

## 11.0 IMPLEMENTATION

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### ***Introduction***

The implementation element is the “how to” portion of the plan. It prescribes those actions necessary to make the vision presented in Chapter 10 a reality. This is achieved through a series of specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, sign regulations, site plan regulations, design review ordinances and subdivision ordinances. Each proposed action is included as part of an objective that has been developed to support a specific goal of the Town of Little River Comprehensive Plan.

### ***Relationship Between Elements***

The goals and objectives provided in this chapter are interrelated. In several instances, a single objective applies to more than one element of the plan. Special attention has also been given to the milestone dates to ensure that individual objectives act in harmony with the other stated goals and objectives. To ensure that the plan elements are understood in their totality over the life of the plan, the Town of Little River Planning Commission will annually review the goals and objectives. Part of this effort, will also include addressing conflicts which may arise between the nine elements.

### ***Measuring Progress***

To track planning progress and help to ensure that the plan is implemented, milestone dates are provided for each objective. These dates have been reviewed by the public and the Plan Committee to ensure that they are feasible expectations for the Town. A milestone date can best be defined as: *a specific date, after the adoption of the Comprehensive Plan, when the town will review the plan implementation action to see if the objective has been met and consider additional implementation strategies to achieve the stated goal.*

### ***Responsibilities***

Implementation of the Town of Little River Comprehensive Plan will be the primary responsibility of the Town of Little River Planning Commission. Since the Town does not currently have a planning commission, one will need to be created according to the guidelines and stipulations of WI 1999 Act 9. It is suggested that interested members of the Town of Little River Plan Committee serve on the Planning Commission given that they are already familiar with the comprehensive plan.

### ***Updating the Comprehensive Plan***

As is stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that the Town’s plan is an effective management tool, the Town of Little River Planning Commission will review the plan goals and objectives annually to track those activities that have been completed and add additional objectives as needed to accomplish the stated goals. Moreover, in 2003, based on current scheduled release dates, the Town will update the demographic, economic, and housing information using the 2000 U.S. Census data.

## Goals and Objectives

The remaining portion of this chapter is dedicated to the specific goals and objectives for each of the nine (9) required plan elements.

### 1. Issues and Opportunities

GOAL: Protect the rural character of the community in order to sustain the quality of life it affords to residents of the Town of Little River.

	Objectives	Milestone Date
A.	Continue to provide recommendations regarding zoning and land use decisions to Oconto County.	Not Applicable-Continuous Effort
B.	Working with Oconto County, the UW-Extension, and other professional experts, adopt a subdivision ordinance, which includes conservation and cluster type developments, in order to maintain open spaces and scenic vistas within the town.	2004

### 2. Housing

GOAL: Maintain and seek to improve property values in the Town of Little River.

	Objectives	Milestone Date
A.	Establish a policy to educate town residents about the importance of property maintenance. Seek to advance this policy by: <ol style="list-style-type: none"> <li>1. Holding a special town meeting to discuss the issue with residents.</li> <li>2. Working with Oconto County and the UW-Extension to develop and distribute a brochure highlighting property maintenance techniques and benefits.</li> <li>3. Considering an incentive program to annually award property owners for maintenance achievements.</li> </ol>	2004 2005 2007

GOAL: To provide opportunities for the development of alternative housing to accommodate the needs of residents of all ages (i.e. senior housing facilities).

	Objectives	Milestone Date
A.	Adopt and follow a policy to collaborate with neighboring communities, especially to ensure that alternative housing choices (i.e. apartments, duplexes, senior housing, etc.) are available in locations served by adequate utilities and community services in the greater Little River/Oconto/Oconto Falls/Lena/Stiles area.	2002
B.	Working with the UW-Extension, Oconto County, and other professional experts, develop an overlay-zoning district to permit senior housing, subject to the approval of a special use permit. Establish specific conditions under which senior housing may be developed in the Town of Little River.	2008
C.	Support the efforts of the Oconto County Commission on Aging and Oconto County Housing Authority by encouraging elderly and disabled residents, who wish to stay in their homes in the town, to seek assistance as needed.	2002

GOAL: Encourage residential development opportunities that compliment the rural character of the area and protect valuable natural resources

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Working with Oconto County, the UW-Extension, Bay-Lake Regional Planning Commission and other professional experts, identify areas for primary and secondary conservation in the Town of Little River.	2003
B.	Working with Oconto County, the UW-Extension and other professional experts, adopt a subdivision ordinance to control the location, design, and density of residential development proposals in the Town of Little River. This ordinance should include conservation and cluster type developments in order to maintain open spaces and scenic vistas within the town and this ordinance should support the vision expressed in the Comprehensive Plan Future Land Use Maps.	2004

### 3. **Transportation**

GOAL: To maintain and improve town roads in a timely and well planned manner.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	In accordance with Wisconsin Law, using PASER, evaluate all roads in the Town of Little River.	December 2001
B.	Using the PASERWARE software, identify annual road maintenance and construction priorities.	Annually After 2001
C.	Working with Oconto County, the UW-Extension, and other professional experts, develop a Capital Improvement Plan and Budget (CIP/B) to coordinate and plan for annual roadway and other capital improvements.	2005

GOAL: Ensure that the reconstructed USH 41 meets the needs of Little River.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Provide WisDOT with copies of all planning materials prepared by the town, including the <i>Town of Little River Comprehensive Plan</i> .	Not Applicable – Continuous Effort
B.	Seek to become an active partner in the expansion of USH 41 by: <ol style="list-style-type: none"> <li>1. Working with WisDOT to plan for the location of interchanges.</li> <li>2. Educating residents about the planned expansion activities at Annual Town Meetings.</li> </ol>	2005
C.	Establish a policy and seek to coordinate the timing of any water and sewer service extensions along the USH 41 corridor with the expansion of the USH 41 from two to four lanes.	2007
D.	Review the amended Oconto County sign, lighting and landscaping ordinances. If these ordinances will not provide the level of protection desired by the town, develop and adopt more restrictive ordinances to protect the integrity of the USH 41 corridor.	2005

GOAL: Seek to expand opportunities for alternative transportation in the Town of Little River.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Coordinate with Oconto County so when improvements/reconstruction of CTH Y and CTH A are scheduled, appropriate consideration is given to the development of bike paths in these areas.	Not Applicable - Continuous Effort

#### 4. Utilities and Community Facilities

GOAL: Seek to ensure that all development is served by adequate utilities.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Work with the Northshore Sanitary District and the City of Oconto to coordinate the orderly extension of water and sewer services to properties along USH 41, the Bay of Green Bay, and adjacent to the City of Oconto.	2005
B.	Establish and implement a policy to direct new residential subdivision, commercial, and industrial developments to areas adequately served by necessary utilities, including public water and sewer (where feasible), in accordance with the Future Land Use Plan Maps.	2001
C.	Educate residents of the Town of Little River about available community facilities in the area. Potential means of achieving this goal may include: developing a town newsletter (or including information in tax bill statements), educating residents at Annual Town Meetings, and developing an internet web page to keep the public informed.	Not Applicable - Continuous Effort

GOAL: Support the use of innovative individual waste treatment systems in accordance with the provisions of COMM 83 subject to Town review of all proposals.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Adopt a policy, which supports the issuing of permits for innovative waste treatment systems that will provide safe and effective results in support of innovative subdivision designs (i.e. cluster and conservation subdivisions).	2005

GOAL: Support the continued operation and expansion of community facilities provided by Oconto, Oconto Falls, Lena, the local school districts and Oconto County, which serve residents of the Town of Little River.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Working with Oconto County, the UW-Extension, and other professional experts, develop a Capital Improvements Program and Budget (CIP/B) to ensure that Town resource allocations are consistent with the goals and objectives of the Comprehensive Plan and maximize the Town's investment returns. The CIP/B should seek to address local town community facility needs, in the context of the community facilities provided elsewhere in the area.	2005

#### 5. Agriculture, Natural and Cultural Resources

GOAL: Preserve existing agricultural operations and encourage the establishment and expansion of new family farms.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Working with Oconto County, the UW-Extension, and other professional experts, identify and protect areas of prime agricultural land in the town through appropriate land use controls including zoning.	2005
B.	Working with Oconto County, the UW-Extension, the U.S. Farm Service Agency (FSA) and the U.S. Natural Resource Conservation Service (NRCS), adopt a policy and continue to support farmland preservation programs at the county and state level that may improve farming operations in the Town of Little River. This policy should specifically consider: <ol style="list-style-type: none"> <li>1. The towns' position as it relates to "factory" or "mega" farm operations (locations and appropriate animal units)</li> <li>2. Buffering and reverse setback options to minimize conflicts between agricultural and other land uses.</li> </ol>	2006

GOAL: Maintain recreational opportunities on public lands in the Town of Little River.

	Objectives	Milestone Date
A.	Support the maintenance of recreation facilities and programs provided in the Town of Little River by Oconto County, Wisconsin Department of Natural Resources, and the State of Wisconsin.	Not Applicable – Continuous Effort

GOAL: Protect streambanks and Bay of Green Bay from harmful uses.

	Objectives	Milestones Date
A.	Adopt a policy and encourage Oconto County efforts to strictly enforce stream and lake setback requirements.	2005
B.	Create, maintain and enhance natural buffers along stream banks and the Bay of Green Bay in accordance with the Comprehensive Plan.	2005
C.	Working with Oconto County, the UW-Extension, Bay-Lake Regional Planning Commission and other professional experts, consider developing local shore land zoning and subdivision standards for development along the Bay of Green Bay.	2008
D.	Work with Oconto County, the Wisconsin DNR and DATCP to promote and help fund buffer strips along streams and the Bay of Green Bay.	Not Applicable – Continuous Activity

## 6. Economic Development

GOAL: Sustain the long-term viability and importance of farming operations in the town.

	Objectives	Milestone Date
A.	Research, pursue, and support efforts to help improve markets and prices for local farmers.	Not Applicable – Continuous Activity
B.	Working with Oconto County, the UW-Extension and other professional experts, develop subdivision and zoning regulations and buffering requirements that accommodate additional residential development that is compatible within farming areas (i.e. conservation subdivisions).	2003-2005

GOAL: Support commercial and light industrial development opportunities along USH 41 to expand and diversify the local economy.

	Objectives	Milestone Date
A.	Evaluate the feasibility and cost-benefit to the town of sewer and water utility extensions to coordinate with the expansion of the USH 41 corridor.	2008
B.	Coordinate with the Wisconsin DOT to select locations for interchanges along the USH 41 Corridor.	2007

GOAL: Support tourism opportunities in the town without jeopardizing the quality of life for year-round residents.

	Objectives	Milestone Date
A.	Work with Oconto County to create tourism opportunities within the town that focus on water related activities at the county park.	Not Applicable-Continuous Activity
B.	Work with the Northshore Sanitary District to ensure that needed sewer facilities are available to meet tourism needs.	Not Applicable-Continuous Activity
C.	Delineate areas within the town that can accommodate increased tourist activities.	2010

GOAL: Support local entrepreneurs who seek to expand and diversify the town's economy.

	Objectives	Milestone Date
A.	Support the establishment of home occupations, provided such uses do not constitute a nuisance to neighboring properties (i.e. excessive noise, traffic, odors, vibration, etc.) or deter from the rural character of the area (i.e. signage, lighting, etc.).	Not Applicable-Continuous Activity

B.	Adopt a policy for providing recommendations to Oconto County about proposed special use permits to allow for home occupations in the Town of Little River.	2005
C.	Develop a guide for local property owners who wish to establish a home occupation. Include criteria for site development and zoning approvals.	2006

GOAL: Sustain the long-term viability, importance and environmental compatibility of quarry operations in the town.

	Objectives	Milestone Date
A.	Work with quarries and their neighbors to mitigate existing or potential problems associated with quarrying operations.	Not Applicable-Continuous Activity
B.	Work with the local quarry operations to ensure that these facilities have appropriate and adequate infrastructure (roads, signage, etc.) to meet quarrying needs.	Not Applicable-Continuous Activity
C.	Develop appropriate ordinances to ensure that quarry operations are conducted in an environmentally friendly manner and do not cause undue hardships on the quarry owners and quarry neighbors. This effort shall be in addition to any county or local ordinance developed in accordance with the administrative rule developed by the DNR (NR135) requiring reclamation plans.	2009

## 7. Intergovernmental Cooperation

GOAL: Improve communication with neighboring towns, the City of Oconto, the Northshore Sanitary District, Oconto County, and the local school districts (Peshtigo, Lena, and Oconto) to help minimize future land use and service conflicts.

	Objectives	Milestone Date
A.	Host a bi-annual summit to discuss common concerns and plans.	Beginning in 2003
B.	Notify neighboring communities and school districts of all proposed zoning and plan changes. Encourage their input related to such decisions for consideration.	Not Applicable-Continuous Activity
C.	Participate in intergovernmental “Smart Growth” planning activities of neighboring towns, Oconto County, the City of Oconto, and the Bay-Lake Regional Planning Commission.	Not Applicable-Continuous Activity
D.	Provide complete copies of the <i>Town of Little River Comprehensive Plan</i> to neighboring communities, the Northshore Sanitary District, Oconto County, and the local school districts (Peshtigo, Lena, and Oconto).	2001

GOAL: Resolve annexation and boundary disputes with the City of Oconto.

	Objectives	Milestone Date
A.	Explore the possibility of developing a boundary agreement with the City of Oconto that establishes City expansion areas for a minimum of 10 years.	2004

GOAL: Continue to and seek new ways to coordinate and share community facilities and services with neighboring communities whenever efficient.

	Objectives	Milestone Date
A.	Explore the possibility of jointly developing and maintaining roads with neighboring towns.	Not Applicable-Continuous Activity
B.	Explore the possibility of expanded sewer service extensions along USH 41 with the City of Oconto as part of a boundary agreement.	2006

## 8. Land Use

GOAL: Maintain the rural atmosphere in the Town of Little River.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Working with Oconto County, the UW-Extension, and other professional experts, adopt a subdivision ordinance, which includes conservation and cluster type developments, in order to maintain open spaces and scenic vistas within the town.	2004
B.	Delineate areas suitable for conservation subdivisions and cluster developments.	2003
C.	Work with Oconto County on land division issues to provide varied lot size requirements for residential uses.	2003
D.	Work with Northshore Sanitary District, electric, natural gas and other utility providers to ensure that adequate utilities will be made available for cost effective future growth and development in the town.	Not Applicable. Continuous Effort.

GOAL: Ensure that future development along USH 41 meets the needs of residents in the town without jeopardizing the rural character of the community.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Work with the UW-Extension, Oconto County Highway Department, and other professional experts to develop and enforce a site plan review ordinance to present a positive image of the community by regulating the appearance of commercial and industrial development in the town.	2003
B.	When completed, review the amended Oconto County sign, lighting and landscaping ordinances. If these ordinances will not provide the level of protection desired by the town, develop and adopt more restrictive ordinances to protect the integrity of the corridor.	2004

## 9. Implementation

GOAL: Ensure that the Comprehensive Plan elements are integrated and implemented.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Establish the Town of Little River Planning Commission, in accordance with 1999 Wisconsin Act 9, to oversee plan implementation activities. This commission shall meet at least quarterly to consider zoning actions, planning updates, and implementation activities.	December 2001

GOAL: Update the Comprehensive Plan on a regular schedule so that it remains a useful tool for growth and development decisions.

	<b>Objectives</b>	<b>Milestone Date</b>
A.	Annually review the goals and objectives to measure progress against the milestones. Adjust the implementation dates as necessary.	Not Applicable - Annual Activity
B.	Incorporate Census 2000 data in Community Profile Chapter of the Town of Little River Comprehensive Plan.	2003
C.	Update the entire Town of Little River Comprehensive Plan including new projections, maps, and public participation exercises on at least a 10-year schedule to coincide with new census data.	Begin in 2010