

Discussion outline – Plan consistency and your comprehensive plan

Plan Commissioner Network

Wednesday, September 30, 2009 @ Town of Neenah, 6:30-8pm

I. Overview/Basics:

- Plan consistency – what is it? Law states consistency is required for very specific actions
- Hierarchy – land use plan 'pulls rank' over zoning, therefore zoning must be consistent with the future land use map and plan
- Internal vs external consistency.
 - Internal - Consistency between plan elements
 - Internal – consistency between plan elements and other plans (such as local land and water conservation plan)
 - Internal - Tools, such as ordinances, that are consistent with your plan
 - External - Consistency of a decision, such as a rezone, subdivision plat, building permit, to the plan and/or tool

II. Describing land uses

- Art and science, general and specific, rigid and flexible
- Where does the detail lie?
- Its important to know up front what the intent of the district is

III. How to ensure consistency

- Processes – see implementation booklet
 - Time specific
 - Major/minor amendments
 - On demand
 - Do all parcels need to be rezoned to ensure consistency?
 - Text vs. map changes to ensure consistency
- Due process - each decision has due process built into it. These are points at which consistency may be checked
- Consider common trigger points for plan review, such as zoning permit or building permit
 - Forms – include the question on all permits, applications and forms. "Is this consistent with comprehensive plan?"
- Best Practices
 - Go beyond what is required or obligated to do re: notification and have a policy of open and regular communication to ensure understanding of proposals and comprehensive plan
 - Findings, findings, findings – very important, especially if your decision has potential to be complex or controversial

IV. Local issues/questions – round table discussion

V. Next meetings

- Wednesday, October 28, 2009, 6:30-8pm. Topic – Educating and communicating with your constituents. Location: Town of Vinland
- Special Sessions! Practical GIS for town boards, plan commissioners, clerks and zoning administrators. Location: Oshkosh – JP Coughlin Center, Thursday, October 22, 1-3 and 6-8pm