

Overview of State Comprehensive Planning Laws

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The XIVth Amendment of the U.S. Constitution

- No State shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States; nor shall any State deprive any person of life, liberty, or property, **without due process of law**; nor deny to any person within its jurisdiction the **equal protection of the laws**.

U.S. Department of Commerce Advisory Committee on Planning and Zoning

- Standard Zoning Enabling Act of 1926
- Standard City Planning Enabling Act of 1928
- Model Subdivision Regulations, 1936

APA GROWING SMARTSM Project

- The local comprehensive plan shall include, at a minimum, the following elements:
 - Issues and Opportunities
 - Land-use
 - Transportation
 - Community Facilities
 - Economic Development
 - Critical and Sensitive Areas / Natural Hazards
 - + Optional Elements (forest/agriculture/scenic preservation; historic preservation, human services, community design)

Wisconsin's 1999 Comprehensive Planning Law

- The Comprehensive Planning Law provides 14 goals that state agencies are asked to consider when taking actions affecting land use. Communities should consider these 14 goals when writing their comprehensive plans

- 1** Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- 2** Encouragement of neighborhood designs that support a range of transportation choices.
- 3** Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open space, and groundwater resources.

- 4 Protection of economically productive areas, including farmland and forests.
- 5 Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low costs of community services provided by public agencies.
- 6 Preservation of cultural, historic, and archaeological sites.
- 7 Encouragement of coordination and cooperation among nearby units of government.

- 8 Building of community identity by revitalizing main streets and enforcing design standards.
- 9 Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- 10 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 land uses.

- 11** 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.
- 12** Balancing individual property rights with community interests and goals.
- 13** Planning and development of land uses that create or preserve varied or unique urban and rural communities.

- 14 Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.