

Ordinance

Creating Title of Its Code of Ordinances

An Ordinance to Adopt the Comprehensive Plan

Of the Village of Stockholm, Wisconsin

The Village Board of the Village of Stockholm, Wisconsin, do ordain as follows:

Section Comprehensive Plan

a. Authority Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Stockholm, is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

b. Written Procedures The Village of Stockholm adopted written procedures designed to foster public participation in every step of the preparation of a comprehensive plan as required by section 66.101(4)(a) of the Wisconsin Statutes.

c. Planning Committee The Planning Committee of the Village of Stockholm. By a unanimous vote of all members has adopted a resolution recommending to the Village Board the adoption of the comprehensive plan dated January 18, 2008, containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes

d. Public Hearing The Village of Stockholm held a public hearing on the proposed ordinance on February 23, 2008. As required public notice of this meeting was published January 24, 2008, in the Courier-Wedge, Durand, Wisconsin.

e. Enactment The Village of Stockholm, Wisconsin, does, by enactment of this ordinance, formally adopt the comprehensive plan dated January 18, 2008, pursuant to section 66.1001(4)© of the Wisconsin Statutes.

This ordinance shall take effect upon passage by a majority vote of the members of the Village Board and publication as required by law.

Enacted this 3rd day of March, 2008.

Ayes 5

Nays 0

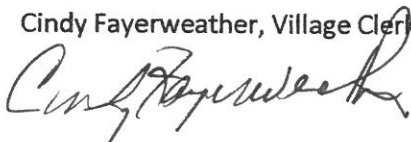
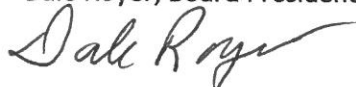
Absent 0

Approved: yes

Attested: _____

Dale Royer, Board President

Cindy Fayerweather, Village Clerk



Village of Stockholm, Wisconsin

Planning Committee

The Village of Stockholm Planning Committee voted unanimously to recommend adoption of the Comprehensive Plan revised after public input at the required Public Hearing on February 23, 2008. This plan includes the nine Elements as required by the State.

Colleen Flynn Colleen Flynn

Steve Pomahatch Steve Pomahatch

Chuck West Chuck West

Mary Anne Collins-Svoboda Mary Anne Collins-Svoboda

Mark Coronna Mark Coronna

Jacque Foust Jacque Foust

**Comprehensive Plan for
Stockholm, Wisconsin**

(for Wisconsin Statute 66.1001)

February 23, 2008

Recommended Ordinance for Village Board Adoption

Deleted: Draft

Preface

In 2006, the need for development of a comprehensive plan for the Village of Stockholm became apparent. The need for the plan had two major drivers:

- Legislation requiring each municipality in Wisconsin to develop a comprehensive land use plan (Wisconsin's New Comprehensive "Smart Growth" Law), and
- A community desire to establish a framework and plan to guide short-, mid-, and longer-term decisions regarding the future of Stockholm.

While the Smart Growth Law requires each municipality to have a comprehensive land use plan in place by January 1, 2010, the law essentially stimulated a lingering desire within the community to proactively describe a future state, and a structured set of plans and priorities which would support development of that future state.

A healthy planning process is one which is orderly and open, and influenced by local needs, goals and priorities. A comprehensive plan is also a balanced effort, using a collaborative approach within the community to understand the needs of various constituencies and balancing the needs for residential, commercial, and agricultural development. With these tenets in mind, the Village of Stockholm initiated its planning initiative through a volunteer effort of Mary Anne Collins-Svoboda, Jacque Foust, and Mark Coronna, plus Village Board members Wallace Zick, Colleen Flynn, and Steve Pomahatch who were appointed by the Village Board. This group was designated as the Planning Committee and charged with developing and managing the process to develop a comprehensive plan, as well as to produce a final draft for Village Board approval, and for submission to the Mississippi River Regional Planning Commission.

The Planning Committee spent several sessions together late in 2006 before defining the process, timelines, and milestones which drove development of Stockholm's Smart Growth Plan. The process was approved by the Village Board in the fall of 2006, and kicked off with a broad community survey in January, 2007. This survey was developed by a professional market researcher, who also administered the survey process and the analysis of results. Thirty-nine percent (39%) of surveys were completed and returned, which produced statistically significant results.

To expedite development of the Smart Growth Plan, the required aspects of the plan were organized into three categories: Social/Cultural, Infrastructure, and Future Vision, and three respective sub-teams were organized to further define, develop, and solicit community input on elements of the plan. A list of team members is included in the Appendix. It is important to note that 29% of survey respondents volunteered to work on the plan.

Stockholm Comprehensive Plan

To facilitate visibility for the planning process and to proactively solicit community input as elements of the plan were being defined, five community meetings were held in 2007 and one in 2008:

- March 24, 2007 Planning kickoff with review of survey facts and findings
- May 19, 2007 Discussion of social and cultural elements of the plan
- June 2, 2007 Discussion of the future vision elements of the plan
- June 23, 2007 Discussion of the infrastructure elements of the plan
- September 15, 2007 Presentation and discussion of facts, findings, and implications.

February 23, 2008 Required Public Hearing: discussion of draft plan

Deleted: D

The planning sub- teams met before and after each public meeting. Copies of the survey results, meeting minutes, and meeting announcements were available in the Stockholm Institute for citizens to read and review.

As the process unfolded, members of the Village Board actively participated in sub-teams, and community input sessions. They also received periodic updates from the Planning Committee.

The Planning Committee would like to thank members of the community who volunteered on the sub-teams, and to all community members who participated either through the survey and/or through the community input sessions. The Planning Committee believes that the process was one of high integrity, and one which led to the creation of a high quality plan in a 12-month period at minimal expense to the Village of Stockholm. The committee further believes that the process met its objectives of openness and desire to solicit ideas and broad consensus.

It will continue to be important to keep property owners and residents fully informed during the implementation stages. New considerations will arise and must be factored into the implementation efforts. A comprehensive plan is a dynamic roadmap rather than a historic account of conditions at the time it was drafted.

Periodic reviews and concurrent refreshing of the plan will be required, perhaps annually or bi-annually. In addition to reviewing independent variables which drove the plan design, like population growth, progress against the objectives should be formally measured and the plan “tuned up” as required to continue to meet community goals.

Table of Contents

This document is generally organized by the required elements of a Smart Growth Plan, as defined by Wisconsin law:

- Housing Elements
- Transportation Elements
- Utilities and Community Facilities Elements
- Agricultural, Natural, and Cultural Resources Elements
- Economic Development Elements
- Intergovernmental Cooperation Elements
- Land Use Elements
- Issues and Opportunities Elements
- Recommendations and Implementation Elements.

To expedite planning, these nine required elements were grouped into categories comprising like items:

- Social/Cultural
- Infrastructure
- Future Vision

Data collected has been inserted into this document where relevant. The Appendix at the end of this document contains facts and figures which were collected and used by the Planning Committee and the sub-teams.

Table of Contents

	<u>Page</u>
Introduction	6
Survey Data for Infrastructure Elements	7
(Housing, Transportation, Utilities, Economic Development)	
Chapter 1: Housing	8
Chapter 2: Transportation	10
Chapter 3: Public Utilities and Facilities	12
Chapter 4: Economic Development	14
Survey Data for Social/Cultural Elements	15
(Agricultural, Natural/Cultural Resources, Intergovernmental Cooperation)	
Chapter 5: Agricultural, Cultural, and Natural Resources	16
Chapter 6: Inter-governmental Cooperation	17
Survey Data for Future Vision Elements	19
(Land Use, Issues and Opportunities)	
Chapter 7: Land Use	20
Chapter 8: Issues and Opportunities	21
Chapter 9: Implementation	23
Appendix	27

Introduction

The Village of Stockholm, Wisconsin, lies along State Highway 35 in Pepin County, and is bounded by the Mississippi River and the river bluffs. The Village was founded in the early 1850s when Government land parcels were transferred to European settlers, who were mostly of Swedish descent. Jobs in the area came from logging, farming, fishing, and retail stores. The population peaked in the early 1900s when the advent of cars and trucks allowed convenient travel to larger cities. By the 1960s the Village was about one-half its early 1900s population but regained population by the end of the 20th century.

Development of the Comprehensive Plan

The State of Wisconsin mandated in Statute 66.1001 that units of government (villages, towns, counties, and cities) complete and have in place a long term strategic plan by January, 2010. The format of these plans must include at least nine planning elements, which are covered in the chapters of this plan. The required elements include Housing, Transportation, Utilities and Public Facilities, Economic Development, Agricultural, Natural, and Cultural Resources, Intergovernmental Cooperation, Land Use, Issues and Opportunities, and Implementation and Recommendations.

The purpose of the plan is to identify through a survey, citizens' stated concerns, and secondary research, the factors, both external and internal to the village, which will drive change in the next decades. Once the factors are identified, the Village must implement action plans to engage positive changes and to minimize negative ones. These drivers of change are listed in the Implementation chapter along with time lines and implementation procedures. The Village Board has the responsibility to ensure that action is in concert with citizens' expectations.

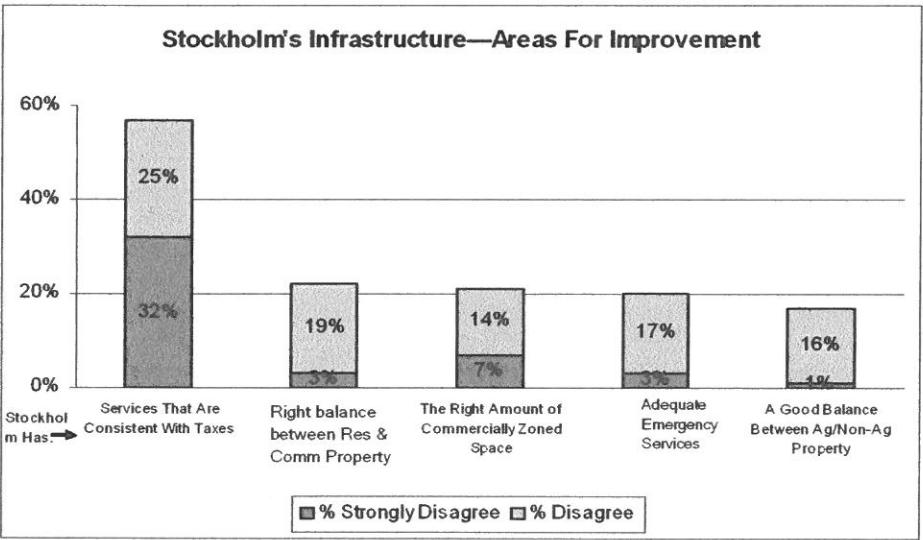
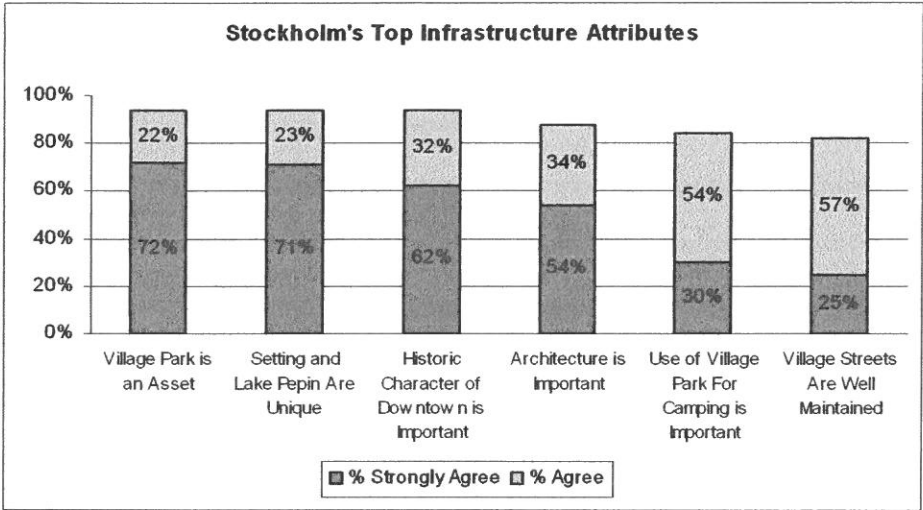
Key Forces Driving Stockholm's Future

1. There is virtually no population growth projected. The current population is 97; the 2020 projection is 107 people. Population growth is identified as an independent variable in the planning process, and should be measured annually.
2. The population demographic mix will increasingly include retirees, whose needs should be assessed.
3. Residents want to retain a small town, "village" feel; preserve the cultural heritage; and leverage the arts community.
4. Residents desire to manage the Village for the benefit of residents in balance with day visitors attracted to the area.
5. Residents want to manage infrastructure improvements within the constraints of an already high tax structure.

Survey Data for Infrastructure Elements

Survey Results

The following are key facts from the community survey. The following data tables and charts summarize the four elements comprising the Infrastructure category: Housing, Transportation, Public Utilities, and Economic Development.



Chapter One: Housing

Findings

There are two significant themes in the findings generated around housing. In general, the themes point to the need to preserve the historic character of the village, and to limit housing stock to units no larger than two units under the same roof. High-density housing developments were also considered out of character for the Village and undesirable.

- ✓ Allow for single-family housing for those in all life stages
- ✓ Create village ordinances requiring home owners to maintain safe wells and septic systems
- ✓ Encourage new housing to support development of a village center, and to discourage “leap frog” development
- ✓ Recommend that developers construct and maintain streets, and bike and walking paths
- ✓ Recommend that new streets connect effectively with existing streets to facilitate reduced emergency response time
- ✓ Recommend that new housing stock reflect the historic, river-town character of the Village
- ✓ Prevent all forms of large scale home development (more than two units under one roof as well as high-density development)
- ✓ Encourage development of senior housing (assisted living, independent living, etc.)
- ✓
- ✓ Work with residents, developers, and realtors to assess housing needs every five years
- ✓ Keep codes and ordinances current with population needs and construction technology
- ✓ Initiate a program for periodic testing of ground water (wells and septic).

Issues and Concerns

The dominant sentiment in the public sessions was a desire to maintain the historic, river-town, small village character of Stockholm. There is no support for large scale housing developments including apartments and condominiums. The majority of the population wants housing limited to no more than two residences under one roof. One measure of the desired scale of the community is to have everything within walking distance.

In the survey the majority opinion was that wells and septic systems are appropriate for the size of the Village. However, two other concerns emerged. First, well and septic systems need to be kept in good working order to prevent pollution of adjacent systems. Presently there is no

Village requirement for systems to be inspected and brought to good working order. Second, the cost of installing a sewer and water system for the village seems prohibitively expensive. Nevertheless, the Village should get an estimate of such costs and investigate sources of funding in the event that future external regulations force use of a sewer and water system.

The question of the composition of the population needs to be addressed. The 2000 Census lists the population at 97 people. But an unofficial headcount suggests that the permanent resident population is around two-thirds that number. Of the 90 dwellings in the Village, 34 are occupied by full-time residents. Non-residents own 56 houses. Of 113 total properties, including vacant lots, 29 are owned by residents, 25 are owned by non-resident Wisconsinites, and 59 are owned by non-residents from out-of-state. Understanding the composition of the population is important in planning for the needs of the residents. For example, if attracting a small grocery is important then we need to be able to tell the prospective merchant how many customers live here. Staffing for emergency services should reflect that the weekend and summer population is much larger than the population the rest of the year. Most of the housing stock is in adequate to excellent repair. Approximately four houses obviously need work, and the Village Board has contacted some of the owners.

Recommendations

1. The present zoning rule limiting houses to two dwellings under one roof should be retained and strengthened if necessary.
2. An ordinance requiring periodic inspection and upgrades to wells and septic systems should be written and implemented.
3. The Village should conduct a survey of residents and landowners to learn pertinent and non-intrusive demographic characteristics of the village.
4. The Village should adopt standards for architecture, building materials, etc. to insure that future new housing is consistent with the existing housing stock and character of the Village.

Chapter Two: Transportation

Findings

The Village of Stockholm has Mississippi River, railroad, and highway transportation. There is a small boat ramp in the Village park to provide river access, but there is no railroad station. Thus, highways provide most of the transportation.

The bulk of highway traffic is on State Highway 35, which serves semis, cars, RVs, bicycles, trucks, busses, motorcycles, farm equipment, and pedestrians. There are approximately 1,100 vehicles per day on Highway 35. The other main road is County J which runs north from Highway 35 and carries around 250 vehicles per day. There are only three ways out of Stockholm: east or west on highway 35 or north on County J. In case of an emergency this limited highway access could be problematic for emergency services.

The Burlington Northern Santa Fe Railroad has a double track through the Village. There are approximately 40-45 trains per day. With the high cost of fuel, the number of trains each day could increase as rail is a more cost-effective transportation mode than trucks. The nearest access to passenger train service (Amtrack) is in Red Wing, MN, approximately 20 miles away.

The nearest public airport is the Minneapolis/St. Paul airport approximately 75 minutes away. The Red Wing airport serves private planes including small jets but has no common-carrier service.

The Village has a network of well maintained and well lighted streets through the neighborhoods.

Issues and Concerns

Residents regard train and motorcycle noise to be excessive. The Village should work with the BNSF on ways to configure crossings so that horns don't have to be used. Lowered and enforced speed limits will help reduce motorcycle noise as will enforcement of noise ordinances.

In case of a transportation accident or nuclear accident exit routes could be reduced or eliminated. The Village should work with emergency services to develop a plan for public notification of the emergency and the exit plans.

The Village should explore options for senior mobility, especially to Wabasha and Red Wing.

Future planning should recognize that the commercial district is at or beyond capacity for parking, public safety, air quality, and restrooms.

Recommendations

1. Work to reduce traffic noise from all sources.
2. Create an Emergency Plan.
3. Investigate options for senior mobility.
4. Amend zoning rules to require that any expansion of the commercial zone must include more parking spaces, restrooms, and public safety measures such as cross-walks.

Chapter Three Public Utilities and Facilities

Findings

The major theme within this section relates to incremental development of the Village infrastructure as funds become available, and improvement in emergency response-related services.

- ✓ No support exists for Village-wide water and sewer.
- ✓ There is a need for periodic well and septic system inspections.
- ✓ Fire, ambulance, and police response times and coverage need to improve.
- ✓ The park should be managed as a revenue-producing asset.
- ✓ The possibility of a seasonal, small boat/canoe storage rack plus a removable dock in the park should be investigated.
- ✓ Look into Village-wide broadband service.
- ✓ Investigate possibilities for a larger Village hall/community center.
- ✓ There is no desire for an industrial area or park.
- ✓ The dry-run/ditch which runs perpendicular to the Mississippi River and parallel to County J is in need of major reconfiguration and repairs.

Issues and Concerns

As a small Village, Stockholm relies on private wells and septic systems. According to the community survey, approximately two-thirds of the respondents think this arrangement is appropriate. In the public meetings there were concerns about assuring that wells and septic systems are safe and in good working order. This implies a program of periodic inspections and corrections if needed. Even properly functioning wells and septic systems do not preclude water and sewer being mandated by some outside agency. Thus the Village should begin to explore options and costs for a water and sewer system.

As fire, ambulance, and police services are provided by other units of government, the Village should work with these entities to improve equipment, training, and response times. See Intergovernmental Cooperation Chapter.

Ninety-five percent of respondents to the survey regard the park as a Village asset. In addition to providing a small amount of net revenue to augment taxes, the park provides a place for

residents to walk, fish, and enjoy events such as the Art Fair, music, boating, and special events. The park should be managed as a revenue producing asset. The park committee or a similar committee should develop policies, maintenance schedules, fee collecting procedures, and enhancements such as a canoe storage rack.

The cemetery on County J should be adequate for burial sites for the next ten years or so. At that time or earlier, the need for more space should be assessed. The cost of plots should be no lower than in other nearby cemeteries.

The Village should develop a formal plan for future streets in newly developed areas to connect with existing highways and streets in order to reduce emergency vehicle response time. There is sentiment that future housing developments include walking paths and bike paths.

The Village should enact an ordinance for periodic inspection and updating of wells and septic systems.

In a public meeting there was interest expressed in exploring the possibility and cost of community-wide broadband internet services.

The Village Hall needs upgrades including windows and lighting. The Village should explore the possibility of acquiring or leasing the insurance building, which would provide more space for public gatherings.

A natural dry run starts on the bluff and runs to the river. A portion of it is bounded by concrete walls in the village. Erosion from snow melt and heavy rains is causing erosion and land loss to owners of adjacent properties. The concrete walls are in need of repair. There are no fences along the walls thus there is a possibility that someone unfamiliar with the ditch (e.g. a camper in the park) could fall into the ditch.

Recommendations

1. Enact and enforce periodic inspections of well water and septic systems by 2009
2. Investigate options and costs of Village-wide water and septic.
3. Create and implement a business plan for the park by 2009.
4. Amend zoning laws to require streets in newly developed areas connect with existing streets and roads.
5. Investigate the feasibility of public broadband service.
6. Investigate the options for a larger public meeting space.
7. Repair the dry run and reduce the public safety hazard.

Chapter Four: Economic Development

Findings

As Stockholm is a residential “bedroom” community, there is little economic development activity. Approximately four residents work in the Village. Other residents who work are employed outside the Village. The rest of those who work in Stockholm live elsewhere.

The commercial district mostly serves tourists. Other than the two restaurants and Stockholm Gardens there are no stores which serve the daily living needs of residents. This, then, leads to the sense that the costs of maintaining the commercial district through property taxes benefits the business owners and not the residents. The volume of tourists in the commercial area many days exceeds the number of parking spaces and raises concerns about public safety and air quality.

The Stockholm Merchants Association is amenable to sharing costs where retail activity burdens community services (e.g. garbage).

The Village park, while not a job-providing entity, does bring in a small amount of revenue to augment taxes.

The survey revealed little interest in establishing an industrial or light industry park.

Issues and Concerns

- ✓ Explore ways to formally plan and partner with the merchants’ association on joint needs and opportunities.
- ✓ Explore ways of providing incentives to attract to Stockholm businesses which would serve the needs of residents (e.g. small grocery).
- ✓ Explore Federal and State grants to help finance Village improvements.
- ✓ The Village park provides a small amount of net revenue. It needs to be run as a business. The park committee or similar group needs to set space rates, provide for clean restrooms and garbage service, collect camper fees, set usage policies (e.g. no winter camping), consider public safety, and consider a canoe/kayak storage area.

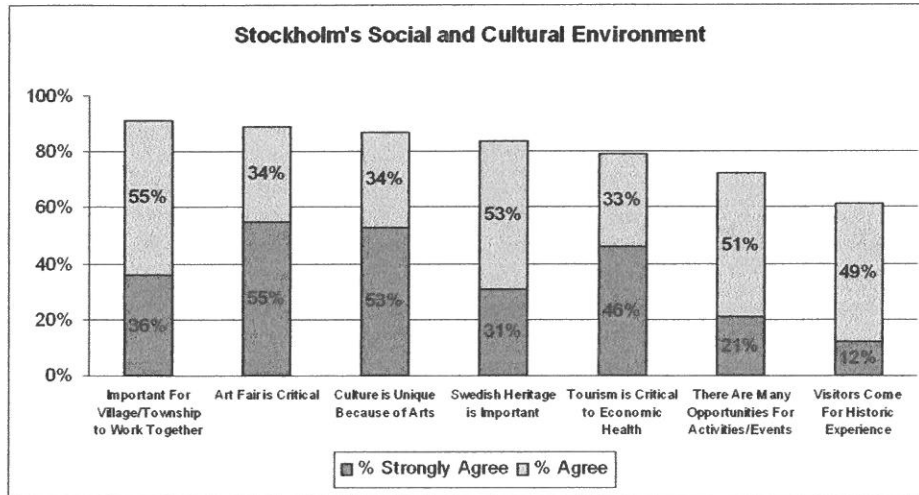
Recommendations

1. Establish a formal relationship between the Village Board and the Merchants Association to work on joint needs and opportunities
2. Investigate Federal, State, and private funding sources for Village improvements.

Survey Data for Social and Cultural Elements

Survey Results

The following are key facts from the community survey. The following data tables and charts summarize the two elements comprising the Social/Cultural category: Agricultural, Natural and Cultural Resources, and Intergovernmental Cooperation.



Chapter Five: Agricultural, Natural, and Cultural Resources

Findings

As the Village is an incorporated area there is little agricultural activity. Part of the Village is zoned Ag-residential.

The natural resource assets the Village enjoys include the Mississippi River, the scenic bluffs, the Western Wisconsin Land Trust areas, and sites for fishing, hunting, and other outdoor activities. The Village park is used by residents for picnicking, group events, and recreation. The park was the setting for the 2007 Art+Fire event and the 2006 Swedish theater group presentations. The Art Fair is also held in the park.

There are many cultural assets in the region but few within the Village boundaries. The Stockholm Institute is a history museum for the Village's 150+ years. The Calvary Covenant Church has held services for 120 years. A unique aspect of the commercial district is the many gardens and flower boxes adjacent to most businesses.

The survey results indicated that most respondents felt the Swedish heritage is important; the Art Fair is a major part of the culture as is the prevalence of artists living in the area. Most felt that there are many opportunities for cultural activities and events. Tourism is a part of the local economy, and many visitors come for tourism-related purposes and for the historic experience

Issues and Concerns

Most of the concerns involved improving the amenities of the park and attracting more community-wide, family-oriented events. These are covered in the section on Infrastructure.

Recommendations

1. Create and implement a business plan for the park by the end of 2008.
2. Consider other Village-sponsored events (e.g. traditional Swedish music, etc.)

Chapter Six: Inter-governmental Cooperation

Findings

Working cooperatively with other units of government is important to implementing some aspects of the comprehensive plan. Maintaining current working agreements helps to provide a better quality of life for Stockholm residents.

Stockholm currently has formal and informal agreements with other units of government. Fire protection is provided by the Lund Fire Department. Ambulance service is provided by the Maiden Rock, Plum City, and Stockholm Ambulance Service. School children attend public schools in Pepin. Stockholm residents have use of the Pepin Public Library. The Pepin County Sheriff provides law enforcement. Pepin County is part of the Mississippi River Regional Planning Commission, which provides various planning and development services that are available to Stockholm.

Because of its location on the Mississippi River, the Village is impacted by the Army Corps of Engineers and the Wisconsin Department of Natural Resources. This impact is mostly felt in flood plains and along the river's edge.

Issues and Concerns

The community survey and public meetings revealed that there is very little sense of cooperation with other units of government including the Pepin School District and Pepin County. There is resentment that the Village does not receive benefits commensurate with the tax revenues assessed. In addition to high taxes, resentment stems from the lack of communication with these units of government.

In anticipation of future growth and needs the Village should take the initiative to improve agreements and relationships with area units of government.

1. Ambulance Service. Invite members of the Maiden Rock, Plum City, Stockholm Ambulance Service to discuss current and future needs including whether there are enough ambulances, will there be enough trained volunteers, ongoing training, provisions for air-ambulance service, agreements with other area ambulance services for emergency backup.
2. Fire Protection. Look into whether fire protection could better be provided by Pepin or Maiden Rock Fire Departments, which are somewhat closer to Stockholm than Lund. Discuss present and future needs such replacing fire trucks, providing additional equipment such as tankers, assuring enough trained volunteers, agreements with adjacent towns and townships to provide emergency backup.

3. Discuss with Stockholm Township areas for potential cooperation such as recreational areas, natural areas, land conservation, zoning, and extraterritorial agreements.
4. Discuss with Pepin County officials topics of mutual benefit such as TIF districts and Community Development Block Grants.
5. Work with Pepin County Emergency Services to assure that appropriate plans are in place in case of an emergency such as a train derailment or a nuclear accident at Prairie Island.
6. Work with the Department of Transportation to reduce speed limits within the Village boundaries.

Having these conversations and agreements in place before a need arises often expedites a solution when need arises.

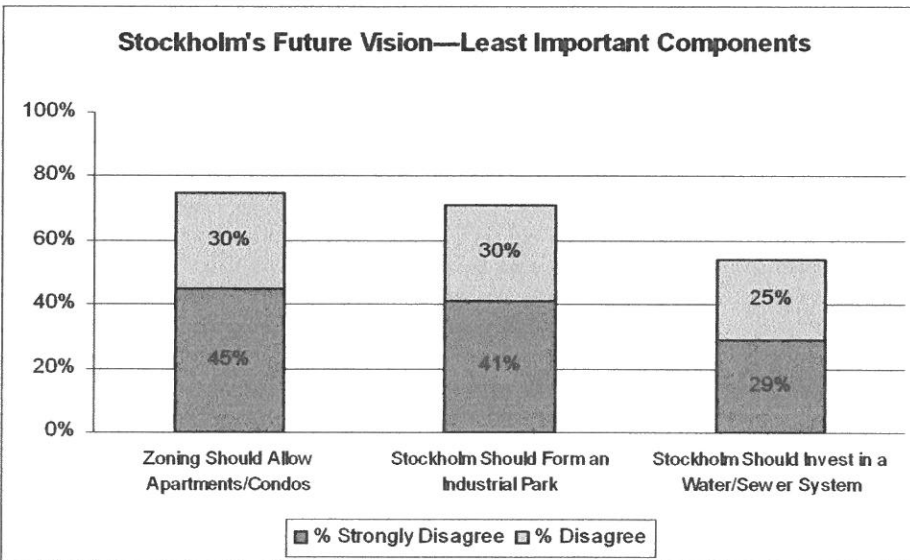
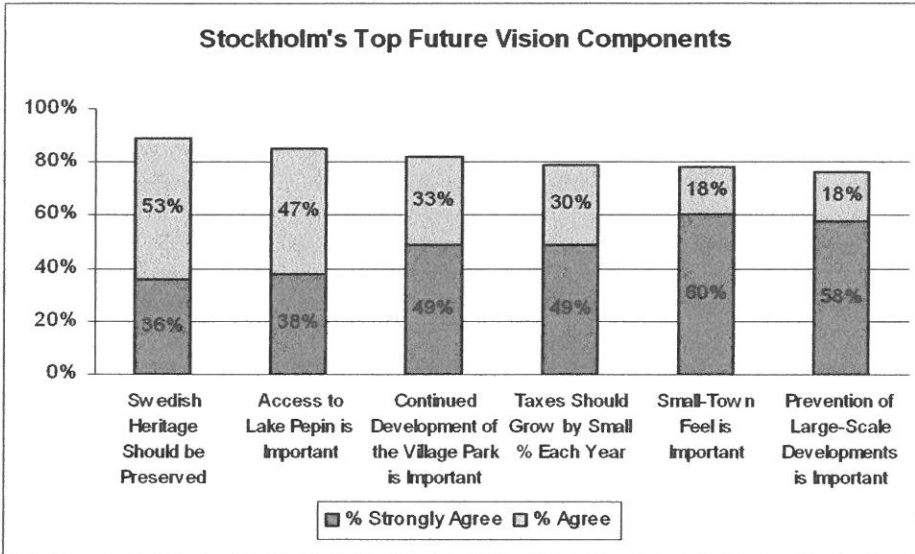
Recommendations

1. Establish an emergency plan, make sure all those involved know their roles, and make sure each property owner knows of the plan by 2010.
2. Establish and hold regular meetings with emergency services providers to continue to improve service.
3. Develop a request for proposal to contracted grant-writing capabilities to access funding outside of Stockholm's current tax base for infrastructure projects.

Survey Data for Future Vision Elements

Survey Results

The following are key facts from the community survey. The following data tables and charts summarize the two elements comprising the Future Vision category: Land Use and Issues and Opportunities.



Chapter Seven: Land Use

Findings

The important tools for land use planning need to be updated. The map of the Village demarking land use areas is out of date. There is a need for population data on the number of year-around residents versus seasonal (summer) residents. The federal flood plain maps are also outdated, but are scheduled to be updated in the next two years.

Issues and Concerns

Approximately 50% of the residential property is owned by non-residents. This reduces opportunities for communication between residents and non-residents and limits non-residents' participation in Village governance.

Major planning data and elements (e.g. flood plain map, street maps and house locations, population data) are out of date. These need to be current to facilitate planning and should be updated regularly.

Zoning ordinances are weak (e.g. residential properties are limited by height and setbacks only). The minimum lot size needs to be big enough to handle a septic system yet not endanger the neighboring systems. More complete and mature zoning models from similar river towns such as Afton, MN. could be used as guides.

Currently there are commercial, residential, and agricultural zones. The Planning Committee should consider other types of zones in areas likely to be developed, such as rural residential.

The Village should work proactively with those who might want to annex their properties to the Village. The Village could investigate establishing an extra-territorial zone.

Recommendations

1. The Planning Committee should anticipate parts of the Village that might be developed in the future and determine how each area should be zoned by 2009.
2. Zoning rules should be appropriately updated for each type of zoning by 2009.

Chapter Eight: Issues and Opportunities

This chapter in the plan summarizes the key recommendations from each of the elements.

1. Recommendations for Housing

- a. The present zoning rule that limits houses to two dwellings under one roof should be continued. There is no support for apartment or condominium buildings.
- b. A program requiring periodic inspection of wells and septic systems should be implemented.
- c. The Village should conduct a survey of residents and landowners to learn pertinent and non-intrusive demographic characteristics of the village.
- d. Minimum lot sizes for agricultural and rural residential properties should be established.

2. Recommendations for Transportation

- a. Work to reduce traffic noise from all sources.
- b. Create an Emergency Notification and Response Plan.
- c. Investigate options for senior mobility.
- d. Amend Zoning rules to require that any expansion of the commercial zone must include more parking spaces, restrooms, and public safety measures such as cross-walks.

3. Recommendations for Public Utilities and Facilities

- a. Develop a program for periodic inspections of well water and septic systems by 2009.
- b. Investigate options and costs of Village-wide water and septic.
- c. Create and implement a business plan for the park by 2009. This should be noted as a critical priority.
- d. Amend zoning laws to require streets in newly developed areas connect with existing streets and roads.
- e. Investigate the feasibility of broadband.

f. Investigate the options for a larger public meeting space.

g. Repair the dry run and reduce the public safety hazard.

4. Recommendations for Agriculture, Natural, and Cultural Resources

a. Create and implement a business plan for the park by the end of 2008. This should be noted as a critical priority.

5. Recommendations for Economic Development

a. Establish a formal relationship between the Village Board and the Merchants Association to work on joint needs and opportunities.

b. Investigate Federal, State and private funding sources for Village improvements. This should be noted as a critical priority.

6. Recommendations for Intergovernmental Cooperation

a. Establish an emergency plan, make sure all those involved know their roles, and make sure each property owner knows of the plan by 2009.

b. Establish and hold regular meetings with emergency services providers to continue to improve service.

c. Develop a request for proposal to contracted grant-writing capabilities to access funding outside of Stockholm's current tax base for infrastructure projects.

7. Recommendations for Land Use

a. The Planning Committee should anticipate parts of the Village that might be developed in the future and determine how each area should be zoned by 2008.

b. Zoning rules should be appropriately updated for each type of zoning by 2009. This should be noted as a critical priority.

Chapter Nine: Implementation

The comprehensive plan is a design for the attainment of the goals and objectives brought forth by Stockholm property owners and residents. The adoption of the plan is only the first step toward achieving the objectives over time.

Comprehensive planning is typically done by studying in depth a particular area or areas of concern. For example this planning process looked intensely at each of the nine required Elements. Major issues and concerns often emerge under several different areas. In this plan the subject of running the park as a business came up during discussions of three different Elements (Public Utilities and Facilities, Economic Development, and Resources). This signals that the concern is not only significant but also is linked to other areas of concern.

One way of dealing with the recommendations would be to have a committee for each Element, requiring the creation of nine committees. But that would require that three committees, for example, study running the park as a business. Each committee would likely come up with separate recommendations. Then there would have to be another committee to coordinate the separate recommendations. And this process would be repeated for all the other major findings.

Another way to implement the recommendations is to find a way to group related topics under broader headings. The important issues and concerns that this community has identified can be placed under these broader headings: Planning, Zoning, Finance, and Public Works and Public Good. Each committee would be assigned recommendations to be achieved and a date by which the each recommendation is to be achieved. On some issues two or more committees might work together. For example, fixing the drainage ditch could involve both the Public Works and Public Good committee and the Finance committee.

Implementation Committees and Tools

1. Zoning Commission: Zoning is essentially a means of insuring that land uses in the Village are compatible with each other as to type of use and specific location. Zoning regulates type of use and population density so that the area can receive appropriate public services. Zoning laws can also protect existing property by requiring that properties meet acceptable standards.

a. Subdivision Regulation: Subdivision regulation enables the Village to control the development of land in the Village to conform to community standards so that public services can be provided.

b. Building and Housing Codes: Building codes set the standards for new and remodeled buildings as to State of Wisconsin building, electrical, and plumbing codes. Housing codes set standards for how a dwelling unit is to be used and maintained. A housing code helps to prevent a house or neighborhood from becoming run-down.

2. Planning Commission: A planning commission acts in an advisory role to the Village Board. It reviews requests for development including building permits, subdivision proposals, and site plans to be sure they conform to Village ordinances. The planning commission also makes recommendations on conditional uses, re-zoning, exemptions, and home uses.

3. Finance Commission: External sources of funding Village improvements change from time to time. Among the external sources is Community Development Block Grants. Internal sources include Business Improvement Districts, Tax Incremental Financing, and Impact Fees.

4. Public Works and Public Good Commission: This committee has responsibility for streets, the park, any future sewer and water facility, the dry run/ditch, Village-owned buildings, and any other Comprehensive Plan recommendations for public services and quality of life concerns that are the Village's responsibility.

Summary of Recommendations by Element, Committee Responsible, Proposed Due Dates, and Work Products

Housing				
	a. Houses are Limited to Two Dwellings under one Roof	Zoning	2009	Ordinance is enacted
	b. Initiate a Program for Well and Septic Inspection	PW&PG	2008	Program is enacted (collaborate with Pepin County)
	c. Demographic Survey of Residents and Owners	Planning	2009	Survey completed
Transp.	a. Reduce Noise Levels	PW&PG	2010	Measure against initial levels
	b. Create Emergency Plan	PW&PG	2009	Plan completed
	c. Senior Mobility	PW&PG	2009	Report to Board
	d. Commercial Zone Expansion Limits	Planning and Zoning	2009	Ordinance is enacted
Utilities & Facilities	a. Plan for Well and Septic Inspection	PW&PG	2008	Program is enacted

	b. Options and Costs for Well and Sewer	Finance	2009	Report to Board
	c. Business Plan for Park	PW&PG	2008	Report to Board
	d. Zoning plan for New Streets	Zoning	2009	Ordinance is enacted
	e. Investigate Broadband	PW&PG	2010	Report to Board
	f. Larger Community Space	PW&PG	2008	Report to Board
	g. Correct Dry Run Deficiencies	PW&PG	2010	Work is done
Resources	a. Business Plan for Park	PW&PG	2008	Report to Board
Economic Development	a. Formal Relationship between Village and Merchants	PW&PG	May 08	Report to Board
	b. Village Improvements Funding/grant proposals	Finance	2008	Contract grant writing: Report(s) to Board
Inter-Gov.	a. Emergency Plan	PW&PG	2008	Report to Board
	b. Meet with Emergency Services	PW&PG	2008	Reports to Board
	c. Develop RFP for Grant-writing	PW&PG	2008	Contract grant writing: Report(s) to Board
Land Use	a. Land Area Use Plan and Zoning Revisions	Planning and Zoning	2009	Ordinances passed

Deleted: R

Public Works and Public Good	Task	Due Date	Product
	Plan for Well and Septic Inspection	2008	Plan Enacted
	Reduce Noise Levels	2010	Measure Against Initial Levels
	Create Emergency Plan	2009	Plan Completed
	Senior Mobility	2009	Report to Board
	Business Plan for Park	2008	Plan Completed
	Investigate Broadband	2010	Report to Board
	Larger Community Space	2008	Report to Board
	Formal Relationship Between Village & Merchants	2008	Report to Board
	Meet With Emergency Services Providers	2008	Report to Board
Finance	Options and Costs for Well and Sewer	2009	Report to Board
	Village Improvements Funding including	2009	Report to Board

	Ditch Improvements		
Planning	Demographic Survey of Owners and Residents	2009	Survey Completed
	Commercial Zone Expansion Limits	2009	Ordinance Enacted
	Land Use Plan	2008	Plan Enacted
Zoning	Houses are Limited to Two Dwellings Under One Roof	2009	Ordinance Enacted
	Commercial Zone Expansion Limits	2009	Ordinance Enacted
	Plan for New Streets	2009	Ordinance Enacted
	Zoning Ordinances Updated	2009	Ordinances Enacted
	Historic Preservation Zone Defined	2009	Ordinances Enacted

Appendices

Population Demographics

Population Growth Projections:

Year	Census
2020	107 est.
2015	105 est.
2010	104 est.
2006	98 est.
2000	97
1990	89
1980	104
1970	99

Population: Males 53 Females 44

Average Age: 47.43 YEARS

Median Household Income: \$41,250.00

Sources for Currently Available Data

www.Census.gov

www.Wisconsin.gov

www.mrrpc.com Mississippi River Planning Commission

Property Owners and Residents Participating in the Planning Process

Planning Commission: Village Board Members: Steve Pomahatch, Colleen Flynn, Wallace Zick , and later Chuck West plus Mary Anne Collins-Svoboda, Mark Coronna, and Jacque Foust

Infrastructure Team (Housing, Transportation, Utilities and Community Facilities): Jacque Foust, Pat Carlson, Bruce Schabel, Wallace Zick, Larry Caturia, and John Myklebust

Social, Cultural, and Resources Team (Agricultural, Natural, and Cultural resources, Economic Development, and Intergovernmental Cooperation): Mary Anne Collins-Svoboda, Steve Pomahatch, Fran Patterson, Elizabeth Mena, Bert Foster, John Lass, Maryanne Coronna, Shana Finnegan, Sue Corson, Mary Daniels, and Linda Patterson

Future Vision (Land Use, Issues and Opportunities, and Implementation): Mark Coronna, Chuck West, Elise Graber, John Krumm, Irene Krumm, David Hanson, Mary Logue, Pam Olson, Christine Viken, Mary Ellen West

Other Appendix Information is Available Upon Request:

Survey Results

Survey Results Highlights PowerPoint Presentation

Time Line for Developing the Smart Growth Plan

Public Participation Plan