

PREFACE

The Town of Blaine is influenced by its rural character, emphasized by its forests and natural resources. Concerns regarding additional residential development and possible increases in population over the next 20 year planning horizon prompted the town to embark on the development of a local planning process. The town began to develop a local long range plan for its future land use in 2002.

The town has experienced very little increase in residential development. This development activity is not projected to be intensive in the near future but may increase as land availability in other neighboring areas decrease and land costs begin to climb in those same neighboring areas. As development activity increases, the potential exists to create negative impacts to the natural resource base and rural character of the town. Commercial businesses in the Town of Blaine are few and are sporadically located throughout the town.

Overall, the town's population has been on the increase since 1970. The decade from 1990-2000 saw the population rise from 172 persons to 224 persons, an increase of 30.2 percent. Projections over the next 20 years continue to identify a slight population increase. Potential results from an increase in population are the addition of future housing units and increased land use activity.

PURPOSE OF THIS PLAN

The *Town of Blaine Comprehensive Plan* is intended to assist local officials and residents make future land use decisions. The plan will assist with development and management issues by addressing short-range and long-range concerns regarding growth, development, and preservation of the community. Developing a comprehensive plan can assist in:

- identifying areas appropriate for development and preservation;
- recommending types of land use for specific areas;
- identifying needed transportation and community facilities that will serve existing and future residents;
- directing housing and other investments to areas that can best serve the community; and
- providing detailed objectives and actions to implement the overall plan goals.

This *Comprehensive Plan* has been prepared under the Wisconsin's Comprehensive Planning legislation contained in Wisconsin Statute 66.1001. The plan is organized into nine chapters or elements (issues and opportunities; housing; transportation; utilities and community facilities; natural, agricultural, and cultural resources; economic development; intergovernmental cooperation; land use, and implementation) each addressing one element specified under the law.

THE PLANNING PROCESS

The comprehensive planning process began in September of 2002. Throughout the planning process, the public was afforded several opportunities to participate directly in the development of the comprehensive plan. Meetings of the plan committee and plan commission were posted and public members attending all planning related meetings were afforded an opportunity to speak and participate jointly in the process. Upon completion of the draft comprehensive plan, the plan commission formally recommended the plan to the Town of Blaine Town Board.

The recommended draft comprehensive plan was circulated to all adjoining and overlapping jurisdictions and others required to receive the plan and made available to the public via hard copy and Internet. A public hearing was held on the comprehensive plan, again affording an opportunity for public comment. Based on the recommendations of the plan commission and the public, the Town of Blaine will review and consider adopting the recommended comprehensive plan.