

INTRODUCTION



The City of Monona is a community with a population of 7,833 residents (2015 WI Department of Administration). Monona is located on the east shore of Lake Monona and on the east side of the Madison metropolitan area in Dane County, Wisconsin. The city is bound on all sides by Lake Monona, the Wetland Conservancy Area, and the City of Madison which limits any future expansion through annexation.

Monona grew quickly throughout the 1950s and 1960s. The city has since focused on infill development and redevelopment. Future growth will continue to occur through orderly, sustainable, and quality redevelopment.

Within Monona, residents enjoy many natural features and amenities, including miles of waterfront property, quality parks and open spaces, a full range of excellent public services and schools, housing types and prosperous business districts. The city provides a highly desirable small town character and sense of community while offering easy access to the expansive cultural, recreational and commercial services of the greater metropolitan urban area.

The city's Comprehensive Plan is a long-range policy and planning guide for future growth, development, and land use to ensure the continued success of Monona's economy and the maintenance of its quality of life in the next twenty years. The Plan acts as an umbrella document, coordinating other land use policies, tools, and regulations in the city. Throughout the Plan, issues and opportunities, goals, objectives, and policies are identified in specific elements including:

1. Issues and Opportunities;
2. Housing;
3. Transportation;
4. Utilities, Community Facilities, and Community Services;
5. Agricultural, Natural, and Cultural Resources;
6. Economic Development;
7. Intergovernmental Cooperation;
8. Land Use; and
9. Implementation.

PURPOSE OF THIS PLAN

The City of Monona adopted a Comprehensive Plan in 2004 after a holistic review and update of the city's 1979 Master Plan. The original 2004 Comprehensive Plan is updated at least once every ten years. This Plan was updated in 2016 and will guide land use in the city for the next twenty years, until 2036.

This Plan contains data and information on the many resources and services in the community including housing, transportation, utilities, community facilities and services, natural and cultural resources, economic development, intergovernmental cooperation, and land use. Goals and objectives are identified in order to best utilize these resources and guide decisions to improve the quality of life for residents and businesses in the City of Monona.

The City of Monona Comprehensive Plan is a blueprint to be used by the city to guide both short and long range community development and will shape policy and future decision making in the city. The purposes of this Plan are to:

- Provide a vision for future growth and development in and around the city.
- Identify areas appropriate for development and preservation over the next 20 years.
- Recommend appropriate types of land use for specific areas in and around the city.
- Advise the “character” of development.
- Preserve natural resources in and around the city.
- Identify needs for transportation and community facilities to serve future population and land uses.
- Foster economic development based on the city's unique assets and opportunities.
- Direct residential, commercial, office, research, and industrial investments in the city.
- Provide a framework for intergovernmental cooperation.
- Offer detailed strategies to implement Plan recommendations.
- Establish an avenue of communication with the community and provide a platform to identify community values to help promote the public interest.
- Establish consistency between goals in the Plan and city land use regulations such as the Zoning and Subdivision Ordinances.

PLANNING PROCESS

This Comprehensive Plan was prepared under the State of Wisconsin's comprehensive planning legislation, adopted in 1999 and contained in Wis. Stats. s. 66.1001, often referred to as the *Smart Growth Law*. The plan meets all of the statutory elements and requirements of the comprehensive planning law. Land use regulations are required to be consistent with a local governmental unit's Comprehensive Plan including: official mapping, subdivision regulations, zoning ordinances, impact fee ordinances, and cooperative boundary agreements.

Under Wis. Stats. s. 66.23(2), the Plan Commission is the authorized body to prepare and maintain the City's Comprehensive Plan. Development of this Plan included review by the Plan Commission, the Planning and Community Development Department, City Committees, City Council, community organizations and the general public.

At the outset of the planning process, the Common Council adopted by resolution a set of public participation procedures to facilitate public involvement during the Plan's amendment. The planning process will incorporate inclusive procedures to ensure recommendations reflect a broadly supported vision for the community. These procedures are included in the Plan appendices. The appendices also include a review of various public input surveys conducted during the development and maintenance of the Plan over time.

GENERAL REGIONAL CONTEXT

The Plan's map series shows the relationship of the City of Monona to neighboring communities in the region. Monona is located in Dane County, completely landlocked by the City of Madison. Other communities nearby include the Cities of Middleton, Fitchburg, Sun Prairie, and Verona, and the Villages of McFarland and Cottage Grove. Monona has and will continue to be influenced by the natural, cultural, and economic conditions of the larger surrounding region. Understanding these influences is an important part of identifying the opportunities and challenges that the city will face over the next 20 years. The City of Monona is part of the Capital Area Regional Planning Commission (CARPC) which is the regional planning body for the communities within Dane County.

VISION

A vision statement is a positive statement of the City's desired long-term future; it is an expression of how residents and City officials envision Monona to look and function twenty years into the future. The following vision statement for the City of Monona was adopted during the development of the 2014 Strategic Plan:

“Monona is a welcoming, vibrant community where people want to be.”

Smart Growth Law

Smart Growth can be defined as “A perspective, method, and goal for managing the growth of a community. It focuses on the long-term implications of growth and how it may affect the community, instead of viewing growth as an end in itself. Smart Growth promotes cooperation between often diverse groups to arrive at sustainable long-term strategies for managing growth. It is designed to create livable cities, promote economic development, and protect open spaces, environmentally sensitive areas, and agricultural lands” (Source: City of Austin, Texas).

This Smart Growth law does not actually dictate how or where development will occur. Those decisions are left to local communities. It is expected that the Comprehensive Planning Law will improve upon the quality of communication within and between jurisdictions and may lead to more informed decisions that result in smart growth.

OVERALL GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Subsequent elements of this Comprehensive Plan include goals, objectives, policies, and programs. Goals, objectives, policies, and programs are defined as follows:

- Goal: the purpose or end that provides direction for community decisions.
- Objective: specific, attainable, and measurable statements of the actions the community will take to carry out a plan.
- Policy: rules that guide the actions of the community.
- Program: recommends policies and actions to enable steady and deliberate movement towards a desired future.

The City of Monona will strive to provide its residents with a high quality of life through effective planning and the implementation of its Comprehensive Plan. Overall goals, objectives, policies, and programs that Monona will employ include the following:

- Adopt and maintain a comprehensive plan under *Wis. Stats. 66.1001* that reflects community needs for the next 20 years.
- Periodically update the Comprehensive Plan to provide an accurate analysis of future development and redevelopment alternatives in residential, commercial and light-industrial land uses.
- Formulate land use decisions and policies that are consistent with the Comprehensive Plan.
- Evaluate sustainability considerations in the development and implementation of the Comprehensive Plan and in all land use decisions, as guided by the City of Monona Sustainability Plan.
- Where funding is required, base the implementation of the Comprehensive Plan on the city's financial resources and its Capital Improvements Plan.



Additional detailed goals, objectives, policies, and programs are listed in subsequent elements.