

# Memo

To: Plan Commission

Fr: Alex Boulanger, Planning and Zoning Intern

Re: UWGB Recommendations - Inconsistencies between Comprehensive Plan and Zoning Ordinance

Date: April 21, 2014

Research was completed on the analysis that UWGB students put together regarding the inconsistencies between Allouez's Comprehensive Plan and Zoning Ordinances.

Attached is a list that compiles several recommendations that students made for each document, and whether or not the Village has since made changes that fall in line with those recommendations.

Plan Commission is asked to review the attached document and discuss possible solutions to the discrepancies listed.

## **UWGB Recommendations (c. December, 2010)**

Listed below are recommendations a class from UWGB made regarding inconsistencies between our Comprehensive Plan and Zoning Code. Also noted is whether or not the Village has since implemented said changes.

### **Comprehensive Plan**

#### *Changed:*

- ✓ The Comprehensive Plan now notes the East-to-West biking/pedestrian trail that will be implemented, in addition to showing the existing North-to-South trail.
- ✓ The New Village Hall site is now mentioned in the Comprehensive Plan (p.12).
- ✓ The Comprehensive Plan has since expanded on thoughts of economic development and business retention (p. 74).
- ✓ The Comprehensive Plan has updated the water issues in the Village. It now makes note of the membership the Village has with the Central Brown County Water Authority (CBCWA).
- ✓ The Comprehensive Plan now notes that all agricultural land has been developed.

#### *Not Changed:*

- The Comprehensive Plan should expand on progress the Village has made on grants related to economic development (p. 74).
- The Village should create a Future Land Use map and place it in the Comprehensive Plan.

### **Zoning Ordinance**

#### *Not Changed:*

- The UWGB class recommends an increase in mixed use and PDD. These elements have not yet taken place.
- The Zoning Code does not yet identify where heavy trucks can travel. The Comprehensive Plan calls for this.
- The UWGB class recommends the loosening of restrictions on telecommunications, as the Comprehensive Plan notes the great demand for these services throughout the Village.
- The Comprehensive Plan introduces the idea Traditional Neighborhood Development (TND), and suggests the use of it for future redevelopment. However, this type of development is not possible with the current zoning ordinances. The code has minimum setbacks, street widths, and side yards. These minimums follow opposite ideals of TND. (Progress on TND development was made in 2013; however it merely scratched the surface of fully committing to TND ideology.)