

## Planning Commission Reviews Community Issues

[Thursday, April 25, 2002](#) –The Town of Center Planning Commission hosted a meeting at 7:00 pm at the Town of Center Hall. The purpose of the meeting was to:

- ✓ Discuss the Public Participation Plan ([click here for more information](#));
- ✓ Review the status of the community survey effort; and
- ✓ Discuss critical issues that the comprehensive plan must address.

Prior to beginning with these official agenda items, the commission discussed with OMNNI Associates (the town's planning consultant) the status of the Smart Growth Planning Legislation and the need for planning in the Town of Center. This discussion seemed to resolve several hesitations and concerns commission members had about the planning program. The critical concern was that the completed *Town of Center Comprehensive Plan* would forever dictate land use in the town. OMNNI explained that the completed *Town of Center Comprehensive Plan* would be simply a plan. It will be developed based on the input received from the Planning Commission and residents. It can be amended, as necessary, after it is adopted to accommodate landowner requests for development. The plan will serve as a tool for the town to use to make future decisions that impact land use in the town. The plan seeks to protect the town from lawsuits that could occur if the town was not basing their decisions on an adopted plan.

At this point, the meeting returned to the official agenda. The commission reviewed the *DRAFT Public Participation Plan and Adoption Procedures* presented by OMNNI at the Kick-Off Meeting in February 2002. The commission recommended that the Town Board approve the *Public Participation Plan and Adoption Procedures*.

Next, the commission discussed their efforts with respect to a community survey. The Planning Commission feels strongly that a survey should be conducted to gain resident input about the future of the town. The commission is still working to develop a list of draft questions. Moreover, the commission has yet to decide when and how the survey will be distributed and analyzed. At this point, the commission believes the survey will not be distributed until the fall. The commission will continue work on the survey at their May 2002 meeting.

Discussion was then held about critical community issues that the *Town of Center Comprehensive Plan* must address. Specifically, conversations concentrated on the following issues:

- ✓ Groundwater Quality and Quantity
- ✓ The Future of State Highway 47
- ✓ Quarry Operations
- ✓ Concentrated Animal Feeding Operations (Mega Farms)
- ✓ Annexation
- ✓ Subdivision Development

Prior to adjourning, OMNNI distributed an assignment to all commission members, which is provided below. Members of the Planning Commission and interested residents are encouraged to complete the form and bring it to the June meeting. The answers to these questions will be discussed in great detail to begin the process of forming a collective future vision for the town.

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## Town of Center Planning Commission Vision Assignment

### Background

In planning, a “vision” is a general statement used to provide a glimpse into the future. It should express broad community desires. These desires are not necessarily the same as what is appreciated in a community today. Below is an example of a vision statement. This vision was developed for the Town of Little River’s (Oconto County) Comprehensive Plan.

*In the year 2020, the Town of Little River will have retained its rural atmosphere by encouraging an optimal mix of farming and residential development. New and long-time residents will take great pride in the town’s abundant recreational opportunities. Undeveloped, natural areas and wide-open scenic vistas will be an integral part of the landscape - permanently preserved and protected from future development pressures. New commercial and industrial development will be located near the City of Oconto and along the USH 41 corridor, where utilities and services are more readily available, but in locations that are still accessible to town residents.*

To finalize the overall vision for the Town of Center and develop a vision for each of the 9 required plan elements, we are asking you to complete the following assignment. Your answers will be used by OMNNI, along with the results of the SWOT workshop and your value statements to finalize an overall and specific element visions for use throughout the *Town of Center Comprehensive Plan*.

### Instructions & Due Date

In order to help you formulate a vision statement, we have provided several sentences for you to finish. Please bring this completed assignment to the June Planning Commission Meeting. We will be using these statements to finalize the overall Town of Center Vision Statement and develop a vision for each of the 9 required plan elements. ***For each statement, imagine that it is the year 2020 when responding and answer to express what you would like to see.***

### In 2020...

#### *Issues and Opportunities*

1. The biggest threat or weakness to the town is...
2. The greatest strength or opportunity for the town is...
3. “Rural Character” in the Town of Center means...

*Housing*

4. Retired and senior residents who grew up in the area ...
5. Some new housing developments protect land by clustering houses together on part of a parcel and leaving the remainder of the parcel permanently undeveloped. Using this approach, just as many homes can be built, but they are built on smaller lots so that environmentally sensitive areas or other special features are left undeveloped. Cluster subdivisions in the Town of Center are...

*Transportation*

6. In order to travel in and around the town, residents ...

*Utilities and Community Facilities*

7. The Town of Center has all the services (water, sewer, communication, waste collection, etc.) that most people need except for...

*Agricultural, Natural, and Cultural Resources*

8. Recreational opportunities (parks, trails, golf courses, etc.) include...
9. Agricultural operations in the Town of Center are...
10. Treasured natural resources in the town include...
11. For entertainment and cultural activities residents of the Town of Center...
12. Water quality in the Town of Center is...

*Economic Development*

12. The economic activity area(s) in the Town of Center are located ...
13. In the last 20 years (between 2000 and 2020) Mackville has ...
14. In the last 20 years (between 2000 and 2020) Center Valley has ...
15. Most town residents work ...
16. In 20 years, quarry operations in the Town of Center are...
17. Development adjacent to STH 47 includes...
18. Development adjacent to CTY S includes...
19. On average, residents travel \_\_\_\_\_ miles from home to get to work each day.

*Intergovernmental Cooperation*

20. Outagamie County and the Town of Center work harmoniously to...

21. The City of Appleton and the Town of Center work harmoniously to ...

*Land Use*

22. Looking down at the Town of Center from an airplane a resident would see...

23. Large open spaces that existed in the Town in 2002 are now ...

24. Annexation in the Town of Center has ...

*Implementation*

25. When deciding how to finance and maintain major municipal projects (i.e. community buildings, fire & rescue equipment, etc.) the Town of Center ...

26. The *Town of Center Comprehensive Plan* was ...

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The next Smart Growth Meeting with OMNNI is scheduled for June 27, 2002 at 7:00 pm. The Planning Commission meets on the fourth Thursday of every month at 7:00 pm at the Town Hall.

**Please check this site again for updates!!!!!!!!!!**