

Town of Pepin Zoning Options

1. Why does the Town want to Zone or control land use ?
 - A. A concern for the future.
 - B. Prevent or deal with conflicts between land uses.
 - C. Protect public health and safety.
 - D. Resource protection.
 - E. Protect property rights.
 - F. Enhance and protect the general public welfare.

2. Before any land use control is established the regulations must be backed by some type of planning to be valid, therefore some type of planning must be done.
 - A. Planning Process.
 - a. Determine present land uses.
 - b. Examine forces shaping those land uses.
 - c. Set goals.
 - a. Set policy statements to reflect goals.
(Town then adopts these goals as a written plan or a number of policy statements, NOTE: Town must adopt village powers at annual meeting to accomplish the planning.)

3. Now that the municipality has a direction set for its regulations they may adopt a zoning ordinance to conform with the plan.
 - A. Adopting Zoning.
 - a. Authority.
 1. County must adopt Shoreland/Wetland Zoning, Floodplain and Sanitary Ordinances. These ordinances must be administered by the county.

County may also adopt a general zoning ordinance throughout the county. This ordinance must then be adopted by each town. *(This is what occurred back in 1968. The townships of Albany, Lima, Waubeek, Pepin and Stockholm all adopted county zoning. In 1978 Waubeek then adopted town zoning.)*
 2. Town may adopt it's own general zoning by following the following guidelines.

- A. Town electors pass a resolution at annual town meeting directing the town board to exercise village powers.
- B. Town board then proceeds to consider and pass a town general zoning ordinance under procedures available to villages.

NOTE: Since Pepin County has a General Zoning Ordinance, two more steps must occur. First, the electors of the town must approve the decision to have town zoning at a referendum vote at an annual town meeting. Second, the County Board must approve the town zoning ordinance.

This is a very brief summary of zoning and how it applies in the Town of Pepin. There are many more details which have to be followed in actually getting an ordinance in effect.

FOOTNOTE: *At some time in this process the town may enact a type of zoning call "Interim Zoning". This is a type of zoning which freezes existing land uses while zoning and planning studies and ordinances are drafted. Pepin County has never used "Interim Zoning" and is not very familiar with it. We would suggest that if the town was interested in Interim zoning they should contact a lawyer with the Wisconsin Towns Association.*