

**OFFICIAL NOTICE OF PUBLIC HEARING ON AMENDMENTS TO THE
VILLAGE OF BOAZ COMPREHENSIVE PLAN**

PLEASE TAKE NOTICE that the Village of Boaz, Richland County, Wisconsin, will hold a public hearing from 4:30 p.m. to 5:30 p.m. on Tuesday, April 14, 2020 at the Boaz Community Building office for the purpose of hearing comments on proposed amendments to the Village of Boaz Comprehensive Plan.

The Comprehensive Plan sets the policy for the growth, development, and preservation of the community. The proposed amendments would affect the comprehensive plan text to reflect modifications to the general goals, vision statement, land use goals, and objectives/policy recommendations for the Village of Boaz Comprehensive Plan. The Comprehensive Plan and proposed amendments are available for review at the Village Clerk's office and are posted online at www.villageofboaz.com/meetings.

Written comments on the proposed amendments to the Comprehensive Plan should be submitted before the public hearing date to the Village Clerk. All written comments will be forwarded to the Village Board.

All interested persons will be given an opportunity to be heard at the hearing.

Dated this 5th day of March, 2020.

Susie Hauri

Susie Hauri, Village Clerk

April 3, 2020 addition: Due to COVID-19, this open meeting may be attended telephonically. Contact the Boaz Village Clerk at (608) 536-3466 for instructions on how to access the meeting.

9.2 Implementation Goals, Objectives and Policy Recommendations

The following are Implementation goals, objectives and policy recommendations. They support the goals, objectives, policies and programs specified in the previous eight chapters and will guide the implementation of this comprehensive plan in the Village of Boaz over the next 20 years.

1. Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan **and noted in Section 8.2.**
2. Enforce local ordinances to support the vision noted in Section **9.2 9.10.**
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 Village of Boaz Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.

9.10 Vision Statement

The following is a review of the vision statement found in Chapter 1, Issues and Opportunities, section 1.8. The vision statement serves as the overall guide for land use decision making in the Village of Boaz.

Our vision for the Village of Boaz is to create a place where people want to live and build a better future.

1. We will promote our businesses and attract new ones to our area. Examples are small industries and cottage businesses etc.
2. Our village will maintain and promote our historical sites.
3. We will continue to enhance our village park, the flexibility and the beauty.
4. We will establish a city lot size for new single family **and/or trailer parks** dwellings upon the Village Board approval and guidelines.
5. We will preserve and create a small-town atmosphere with community involvement.
6. We will offer diversified and cost-efficient services like **our TV cable**, sewer, garbage/recycling and keep on our village streets, such as seal coating and repair with snow removal. We will investigate opportunities of public services such as EMTs, fire department, **curb access for garbage/recycling bins, blue 911 sign blades**, etc.

7. We will continue to promote our village spring ~~and fall~~ clean-up.
8. The Village will be dedicated to promoting horse, bike, walking, ~~and~~ snowmobile, **and ATV/UTV** trails. **The Village also will be dedicated to promoting canoeing and kayaking.**
9. We will **work with the Department of Natural Resources (DNR)** to protect and foster our natural resources such as Mill Creek.
10. The Village will strive to promote a balance between recreation and agriculture.

8.2 Goals

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities, and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. The following are Land Use Goals. Since the land use element is a compilation of all other elements of this plan, all fourteen Comprehensive Planning Goals are listed.

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
- Preservation of cultural, historic and archaeological sites.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by revitalizing main streets and enforcing design standards.

- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- 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.
- 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.
- Balancing individual property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

8.3 Objectives and Policy Recommendations

The following are the Land Use objectives and policy recommendations (not in order of priority) that support the above goals and will guide land use decisions in the Village of Boaz over the next 20 years.

1. Maintain the small-town character of the jurisdiction by avoiding development that would alter its character.
2. Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land and riverscapes, natural resources and designated features, scenic roads, **and** archeological and cultural features play in defining and enhancing the community's distinctive rural character.
3. Encourage the preservation of green space and environmentally sensitive areas.
4. Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.
5. Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.

6. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.
7. Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.
8. For new development in the community, surface water run-off shall be minimized and detained on site if possible or practicable. If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-way should be maintained as nearly as possible.
9. Plan for a sufficient supply of developable land for a range of different uses, in areas, types, and densities consistent with the community's wishes and service requirements.
10. Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.
11. Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.
12. Support the mixing of compatible, complimentary uses in close proximity to one another, such as small-scale neighborhood retail and service uses close to residential neighborhoods, if in accordance with community wishes.
13. A sign ordinance shall be adopted and enforced to help preserve the visual quality of the community.