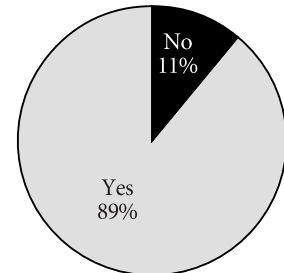


And The Survey Says . . .

Growth Management Survey Provides Useful Information

Many Wisconsin municipalities are being proactive with managing new growth. To learn from these experiences, Vierbicher Associates conducted a survey of communities to obtain information regarding current issues and strategies being used. Following are the results from the responses we received.

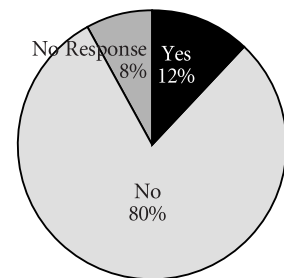
Is your community actively managing growth through public policy and adopted ordinances?



Observations

Eighty-nine percent of respondents say their community is actively managing growth. A majority of these felt their program is acceptable to very good.

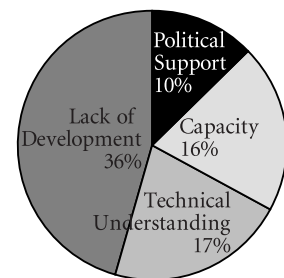
Does your community have a formal program to encourage in-fill?



Primary goals for managing growth for communities include:

- Ensure orderly development of a community (68%)
- Protect quality of life (62%)
- Preserve community's character (58%)

What, if any, barriers exist which keep your community from actively managing new development?



Entities that communities use to manage new development:

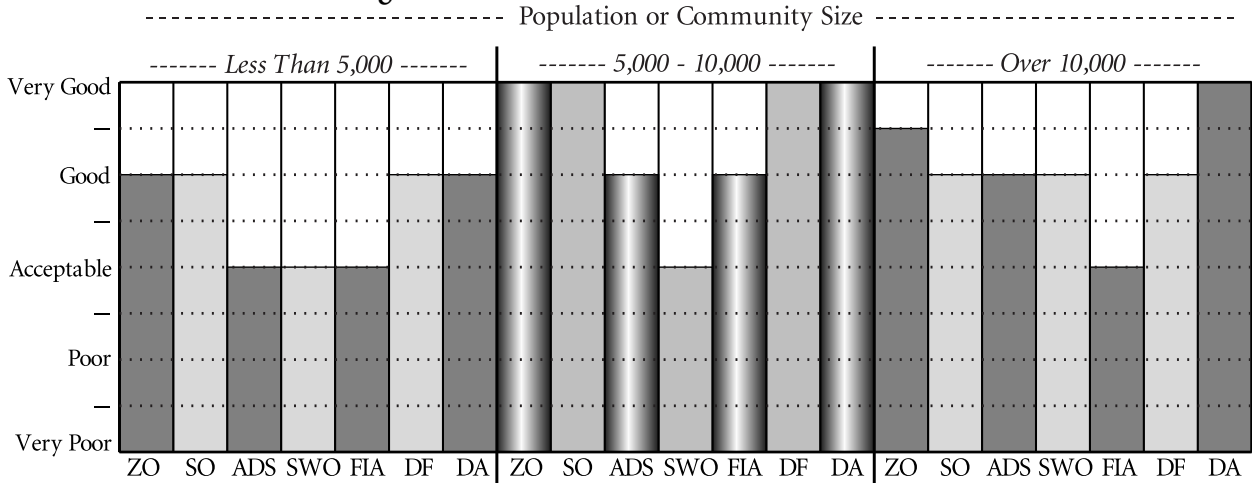
- ▼ Planning Commission (87%)
- ▼ Regional Planning Commission (23%)
- ▼ Redevelopment Authority (10%)
- ▼ Extraterritorial Committee (10%)
- ▼ Urban and/or Architectural Design Committee (6%)

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Ninety-four percent of respondents indicate growth management is somewhat to very important. Utilizing planning commissions is the entity most commonly used, followed by regional planning commissions. Although a majority of the small communities utilize their planning commission, many of the other growth management entities are under utilized (see sidebar at left). There can be an opportunity to utilize different tools based on certain growth situations.



Effectiveness of Growth Management Tools



Effectiveness of Growth Management Tools Key

ZO = Zoning Ordinance

ADS = Architectural Design Standards

FIA = Fiscal Impact Analysis

DA = Developer Agreements

SO = Subdivision Ordinance

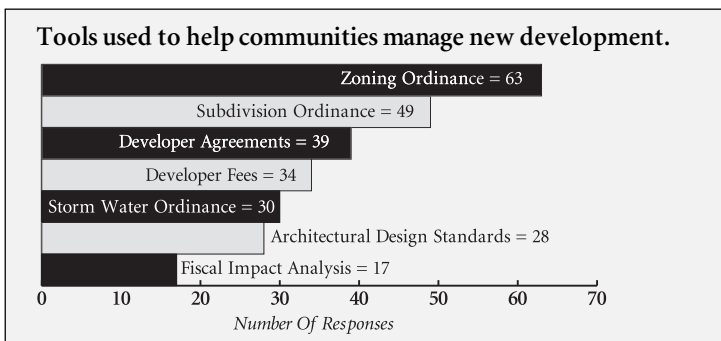
SWO = Stormwater Ordinance

DF = Developer Fees

Growth Management Tools - What is Working?

Communities were asked if they were actively managing growth through public policy and adopted ordinances, and if so, what seemed to be working. Regardless of community size, respondents believed that of the existing tools available to them - zoning ordinances, subdivision ordinances, developer fees, and developer agreements worked the best. Although stormwater ordinances, architectural design standards and fiscal impact analysis were not identified as commonly used tools, each has an important role in the continuing process of proactively managing growth.

Given the mounting pressures on local government budgets, we believe that more communities will turn to fiscal impact analysis to help them evaluate the effects of development on their local budgets. This should especially be true on larger projects.



Vierbicher Can Help!

The land within our communities is a finite resource and as pressures for new development and redevelopment increase, the level of importance for having the right growth management tools for the job continues to rise.

For 27 years, Vierbicher Associates, Inc. has been providing Wisconsin's communities with the tools to manage growth.

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