. The legislation, sometimes referred to as the State's "Smart Growth" law, includes requirements for the content, review and adoption procedure, implementation, and amendment of comprehensive plans by regional planning commissions and by county, city, village, and town units of government. The law is set forth in Section 66.1001 of the *Wisconsin Statutes* (copy attached).

With regard to implementation, Section 66.1001(3) of the *Statutes* requires that county and local general zoning ordinances; county, city, and village shoreland zoning ordinances; county and local subdivision ordinances; and local official mapping ordinances enacted or amended on or after January 1, 2010, be consistent with the comprehensive plan adopted by the unit of government enacting or amending such ordinances.

OZAUKEE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

Ozaukee County was awarded a State comprehensive planning grant in 2004. With the exception of the City of Cedarburg, all cities, towns, and villages in the County, including the Village of Newburg which straddles the Ozaukee-Washington County line, participated in a multi-jurisdictional planning program from 2004 through Spring 2009 to develop a comprehensive plan for the County and each of the participating local governments. SEWRPC and UW-Extension assisted in preparing the plans. The multi-jurisdictional comprehensive plan was adopted by the Ozaukee County Board on April 2, 2008. All local plans were adopted by April 14, 2009. An amendment to the multi-jurisdictional plan to incorporate the local plans was approved by the Ozaukee County Board on May 6, 2009. Additional information about the plan, including amendments adopted by the County Board after May 6, 2009, is available on the Ozaukee County website: http://www.co.ozaukee.wi.us/PlanningParks/PlanningParks_Planning.asp, or call or email Andrew Struck.

VILLAGE OF BELGIUM COMPREHENSIVE PLAN

The Village of Belgium participated in the multi-jurisdictional comprehensive planning process. A comprehensive plan for the Village was developed to meet the requirements of the State comprehensive planning law, and was adopted by an ordinance of the Belgium Village Board on December 15, 2008. County and SEWRPC staff worked closely with the Village Plan Commission to prepare the Village plan.

The multi-jurisdictional comprehensive plan was built on the master and comprehensive plans adopted by cities, villages, and towns in Ozaukee County prior to the start of the multi-jurisdictional planning process. The Village of Belgium master plan adopted in January 1999 (just prior to enactment of the comprehensive planning law in May 1999) was updated to reflect new inventory data and development

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conditions and supplemented as needed to include all of the nine elements¹ required under the State comprehensive planning law. The preparation and adoption of the Village comprehensive plan also fulfilled the procedural requirements set forth in State law, which require adoption and implementation of a written public participation plan, adoption of comprehensive plans by an ordinance of the governing body, a public hearing prior to adoption, and distribution of the plan to adjacent communities and State and regional agencies.

PLAN IMPLEMENTATION

Section 66.1001(3) of the *Statutes* requires that the Village general zoning, shoreland zoning, subdivision, and official mapping ordinances must be consistent with the comprehensive plan adopted by the Village Board. 2011 Wisconsin Act 257 added the following definition as Section 66.1001 (1)(am): “‘Consistent with’ means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”

PLAN UPDATES AND AMENDMENTS

The comprehensive planning law requires that adopted comprehensive plans be reviewed and updated at least once every 10 years. Plans may be updated more frequently, if desired by a county or local government. While there is no limit on the number or frequency of amendments that may be made to a comprehensive plan, the public participation, public hearing, and plan adoption procedures required for a full comprehensive plan also apply to plan amendments or updates. The required steps include:

- Holding a public hearing regarding the proposed plan amendment.
- Publication of a Class 1 public notice at least 30 days in advance of the hearing. The public notice must include:
 1. The date, time and place of the hearing.
 2. A summary, which may include a map, of the proposed comprehensive plan amendment.
 3. The name of an individual employed by the local government who can provide additional information regarding the proposed amendment.
 4. Information relating to where and when the proposed comprehensive plan amendment may be inspected before the hearing, and how a copy of the amendment may be obtained.
- Distribution of the notice to nonmetallic mineral mining interests and to persons who have submitted a written request for notification under Section 66.1001(4)(f) of the *Statutes*.
- A plan commission recommendation regarding the amendment in the form of a resolution.
- Village Board adoption of the amendment by an ordinance approved by a majority of the full membership of the Board.
- Distribution of the adopted amendment to the local library, Ozaukee County, SEWRPC, Wisconsin Department of Administration, adjacent local governments, and special-purpose units of government (school and utility districts, for example).
- Public participation procedures must also be established for plan amendments, and adopted by the Village Board.
- Additional information for plan amendments, including sample forms, is available from SEWRPC (<http://www.sewrpc.org/SEWRPC/communityassistance/ProjectPlanningServices.htm>, or call or email Nancy Anderson).

¹ The following nine elements are required to be included in a comprehensive plan by Section 66.1001(2) of the *Statutes*: *Issues and Opportunities; Land Use; Agricultural, Natural, and Cultural Resources; Transportation; Housing; Community Facilities and Utilities; Economic Development; Intergovernmental Cooperation; and Implementation.*

SUMMARY OF VILLAGE OF BELGIUM COMPREHENSIVE PLAN

BACKGROUND

The Village comprehensive plan was prepared using a template that was developed as part of the Ozaukee County multi-jurisdictional comprehensive planning process. The template was used to varying degrees by most of the cities, villages, and towns in the County as an aid in preparing their comprehensive plans. SEWRPC and County staff met with the Village Plan Commission on a monthly basis during 2008 to prepare the Village plan using the County template. The design year of the Village comprehensive plan is 2035, which is consistent with the currently adopted regional plans; County comprehensive plan; and other city, village, and town comprehensive plans that were developed as part of the multi-jurisdictional planning process.

PLAN ELEMENTS

The Village comprehensive plan contains the following nine elements, as required by the State comprehensive planning law (shown by plan chapter):

- Chapter VI: Issues and Opportunities
- Chapter VII: Agricultural, Natural, and Cultural Resources
- Chapter VIII: Land Use
- Chapter IX: Housing
- Chapter X: Transportation
- Chapter XI: Utilities and Communities Facilities
- Chapter XII: Economic Development
- Chapter XIII: Intergovernmental Cooperation
- Chapter XIV: Implementation

Each of the nine elements includes goals, objectives, policies, and programs, which are defined by the Wisconsin Department of Administration as:

Goals: Broad and general expressions of a community's aspirations, towards which the planning effort is directed. Goals tend to be ends rather than means.

Objectives: More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.

Policies: Rules or courses of action necessary to achieve the goals and objectives from which they are derived. They are precise and measurable.

Programs: A system of projects or services necessary to achieve plan goals, objectives, and policies.

Chapters I through V contain extensive inventory and projection data for Ozaukee County and the Village that was used in developing the Village comprehensive plan.

KEY GOALS

The following is a list of key goals from the Issues and Opportunities and Land Use Elements of the Village comprehensive plan. This summary also includes Map VIII-8, *Village of Belgium Planned Land Use Map: 2035* and Figure VIII-2, *Description of Land Use Categories Included in the Village of Belgium Planned Land Use Map: 2035*. Both Map VIII-8 and Figure VIII-2 are part of the land use element.

Chapter VI: Issues and Opportunities

The purpose of the Issues and Opportunities Element is to define a desired future for the Village of Belgium. The following “vision” statement was developed by the Village Plan Commission to provide an overall framework for development of the comprehensive plan:

“To continue to encourage a long-term pattern of community growth and balanced development (commercial, industrial, and housing) that will provide a quality living environment for Village of Belgium residents. To have a well-rounded and proportionally developed rural community that provides services, housing, and employment opportunities while retaining the rural atmosphere of Ozaukee County.”

This element also includes the following set of overall goals that provide the framework for the more specific development goals found in the other eight plan elements:

Goals:

- To provide suitable housing conditions that will meet the needs of residents in the Village of Belgium.
- To provide a park system and recreational facilities that will offer a variety of resources to all Village of Belgium residents.
- To promote and encourage expansion of business, industry, recreation, and employment opportunities within the Village.
- To provide for a diversified transportation system that is capable of delivering goods and services and provides for the efficient movement of pedestrians and traffic.
- To provide community facilities and utility services that promote and support efficient and orderly quality growth in the Village.

Chapter VIII: Land Use

The comprehensive planning law requires this element to compile goals, objectives, policies, programs, and maps to guide future development and redevelopment of public and private property. Each of the comprehensive plan elements has been incorporated into the land use element through issue statements that identify how these elements will affect the desired development pattern of the Village through 2035.

The Village 2035 planned land use map sets forth the desired development pattern for the Village through 2035. The planned land use map is designed to accommodate projected population, household, and employment growth and the infrastructure and institutions required to serve residential, commercial, and industrial uses in the Village; and to protect the Village’s surrounding agricultural and natural resource base. The Village planned land use map is critical to the implementation of the Village comprehensive plan because of the consistency requirement of the State comprehensive planning law.

The following is a list of the key land use element goals, which are organized in relation to other plan elements:

Agricultural, Natural, and Cultural Resources

Goals:

- Preserve the rural and small town character of the Village of Belgium planning area.
- Preserve and enhance the agricultural base within the Village planning area.
- Preserve and enhance the Village’s natural resource base.
- Preserve and enhance the park and open space system within the Village.

Housing

Goal:

- Promote the addition of an adequate number of housing units to the current housing stock in the Village to meet housing demand through 2035.

Transportation

Goal:

- Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.

Utilities and Community Facilities

Goal:

- Establish land uses and densities that promote efficient development patterns and relatively low municipal, State government, and utility costs.

Economic Development

Goal:

- Promote an adequate number of sites for business retention, expansion, and attraction in the Village through 2035.

Intergovernmental Cooperation

Goal:

- Work with neighboring communities to plan for and regulate land in areas of shared interest.

Land Use and Implementation

Goals:

- Accommodate the projected growth in the Village's population, households, and employment through the comprehensive plan design year 2035.
- Accommodate the institutions and infrastructure required to effectively serve residential, commercial, and industrial development in the Village through the comprehensive design year 2035.
- Ensure the "consistency" requirement of the State comprehensive planning law is fulfilled.

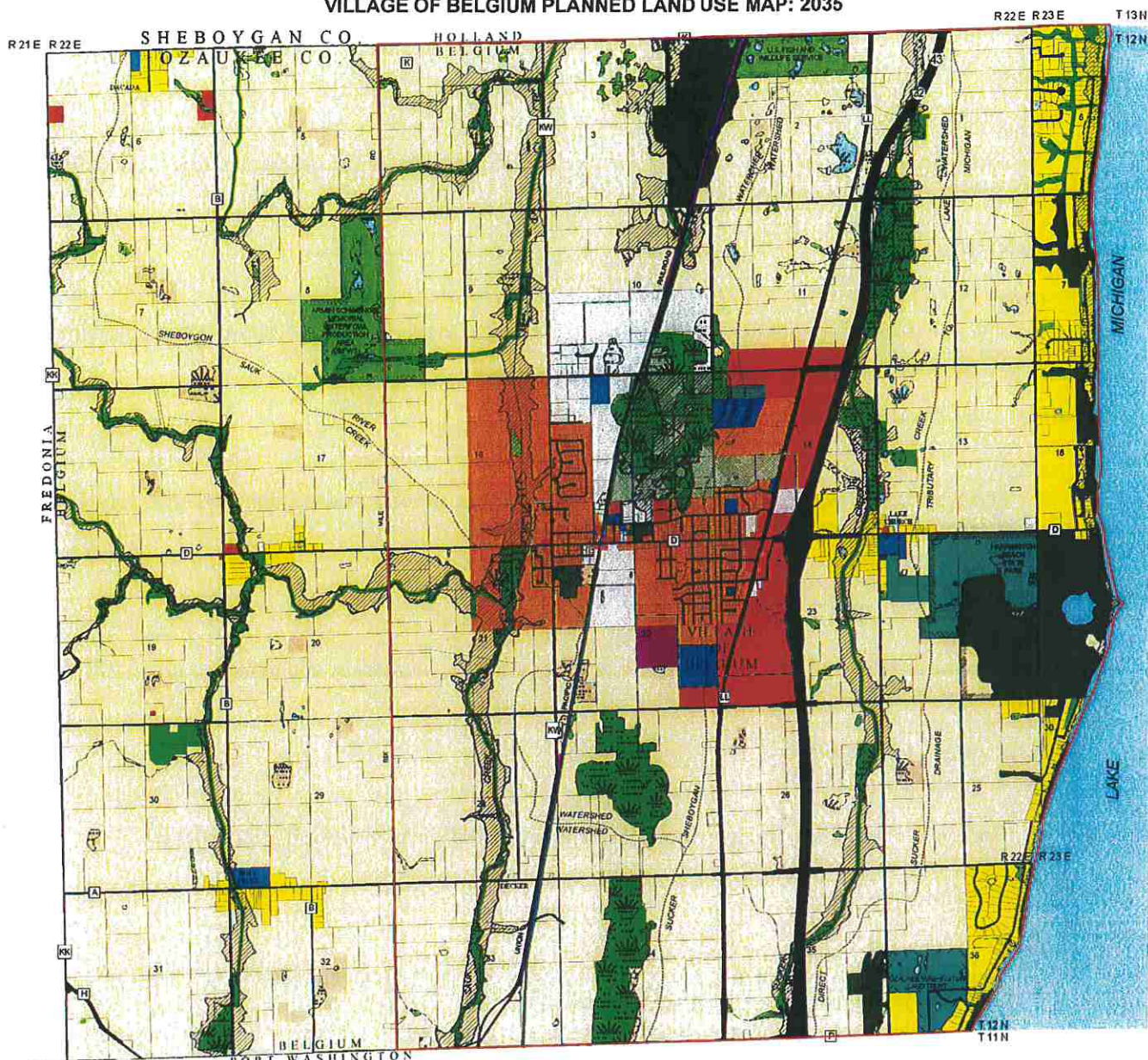
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VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035



VILLAGE OF BELGIUM PLANNING AREA - RURAL AREA

- URBAN DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- STREETS AND HIGHWAYS
- TRANSPORTATION AND UTILITIES
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL PRESERVATION AREA
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER LANDS TO BE PRESERVED
- SURFACE WATER
- WISCONSIN WETLAND INVENTORY: 2007 (OVERLAY)
- MAP MODERNIZATION FLOODPLAIN: 2007 (OVERLAY)

VILLAGE OF BELGIUM PLANNING AREA - URBAN AREA

- MEDIUM DENSITY URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARKS
- STREET AND HIGHWAYS
- RAILROAD
- CONSERVATION
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- WISCONSIN WETLAND INVENTORY: 2007 (OVERLAY)
- MAP MODERNIZATION FLOODPLAIN: 2007 (OVERLAY)
- VILLAGE PLANNING AREAS



Figure VIII-2

**DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035**

Village of Belgium Planning Area – Urban Area:

- **Medium Density Urban Residential:** Medium Density Urban Residential uses in the urban part of the Village occupy 938 acres, or about 5.7 percent, of the Village planning area on the 2035 planned land use map. Medium Density Urban Residential is envisioned to occur in a variety of residential neighborhoods, located within the Village urban service area, providing a full complement of basic neighborhood amenities including a school, park, and shopping area and possibly more mixed use areas. This land use category predominantly allows for single family residential development not to exceed 4.4 dwelling units per acre, two-family residential development not to exceed 7.9 dwelling units per acre, and multi-family residential development not to exceed 14.5 dwelling units per net acre.
- **Commercial:** Commercial uses in the urban part of the Village occupy 415 acres, or 2.5 percent, of the Village planning area on the 2035 planned land use map. This category includes retail stores; services, such as drycleaners, barber shops, banks, and restaurants; and business and professional offices, such as doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planner, and other similar recognized professions and consultation services. This category may also include downtown business districts, neighborhood shopping centers, corporate headquarters, financial institutions, and medical facilities.
- **Industrial:** The plan envisions that the areas devoted to industrial land uses in the urban area of the Village would occupy 481 acres, or about 2.9 percent, of the Village planning area on the 2035 planned land use map. This category accommodates manufacturing and other industrial uses, such as warehouses and outdoor storage of commercial vehicles and building materials.
- **Institutional:** The Institutional land use category includes governmental and institutional buildings for which the primary function involves administration, safety, assembly, or educational purposes. This includes government offices, the fire station, religious institutions, nursing homes, educational facilities, and similar facilities. The plan envisions that the areas devoted to such uses in the urban part of the Village would occupy 93 acres, or about 0.6 percent, of the Village planning area.
- **Streets and Highways:** All existing street and highway rights-of-way (as of January 1, 2007) are shown on Map VIII-8 as a separate category. Chapter X provides additional information regarding transportation facilities in the Village planning area. Streets and Highways in the urban part of the Village encompass 295 acres, or 1.8 percent, of the Village planning area on the 2035 planned land use map.
- **Railroad:** Railroads in the urban part of the Village encompass 20 acres, or about 0.1 percent, of the Village planning area on the 2035 planned land use map.
- **Parks:** Parks category includes areas used for public and private outdoor recreation. It includes both public parks and privately owned recreational areas, such as golf courses. The plan envisions that the areas devoted to park uses in the urban part of the Village would occupy 76 acres, or about 0.5 percent, of the Village planning area.
- **Conservation:** This land use category is intended to be used to prevent destruction of valuable natural or man-made resources and to protect watercourses including the shorelands of navigable waters, and areas that

Figure VIII-2

**DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035
(continued)**

are not adequately drained, or which are subject to periodic flooding, where development would result in hazards to health or safety, or would deplete or destroy natural resources, or be otherwise incompatible with the public welfare. The Conservation land use category in the urban part of the Village occupies 191 acres, or about 1.2 percent, of the Village planning area on the 2035 planned land use map.

- **Primary Environmental Corridor:** Primary environmental corridors, more fully described in Chapter III, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. The protection of the primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this plan. Primary environmental corridors are at least 400 acres in size, two miles long, and 200 feet wide.
- **Secondary Environmental Corridor:** Secondary environmental corridors also contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary corridors serve to link primary corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Secondary environmental corridors also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas. Secondary Environmental Corridors in the urban part of the Village occupy about 244 acres, or 1.5 percent of the Village planning area.
- **Isolated Natural Resource Area:** Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from primary and secondary environmental corridors. Most of the isolated natural resource areas in the County planning area are wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. Isolated natural resource areas in the urban part of the Village occupy 6 acres, or less than 0.1 percent, of the Village planning area on the 2035 planned land use map. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Isolated natural resource areas also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.
- **Surface Water:** The Surface Water land use category includes lakes, ponds, rivers, creeks, and streams. Surface waters in the urban part of the Village encompass 4 acres, or less than 0.1 percent of the Village planning area.

Village of Belgium Planning Area – Rural Area:

- **Agricultural Preservation Areas:** The preservation of existing agricultural lands, particularly lands identified for long-term agricultural use in the LESA analysis, is an important factor in ensuring the continued availability of productive farmland in the Town of Belgium portion of the Village planning area. It is also important in helping to maintain the foundation of the Town economy and to preserve rural character of the Town. Under the planned land use map, the agricultural preservation areas consist of lands identified for long-term agricultural use in the LESA analysis and other rural lands as discussed below.

Figure VIII-2

**DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035
(continued)**

Lands identified for long-term agricultural use in the LESA analysis or those lands that received a LESA score of 6.4 or greater. These lands are shown on Map VII-2 in Chapter VII, *Agricultural, Natural, and Cultural Resources Element*. The LESA analysis is discussed in further detail in Chapter VII. The comprehensive plan recommends preservation of most of the lands identified for long-term agricultural use in the Town portion of the planning area. Under the plan, these areas would be retained in parcels of 35 acres or greater, where possible, in order to prevent the intrusion of incompatible urban development. Structures would be limited to those consistent with agricultural use, with most residences limited to homes for the resident owner, as specified in the Town of Belgium Zoning Ordinance.¹ Under the plan, future conversion of lands identified for long-term agricultural use to urban use would be limited to mostly lands located within or immediately adjacent to, existing concentrated areas of urban development such as near Lake Michigan, the Village of Belgium, and the unincorporated hamlets of Dacada, Holy Cross, and Lake Church.

The portion of the planning area recommended for preservation in agricultural use is shown on Map VIII-8. Most of this area is comprised of farm units that have been identified for long-term agricultural use. Also included are parcels less than 35 acres that are generally surrounded by lands identified for long-term agricultural use and have been placed in the A-1 Agricultural District under the Town of Belgium Zoning Ordinance. Some of these smaller parcels may have been created in order to accommodate additional farm dwellings or to facilitate the separation of existing farm structures from farmland when farmland consolidation occurs, as provided for under the Town of Belgium Zoning Ordinance. The latter relates to the practical considerations that come about when an individual tries to obtain a mortgage on a second farm home from a commercial lending institution. In such cases, the lending institutions usually require that the building be on a separate parcel. Other small parcels may be substandard lots that legally existed at the time of adoption of the Town of Belgium Zoning Ordinance. Under the substandard lot provision of the ordinance, a one-family detached dwelling could be constructed on such lots, assuming the lot is under separate ownership from abutting lands and that all yard and sanitary requirements are met.

Ultimately, the plan seeks to preserve large blocks of productive farmlands within which farming operations can proceed with minimal intrusion from urban land uses. As shown on Map VIII-8, these relatively large blocks of farmland cover most of the Town of Belgium portion of the planning area. In addition to maintaining agricultural resources for future generations, the preservation of agricultural land serves a number of other important public purposes. The preservation of farmland helps to prevent scattered, incompatible urban development, which is difficult to provide with basic public services and facilities; it can thus help to control local public expenditures. The preservation of farmland would, moreover, help maintain the rural character and cultural heritage of the Town portion of the planning area. As indicated in Table VIII-8, agricultural preservation areas occupy about 9,738 acres, or about 60 percent, of the planning area on the 2035 planned land use map.

- **Urban Density Residential:** Residential land use in an important element of the Town of Belgium portion of the planning area. By establishing logical, well-defined policy towards residential development, this portion of the planning area will be taking a critical step towards its goal of preserving agricultural lands and its rural character. For planning purposes, “urban” residential development is defined as residential development at

¹ *The A-1 Agricultural District of the Town of Belgium Zoning Ordinance allows, as a permitted principal use, on single-family dwelling for persons engaged in, and earning a substantial portion of his or her income from, farm operations on the parcel. Farm dwellings remaining after consolidation of neighboring farms into one farming operation may continue to be used for the use existing at the time of consolidation.*

Figure VIII-2

DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035
(continued)

densities of less than five acres per dwelling unit. Rural residential development is defined as residential development at densities of five acres or greater per dwelling unit.

In this portion of the planning area, urban density residential development represents those residential developments located outside of agricultural preservation areas and at densities ranging from 1.5 up to five net acres per dwelling unit. Some single-family residences at urban densities exist within the agricultural preservation area delineated on the planned land use map; however, these uses were included as part of the overall agricultural preservation areas to reflect the Town of Belgium's intent to preserve large areas of uninterrupted farmlands as explained under the agricultural preservation area description. The areas recommended for urban residential use in the Town portion of the planning area total about 861 acres or about 5 percent of the planning area. Urban residential development in the Town portion of the planning area should be located on existing vacant lots as infill development or immediately adjacent to concentrated areas that exist along Lake Michigan, near the Village of Belgium, at the intersection of CTH B and CTH D, and the hamlets of Dacada, Holy Cross, and Lake Church. Nevertheless, all residential development in the Town of Belgium should only occur on lots containing suitable soils and topography for the proper siting of building pads, private sewage disposal systems, driveways, and residential-related structures. In addition, the Town Plan Commission determined during the planning process that areas already zoned for urban residential uses would be reflected accordingly on the planned land use map, since these areas are already developed or were recently rezoned to such uses.

The Town Plan Commission envisioned that most new future residential development in the Town portion of the planning area beyond that reflected in the planned land use map and, thus, beyond the design period, would be required to occur at rural densities of no more than one dwelling unit per five acres in order to preserve the rural character of the Town. For the plan design period, however, it is recommended that agricultural land be preserved as long as possible to preserve the farmlands in the manner strongly favored by an overwhelming majority of Town residents.

The plan further recommends that scattered site development of individual homesites be discouraged in the Town portion of the planning area so as to help maintain rural character; limit the loss of farmland; limit the number of ingress/egress points on arterial roads; and minimize the cost of providing community services to scattered homesites. Furthermore, the plan recommends that open space and conservation design concepts be applied, whenever possible, to residential development in the Town portion of the planning area, whether individual homesites or subdivisions. When properly designed, this type of development, sometimes referred to as a conservation subdivision, can help maintain the overall rural character of the landscape, preserve significant natural features and agricultural lands, and minimize road construction and other site improvement costs. Importantly, it may also minimize the visual impact of residential development and help maintain a sense of open space along highway corridors through the Town. Lot sizes, for example, could be reduced to about one acre in size while the rest of the site concerned is retained in permanent agricultural or open space use.

- **Commercial:** In the Town portion of the planning area, commercial land uses would be limited to certain home occupations, expansion of existing uses, and new uses that complement and support the agricultural use of the planning area. It was the preference of the Town Plan Commission to allow flexibility with regard to the location of future agriculture-related business. However, all future development proposals would be evaluated based on preservation of the Town's rural character and compatibility with the agricultural base of the Town. It is further envisioned that Town residents would continue to utilize commercial centers in surrounding communities, such as the Village of Belgium for retail shopping and service needs. The main

Figure VIII-2

DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035
(continued)

reasons for limiting new commercial uses in the Town portion of the planning area are: 1) to minimize demands on local infrastructure such as roads and emergency services; 2) there is already a significant amount of retail trade available in nearby communities, making such intense uses in the Town unnecessary; and 3) to preserve the town as a rural community.

The plan envisions that areas devoted to commercial land uses in the Town portion of the planning area would occupy 2 acres, or less than 1 percent, of the planning area on the 2035 planned land use map. Most of these uses would consist of limited expansion of existing scattered commercial uses, including those in the Lake Church area. It is further envisioned that Town residents would continue to utilize commercial centers in surrounding communities, including the Village of Belgium, for retail shopping and service needs.

- **Industrial:** In the Town portion of the planning area, industrial land uses would be limited to expansion of existing uses and new uses that complement and support the agricultural use of the Town. It was the preference of the Town Plan Commission to allow flexibility with regard to the location of future agriculture-related business. However, all future development proposals would be evaluated based on preservation of the Town's rural character and compatibility with the agricultural base of the Town. The plan envisions that areas devoted to industrial land uses in the Town portion of the planning area would occupy 7 acres, or less than 1 percent, of the planning area on the 2035 planned land use map. Most of these uses would consist of limited expansion of existing scattered industrial uses, including those in the Lake Church area.
- **Streets and Highways:** The street and highway system is among the most important land use elements influencing the spatial distribution of development in a community. The regional transportation system plan details the recommended arterial street and highway system that would serve the probable future traffic demands within the Town portion of the planning area through 2035. The planned land use map incorporates the recommendations of the regional transportation system plan with regards to street and highway improvements within the planning area. All existing street and highway rights-of-way (as of January 1, 2007) are shown on Map VIII-8 as a separate category. Streets and Highways in the Town portion of the planning area encompass about 600 acres, or about 4 percent, of the planning area on the 2035 planned land use map. Chapter X provides additional information regarding transportation facilities in the Town.
- **Transportation and Utilities:** This category includes transportation facilities other than street rights-of-way, such as railroad rights-of-way. It also includes parcels used for private and public utility facilities. Such facilities provide residents and businesses with electric power, natural gas, and communications. This category occupies 33 acres, or less than 1 percent of the planning area on the 2035 planned land use map.
- **Governmental and Institutional:** Governmental and institutional uses are mostly church related uses including a school and cemeteries. Town officials anticipate that most public meetings will be held at the present Town Hall located in the Village of Belgium. The plan envisions potential expansions of existing institutional uses, but recommends no new governmental or institutional land uses. However, should growth in the general Belgium area stimulate a need for additional churches and cemeteries, such uses should be considered. The plan envisions that the areas devoted to governmental and institutional uses would occupy 14 acres, or less than 1 percent of the planning area.
- **Recreational:** Recreational land uses shown in the Town portion of the planned land use map encompass 331 acres, all of which are located within Harrington Beach State Park and the Squires Country Club property. Harrington Beach State Park is a major park that serves a multi-county area by providing such intensive outdoor recreation facilities as a swimming beach and areas for picnicking, fishing, and other

Figure VIII-2

DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035
(continued)

passive recreation activities. The park also encompasses areas of significant natural resource base-related amenities in primary environmental corridors for open space preservation purposes.

- **Primary Environmental Corridor:** Primary environmental corridors, more fully described in Chapter III, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. The protection of the primary environmental corridors from additional intrusion by urban development is one of the principal goals of this plan. Primary environmental corridors are at least 400 acres in size, two miles long, 200 feet wide, and occupy 823 acres, or about 5 percent of the planning area. The total acreage does not include street and highway rights-of-way within primary environmental corridors. The primary corridors are generally located in the north central portion of the Town portion of the planning area and along Lake Michigan and its tributaries.
- **Secondary Environmental Corridor:** Secondary environmental corridors also contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary corridors serve to link primary corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size, and occupy 835 acres, or about 5 percent of the planning area. The total acreage does not include street and highway rights-of-way within secondary environmental corridors. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Secondary environmental corridors also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.
- **Isolated Natural Resource Area:** Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from primary and secondary environmental corridors. Most of the isolated natural resource areas in the Town portion of the planning area are wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. Isolated natural resource areas occupy 67 acres, or less than 1 percent, of the planning area on the 2035 planned land use map. The total acreage does not include street and highway rights-of-way within isolated natural resource areas. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Isolated natural resource areas also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.
- **Other Conservancy Lands to be Preserved:** In addition to the delineated environmental corridors and isolated natural resource areas, approximately 194 acres, or about 1 percent of the planning area, are designated on the planned land use map as other lands to be preserved. Most of these areas are located within two sites owned by the U.S. Fish and Wildlife Service for preserving and improving open lands as a habitat for breeding, raising, and, eventually, releasing waterfowl in Wisconsin. The remaining conservancy lands to be preserved consist mainly of small wetlands less than five acres in size and floodplains located in areas planned for urban development adjacent to delineated corridors. Floodplains located within delineated agricultural preservation areas were not shown as other conservancy lands to be preserved since it is anticipated that existing farming activities would likely continue during the plan period. Similar to isolated natural resource areas, it is recommended that careful consideration be given to preserving such areas in

Figure VIII-2

DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
VILLAGE OF BELGIUM PLANNED LAND USE MAP: 2035
(continued)

essentially natural, open space use whenever practicable, since they may provide the only available wildlife habitat in an area and lend aesthetic character and natural diversity to the planning area.

- **Surface Water:** The Surface Water land use category includes lakes, ponds, rivers, creeks, and streams. Surface waters encompass 66 acres, or less than 1 percent of the planning area.

Overlay Categories (Urban Area and Rural Area Combined):

- **Map Modernization Floodplain: 2007 (overlay):** The Map Modernization Floodplain: 2007 Overlay includes areas adjacent to rivers, streams, and lakes that are subject to inundation by the 100-year recurrence interval flood event. These floodplains encompass 2,185 acres, or 13.4 percent of the Village of Belgium planning area on the 2035 planned land use map.
- **Wisconsin Wetland Inventory: 2007 (overlay):** Most wetlands five acres or larger are located within the Primary Environmental Corridor, Secondary Environmental Corridor, Isolated Natural Resource Area, or Other Conservancy Lands to be Preserved land use categories; however, an updated wetland inventory was completed for Ozaukee County in 2007 that includes wetlands of $\frac{1}{4}$ acre or larger. Wetlands that are located outside of the above mentioned land use categories and $\frac{1}{4}$ acre or larger in size are included in the Wisconsin Wetland Inventory: 2007 Overlay. These wetlands encompass 1,628 acres, or about 10.0 percent of the Village planning area. Wetlands are regulated under State and Federal laws and County and local ordinances. Development of wetlands (usually requiring them to be filled) is limited. Permits to allow development in wetlands generally require "mitigation," which requires new wetlands to be created or existing degraded wetlands to be restored. Mitigation may be required on the same development site or in a different location.

(g) Sue and be sued, and to collect or compromise any obligations due to the hospital. All money received shall be paid into the joint hospital fund.

(h) Make studies and recommendations to the county board and city council or city councils relating to the operation of a hospital as the board considers advisable or the governing bodies request.

(i) Employ counsel on either a temporary or permanent basis.

(9) BUDGET. The board shall annually, before the time of the preparation of either the county or city budget under s. 65.90, prepare a budget of its anticipated receipts and expenditures for the ensuing fiscal year and determine the proportionate cost to the county and the participating city or cities under the terms of the ordinance. A certified copy of the budget, which shall include a statement of the net amount required from the county and city or cities, shall be delivered to the clerks of the respective municipalities. The county board and the common council of the city or cities shall consider the budget, and determine the amount to be raised by the respective municipalities in the proportions determined by the ordinance. After this determination, the county and city or cities respectively shall levy a tax sufficient to produce the amount to be raised by the county and city or cities.

(10) HOSPITAL FUND. A joint county–city hospital fund shall be created and established in a public depository to be specified in the ordinance. The treasurer of the respective county and city or cities shall pay into the fund the amounts specified by the ordinance and resolutions of the respective municipalities when the amounts have been collected. All of the moneys which come into the fund are appropriated to the board for the execution of its functions as provided by the ordinance and the resolutions of the respective municipalities. The moneys in the fund shall be paid out by the treasurer of the hospital board only upon the approval or direction of the board.

(11) CORRELATION OF LAWS. (a) In any case where a bid is a prerequisite to contract in connection with a county or city hospital under s. 66.0901, it is also a prerequisite to a valid contract by the board. For this purpose, the board is a municipality and the contract a public contract under s. 66.0901.

(b) All statutory requirements, not inconsistent with the provision of this section, applicable to general county or city hospitals apply to hospitals referred to in this section.

(12) REPORTS. The board shall report its activities to the county board and the city council or councils annually, or oftener as either of the municipalities requires.

(14) POWERS OF VILLAGES. Villages have all of the powers granted to cities under subs. (1) to (12) and whenever any village exercises these powers the word “city” wherever it appears in subs. (1) to (12) means “village” unless the context otherwise requires. Any village participating in the construction or other acquisition of a hospital or in its operation, pursuant to this section, may enter into lease agreements leasing the hospital and its equipment and furnishings to a nonprofit corporation.

(15) POWERS OF TOWNS. Towns have all of the powers granted to cities under subs. (1) to (12) and whenever any town exercises these powers the word “city” wherever it appears in subs. (1) to (12) means “town” unless the context otherwise requires. Any town participating in the construction or other acquisition of a hospital or in its operation, under this section, may enter into lease agreements leasing the hospital and its equipment and furnishings to a nonprofit corporation.

History: 1977 c. 29; 1983 a. 189; 1983 a. 192 s. 303 (1); 1993 a. 246; 1999 a. 150 ss. 262, 480 to 483; Stats. 1999 s. 66.0927.

SUBCHAPTER X

PLANNING, HOUSING AND TRANSPORTATION

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

(a) “Comprehensive plan” means a guide to the physical, social, and economic development of a local governmental unit that is one of the following:

1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).

2. For a city, village, or town, 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).

(am) “Consistent with” means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan. *

(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

Contents
(Nine
Elements)

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, drainage 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, drainage 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.

(2m) **EFFECT OF ENACTMENT OF A COMPREHENSIVE PLAN.** The enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.

(3) **ORDINANCES THAT MUST BE CONSISTENT WITH COMPREHENSIVE PLANS.** Except as provided in sub. (3m), beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

(g) Official mapping ordinances enacted or amended under s. 62.23 (6).

(h) Local subdivision ordinances enacted or amended under s. 236.45 or 236.46.

(j) County zoning ordinances enacted or amended under s. 59.69.

(k) City or village zoning ordinances enacted or amended under s. 62.23 (7).

(L) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.

(q) Shorelands or wetlands in shorelands zoning ordinances enacted or amended under s. 59.692, 61.351, 61.353, 62.231, or 62.233.

(3m) **DELAY OF CONSISTENCY REQUIREMENT.** (a) If a local governmental unit has not adopted a comprehensive plan before January 1, 2010, the local governmental unit is exempt from the requirement under sub. (3) if any of the following applies:

1. The local governmental unit has applied for but has not received a comprehensive planning grant under s. 16.965 (2), and the local governmental unit adopts a resolution stating that the local governmental unit will adopt a comprehensive plan that will take effect no later than January 1, 2012.

2. The local governmental unit has received a comprehensive planning grant under s. 16.965 (2) and has been granted an extension of time under s. 16.965 (5) to complete comprehensive planning.

(b) The exemption under par. (a) shall continue until the following dates:

1. For a local governmental unit exempt under par. (a) 1., January 1, 2012.

2. For a local governmental unit exempt under par. (a) 2., the date on which the extension of time granted under s. 16.965 (5) expires.

(4) **PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS.** A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for writ-

Ordinance
Consistency

Adoption/
amendment
Procedures

ten comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).
4. After September 1, 2005, the department of administration.
5. The regional planning commission in which the local governmental unit is located.
6. The public library that serves the area in which the local governmental unit is located.

(c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the regional planning commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the regional planning commission may not adopt a resolution under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members-elect, as defined in s. 59.001 (2m), of the governing body. One copy of a comprehensive plan enacted or adopted under this paragraph shall be sent to all of the entities specified under par. (b).

(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par. (c) unless the political subdivision or regional planning commission holds at least one public hearing at which the proposed ordinance or resolution is discussed. That hearing must be preceded by a class I notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or regional planning commission may also provide notice of the hearing by any other means it considers appropriate. The class I notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).

2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.

3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).

(f) A political subdivision shall maintain a list of persons who submit a written request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy of the proposed ordinance, to all such persons. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision. The political subdivision may charge each person on the list who receives a notice a fee that does not exceed the approximate cost of providing the notice to the person.

(5) **APPLICABILITY OF A REGIONAL PLANNING COMMISSION'S PLAN.** A regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision and a political subdivision's comprehensive plan.

(6) **COMPREHENSIVE PLAN MAY TAKE EFFECT.** Notwithstanding sub. (4), a comprehensive plan, or an amendment of a comprehensive plan, may take effect even if a local governmental unit fails to provide the notice that is required under sub. (4) (e) or (f), unless the local governmental unit intentionally fails to provide the notice.

History: 1999 a. 9, 148; 1999 a. 150 s. 74; Stats. 1999 s. 66.1001; 1999 a. 185 s. 57; 1999 a. 186 s. 42; 2001 a. 30, 90; 2003 a. 33, 93, 233, 307, 327; 2005 a. 26, 208; 2007 a. 121; 2009 a. 372; 2011 a. 257; 2013 a. 80.

A municipality has the authority under s. 236.45 (2) to impose a temporary town-wide prohibition on land division while developing a comprehensive plan under this section. *Wisconsin Realtors Association v. Town of West Point*, 2008 WI App 40, 309 Wis. 2d 199, 747 N.W.2d 681, 06–2761.

The use of the word "coordination" in various statutes dealing with municipal planning does not by itself authorize towns to invoke a power of "coordination" that would impose affirmative duties upon certain municipalities that are in addition to any other obligations that are imposed under those statutes. With respect to the development of and amendment of comprehensive plans, s. 66.1001 is to be followed by the local governmental units and political subdivisions identified in that section. OAG 3–10

66.10015 Limitation on development regulation authority. (1) **DEFINITIONS.** In this section:

(a) "Approval" means a permit or authorization for building, zoning, driveway, stormwater, or other activity related to land development.

(b) "Existing requirements" means regulations, ordinances, rules, or other properly adopted requirements of a political subdivision that are in effect at the time the application for an approval is submitted to the political subdivision.

(c) "Political subdivision" means a city, village, town, or county.

(d) "Project" means a specific and identifiable land development that occurs on defined and adjacent parcels of land, which includes lands separated by roads, waterways, and easements.

(2) **USE OF EXISTING REQUIREMENTS.** (a) Except as provided under par. (b) or s. 66.0401, if a person has submitted an application for an approval, the political subdivision shall approve, deny, or conditionally approve the application solely based on existing requirements, unless the applicant and the political subdivision agree otherwise. An application is filed under this section on the date that the political subdivision receives the application.

(b) If a project requires more than one approval or approvals from more than one political subdivision and the applicant identifies the full scope of the project at the time of filing the application for the first approval required for the project, the existing require-

ORDINANCE NO. 32-08

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE
VILLAGE OF BELGIUM, OZAUKEE, WISCONSIN**

The Village Board of the Village of Belgium, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Sections 62.23(2) and (3) and Section 61.35 of the Wisconsin Statutes, the Village of Belgium is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Belgium, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The plan commission of the Village of Belgium, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled "A COMPREHENSIVE PLAN FOR THE VILLAGE OF BELGIUM: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Village has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Village Board of the Village of Belgium, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "A COMPREHENSIVE PLAN FOR THE VILLAGE OF BELGIUM: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication as required by law.

ADOPTED this 15TH day of December, 2008.


Village President

Ayes 6 Noes 0 Absent 1

Attest: 
Village Clerk-Treasurer

Published: November 13, 2008

AFFIDAVIT OF POSTING

STATE OF WISCONSIN)

COUNTY OF OZAUKEE)

Lila M. Mueller, CMC, being duly sworn, on oath, deposes and says:

1. That she is duly appointed and acting as the Village Clerk-Treasurer for the Village of Belgium, Ozaukee County, Wisconsin.
2. That on the 20th day of January, 2009, pursuant to Section 61.50 of the Wisconsin State Statutes duly posted:

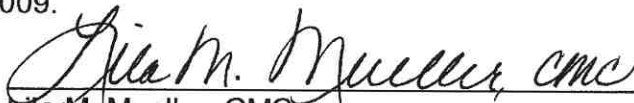
Ordinance No. 32-08 – An Ordinance to Adopt the Comprehensive Plan of the Village of Belgium, Ozaukee, Wisconsin

Aforementioned noted ordinance was posted at the following posting locations:

Belgium Village Hall
Belgium Post Office
Port Washington State Bank – Belgium Office
Harris Bank – Belgium Office
Belgium Hardware and Beverage

all being public places within said Village.

Dated this 20th day of January, 2009.


Lila M. Mueller, CMC
Village Clerk-Treasurer

Subscribed and sworn before me this 20th day of January, 2009.


Katie M. Packard
Notary Public, Ozaukee County, Wisconsin

My Commission Expires: Dec. 16, 2012

