

# **Planning For Smart Growth Education Series**

## **Sponsored by**

- Washington County**
  - UW-Extension**
  - Planning & Parks Department**
- Cities, Towns, Villages of Washington County**
- Ozaukee Washington Land Trust**

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# The Utilities and Community Facilities Element

- Introduction
  - Alan D. Cander, AICP - Ruekert/Mielke
  - Vanessa Kuehner - Ruekert/Mielke
- Scope of Discussion
  - Flesh out language
  - Role in Comprehensive Plan process
  - Covering the bases
  - Benefits
  - Concerns
  - Our Approach
  - Resources

# Flesh Out The Language

- 66.1001 (2) (d)
- Use Statutory Language to outline the Element:

– *Describe facilities (maps)*

**Sewer**

**Water**

**Parks**

**Schools**

**Libraries**

**Police, Fire & Rescue**

**Municipal Buildings**

**Storm Water Management**

# Flesh Out The Language

- Use Statutory Language to Outline the Element:
  - *Assess needs*
  - *Provide an improvements timetable*
  - *Goals, Objectives, Policies*



# Include Enough Information to Cover Your Issues/Opportunities

- Remember, language says “such as”
- Common Issues:
  - **Overlapping services/redundancy**
  - **Sharing services with another municipality**
  - **Lots of growth vs. capacity**
  - **Financing improvements**
  - **Newer residents want better service**
  - **Economic development**

# Some Things May Only Need a Blurb



- Examples
  - Cemeteries
  - Childcare Facilities
  - Power Plants/Transmission Lines
  - Solid Waste Management
  - Recycling
  - Health Care Facilities
- Ask your staff, officials, residents about their concerns

# Use Goals/Objectives/Policies/Actions to Define Element's Role

- Goal: Desired Destination
  - Example: Provide enough infrastructure to meet anticipated demand
- Objectives: Mileposts, measurable, more short-term
  - Example: Increase sewer capacity by 25% by 2010

# Use Goals/Objectives/Policies/Actions to Define Element's Role

## Policies: “Rules of the Road”

- **Example: Sewer should only be extended to planned higher density areas**
- **Example: Higher density development should be steered to sewerred areas**



# Use Goals/Objectives/Policies/Actions to Define Element's Role

## Actions: Specific Choices Toward Destination

- **Example: Build a new treatment plant**
- **Example: Adopt a CIP**





# Element Must be Consistent with Other 8 Elements

- Especially with Land Use and Transportation Elements
  - Improvements Timetable includes roads/transit
  - Land Use density/intensity linked to infrastructure
  - New sites for new facilities impacts Land Use Plan and Official Map



# What Are the Benefits of Doing a U and CF Element?

- Provides a basis for budgeting
  - What, how much, where?
  - Improvements Timetable = When?
- Helps manage growth
- Data for GASB 34
  - Assess value of all public facilities for asset determination
  - Reason = accounting requirements



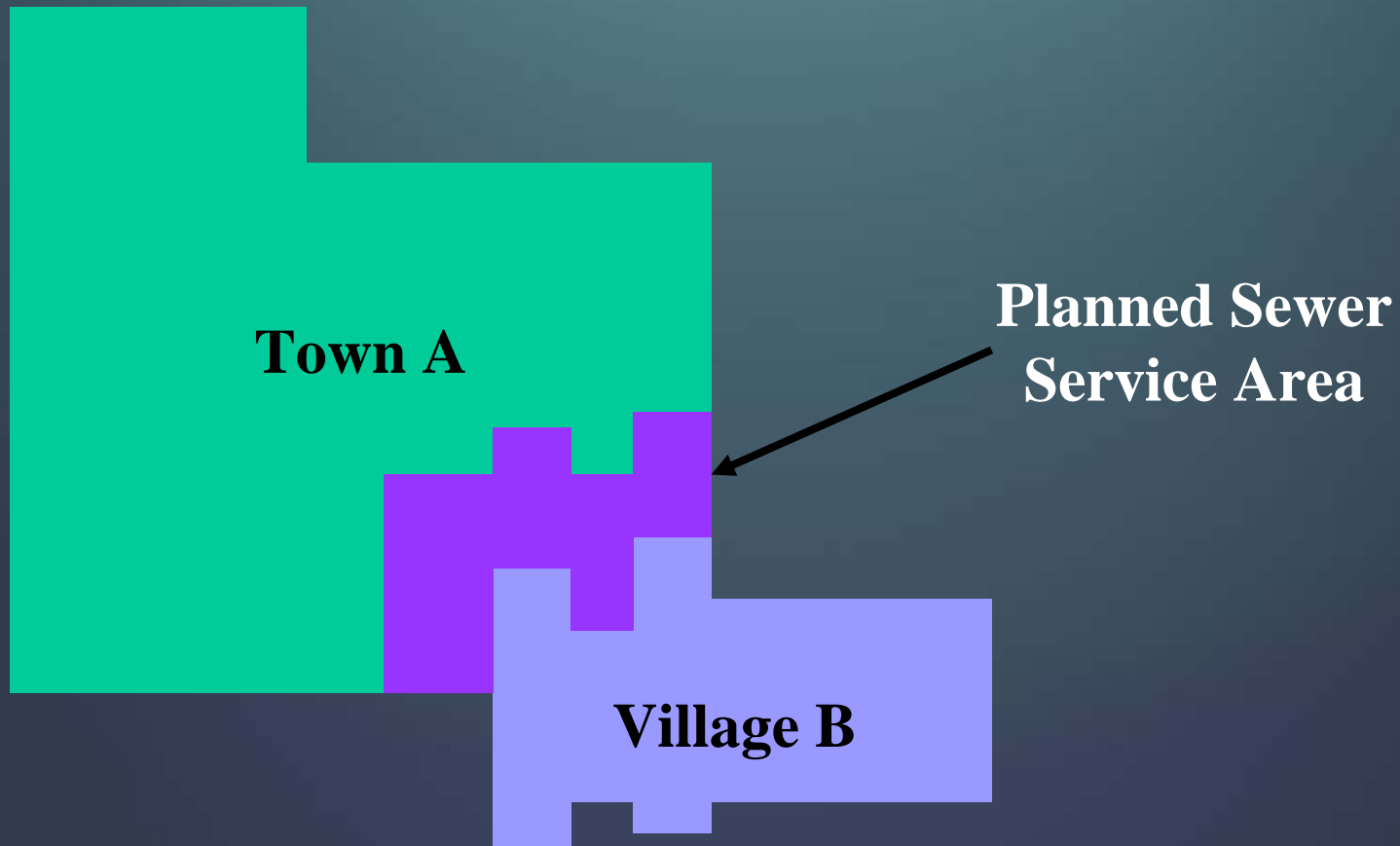
# Potential Pitfalls

- Getting Bogged Down in Data
  - Keep it simple, straight forward
  - Remember your audience
- Setting Improvement Goals Too High
  - Make sure you can finance the improvements
  - Will you need grants? TIF?
  - Can you meet the timeframe?

# Potential Pitfalls

- Lack of Consistency with Other Elements
- Ignoring Infrastructure in Neighboring Municipalities
  - Town A has no sewer
  - Village B has sewer
    - *Annexation Potential? Do we need a Boundary Agreement?*

# Potential Pitfalls



# Our Approach

- Work with a Municipal Task Force
- Complete I/O and Ag/Nat/Cult Resources Elements first
- Good handle on land use/growth
- Usually 2 Task Force meetings
- Municipality publicizes meetings
- We do the text writing
- 40-80 hours

# Our Approach

- Step 1: Background research
  - Interview municipal staff
  - Review facilities plans, maps
  - Review existing CIP
- Step 2: Meeting to present overview
  - Existing conditions
  - Needs
  - Consider future improvements
- Step 3: We draft text
- Step 4: Hold second meeting to review text
- Step 5: Revise text

# Resources Are Plentiful

- UW Extension

- Center for Land Use Education at UW-Stevens Point
- Local Government Center



- Your RPC

- SEWRPC
- Bay-Lake RPC
- ECWRPC

Southeastern Wisconsin Regional Planning Commission



- OLIS

- Smart Growth Grants

# Resources Are Plentiful

- Wisconsin Alliance of Cities
- League of Wisconsin Municipalities
- Wisconsin Towns Association
- American Planning Association
  - [www.apa.org](http://www.apa.org)

