

ISSUES AND OPPORTUNITIES

GOALS

The planning process resulted in the following list of goals. These goals will be executed through the implementation of recommendations in other sections of the Plan. Each element builds upon these four goals.

1. Protect and improve the health, safety, and welfare of residents in the Town of New Glarus.
2. Preserve and enhance the quality of life for residents of the Town of New Glarus.
3. Protect and preserve the community character in the Town of New Glarus.
4. Where and when appropriate, utilize county, state, and federal programs or grants to support Town goals.

HOUSING

GOAL

Sustain quality, affordable housing for the residents of New Glarus.

Create an environment where property values are not negatively impacted.

Support smart growth that reflects residents' desire to keep New Glarus a rural community.

OBJECTIVES

1. Encourage the location of new residential developments within or close to existing residential developments.
2. Encourage housing developers to cluster homes on smaller lots while preserving open space in the development.
3. Discourage housing development in areas where soils, slopes, or topography are not suitable.
4. Encourage the preservation and rehabilitation of the community's existing housing stock.

ACTIONS

1. Impose impact fees on new development to mitigate the capital costs of new public facilities/services necessitated by development.
2. Review new housing proposals and support those that meet the community's housing needs and are consistent with the policies in the Comprehensive Plan.
3. Continue to construct new homes according to building codes and ordinances.

TRANSPORTATION

GOALS

Encourage neighborhood designs that support a range of transportation choices.

Allow an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety, and meets the needs of all citizens.

OBJECTIVES

1. An area development plan should be submitted as a condition of all subdivision reviews in order to ensure that proposed new roads can connect to adjacent properties and to avoid unnecessary cul-de-sacs and loops that increase maintenance costs.
2. Development of all kinds, including roads, shall be coordinated and in conformance with all established rules and regulations as specified through local ordinances.
3. Direct future residential, commercial, and quarry development to roadways capable of accommodating resulting traffic.
4. Where and when appropriate, coordinate with the Green County Highway Department, WisDOT, and the Village of New Glarus to plan the sites of residential, commercial, industrial, and other developments to ensure that safety, efficiency, and access management are preserved along all existing or future roadways.
5. Reduce accident exposure by improving roadways and bridges.
6. Provide and maintain a safe and reliable transportation network.

ACTIONS

1. Utility maintenance, construction, and upgrades will be coordinated with road improvements whenever feasible.
2. Information from the PASER (Pavement Service and Evaluation Rating System), or a similar program, should be used to maintain a transportation plan that addresses long term needs for road upgrades and/or the construction of new roads.
3. Where and when appropriate, coordinate with the Green County Highway Department, WisDOT, and the Village of New Glarus for future improvements to community roads.
4. Developers shall be required to pay the cost of road improvements or construction, and all changes must meet the local road or street design standards.
5. Maintain access management controls along all Town roadways (i.e., driveway permits).
6. New roads should be designed and located in such a manner as to encourage the maintenance and preservation of natural topography, land cover, agriculture, environmental corridors, significant landmarks, and views and vistas.

AGRICULTURAL RESOURCES

GOALS

The protection of economically productive areas, including farmland and forests

OBJECTIVES

1. Preserve prime farmland for agricultural uses.

ACTIONS

1. Provide programs that educate local residents about the importance of agricultural resources.
2. Encourage sustainable agricultural policies and practices that support environmentally sound, socially responsible and profitable agriculture.

NATURAL RESOURCES

GOALS

Protection of natural areas, including wetlands, wildlife habitats, woodlands, opens spaces, and groundwater resources.

Protection of economic productive areas, including farmland and forests.

OBJECTIVES

- Consider establishing more parks and outdoor recreational amenities including current park expansion and incorporate natural areas into parks and open space areas to protect them (Partnership with Parks Commission).
- Encourage the preservation and maintenance of rural views and vistas. Discourage development in major drainage corridors in order to aid stormwater runoff and prevent flooding.
- Avoid disturbance to wetlands, shorelands, and floodplains, and discourage disturbance to other environmentally sensitive areas.

ACTIONS

- Consider ordinances and programs that preserve quality of ground water resources
- Provide programs that educate local residents about the importance of natural resources.

CULTURAL RESOURCES

GOALS

Preservation of cultural, historic, and archaeological sites.

OBJECTIVES

1. Consider implementing an historical preservation ordinance, in order to preserve and/or enhance the irreplaceable historic structures and locations and archaeological sites in the community, when and where appropriate.

ACTIONS

1. Support partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.
2. Provide programs that educate local residents about the importance of cultural resources.

ECONOMIC DEVELOPMENT

GOALS

Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.

Provide sufficient infrastructure and public services and in sufficient supply of developable land to meet existing and future market demand for residential, and commercial uses.

OBJECTIVES

1. Discourage unplanned, continuous strip commercial development along major roadways.
2. Consider land in the community for future commercial development.
3. Allow home-based businesses where there will be minimal impact on surrounding properties.
4. Where appropriate, encourage neighborhood retail development near planned residential areas (mixed use development).
5. Encourage programs and marketing initiatives that support local products.
6. Encourage efforts to capitalize on recreational and cultural resources where appropriate, and when such efforts do not conflict with resource protection.

ACTIONS

1. Direct large-scale economic development projects to urban areas that require full range of utilities, services, roads and other infrastructure is available. When possible locate new development adjacent to existing commercial or industrial developments.
2. Encourage agriculture and agriculture-related businesses as a major economic development force in the community.
3. Continue to support local business and tourism organizations, such as the Green County Development Corporation, and local Chambers of Commerce.
4. Collaborate with local public and private utilities to improve telecommunications, sewer, water, and other local infrastructure in planned economic development centers and corridors.

UTILITIES AND COMMUNITY FACILITIES

GOALS

Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal and utility costs.

Provide sufficient infrastructure and public services and a sufficient supply of developable land to meet existing and future market demand for agricultural, residential, and commercial.

OBJECTIVES

1. Ensure that new development bears a fair share of capital improvement costs necessitated by the development.
2. Encourage new development that requires urban services to locate within or adjacent to the Village of New Glarus limits.
3. Consider creating a special purpose district to perform specific tasks and oversight essential to the community, if a need for a special district such as a utility or sanitary, is identified.
4. Strongly encourage underground electric and telephone distribution in all new developments and subdivisions.

ACTIONS

1. Maintain a capital improvements plan and review it annually making adjustments to meet the needs of the community.
2. Review new development proposals and carefully examine their impact on the community.
3. Maintain a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.
4. Encourage well testing as a means of protecting drinking water supplies for private, individual well users.
5. Encourage the education of landowners on the management and maintenance of private septic systems.
6. Continue stormwater management to protect ground and drinking water supplies.
7. Foster the town-wide development of broadband internet service.

8. Investigate the possibility and cost of building and maintaining hiking/biking trails in the town based on the Comprehensive Outdoor Recreation Plan (CORP).

INTERGOVERNMENTAL COOPERATION

GOAL

Encouragement of coordination and cooperation among nearby units of government.

OBJECTIVES

1. When appropriate, intergovernmental agreements with other local units of government should be created through written contracts/agreements.

ACTIONS

1. Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.
2. Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.

LAND USE

GOALS

1. Encouragement of neighborhood designs that support a range of transportation choices.
2. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
3. Protection of economically productive areas, including farmland and forests.
4. Encouragement of land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
5. Preservation of cultural, historic and archaeological sites.
6. Encouragement of coordination and cooperation among nearby units of government.
7. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
8. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
9. Balancing individual property rights with community interests and goals.
10. Planning and development of land uses that create or preserve varied and unique urban and rural communities.

IMPLEMENTATION

GOALS

1. Comply with and enforce the Planning Goals and the actions outlined in this Comprehensive Plan.
2. Enforce local ordinances to support the vision.
3. Comply with applicable County, State, and Federal regulations.
4. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.
5. Update the Town of New Glarus Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.