

Introduction

The Implementation Element is the “how to” portion of the plan. It describes those actions necessary to realize the visions, including proposed changes to any applicable zoning ordinances, sign regulations, site plan regulations, design review ordinances, and subdivision ordinances.

This chapter includes all of the goals, objectives, and policies developed to support all other elements of this plan. In this way, this chapter serves as the master “to do” list for implementing the plan.

Relationship Between Elements

Throughout the plan, coordination between the nine required elements has been highlighted as a special section of each element chapter. In several instances, a single objective and theme applies to more than one element of the plan and was reprinted in several chapters. To further highlight the interconnected nature of the elements, within the tables provided at the conclusion of this chapter a column titled “Related Elements” is included. This section highlights how each particular objective relates to other elements of the plan.

Measuring Progress

To track planning progress and help to ensure that the plan is implemented, milestone dates (see definition in box) are provided for each objective. Special attention has been given to the milestone dates to ensure that individual objectives act in harmony with other stated goals and objectives and are feasible expectations for the Town. To ensure that the plan elements are understood in their totality over the life of the plan, the Town of Buchanan Comprehensive Plan’s goals and objectives will be reviewed annually to monitor progress and identify necessary revisions.

Milestone Date
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 Buchanan Comprehensive Plan will be the responsibility of the Town Board and the Plan Commission. The Town Board or Planning Commission will make recommendations pertaining to development issues, in accordance with the Comprehensive Plan and will consider these when making final decisions. The element tables provided at the end of this chapter also include a “Champion/Partner” column. This individual, group, or board is anticipated to play a crucial role in the completion of the particular objective for which they are identified.

Updating the Comprehensive Plan

As stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that Buchanan’s plan is an effective management tool, the Town will review the plan goals and objectives annually to track those activities that have been completed and add additional objectives as needed to accomplish community goals. The tracking will be done in an annual “evaluation and appraisal report”(EAR).

The Town of Buchanan will initiate its first comprehensive update of this plan by 2016. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the Town will coordinate with all partners identified in the Intergovernmental Element to understand any external changes that may impact the plan. Finally, the Town will complete a comprehensive review of all visions/policies, goals, objectives and programs outlined in this plan to evaluate progress and consider additional opportunities. Given the anticipated growth rates in the Town, comprehensive updates will be scheduled on a ten-year basis to ensure that this plan remains an up-to-date and effective tool for decision-making.

Implementation Programs

The Town of Buchanan will seek to implement this plan through the diligent pursuit of the goals and objectives outlined in this chapter. To the greatest extent possible, existing Town, County, and State programs will be employed. It is possible that additional program needs may be identified during the annual review of this chapter and subsequent comprehensive plan updates.

Housing Goals, Objectives and Policies

Based on population projections and the predicted reduction in household size over that same period, it is estimated that approximately 1,359 more housing units are needed in the Town in 20 years. To ensure that these units are of a high quality, goals and objectives are included in Chapter 12 based on the information gained during the Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis and input from the Town Planning Commission.

The housing goals and objectives were developed to ensure that Buchanan:

- *Remains a community with a variety of housing opportunities*
- *Limits new development to options that retain the Town's rural character, particularly in the easternmost areas;*
- *Respects the opportunity for all property owners to receive fair value for their land; and*
- *Has defined standards for managing growth and maintaining an effective plan.*

POLICIES

- Enforce Town ordinance and the Uniform Building Code to ensure that properties are in good condition.
- Utilize the patterns presented on the Future Land Use Maps as a guide for development approvals.
- Require new subdivision developments to provide abundant green space and access to planned trails.
- Provide a range of housing styles, types and price ranges to support lifestyle needs and preferences consistent with the recommendations outlined in the Future Housing Section of this plan.
- Avoid land divisions and traditional subdivision development on prime farmland and wildlife habitat, unless conservation-based and at least 40 percent of farmland or wildlife habitat is preserved.
- Prohibit residential development in floodplains, wetlands, and environmentally sensitive areas.
- Encourage "low impact" development, including conservation subdivisions, within the Town to reduce stormwater runoff and flooding.
- Require pedestrian and bicycle access and amenities (e.g., trails and sidewalks) to be considered as part of all residential development projects. This includes considering location choices for developments catering to individuals of all ages that provide opportunities to walk or bike to important destinations like schools, parks, and shopping.

HOUSING GOAL #1			
Maintain the environmental assets and rural character of the community so that it continues to be an attractive place to live.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Identify and map primary and secondary conservation areas in the Town using the maps from this plan as a starting point.	Outagamie County & ECWRPC	WDNR	2007
2. Develop a local subdivision ordinance to require conservation subdivision developments, particularly east of STH 55.	Town Board	Town Budget	2008
HOUSING GOAL #2			
Preserve or improve the quality of existing housing and maintain housing values and housing supply over time.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Educate residents about the importance of property maintenance. <ul style="list-style-type: none"> a. Develop articles for a Town newsletter (or the web site) that highlight property maintenance techniques and benefits. b. Develop articles for a Town newsletter (or the web site) that highlight the benefits of Town land versus annexation. c. Coordinate with the area school districts, local churches and community service organizations to provide volunteer services on "Make A Difference Day" as well as a regular program to assist seniors and disabled residents in need of home maintenance services. 	Town Building Inspector, School Districts, Churches, Service Organizations	Town Budget	2010
2. Conduct an internal review of Town codes and ordinances every five years to consider amendments to address housing concerns.	Plan Commission	Town Budget	2011, 2016, 2021

HOUSING GOAL #3			
Provide housing choices for residents in all stages of life (e.g. starter homes, family homes, senior housing, etc.).			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Support existing efforts and consider new programs that will provide additional elderly and disabled resident housing opportunities and services in Buchanan. <ol style="list-style-type: none"> Encourage developers to locate a facility in the Town. Coordinate with Outagamie County to encourage surveys of area seniors to understand needed services. 	Private Developers	WI Housing & Econ. Dev. Authority (WHEDA) WHEDA Foundation Housing Grants	2012
2. Coordinate with neighboring communities to ensure that housing choices are available to meet the different needs of residents.	Outagamie County	NA	Continuous

HOUSING GOAL #4			
Maintain a significant, yet manageable rate of housing development.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Investigate the potential for establishing a growth management ordinance to provide for subdivision phasing requirements, building permit limitations and mapped annual growth boundaries.	Plan Commission	Town Budget	2007
2. Consider revisions to local building and mechanical codes to encourage energy efficient housing choices.	Plan Commission	Town Budget	2011
3. Coordinate with neighboring communities, Outagamie, Calumet, and Brown Counties to implement a regional housing strategy that directs the bulk of new housing development to urban vs. rural areas. This effort will involve summits every other year to discuss plan implementation efforts and challenges.	Outagamie County & ECWRPC	Realtors Association	Odd # Years beginning in 2007

Transportation Goals, Objectives and Policies

It is the Buchanan’s vision that residents will enjoy safe roads with minimal traffic congestion and safe bike/pedestrian routes and trails. Due to the fact that the Town has limited control over county roads and state highways, the goals, objectives and policies in this plan are related to actions that the Town can control. The Town of Buchanan will work, in accordance with the Intergovernmental Cooperation Element, with Outagamie County and WisDOT to ensure that adequate community transportation facilities are available to serve the area.

STRATEGIES/RECOMMENDATIONS FROM 1998 PLAN

The 1998 Town of Buchanan Comprehensive Plan included several Transportation strategies:

- *Link the Town Parks and Open space System to the County Greenways Trail System*
- *Improve CTH KK from STH 441 to CTH N*
- *Design streets which are safe and quiet without unduly limiting through traffic*
- *Adopt an Official Map for future streets to guide developers*

ADDITIONAL POLICY RECOMMENDATIONS

Provide a broad range of transportation choices, including quality roads, highways, sidewalks and trails to meet the diverse needs of residents.

Require sidewalks and/or bicycle paths be installed with all new development.

Support private transportation providers that serve the elderly.

Provide a transportation network that will strengthen access between interdependent land uses such as commercial, industrial, residential, and recreational.

Improve connections between developments by encouraging grid-like street patterns as opposed to multiple cul-de-sacs and dead end roads.

Consider roundabouts as an alternative to stop lights.

Discourage the development of roadways in environmentally sensitive areas such as wetlands, floodplains, prime agricultural lands, scientific areas, and on soils with severe engineering limitations.

Communicate and coordinate transportation improvements and plans with WisDOT, the Calumet County Highway Department and the Outagamie County Highway Department at any opportunity presented.

Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits.

RECOMMENDED SUPPORTING GOALS & OBJECTIVES

TRANSPORTATION GOAL #1			
Maintain and improve Town Roads in a timely and well-planned manner.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. In accordance with state law, using PASER, continue to update road ratings, as required. Seek to increase local funds for road maintenance to support PASER recommendations.	ECWRPC	Town Budget	Continuous
2. Use a <i>Capital Improvements Plan</i> , PASER results, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (e.g., municipal building upgrades, equipment purchases, etc.).	Town Board	ECWRPC Grants	2008
3. Pursue recommended improvements in accordance with Table 18 of this chapter.	Town Board	Town Budget	Begin in 2010

TRANSPORTATION GOAL #2			
Support the long-term viability of area roads.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Require larger setbacks along highway right-of-ways to ensure adequate available space for future expansion.	Outagamie County Highway Department	Town Budget	2008
2. Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits along area roads.	Outagamie County	County Budget	Continuous
3. Create a Land Division Ordinance requiring that residential developers complete traffic impact analysis for new subdivisions to ensure that the road network can accommodate the additional traffic volumes resulting from the proposed development.	Town Attorney	Town Budget	2008
4. Consider a site plan review process to allow greater input for intergovernmental partners.	Town Attorney	Town Budget	2008

TRANSPORTATION GOAL #3			
Promote a multi-modal transportation system for efficient, safe, and convenient movement of people, goods, and services.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Develop a <i>Pedestrian Plan</i> , with particular emphasis on connections between subdivisions and proposed regional trail routes. The <i>Pedestrian Plan</i> should use the <i>Transportation Network Map and Plan</i> as a guide for more specifically delineating the location, dimensions, and quality of walkways and trails through the Town.	ECWRPC	Town Budget	2008
2. Require that all new residential subdivisions include trails and paths within the project to provide safe and convenient opportunities to walk, and connections to adjacent trail and path systems so as to ensure the creation of a network of pedestrian and bicycle trails and paths throughout the Town.	Town Attorney	Town Budget	2008
3. Using the <i>Pedestrian Plan</i> , devise a construction and maintenance schedule to be incorporated into a <i>Capital Improvement Plan and Official Map</i> .	Town Board	Town Budget	2009
4. Pursue grant funds to develop the recommended trail and bicycle routes through the Town and County.	Outagamie County	WisDOT	2010
5. Periodically update the <i>Pedestrian Plan</i> as new areas are developed.	ECWRPC	Town Budget	2012, 2017

TRANSPORTATION GOAL #4			
Keep residents informed of pending transportation improvements.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Provide information about road improvements at public meetings.	WisDOT & County	WisDOT & County	Continuous
2. Provide information about transportation improvements on the Town website, via newsletters, and other media sources as needed.	Town Clerk	Town Budget	Continuous

TRANSPORTATION GOAL #5			
Develop the transportation network in accordance with adopted land use plans, economic considerations, physical constraints, and community desires to meet local travel needs.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Develop and maintain an <i>Official Map</i> to plan for roadway extensions and improvements over time.	ECWRPC	Town Budget	2009
2. Review the <i>Transportation Network Map and Plan</i> provided in this chapter at least every five (5) years to ensure that it accurately reflects changes.	Planning Consultant	Town Budget	2010, 2015, 2020

TRANSPORTATION GOAL #6			
Partner with the County, ECWRPC, WisDOT and the WDNR to plan and coordinate transportation improvements.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Communicate and coordinate transportation improvements and plans with WisDOT, WDNR, ECWRPC and the Outagamie County Highway Department.	Town Clerk	Town Budget	Continuous
2. Provide copies of this plan and subsequent updates to WisDOT, ECWRPC, and Outagamie County.	Town Clerk	Town Budget	Continuous
3. Encourage WisDOT, WDNR, Outagamie County, and ECWRPC to directly notify residents and businesses of anticipated transportation projects, as well as, provide regular work schedule updates.	See Objective	Town Budget	Continuous

Utilities & Community Facilities Goals, Objectives and Policies

It is the primary goal of the Town that future utility and community facilities needs be met. Buchanan will also encourage the continued efforts of neighboring communities, school districts, Outagamie County, and private companies, all of which provide community facilities and utilities which can be used by residents.

The Utilities and Community Facilities goals and objectives are related to actions that the Town can control. Other agencies, private companies and Outagamie County will establish their own objectives and priorities for the future. The Town will work, in accordance with the Intergovernmental Cooperation Element of the Wisconsin Comprehensive Planning Law, with neighboring communities and school district to ensure that adequate community and utilities facilities are available to serve the area. Supporting policies are provided here:

STRATEGIES/RECOMMENDATIONS FROM 1998 PLAN

A future neighborhood park may be needed to serve the present and proposed residential development in the vicinity of County Trunk CE, County Trunk N, Emons Road and Railroad Street. Another future park should be considered for the proposed residential area located to the east of DeBruin Road.

A long-range recommendation is to acquire land for a future community park in Buchanan. The community park should contain approximately 20 acres and be developed with a wide variety of active and passive park and recreational facilities.

Future community facilities should be based on demand and needs as the Town grows. In the foreseeable future, the Town Hall will probably require additional space to meet the growing administrative needs and meeting space requirements that governmental services and community organizations are placing on the present hall.

ADDITIONAL UTILITIES AND COMMUNITY FACILITIES POLICIES

Pursue shared service opportunities when mutually beneficial (e.g. cost savings) to improve the efficiency quality of utilities and community facilities.

Locate park, trail and open space areas throughout the community to ensure all neighborhoods have to recreational choices. .

Encourage the involvement of citizens in the planning and improvement of Town parks.

Ensure that all Town residents are provided with necessary utilities and community facilities.

Seek to inform Town residents are aware of available community facilities and services.

Require developers to pay their “fair share” for improvements needed to support new development requests.

UTILITIES AND COMMUNITY FACILITIES GOAL #2			
Establish a nature based park system to increase educational and recreational opportunities for Town residents and visitors.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Complete an <i>Outdoor Recreation Plan</i> to define specific locations, amenities, designs and strategies to complete Town parks and trails.	Town Board & Neighboring Communities	ECWRPC	2008
2. Pursue State and Federal grant funds and loans to offset Town costs for park establishment.	ECWRPC or Planning Consultant	Wisconsin Stewardship Grants & State Trust Fund Loans	2009
3. Reserve especially suitable areas for future parks, trails and utility purposes on an Official Map.	Town Board	Town Budget	2010
4. Coordinate with local environmental groups, youth groups, senior organizations, and other interested parties to aid in the planning, design and construction of park and trail facilities.	Town Park & Recreation Committee	Wisconsin Stewardship Grants & State Trust Fund Loans	2011

and
access

UTILITIES AND COMMUNITY FACILITIES GOAL #1			
Provide efficient facilities to serve the needs of the Buchanan community.			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Use a <i>Capital Improvements Program</i> to implement this Comprehensive Plan. The CIP should help the Town plan for needed utilities and community facilities improvements, as well as transportation, and other improvements.	Town Board	Town Budget	2008
2. Complete a facilities assessment of the Town Hall to consider space needs/reallocation for office and storage as well as desirable communication technology updates. Complete desired improvements.	Architect	Rural Development Community Facilities Grant	2015
3. Evaluate Fire Hall facility to insure it meets the needs and requirements of the Town.	Town Board	Fire Administration Grants	2015
4. Establish a Town yard waste disposal site to allow residents to dispose of yard waste.	Town Board	Town Budget	2010
5. Collaborate with neighboring communities to ensure that services necessary to support an aging population are sufficient to meet current and future needs.	Town Board	NA	Continuous

UTILITIES AND COMMUNITY FACILITIES GOAL #3			
Continue to ensure that Buchanan is a safe community by meeting or exceed recognized standards for public safety			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Maintain adequate fire department staff coverage.	Town Board	Fire Administration Grants	As Needed
2. Conduct annual ground water monitoring of wells located within the Town.	UW Extension	DNR, Outagamie County Health Department	2007
3. Establish criteria for dumpster and waste receptacle placement within the Town, including proper screening requirements.	Town Board	Town Budget	2007
4. Evaluate the number, availability and response time of the Buchanan Fire District to emergencies.	Buchanan Fire Department	Fire Administration Grants	Even # Years Beginning in 2008
5. When new subdivision, commercial, or industrial development requests are submitted to the Town, submit the requests to the Buchanan Fire District for review and recommendation.	Town Clerk	Town Budget	Continuous

Agricultural, Natural, and Cultural Resources Goals, Objectives, and Policies

The residents of Buchanan value the community's rural character, scenic landscape, and natural environment. It is important that the community protect its woodland, wetlands, lakes, and streams so that they may continue to provide a high quality of life for residents and viable habitat for flora and fauna. Residential and commercial development will occur in harmony with the Town's natural environment. The Town will also work with neighboring communities, the school districts, Outagamie County, and the State of Wisconsin to ensure that natural resources are adequately protected for future generations.

POLICIES

Preserve the natural resource base, primary environmental corridors, and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, and economic well being of the Town.

Protect floodplains and other areas having severe soil restrictions from development through local ordinances.

Protect groundwater and develop programs to ensure the long-term viability of the aquifer as a source of potable water.

Encourage the proper handling of wastes and chemicals so that they produce a minimum effect upon ground and surface water.

Regulate the type of commercial and industrial development in the Town to minimize the chances of groundwater contamination.

Discourage development that will interfere with important natural resources, including area lakes and rivers.

Provide zoning that supports local family farm operations and small specialty farms to maintain agriculture as a productive part of the rural landscape.

Maintain the Town's rural character by:

- *Limiting residential development to areas with soils to support foundations and septic systems, or areas located within the sanitary district.*
- *Communicating with local farmers who want to sell their property about options available through land trusts and conservation development design techniques.*
- *Encouraging landowners to apply for grants and official historic site designation through the State of Wisconsin.*
- *Plan for and support the extension of public services in an orderly manner to discourage scattered rural development.*

STRATEGIES/RECOMMENDATIONS FROM 1998 PLAN

The 1998 Town of Buchanan Comprehensive Plan included several Environmental strategies:

- *Limit or prevent development of wetlands, woodlands, and wildlife areas.*
- *Require all new residential developments to include common open space areas.*
- *Preserve "rural" east side farmland and open space*
 - *Encourage farmland preservation*
 - *Discourage urban sprawl*

- In the Town of Buchanan there are several major environmental areas that should be protected. Of primary concern are the Fox River and the adjoining wooded ravines and riverbank area. Garners Creek and Kankapot Creek are two other significant watercourses that require protection based on their respective environmental characteristics that include woodlands and wetlands that can be found along the waterways.
- The Town should consider the development of a detention pond in the vicinity of STH 441 and CTH KK. With the reconstruction of CTH KK and the anticipated new commercial development in the immediate vicinity of Stoney Brook Road, Eisenhower Drive, and CTH KK; the potential exists for a considerable amount of stormwater runoff to occur in the area. The Town of Buchanan should investigate the feasibility of the adjacent units of government participating in the project. Potential participants include the Town of Harrison, the City of Appleton, and Calumet and Outagamie Counties.
- The Town of Buchanan should investigate the feasibility of creating a stormwater detention area for the Garners Creek Drainage Basin in Section 26 to the northeast of the CTH CE and CTH N intersection. A series of two or three smaller detention ponds could also be constructed upstream to control stormwater runoff. These series of smaller detention ponds could be located south of CTH CE.

Ag, Natural & Cultural Resources Goal #1			
PRESERVE AND PROTECT THE HISTORIC RESOURCES OF THE TOWN TO PROMOTE THE EDUCATIONAL, CULTURAL, AND GENERAL WELFARE OF RESIDENTS OF BUCHANAN AND PROVIDE FOR A MORE INTERESTING, ATTRACTIVE AND VITAL COMMUNITY.			
Supporting Objectives	Champion / Partner	Potential Funding Source	Milestone Date
1. Coordinate with the Wisconsin Historical Society and Outagamie Historical Society when considering long-term plans for Allison Drive Bridge.	COUNTY & STATE HISTORICAL SOCIETY	STATE HISTORICAL SOCIETY	2008
2. Work with residents and other interested groups to inventory historic properties and locations in the Town of Buchanan. Share this information with the State of Wisconsin Architecture and History Inventory.	COUNTY HISTORICAL SOCIETY	STATE HISTORICAL SOCIETY	2011

Ag, Natural & Cultural Resources Goal #2			
PRESERVE AND PROTECT BUCHANAN'S GROUNDWATER TO ENSURE A LONG-TERM, VIABLE SOURCE OF POTABLE WATER FOR RESIDENTS OF THE TOWN.			
Supporting Objectives	Champion / Partner	Potential Funding Source	Milestone Date
6. Coordinate with Outagamie County to encourage landowners to monitor private wells each year.	OUTAGAMIE COUNTY HEALTH DEPARTMENT	WDNR	2007
7. Identify those areas within the Town where susceptibility to groundwater contamination is highest and develop plans to ensure that land use within these areas occurs in a manner consistent with protecting groundwater.	UW-EXTENSION	TOWN BUDGET	2009
8. Develop an information & education strategy aimed at providing Town residents with the tools to protect their potable water supply.	OUTAGAMIE COUNTY HEALTH DEPARTMENT	WISCONSIN ENVIRONMENTAL EDUCATION BOARD GRANT	2010

Ag, Natural & Cultural Resources Goal #3			
MAINTAIN OPEN SPACE, NATURAL AREAS AND FARMLAND TO PRESERVE THE TOWN'S RURAL CHARACTER AND SUPPORT COUNTRY LIVING.			
Supporting Objectives	Champion / Partner	Potential Funding Source	Milestone Date
1. Consider adopting a requirement to direct individual lot development on farmland to the edges of farm fields to preserve contiguous blocks of productive farmland.	DEVELOPERS, TOWN BOARD	TOWN BUDGET	2007
2. Review and revise the zoning ordinance to permit additional accessory uses in agricultural areas to help sustain local farming operations (e.g. roadside stands, farmers markets, horse boarding, bed and breakfasts, etc.) and allow for adequate on-site and directional signage for these uses.	TOWN BOARD	TOWN BUDGET	2010
3. Consider establishing an overlay zoning district, PDR, TDR, or other tool outlined in this chapter to protect viable farmland resources in the Town.	UW-EXTENSION	TOWN BUDGET	2016

Ag, Natural & Cultural Resources Goal #4			
PROTECT THE QUALITY OF SURFACE AND GROUNDWATER.			
Supporting Objectives	Champion / Partner	Potential Funding Source	Milestone Date
1. Create, maintain and enhance natural buffers along stream banks. a. Support the efforts of Outagamie County to enforce stream and lake setback requirements by enforcing local zoning requirements and policies established by the Outagamie County Land and Water Conservation Board (OCLWCB). b. Work with OCLWCB, Outagamie County, WDNR and the Wisconsin Department of Agriculture Trade and Consumer Protection to promote and help fund riparian buffers along streams and rivers. c. Educate residents about the importance of environmental corridors.	OCLWCB	TOWN BUDGET	CONTINUOUS
2. Coordinate with the OCLWCB and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution.	OCLWB & WDNR	NA	CONTINUOUS
3. Encourage residents to replace lawns with native species and use rain gardens to encourage infiltration of storm water and recharge to groundwater.	UW-EXTENSION LOCAL LANDOWNERS	TOWN BUDGET	CONTINUOUS
4. Develop and revitalize ordinances aimed at minimizing paved surfaces such as driveways and roads. This can be achieved with driveway maximum length standards that have the added benefit of providing better access to residences for fire and police protection and subdivision and private road design ordinances that limit roadway access and reduce vehicle speed.	TOWN BOARD	TOWN BUDGET	2008
5. Require conservation subdivision principals for residential subdivision development occurring in sensitive ecological areas or prime agricultural lands beyond the sanitary district.	TOWN BOARD	NA	2010
6. Coordinate with Outagamie County and ECWRPC to educate homeowners on the need for proper maintenance of private well and onsite wastewater treatment systems, periodic testing of private well water, and planning for eventual well, pump or drain field replacements.	OUTAGAMIE COUNTY & ECWRPC	LANDOWNERS	2012
7. Strongly encourage or require water conservation and use of water saving devices such as low-flow showerheads and toilets within homes.	OUTAGAMIE COUNTY	LANDOWNERS	2014

Economic Development Goals, Objectives and Policies

The Town of Buchanan will assist in creating new employment opportunities by providing assistance to persons interested in developing new, or expanding existing, small businesses in the Town.

The Town of Buchanan will continue to coordinate with the Darboy Sanitary District to support infrastructure investments that are necessary for economic development.

ECONOMIC DEVELOPMENT GOAL #1			
Continue to expand commercial and industrial development opportunities to "grow" and diversify the local economy.			
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	MILESTONE DATE
Town Budget	1. Use the Buchanan Web Page as an economic marketing tool. a. Update the Web Page to provide additional demographic, market, site locations, cost, and other information about the community for prospective entrepreneurs. b. Maintain the list of current businesses on the Town of Buchanan Web Page.	Clerk	Continuous
Town Budget	2. Develop and make available a guide for local property owners who wish to establish home occupations. Include criteria for site development and information about any necessary zoning approvals.	Clerk	2007

ECONOMIC DEVELOPMENT GOAL #2			
Create employment opportunities by attracting new employers to the community.			
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	MILESTONE DATE
NA	1. Make a copy of this plan available to local realtors.	Clerk	Continuous
NA	2. Coordinate with county and regional organizations to market the Town of Buchanan for economic growth opportunities.	Administrator	Continuous

ECONOMIC DEVELOPMENT GOAL #3			
<i>Develop and maintain a physical, cultural, educational, and recreational environment in the Town that is conducive to business and residential development.</i>			
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	MILESTONE DATE
Town Budget	1. Through appropriate zoning, seek to concentrate new commercial and industrial development around existing development in areas identified on the <i>Future Land Use Map</i> .	County Planners or Consultant	Continuous
Town Budget	2. Evaluate and consider revisions to the Town Zoning Ordinance. <ul style="list-style-type: none"> a. Consider zoning standards to address the particular needs of “big box” establishments. b. Develop unifying design elements (i.e. signage, landscaping, lighting, building materials, etc.) to tie together the different commercial environments of the Town of Buchanan. c. Complete a signage study to consider sign needs and potential ordinance updates in the various business environments proposed on the <i>Future Land Use Map</i>. Changes to the ordinance may address height, visibility, and location concerns unique to the different business environments (e.g. setbacks, parcel size, topography, etc.). 	County Planners East Central RPC Planner Consultant	a. 2007 b. 2009 c. 2011 d. 2013

Land Use Goals, Objectives, and Policies

This section summarizes all of the land use goals, objectives and policies for the Town of Buchanan, including recommended ordinance revisions and intergovernmental agreements to support the development pattern presented on the Future Land Use Maps. Nearly all of these goals, objectives, and policies relate directly to land use. The following additional goals, supporting objectives and policies are recommended.

LAND USE GOAL #1			
<i>Maintain the rural character of the Town of Buchanan.</i>			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Direct residential and commercial development to those areas identified on the <i>Future Land Use Maps</i> .	Landowners	NA	Continuous
2. Restrict development within the Agricultural District to areas that are not classified as prime agricultural soils consistent with the definition provided in the legend portion of this chapter.	Landowners	NA	Continuous
3. Amend the Buchanan Zoning Ordinance to create the Transitional Residential District.	Town Board	Town Budget	2008
4. Amend the <i>Buchanan Zoning Ordinance</i> to provide requirements related to exterior lighting, signage, and landscape buffering to protect the Town’s rural character.	Town Board	Town Budget	2008
5. Amend the <i>Buchanan Zoning Ordinance</i> district requirements to address the issues and concerns highlighted in the Existing Land Use Chapter.	Town Board	Town Budget	2008
6. Develop site plan review standards and a process to be incorporated into the <i>Buchanan Zoning Ordinance</i> .	Town Board	Town Budget	2008
7. Develop a Town of Buchanan <i>Land Division / Subdivision Ordinance</i> to aid in implementing the Comprehensive Plan	Town Board	Town Budget	2008

LAND USE GOAL #2			
<i>Maintain and enhance environmental corridors in the Town of Buchanan.</i>			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Establish preserved environmental corridors to reconnect fragmented wildlife habitat and provide recreational opportunities for residents and visitors.	Landowners Town Board WDNR	WDNR WI Coastal Mgmt USEPA USF&WS	Continuous
2. Establish riparian buffers to protect water quality and preserve wildlife habitat.	Landowners Town Board Outagamie LWCD WDNR	WDNR WI Coastal Mgmt USEPA	Continuous
3. Reduce fragmentation of environmental features and corridors which affect the migration patterns of animals and the overall rural and natural attributes of the community through creation and adoption of a Critical Areas Overlay in the <i>Buchanan Zoning Ordinance</i> .	Town Board WDNR	Town Budget	2008
4. Develop education-oriented, ADA compatible pedestrian and bicycle trail system within the environmental corridor located along the Fox River in the northwest portion of Buchanan. Allow for the creation of passive recreational facilities within the corridor and adjacent to the trail.	Town Board WDNR	Town Board WDNR WI Coastal Mgmt USEPA	2012

LAND USE GOAL #3			
<i>Develop Town Park System based upon neighborhood parks and nature-based facilities within selected environmental corridors.</i>			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Identify sites for the development of neighborhood parks in the western and central portion of Buchanan.	Town Board	Town Budget	2008
2. Establish nature-based park system within and adjacent to the Fox River corridor and other environmental corridors in the Town.	Town Board	Town Budget	2008
3. Develop park impact fees to fund the creation of the Town Park system.	Town Board	Town Budget	2008

LAND USE GOAL #4			
<i>Reduce the risk of future annexations of Town of Buchanan land base.</i>			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Establish <i>Transitional Residential District</i> in central portion of Buchanan to serve as intermediary buffer between more densely developed areas and the <i>Agricultural District</i> .	Town Board	Town Budget	2008
2. Amend the Town of Buchanan Zoning Ordinance to require conservation subdivision development within the TRD.	Town Board	Town Budget	2008

LAND USE GOAL #5			
<i>Create mixed Commercial/Industrial Technology Development Park in south-central Buchanan.</i>			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Create <i>Mixed Commercial/Industrial Technology Park</i> in south-central portion of Buchanan.	Town Board	Town Budget WisDOA	2010
2. Establish site design requirements to ensure that development is buffered from surrounding uses by landscaping, vegetated berms, and appropriate site layout requirements.	Town Board	Town Budget	2010

LAND USE POLICIES

- *It is the policy of the Town of Buchanan to protect and preserve rural character in the Agricultural District in the eastern portion of the community.*
- *Development and redevelopment in the Town of Buchanan will be done in accordance with the policies and goals in the Town of Buchanan Comprehensive Plan in order to preserve prime farmland and protect natural resources.*
- *The Town of Buchanan will preserve and enhance environmental corridors in order to protect water quality and wildlife habitat, and to maintain the rural character of the community.*
- *The Town of Buchanan will encourage conservation-based residential development throughout the community.*
- *It is the policy of the Town of Buchanan to promote energy efficient building and design practices by encouraging development that complies with the Wisconsin Energy Star program.*
- *It is the policy of the Town of Buchanan to support infrastructure improvements (i.e. walkways, trails, etc.) to improve the walkability of the community and to create connections between residential developments.*

- *It is the policy of the Town of Buchanan to promote development patterns in that respect the principles of Traditional Neighborhood Design and New Urbanism Design.*

Intergovernmental Goals, Objectives and Policies

INTERGOVERNMENTAL POLICY

The Town of Buchanan will seek to cooperate with all neighboring municipalities, Outagamie County, Brown and Calumet County (when appropriate), ECWRPC, state agencies, and the school districts for mutual benefit.

INTERGOVERNMENTAL COOPERATION GOAL #1			
<i>Buchanan will maintain and seek additional opportunities to improve communication with neighboring communities, the school districts, the WDNR, WisDOT, Outagamie County, ECWRP and other intergovernmental partners.</i>			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Continue to actively participate in the comprehensive planning activities of neighboring communities, Outagamie County, and ECWRPC.	Town Board	Town Budget	Through 2010
2. Participate in the planning activities of the school districts, particularly with respect to expansion and building of new facilities.	Town Board	Town Budget	2008

INTERGOVERNMENTAL COOPERATION GOAL #2			
<i>Resolve annexation and boundary disputes in a mutually beneficial manner.</i>			
SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
1. Pursue the development of boundary agreements with the Cities of Appleton and Kaukauna and the Villages of Kimberly and Combined Locks. Establish expansion areas for a minimum of 10 years.	Town Board	Town Budget	Continuous