

Decision making criteria -Town of Menomonie Plan Commission.

A great deal of effort has been made to insure that the Town of Menomonie's Comprehensive Plan and relevant ordinances strike a balance between the individual landowner's rights, the rights of other landowners, and the welfare of the Town. However, decisions regarding use of land can be difficult. Therefore the following criteria are set forth here to help make decisions as fair and consistent as possible. Some criteria may not apply in a particular situation.

- A. Is it consistent with the goals and objectives of the Comprehensive Plan?
Is it contrary to any goals or objectives of the Plan?**
- B. Is it consistent with the intent and requirements of the Subdivision Ordinance?
Is it contrary to the intent or requirements of the Subdivision Ordinance?**
- C. Is it consistent with the intent and objectives of the Groundwater Ordinance?
Is it contrary to the intent or objectives of the Groundwater Ordinance?**
- D. Does it meet the criteria for the applicable zone? (See the county zoning ordinance.)**
- E. If it is a proposal for a rezone, is it compatible with the current and forecast surrounding uses?**
- F. Additional criteria for decision making. (It should be noted that some of these questions have already been stated or inferred in the comprehensive plan and/or ordinances.)**
 - 1. Is it in the public interest? Is it contrary to public interest, safety, or wellbeing of residents?**
 - 2. How would it affect or be compatible with surrounding properties with respect to:**
 - noise
 - property value
 - water pollution
 - lighting
 - current pattern of area land use
 - views
 - air pollution
 - erosion
 - road use
 - anticipated future land use
 - 3. How would it affect the ability of the landowner to "enjoy" the use of the land?**
 - 4. Is it within the City's sewer service area?**
 - 5. Is it within the City's extra territorial zoning jurisdiction or plat review area?**
 - 6. Is it in a preservation program?**
 - 7. Are there unique physical limitations for the property that affect its use?**
 - 8. Are there shorelands/waterways/wetlands within 1000 feet of the property?**
 - 9. Is there another type of relief other than the request ? For example: a special exception rather than a rezone?**

When a decision is made, that decision and the specific reasoning behind it shall be given in writing to the person making the request. This shall be done within a reasonable time frame.

Example sheet part below

Part A examples

Is it consistent with the goals and objectives of the Comprehensive Plan?

Is it contrary to any goals or objectives of the Plan?

1. Does this preserve character, visual environment, wildlife habitat, natural resources, and farmland?
2. Does this allow for moderate housing expansion?
3. Is the location suitable for housing and in a location designated for housing in the Plan.
4. Does this put undue strain on environment, Town services, or roads.
5. For other goals/objectives see the comprehensive plan.

Part B examples

Is it consistent with the goals and objectives of the Subdivision Ordinance?

Is it contrary to any goals or objectives of the Subdivision Ordinance?

1.1 PURPOSE. This ordinance is adopted for the following purposes:

1. To guide future growth and development of the community consistent with the Town of Menomonie's Comprehensive Plan.
2. To guide preservation of rural character through the permanent preservation of meaningful open space and sensitive natural resources.
3. To guide preservation of scenic views by minimizing views of new development from existing roads.
4. To guide preservation of prime agricultural land by concentrating housing on lands having low agricultural potential as shown on the Town's Comprehensive Plan maps.
5. To encourage commonly- owned open space areas for passive recreation and or active recreational use by residents of the development and, where specified, the larger community.
6. To encourage a diversity of lot sizes, housing choices, and building densities to accommodate a variety of age and income groups.
7. To encourage buffering between residential and non- residential areas.
8. To guide the protection and restoration of environmentally sensitive areas and biological diversity, minimize disturbance to existing vegetation, and maintain environmental corridors.
9. To guide preservation of significant archaeological sites, historic buildings, and their settings.
10. To meet the demand for housing in a rural setting.
11. To protect groundwater.
12. To locate areas for development and conservation.

Part C summary

The **purpose** of the groundwater recharge protection overlay district ordinance is to protect key groundwater recharge areas by imposing appropriate land use regulations in these areas.

Objectives:

1. Protect groundwater quality by regulating land uses in good, very good, and excellent recharge areas.
2. Protect groundwater quality by limiting density in very good and excellent recharge areas.
3. Ensure that development does not decrease aquifer recharge, or increase contaminants in the groundwater.
4. Is it a prohibited use as defined in the groundwater ordinance. (See ordinance)
5. Is it a prohibited zone as defined in the groundwater ordinance.

Definitions

Consistent- *“Furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.” WI Stat 66.1001*

Consistent- Furthers or does not contradict the intent, objectives, goals, and/or policies of the relevant plans and/or ordinances.

Contrary-(Not consistent) Contradicts the intent, goals, and/or objectives of the relevant plans and/or ordinances.

Compatible-Consistent with the relevant plans, ordinances, goals, and/or objectives.