

Introduction

The Implementation Chapter is the “how to” portion of the plan. It prescribes those actions necessary to realize the visions presented in this plan. The actions include proposed changes to any applicable zoning codes, sign regulations, site plan regulations, design review codes and subdivision codes.

This chapter includes all of the goals, objectives, and policies of the plan. It serves as the master “to do” list for the Town of Eldorado.

Relationship Between Chapters

Coordination between the nine required plan elements has been highlighted throughout the plan. In this chapter, those relationships are presented within the tables pertaining to each previous chapter 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. Town Board members and the Plan Commission have reviewed the milestone dates to ensure that they are feasible expectations for the Town.

To ensure that the plan chapters are understood in their totality over the life of the plan, the Eldorado Town Board will annually review the goals and objectives. Part of this effort, will also include addressing conflicts which may arise among the nine elements.

What is a Milestone Date?

A milestone date is 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. It would be preferable to complete each implementation action prior to the milestone date assigned to it.

Responsibilities

Implementation of the Town of Eldorado Comprehensive Plan will be the primary responsibility of the Plan Commission under the authority of the Town Board Chair. The Town Board will make decisions and recommendations pertaining to development issues, in accordance with this Comprehensive Plan. At least one champion/partner is provided for each objective. This person/agency will work in conjunction with, or under the direction of, the Town of Eldorado.

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 the Town's plan is an effective management tool, the Plan Commission will review the plan goals and objectives annually to track those activities that have been completed, modify remaining goals & objectives, and add additional objectives as needed.

The Plan Commission should initiate its first complete update of this plan by 2014. At that time, information from the 2010 census will be available to update the various demographic tables within the document. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the Town should coordinate with all partners identified in the Intergovernmental Chapter to consider any external changes that may affect the plan. Finally, the Town Board will complete a comprehensive review of all visions outlined in this plan to evaluate progress and consider additional implementation opportunities.

Goals, Objectives, and Policies

The goals, objectives, and policies of the Town of Eldorado Comprehensive Plan were developed to ensure that Eldorado:

- *Remains an agricultural, rural place to raise a family and be part of the community for the next 20 years, and well into the future;*
- *Encourages new development options that respect the Town's agricultural character and retains the rural setting;*
- *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*

Housing Chapter

HOUSING POLICIES

1. Utilize the patterns presented on the Future Land Use Maps as a guide for development.
2. Encourage that new residential development projects provide adequate green space and access to planned trails.
3. Encourage the integration of varied housing types within developments.
4. Provide a range of housing styles, types, and price ranges to support lifestyle needs and preferences.

GOAL 1: ENHANCE THE ENVIRONMENTAL ASSETS AND RESIDENTIAL ATMOSPHERE OF THE TOWN SO THAT IT CONTINUES TO BE AN ATTRACTIVE PLACE TO LIVE.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Ag., Nat. & Cult. Resources	Prohibit residential development in floodplains, wetlands, and environmentally sensitive areas	NA	Town Board Fond du Lac County WDNR	Continuous
Ag., Nat. & Cult. Resources	Encourage low impact development, including conservation subdivisions, within the Town to reduce stormwater runoff and flooding.	NA	Fond du Lac County WDNR	Continuous
Transportation	Consider pedestrian and bicycle access and amenities (e.g., trails, pathways, or sidewalks) as part of all new residential development projects.	NA	Town Board Fond du Lac County WDNR	Continuous
Ag., Nat. & Cult. Resources	Make green space an integral part of residential neighborhoods.	NA	Town Board	Continuous

GOAL 2: MAINTAIN HOUSING VALUES OVER TIME.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Enforce residential codes and ordinances to ensure that properties are well maintained.	Town Budget	Building Inspector / Fond du Lac County	Continuous
Implementation	Conduct an internal review of Town codes and ordinances every five years to consider amendments to address housing concerns.	Town Budget	Town Board	Every 5 years

GOAL 3: PROVIDE A VARIETY OF HOUSING TYPES, DESIGNS, DENSITIES, AND PRICE RANGES TO MEET THE NEEDS OF RESIDENTS OF VARYING INCOMES, AGES AND LIFESTYLE PREFERENCES AND TO SUPPORT ECONOMIC DEVELOPMENT.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
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Implementation	Evaluate (through survey and Census Data) and monitor the need for alternative housing and support services for residents.	Town Budget	Fond du Lac County ECWRPC	Continuous
Land Use	Review and update existing ordinances to allow, encourage, or require alternative housing options including smaller homes and lots sizes.	Town Budget	Town Board Fond du Lac County Consultant	2010-11
Intergovernmental	Support existing county, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.	NA	Existing county, private and church efforts and new programs	Continuous
Implementation	Promote the establishment of a senior care facility or retirement community in the Town or neighboring communities.	WHEDA Foundation Housing Grants	Fond du Lac County WHEDA Developers	2010-11
Implementation	Consider adopting standards in the Zoning Ordinance or Subdivision Ordinance to increase the availability of affordable housing in the Town.	Town Budget	Town Board Fond du Lac County	2010-11
Land Use	Coordinate with local developers to establish a variety of local housing choices.	Town Budget	Town Board Developers Consultant	Continuous

Transportation Chapter

TRANSPORTATION POLICIES

1. The Town of Eldorado will maintain an inventory of the condition of Town roads so that timely improvement can be undertaken.
2. The Town of Eldorado may enhance and expand multi-modal transportation opportunities for all residents.

GOAL 1: MAINTAIN AND IMPROVE TOWN ROADS IN A TIMELY AND WELL-PLANNED MANNER.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Implementation	Continue to use PASER to evaluate road conditions and identify future improvements,	Town Budget	ECWRPC Fond du Lac County	Annual
Utilities & Community Facilities	Develop a capital Improvements plan (CIP) to prioritize future Town expenditures related to road maintenance.	Town Budget	Consultant Towns Association	2011
Implementation	Pursue recommended improvements identified in Table 18 on page 5-14.	WisDOT Town Budget	WisDOT Fond du Lac County	Continuous

GOAL 2: PROMOTE A MULTI-MODAL TRANSPORTATION SYSTEM FOR EFFICIENT, SAFE, AND CONVENIENT MOVEMENT OF PEOPLE, GOODS, AND SERVICES.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Land Use	Develop a Pedestrian and Bicycle Plan, with particular emphasis on connections between subdivisions and proposed regional trail routes.	WisDOT WDNR ECWRPC Town Budget	WisDOT WDNR ECWRPC	2010
Housing	Develop a Town of Eldorado Subdivision Ordinance and consider requiring that future subdivisions include internal trail systems connected to Town and regional trails.	Town Budget	Fond du Lac County WDNR Consultant	2010
Implementation	Pursue grants to develop recommended pedestrian and bicycle routes.	Fond du Lac County ECWRPC	Fond du Lac County WDNR WisDOT ECWRPC	2010-2012
Ag., Natl., Cult. Resources	Establish an Agricultural Committee to consider options to minimize conflicts between motorists and farm vehicles and address road maintenance issues related to agricultural uses.	DATCP	Fond du Lac County Land & Water Conservation Department	2012

GOAL: ENSURE THAT FUTURE RESIDENTIAL AND COMMERCIAL DEVELOPMENT PROJECTS ARE EVALUATED FOR THEIR POTENTIAL AFFECTS ON TOWN ROADS.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Housing Economic Development Land Use	Consider adding language in the Town of Eldorado Subdivision Ordinance requiring that subdivision and commercial developers complete a traffic impact analysis prior to plat or plan approval.	N/A	Consultant	2010

GOAL 4: PARTNER WITH THE COUNTY, ECWRPC, WISDOT AND THE WDNR TO PLAN AND COORDINATE TRANSPORTATION IMPROVEMENTS.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Intergovernmental	Communicate and coordinate transportation improvements and plans with WisDOT, WDNR, ECWRPC and the Fond du Lac County Highway Department.	Town Budget	Town Board	Continuous
Intergovernmental	Provide copies of this plan and subsequent updates to WisDOT, ECWRPC, and Fond du Lac County.	Town Budget	Town Board	Continuous

Utilities & Community Facilities Chapter

UTILITIES & COMMUNITY FACILITIES POLICIES

1. Ensure that all Town residents are provided with and aware of necessary utilities, facilities, and services.
2. Pursue shared service opportunities when mutually beneficial (i.e. cost savings) to improve the efficiency and quality of utilities and community facilities.
3. Require all future land developers to pay their “fair share” for improvements necessary to support new development.

GOAL 1: PROVIDE EFFICIENT FACILITIES TO SERVE THE NEEDS OF THE ELDORADO COMMUNITY.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Complete a facilities assessment of the Community Center/Town Hall, fire station and Town garage to determine an appropriate time for improvements to or to construct new facilities.	Rural Development Community Facilities Grant Assistance to Firefighters Grant	Architect	2010
Land Use Implementation	Develop a Comprehensive Outdoor Recreation Plan and utilize the plan to seek funding park and recreation development.	Town Budget	Plan Commission Consultant	2011
Housing	Coordinate new residential development with the School District.	Town Budget	Plan Commission School District	Continuous

GOAL 2: CONTINUE TO ENSURE THAT ELDORADO REMAINS A SAFE COMMUNITY BY MEETING OR EXCEEDING RECOGNIZED STANDARDS FOR PUBLIC SAFETY.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Issues & Opportunities	Coordinate with neighboring communities to maintain adequate fire department staff coverage.	Fire Administration Grants	Eldorado Volunteer Fire Department Other Local Fire Departments	As Needed
Land Use	When new subdivision, commercial, or industrial development requests are submitted to the Town, forward the requests to the Sheriff Department and applicable fire department for review and recommendation.	Town Budget	Town Clerk	Continuous

GOAL 3: ENSURE THAT ALL DEVELOPMENT IN THE TOWN IS SERVED BY EFFICIENT, COST-EFFECTIVE SERVICES AND INFRASTRUCTURE.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Develop a Capital Improvements Program to help the Town plan for needed utility and community facility improvements.	Town Budget	Town Board	2011
Implementation	Explore the potential for adopting local impact fees (Compliant with Act 477) to help pay for new construction and improvements to local facilities.	Town Budget	Local Developers	2010
Housing Ag/Natl/Cult Implementation	Develop a Subdivision Ordinance to encourage clustered alternative wastewater treatment systems and shared community wells for all residential subdivision development projects.	Town Budget	Town Board Consultant	2010
Housing Ag/Natl/Cult Implementation	Encourage alternative energy production within the community.	Town Budget	Town Board Consultant	2010

Agricultural, Natural, and Cultural Resources Chapter

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES POLICIES

1. Protect the biodiversity and scenic splendor of the Town of Eldorado.
2. Preserve the natural resource base, primary environmental corridors, and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, economic well-being, and quality of life of the Town.
3. Protect groundwater and develop programs to ensure the long-term viability of the aquifer as a source of potable water.
4. Provide zoning that supports local family farm operations and small specialty farms to maintain agriculture as a productive part of the rural landscape.
5. Maintain the Town’s rural character by:
 - a. Communicating with local farmers who want to sell their property about options available through land trusts and conservation development design techniques.
 - b. Limiting residential development to areas best suited to such land uses.
6. Preserve the cultural and historical heritage of the Town for future generations.

7. Preserve the natural resource base and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, and economic well-being of the Town.
8. Protect floodplains and other areas having severe soil restrictions from development through local ordinances.
9. Encourage the proper handling of wastes and chemicals, so that they produce a minimum effect upon ground and surface water.
10. Regulate the type of commercial and industrial development in the Town to minimize the chances of groundwater contamination.
11. Discourage development that will interfere with important natural resources.

GOAL 1: PROTECT WETLANDS IN THE TOWN OF ELDORADO.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Housing Land Use	Wetland areas having special wildlife and other natural values, and having an area of one acre or more, should not be allocated to any residential or commercial development and should not be drained or filled.	Town Budget	Plan Commission Fond du Lac County WDNR	Continuous
Housing Economic Development Land Use	To the extent practicable, areas immediately adjacent to and surrounding wetlands should be developed using techniques to minimize effects on wetlands (e.g. buffers, setbacks, etc.).	Town Budget	Plan Commission	Continuous
Land Use	Preserve wetlands in their natural state through the adoption and enforcement of a wetland preservation ordinance.	Town Budget	Plan Commission	2010-11

GOAL 2: PRESERVE RURAL CHARACTER BY MAINTAINING OPEN SPACE, NATURAL AREAS, AND FARMLAND.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Housing Land Use	Create Subdivision Ordinance to ensure desired residential development patterns in the community.	Town Budget	Plan Commission Consultant	2010

Housing Land Use	Revise the Land Division Ordinance to encourage Conservation CSMs for all individual large lot residential development.	Town Budget	Plan Commission Consultant	2010
Housing Land Use	Revise the zoning Ordinance to include a Critical Overlay Zoning District.	Town Budget	Plan Commission Consultant	2010
Housing Utilities & Community Facilities Land Use	Using the Future Land Use Map as a guide, seek to direct residential and commercial development to certain areas, including those areas least suited for farming, with soils that support foundations and septic systems.	Town Budget	Plan Commission	Continuous
Housing Economic Development Land Use	Direct individual lot development on farmland to the edges of farm fields so as to preserve contiguous blocks of farmland that can continue to remain productive.	Town Budget	Plan Commission	Continuous
Housing Economic Development Land Use	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.	Town Budget	Plan Commission Consultant	2010-11
Land Use	Establish an Agriculture Committee to: a. Provide education to local landowners regarding conservation subdivisions, land trusts, development rights options, etc. b. Provide assistance to farmers interested in transitioning from conventional to specialty farming. c. Serve as an advisory body to the Town Board and Plan Commission on issues related to agriculture.	Town Budget	Plan Commission	2012

GOAL 3: PRESERVE AND ENHANCE WILDLIFE HABITAT.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Housing Land Use Intergovernmental Cooperation	Partner with local land trusts to protect wildlife habitat areas. Encourage local landowners to pursue opportunities to protect their land by working with land trusts.	Town Budget Land Trusts	Plan Commission Land Trusts	
Land Use Intergovernmental Cooperation	Coordinate with WDNR to better identify and protect wildlife habitats, particularly those unique to the community.	Town Budget WDNR	Plan Commission WDNR	
Land Use	Discourage habitat fragmentation by encouraging development adjacent to existing development.	Town Budget	Plan Commission	
Land Use	Establish a network of green corridors through the community to act as wildlife corridors.	Town Budget Grants	Plan Commission	Continuous

GOAL 4: PROTECT SURFACE AND GROUNDWATER QUALITY.

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Housing Utilities & Community Facilities Land Use	Require conservation subdivision principals for all residential development occurring in sensitive ecological areas or prime agricultural lands.	Town Budget	Plan Commission Consultant	2010-11
Land Use	Encourage farmers to use best available manure management technologies.	Town Budget USDA	Plan Commission Fond du Lac County	Continuous

<p>Housing Land Use Intergovernmental Cooperation</p>	<p>Create, maintain and enhance riparian buffers. a. Work with Fond du Lac County, WDNR, and the Wisconsin Department of Agriculture, Trade and Consumer Protection to promote and help fund riparian buffers along streams and lakeshores. b. Educate residents about the importance of environmental corridors.</p>	<p>Town Budget Fond du Lac County WDNR DATCP</p>	<p>Plan Commission Fond du Lac County WDNR</p>	<p>Continuous</p>
<p>Land Use Intergovernmental Cooperation</p>	<p>Coordinate with Fond du Lac County and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution.</p>	<p>Town Budget Fond du Lac County WDNR</p>	<p>Plan Commission Fond du Lac County WDNR</p>	<p>Continuous</p>
<p>Housing</p>	<p>Encourage residents to replace lawns with native species and use rain gardens to encourage infiltration of storm water and recharge to groundwater.</p>	<p>Town Budget</p>	<p>Plan Commission</p>	<p>Continuous</p>
<p>Housing Transportation</p>	<p>Revise existing ordinances to achieve goal of minimizing paved surfaces such as driveways and roads.</p>	<p>Town Budget</p>	<p>Plan Commission</p>	<p>2010-11</p>
<p>Housing Utilities & Community Facilities Intergovernmental Cooperation</p>	<p>Coordinate with Fond du Lac County 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.</p>	<p>Town Budget Fond du Lac County</p>	<p>Plan Commission Fond du Lac County</p>	<p>Continuous</p>

GOAL 5: PRESERVE AND PROTECT THE HISTORIC RESOURCES OF THE TOWN TO PROMOTE THE EDUCATIONAL, CULTURAL, AND GENERAL WELFARE OF RESIDENTS TO LEAVE A LEGACY FOR FUTURE GENERATIONS OF RESIDENTS TO LEAVE A LEGACY FOR FUTURE GENERATIONS..

Related Element(s)	Objectives	Potential Funding Source	Town Board & Champion/Partner	Milestone Date
Land Use	Encourage residents and other groups to inventory historic properties and locations in the Town. Share this information with the State of Wisconsin Architecture and History Inventory.	Town Budget	Plan Commission Consultant State Historical Society	2011
Land Use	Maintain the historic resources of the community by encouraging landowners to apply for grants and official historic site designation through the State of Wisconsin.	State Historical Society	Plan Commission Consultant State Historical Society	Continuous
Land Use	Conduct an inventory of historic and cultural resources and Develop a Historic and Cultural Resources Ordinance.	Town Budget State Historical Society	Plan Commission Consultant State Historical Society	2011
Land Use	Apply for Certified Local Government status through the State Historical Society and National Park Service to achieve eligibility for state and federal grants.	Town Budget	Plan Commission Consultant State Historical Society	2011

Economic Development Chapter

ECONOMIC DEVELOPMENT POLICIES

1. Provide assistance to persons and organizations interested in developing new, or expanding existing, small businesses in the Town.
2. Support local agriculture as an integral part of the Town's economy.
3. Follow the pattern on the Future Land Use map when evaluating locations for new commercial development and to preserve suitable land for agricultural uses (i.e. giving development priority to lands where there is no history of farming and land that is inaccessible or too small to farm).
4. Support agriculture and agri-tourism as preferred industries to provide local economic revenue at a minimal cost of service.
5. Facilitate the establishment of agri-business and home-based businesses with concise ordinances that address consistency and compatibility with the character of the surrounding area, maintain the rural appearance of the landscape and

minimize potential negative impacts (traffic, noise, odor, glare, signage, parking, truck deliveries, etc.).

GOAL 1: MAINTAIN AGRICULTURE AS THE ECONOMIC BASE OF THE COMMUNITY AND PRESERVE PRODUCTIVE AGRICULTURAL LAND FOR LONG-TERM FARM USES.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Ag/Natl/Cult. Land Use	Establish an Agricultural Committee to advise the Town Board on issues related to farming and to provide information and education for farming and non-farming interests.	Town Budget	Town Board	2012
Land Use	Restrict commercial development outside of the village and USH 41/CR N interchange to low land use densities.	N/A	Town Board	Continuous
Ag/Natl/Cult. Land Use	Protect farming operations from nuisance issues (odor, noise etc.) created by the development of incompatible adjacent land uses.	Town Budget	Agricultural Committee	2012
Ag/Natl/Cult. Land Use	Direct farmers seeking to innovate or modernize their operations to information and resources available through the UW-Extension.	UW-Extension	Agricultural Committee	2012

GOAL 2: ENCOURAGE LOCAL ECONOMIC DEVELOPMENT OPPORTUNITIES THAT EXIST IN HARMONY WITH ELDORADO'S RURAL ATMOSPHERE AND SUPPORT THE LOCAL TAX BASE.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Transportation Utilities & Community Facilities Land Use	Develop a CIP to more effectively budget for and fund infrastructure and transportation improvements necessary to support new commercial development.	Town Budget	Plan Commission Consultant	2011

Issues & Opportunities	Create a Town web page to function as a targeted economic marketing tool for desired local business endeavors for desired local business endeavors and local organizations. Provide demographic, market, site locations, cost, and other information about the community for prospective entrepreneurs. Include information from this Plan with respect to visions, strengths and the survey results. Maintain a list of current businesses.	Town Budget Development Application Fees	Town Web Administrator	2010
Land Use	Review the Zoning Ordinance to consider Tax Impact with new development proposals.	Town Budget	Plan Commission Consultant	2010
Implementation	Consider a Town sign ordinance and lighting requirements for commercial development to preserve the residential character of the community.	Town Budget	Plan Commission Consultant	2010
Ag., Cult. & Nat. Resources	Continue to coordinate with local farmers by hosting a Farmer's Market to showcase local agricultural products in Eldorado and surrounding communities.	TIF JEM Grant	Agricultural Committee	Ongoing
Ag., Cult. & Nat. Resources	Consider utilizing Tax Increment Financing (TIF) to fund future economic development activities in the Town.	Town Budget	Town Board Plan Commission	2010

GOAL 3: CREATE AN ENVIRONMENT CONDUCIVE TO COMMERCIAL DEVELOPMENT IN AREAS IDENTIFIED AS APPROPRIATE FOR SUCH LAND USES ON THE FUTURE LAND USE MAP.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
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Land Use	Develop a “downtown” revitalization plan for Eldorado, including architectural and design guidelines, streetscaping, landscaping, signage, and lighting requirements with a focus on preserving historical land marks.	Town Budget	Plan Commission Consultant	2011
Land Use	Revise the Zoning Ordinance and Sign requirements to allow for commercial development at the USH 41/CR N interchange.	Town Budget	Plan Commission Consultant	2010
Housing Land Use	Revise the Zoning Ordinance to allow for mixed-use development in the Town in agreement with the Future Land Use Map so as to accommodate home-based and alternative commercial development.	Town Budget	Plan Commission Consultant	2010

GOAL 4: ENCOURAGE THE REMEDIATION OF IDENTIFIED BROWNFIELD SITES TO PROVIDE FUTURE OPPORTUNITIES FOR ECONOMIC DEVELOPMENT.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Work with Fond du Lac County and WDNR to identify and remediate brownfield sites within the community.	WDNR	Town Board Fond du Lac County WDNR	Continuous

Land Use Chapter

LAND USE POLICIES

1. Protect and preserve rural character of Eldorado.
2. Ensure that development and redevelopment is done in accordance with the policies and goals of the Comprehensive Plan.
3. Protect prime agricultural lands and environmentally sensitive areas.
4. Guide future housing and business construction to the areas best suited for Residential and Commercial development.
5. Restore and preserve environmental corridors in order to protect water quality, provide wildlife habitat, and maintain rural character.
6. Encourage conservation based development in the community.
7. Promote energy efficient, sustainable development.

8. Improve multi-modal transportation opportunities by providing pedestrian and bicycles facilities.

GOAL 1: DEVELOP EFFECTIVE TOOLS TO MAINTAIN THE RURAL, AGRICULTURAL CHARACTER OF THE TOWN OF ELDORADO.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
All	Work with Fond du Lac County Planning and Zoning to revise the Zoning Ordinance to be consistent with the Comprehensive Plan.	Town Budget Fond du Lac County	Plan Commission Fond du Lac County	2010
All	Create an Official Town Map that accurately reflects desired future land uses.	Town Budget	Plan Commission Consultant	2010
Housing Economic Dev	Direct residential and commercial development to those areas identified on the <i>Future Land Use</i> map.	N/A	Plan Commission	Continuous
Housing	Develop a Land Division/ Subdivision Ordinance to aid in implementing the Comprehensive Plan.	Town Budget	Plan Commission Consultant	2010
Economic Dev	Establish a Signage Ordinance to preserve views within the community and from USH 41 and STH 26.	Town Budget	Plan Commission Consultant	2010-11
Housing Economic Dev	Develop a Night sky Lighting Ordinance or establish night sky lighting requirements in existing ordinances to reduce light pollution and preserve dark skies over Eldorado.	Town Budget	Plan Commission Consultant	2010-11
Housing Economic Dev	Develop a Site Plan Review Committee to review all zoning changes and land divisions.	Town Budget	Town Board Fond du Lac County Consultant	2010
Housing Economic Dev.	Consider the creation of a Traditional Neighborhood Design Zoning Overlay for the Town Center which includes architectural and design guidelines.	Town Budget	Plan Commission Fond du Lac County Consultant	2010

Housing Ag/Nat/Cult Res Economic Dev.	Develop a Historic Preservation Ordinances to protect those historic and cultural resources most important to the community. Establish a Historical Preservation Commission to oversee the Historic Preservation Ordinance.	Town Budget	Plan Commission SHPO Consultant	2010-11
Housing U&CF Ag/Nat/Cult Economic Dev.	Adopt an Alternative Energy Systems Ordinance to guide the placement of personal alternative energy systems.	Town Budget	Plan Commission Fond du Lac County Consultant	2010
All	Consider the adoption of an Eco-Municipality Ordinance.	Town Budget	Town Board 1000 Friends Wisconsin Consultant	2010-11
Housing Ag/Nat/Cult	Research potential of developing a Purchase or Transfer of Development Rights program.	Town Budget	Town Board Plan Commission Fond du Lac County 1000 Friends Wisconsin Consultant	2012

GOAL 2: MAINTAIN AND ENHANCE ENVIRONMENTAL CORRIDORS IN THE TOWN OF ELDORADO.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing	Identify secondary conservation areas and ensure that corridors are protected or established when new development occurs.	Town Budget	Plan Commission Consultant	2010
Ag/Nat/Cult Res	Establish 100' buffers (200' corridor) along all streams as a requirement of new development.	WDNR Fond du Lac County	Plan Commission Fond du Lac County LWCB	2010
Housing Economic Dev Ag/Nat/Cult Res	Reduce fragmentation of wooded areas and open spaces which negatively affect wildlife and rural character by establishing a Critical Areas Overlay district.	Town Budget	Plan Commission Fond du Lac County	2010

Housing Ag/Nat/Cult Res	Encourage the development of conservation subdivisions and conservation CSMs to maintain open space, wildlife habitat, scenic vistas, and farm land.	Town Budget	Plan Commission Consultant	2010
Housing Ag/Nat/Cult Res	Consider adopting a Landscape Ordinance, or include landscaping requirements in the Subdivision and/or Zoning Ordinances, which prioritize the use of native trees, shrubs, flowers, and grasses.	Town Budget	Plan Commission Consultant	2010

GOAL 3: CREATE ACCESSIBLE DESTINATION POINTS FOR RESIDENTS AND VISITORS THAT OFFER BASIC GOODS AND SERVICES.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Economic Dev	Direct commercial development to those areas identified on the <i>Future Land Use</i> map.	TIF	Plan Commission	Continuous
Housing Economic Dev	Develop architectural and design guidelines for new Commercial and Mixed Use construction in the Town Center.	Town Budget	Plan Commission Consultant	2010-11
Housing Transportation Economic Dev	Improve multi-modal connectivity within Eldorado and to surrounding communities.	WisDOT	Plan Commission Fond du Lac County WisDOT Consultant	Continuous

Intergovernmental Cooperation Chapter

INTERGOVERNMENTAL COOPERATION POLICIES

1. Cooperate with all neighboring municipalities, Fond du Lac County, ECWRPC, state agencies and the local school districts.
2. Continue to work with adjoining governments as the Town revises and updates its comprehensive plan in coming years and will coordinate future planning and development activities in boundary areas.

GOAL 1: MAINTAIN AND ENHANCE OPPORTUNITIES TO IMPROVE COMMUNICATION WITH NEIGHBORING COMMUNITIES, THE SCHOOL DISTRICT, WDNR, WISDOT, FOND DU LAC COUNTY, ECWRPC AND OTHER INTERGOVERNMENTAL PARTNERS.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Econ Dev U&CF	The Town will maintain opens lines of communication to encourage coordinated planning efforts, particularly at shared boundaries.	Town Board Fond du Lac County	Town Budget	Continuous
Intergovernmental	Continue to actively participate in the comprehensive planning activities of neighboring communities, Fond du Lac County and ECWRPC.	Town Board	Town Budget	Continuous
Utilities & Community Facilities	Participate in the planning activities of the school districts, particularly with respect to expansion and building of new facilities.	Town Board	Town Budget	Continuous

GOAL 2: SEEK WAYS TO COORDINATE AND SHARE COMMUNITY FACILITIES AND SERVICES WITH NEIGHBORING COMMUNITIES AND FOND DU LAC COUNTY.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Utilities & Community Facilities	Consider opportunities when signing contracts with private companies to coordinate with neighboring communities and the school districts that need similar services (i.e. plowing, road resurfacing, etc.).	Town Board	N/A	Continuous
Transportation	Consider opportunities to purchase road maintenance equipment jointly with neighboring communities.	Town Board	N/A	Continuous
Transportation	Consider opportunities to lease existing Town equipment to generate revenue and avoid situations where neighboring communities and the school district own similar equipment that is underutilized.	Town Board	N/A	Continuous

Transportation	Coordinate with surrounding communities, to consider snowplowing schedules that efficiently meet the needs of area residents	Town Board	N/A	Continuous
Utilities & Community Facilities	Investigate opportunities to provide garbage collection and recycling more efficiently by cooperating with neighboring communities to coordinate collection times and contract negotiations with private providers to secure costs savings.	Town Board	N/A	Continuous
Utilities & Community Facilities	Explore joint use agreements concerning the use of recreational facilities in order that the advantages of such an agreement can result in avoidance of facility duplication and a greater diversity of recreational opportunities	Town Board	N/A	Continuous
Housing Transportation Utilities & Community Facilities	Investigate opportunities to jointly address the housing, transportation, and service needs of seniors with the County and adjoining local governments.	Town Board Fond du Lac County	N/A	Continuous
Housing	Work with the County and local governments to develop a county-wide affordable housing strategy.	Town Board Fond du Lac County	N/A	Continuous