

12.0

IMPLEMENTATION

Introduction

Chapter 12: Implementation 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 and objectives of the Plan. It serves as the master “to do” list for the Town of Sevastopol.

Relationship Among Chapters

Throughout the Plan, coordination among the nine required chapters has been highlighted as a special section within each chapter. This section was included to identify the connection among the different Plan chapters. Here, the relationship among the chapters is highlighted in the tables as it pertains to each individual objective statement.

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 Committee 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 Sevastopol Town Board will annually review the goals and objectives. Part of this effort will also include addressing conflicts which may arise among the 9 elements.

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. It would be preferable to complete each implementation action sooner than the milestone date assigned to it.

Responsibilities

Implementation of the Sevastopol Smart Growth Comprehensive Plan will be the primary responsibility of the Town Board. 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 Board of Sevastopol.

Updating the Comprehensive Plan

As stipulated in 1999 Wisconsin Act 9, a Comprehensive Plan must be updated at least once every ten 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 and objectives, and add additional objectives as needed.

The Plan Commission should initiate its first complete update of this Plan by 2013. 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 **Chapter 11: Intergovernmental** 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.

Policies, Goals, & Objectives

The policies, goals, and objectives were developed to ensure that Sevastopol:

- ❑ *Remains a rural place to raise a family for the next twenty years, and well into the future;*
- ❑ *Limits new development to options that retain the Town's 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 Element – Chapter 4

Based on population projections and the predicted reduction in household size from 2000-2026, it is estimated that there will be approximately 242 additional housing units needed in the Town. To ensure that these units are of a high quality, goals and objectives are included in Chapter 12 based on the information gathered during the Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis and input from the Town Plan Committee.

HOUSING POLICIES

1. *Utilize the patterns presented on the Future Land Use map as a guide for development.*
2. *Encourage new developments to provide abundant green space and access to planned trails.*
3. *Encourage the integration of varied housing types within developments. This would include a blend of single-family, two-family and other choices within the same development.*
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	Honor care for any desired development n floodplains, wetland, and environmentally sensitive areas	NA	Door County WDNR	Continuous
Ag., Nat. & Cult. Resources	Encourage “low impact” development, including conservation subdivisions, within the Town to reduce stormwater runoff and flooding.	NA	WDNR	Continuous
Transportation	Consider pedestrian and bicycle access and amenities (e.g., trails and sidewalks) 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.	NA	Town Board	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/ Door County	Continuous
Implementation	Conduct an internal review of Town codes and ordinances every five years to consider amendments to address housing concerns.	Wisconsin Comprehensive Planning Grant Program	Town Board	Continuous
Implementation Land Use	Educate residents about the importance of property maintenance by developing and distributing a brochure highlighting property maintenance techniques and benefits.	Town Budget	Town Board	2009

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
Implementation	Evaluate (through survey and Census Data) and monitor the need for alternative housing and support services for residents.	Town Budget	Door County BLRPC	2010
Land Use	Review and update existing ordinances to allow for smaller dwelling sizes and smaller garages as conditional uses in mixed use and infill developments.	Town Budget	Door County Town Board	2010
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	See Objective	Continuous
Implementation	Consider senior care facility or retirement community standards in the Town.	WHEDA Foundation Housing Grants	Door County WHEDA	2010
Land Use	Encourage the construction of alternative housing units in the Town of Sevastopol.	Town Budget	Town Board	2010
Land Use	Consider adopting a policy and supporting ordinances to require that a percentage of alternative housing units be included in future developments.	Town Budget	Town Board	2010
Implementation	Consider adopting inclusionary zoning standards in the Zoning Ordinance or Subdivision Ordinance to increase the availability of affordable housing in the Town.	Town Budget	Town Board Door County	2009

Land Use	<p>Coordinate with local developers to establish a variety of local housing choices.</p> <p>Using the <i>Future Land Use</i> map as a guide, prepare an inventory of potential infill sites in and adjacent to existing areas of concentrated residential development. Distribute this list to developers.</p> <p>Create a new Mixed Use Zoning District to accommodate a blend of Commercial, Multiple and Single Family development on a single property. This district would include performance standards, as opposed to strict setback requirements, to provide flexibility for developers interested in smaller properties with Mixed Use housing types.</p>	Town Budget	Local Builders & Developers	2010
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GOAL 4: The Town of Sevastopol enjoys a significant, yet manageable rate of housing development.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Investigate the potential for establishing a growth management ordinance to provide for subdivision phasing requirements, building permit limitations, and mapped annual growth boundaries.	Town Budget	Town Board	2009
Implementation	Consider revisions to local building and mechanical codes to encourage energy efficient housing choices.	WI Focus on Energy	Local Builders	2011

Transportation Element – Chapter 5

TRANSPORTATION POLICIES

1. *Provide a greater range of transportation choices, including quality streets, roads, highways, bicycle routes, and trails to meet the needs of a growing population.*
2. *Provide inspiring and well-maintained public streets in proposed residential subdivisions.*
3. *Provide multi-modal transportation links connecting proposed subdivision with existing trail networks.*

4. *Encourage residential subdivision developers to include public access trails in proposed conservation subdivisions.*
5. *Promote opportunities for walking, hiking, and biking through the community to enjoy the natural character of the community.*
6. *Expand transportation choices for the elderly, disabled, and children.*
7. *Discourage the development of roadways in environmentally sensitive areas such as wetlands, floodplains, prime agricultural lands, and soils with severe engineering limitations.*
8. *Schedule street improvements according to the analysis of existing physical street conditions and Town budget capacities using a Capital Improvement Plan and Budget.*
9. *Encourage the extension of the Ahnapee State Trail to northern Door County.*

GOAL 1: Maintain and improve Town roads in a timely and well-planned manner.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	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.	WisDOT	Town Board	Continuous
Utilities & Community Facilities	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 Budget	Town Board	Continuous
Implementation	Research and consider creating a transportation utility to finance road maintenance and system improvements. Review, update, and consolidate all ordinances regarding traffic speed.	Town Budget	Town Board	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	Champion/Partner	Milestone Date
Utilities & Community Facilities Housing	Work with Door County, WisDOT, and BLRPC to extend the Ahnapee Trail into Sevastopol and northern Door County	WisDOT County Town Budget	Door County WisDOT BLRPC Town Board	Continuous
Utilities & Community Facilities	Pursue grant funds to develop the recommended trail and bicycle routes through the Town and County.	WisDOT Transportation Enhancement Program	Door County & Town Board	Continuous

Utilities & Community Facilities	Develop a <i>Pedestrian Plan</i> , with particular emphasis on walkability within a 10-15 minute walking distance of important local destinations and existing trail routes. The <i>Pedestrian Plan</i> should use the <i>Transportation System</i> map as a guide for more specifically delineating the location, dimensions, and quality of walkways and trails through the community.	WisDOT Transportation Enhancement Program	Town Board	2020
Housing	Consider that all new residential subdivisions include trails and paths within the project area 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 Budget	Local Developers & Town Board	2020
Utilities & Community Facilities	Coordinate with senior groups and the school district to identify priorities for pedestrian improvements.	WisDOT Transportation Enhancement Program	See Objective	2020
Utilities & Community Facilities	Using the <i>Pedestrian Plan</i> , devise a construction and maintenance schedule to be incorporated into a <i>Capital Improvement Plan</i> and <i>Official Map</i> .	Town Budget	Town Board	2020
Implementation	Periodically update the <i>Pedestrian Plan</i> as new areas are developed.	WisDOT Transportation Enhancement Program	Town Board	Continuous
Intergovernmental	Collaborate with Door County, the City of Sturgeon Bay, and the Town of Sturgeon Bay to identify potential linkages to the Ahnapee Trail.	WisDOT Transportation Enhancement Program	See Objective	Continuous

GOAL 3: Support the long-term viability of area roads.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Intergovernmental	Require larger setbacks along highway right-of-ways to ensure adequate available space for future expansion.	NA	Town Board WisDOT Door County Highway Commissioner	Continuous

Implementation	Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits along area roads.	Door County	Door County Sheriff	Continuous
Land Use	Include language in future subdivision ordinances requiring that residential developers for new subdivisions ensure that the road network can accommodate the additional traffic volumes resulting from the proposed development.	NA	Town Board	2010

GOAL 4: Keep residents informed of transportation improvements.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Issues & Opportunities	Provide information about road improvements at public meetings.	Town Budget	Town Board	Continuous
Issues & Opportunities	Provide information about transportation improvements on community web sites, newsletters, and other media.	Town Budget	Town Board	Continuous
Housing Economic Development	Adopt an Access Control and Driveway/Culvert Ordinance to ensure adequate and desired spacing of ingress and egress points along all Town Roads	Town Budget	Door County Town Board	2010

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.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Develop and maintain an <i>Official Map</i> to plan for roadway extensions and improvements over time.	Town Budget	Town Board	Continuous
Land Use	Review the <i>Transportation Network</i> map provided in this chapter at least every five (5) years to ensure that it accurately reflects changes indicated on Town <i>Official Map</i> and any current development plans.	Town Budget	Town Board	Continuous

GOAL 6: Partner with the County, BLRPC, and WisDOT to plan and coordinate transportation improvements.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Intergovernmental	Communicate and coordinate transportation improvements and plans with WisDOT, BLRPC and the Door County Highway Department.	Town Budget	Door County Planning & Zoning Administrator	Continuous
Intergovernmental	Provide copies of this Plan and subsequent updates to WisDOT, BLRPC, and Door County.	Town Budget	Town Clerk	Continuous
Intergovernmental	Encourage WisDOT, Door County, and BLRPC to directly notify residents and businesses of anticipated transportation projects, as well as provide regular work schedule updates.	WisDOT	WisDOT Door County Town Board	Continuous
Intergovernmental	Work with WisDOT, Door County, and BLRPC to identify and designate desired Town roads as Wisconsin Rustic Roads.	BLRPC	WisDOT Door County Town Board	Continuous

Utilities & Community Facilities Element – Chapter 6

UTILITIES AND COMMUNITY FACILITIES POLICIES

1. *Locate park and open space throughout the community to ensure all neighborhoods have access to open space.*
2. *Encourage the involvement of citizens in the planning and improvement of Town parks.*
3. *Consider the year-round use of park and trail facilities to provide additional winter recreation choices in the Town.*
4. *Construct all new park facilities for handicapped accessibility. (This is required to maintain eligibility for matching park funds from the Department of Natural Resources.)*
5. *Use the Town’s Official Map to reserve areas particularly suitable for future parks, trails, and utilities.*
6. *Require developers to pay their “fair share” for improvements needed to support new development requests.*
7. *Consider partnering with the City of Sturgeon Bay to provide mutual recreational opportunities.*

GOAL 1: Ensure that all Town development is served by efficient, cost-effective utilities and community facilities within the Town’s capacity to provide such services.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Develop a Capital Improvements Program as a central tool to implement the Comprehensive Plan. The CIP should help the Town plan for needed utilities and community facilities improvements, as well as transportation and other improvements.	Town Budget	Town Board	2010
Intergovernmental	The Town Board or its designate should meet with the local school district each year to discuss issues with respect to growth and development.	Town Budget	Town Board	Continuous
Intergovernmental	Pursue shared service opportunities when mutually beneficial (i.e. cost savings) to improve the efficiency and quality of utilities and community facilities.	Town Budget	Town Board	Continuous
Economic Development	Honor the <i>Door County Wind Energy System Ordinance</i> to guide the design, location, and operations of wind farms in Sevastopol.	Town Budget	Town Board	2009

GOAL 2: Establish a “nature-based” Park System to increase educational and recreational opportunities for Town residents and visitors.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Ag., Nat. & Cult. Resources	Undertake a planning and assessment effort to identify Town park needs and potential sites for park development.	Town Budget	BLRPC Door County	Continuous
Intergovernmental	Pursue State and Federal grant funding to offset Town costs for park establishment.	Town Budget	BLRPC	Continuous
Intergovernmental	Engage local environmental groups, youth groups, senior organizations, and other interested parties to aid in the planning and design of park facilities.	Town Budget	UW-Extension BLRPC Door County	Continuous

Intergovernmental	Coordinate with neighboring communities and the County to develop mutually beneficial park and recreation facilities.	Door County	BLRPC Door County	Continuous
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GOAL 3: As the population grows, continue to ensure that Sevastopol 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 during all shifts.	Volunteer Fire Assistance Grant Program	Local Fire Departments	Continuous
Issues & Opportunities	Evaluate the number, availability, and response time of daytime staff.	Volunteer Fire Assistance Grant Program	Local Fire Departments	Continuous
Issues & Opportunities	Monitor emergency response times.	Volunteer Fire Assistance Grant Program	Local Fire Departments	Continuous
Land Use	When new subdivision, commercial, or industrial development requests are submitted to the Town, submit the requests to Local Fire Departments for review and recommendation.	Town Budget	Local Fire Departments	Continuous

Agricultural, Natural, and Cultural Resources Element – Chapter 7

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES POLICIES

1. *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.*
2. *Protect floodplains and other areas having severe soil restrictions from development through local ordinances.*
3. *Protect groundwater and develop programs to ensure the long-term viability of the aquifer as a source of potable water.*
4. *Encourage the proper handling of wastes and chemicals so that they produce a minimum effect upon ground and surface water.*
5. *Regulate the type of commercial and industrial development in the Town to minimize the chances of groundwater contamination.*
6. *Discourage development that will interfere with important natural resources, including area lakes and streams.*
7. *Provide zoning that supports local family farm operations and small specialty farms to maintain agriculture as a productive part of the rural landscape.*
8. *Maintain the Town’s rural character by:*

- *Limiting residential development to areas with soils to support foundations and septic systems.*
- *Communicating with local farmers who want to sell their property about options available through land trusts and conservation development design techniques*

GOAL 1: Protect wetlands in the Town of Sevastopol.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
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.	Door County	Door County WDNR	Continuous
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.).	N/A	Door County WDNR	Continuous
Land Use	Preserve wetlands in their natural state through the adoption and enforcement of a wetland preservation ordinance.	Municipal Flood Control Grant Program	WDNR	Continuous

GOAL 2: Preserve the rural character and support country living by maintaining open space, natural areas, and farmland.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Using the <i>Future Land Use</i> 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.	N/A	Town Board	Continuous
Housing & Land Use	Individual lot development on farmland should be directed to the edges of farm fields so as to preserve contiguous blocks of farmland that can continue to remain productive.	N/A	Town Board	Continuous

GOAL 3: Preserve and enhance wildlife habitats.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	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.	River Protection Grant Program	Land Trusts WDNR	Continuous
Land Use	Coordinate with WDNR to better identify and protect wildlife habitats, particularly those unique to the community.	River Protection Grant Program	WDNR	2011
Land Use	Discourage habitat fragmentation by encouraging development adjacent to existing development.	N/A	WDNR	Continuous
Land Use	Establish a network of green corridors through the community to act as wildlife corridors. This effort should begin with areas protected through shoreland wetland zoning, open areas preserved in conservation based subdivisions, and with the establishment of additional trails and greenways in accordance with the <i>Future Land Use</i> map.	River Protection Grant Program	Door County WDNR	Continuous

GOAL 4: Protect the quality of surface and groundwater.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Coordinate with the DCSWD and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution.	Lake Planning Grant River Protection Grant	See objective	2009
Land Use	Encourage farmers to use available manure management technologies.	Door County USDA	Town Board	Continuous
Land Use	Encourage residents to replace lawns with native species and use rain gardens to encourage infiltration of storm water and recharge to groundwater.	N/A	Town Board	Continuous
Land Use	Discourage the over-application of phosphorous- and nitrogen-based fertilizers.	N/A	Town Board	Continuous

<p>Land Use</p>	<p>Create, maintain and enhance natural buffers along stream banks.</p> <p>Support the efforts of Door County to enforce stream and lake setback requirements by enforcing local zoning requirements and policies established by the Door County Soil and Water Department (DCSWD).</p> <p>Work with DCSWD, Door County, WDNR and the Wisconsin Department of Agriculture Trade and Consumer Protection to promote and help fund riparian buffers along streams and lakeshores.</p> <p>Educate residents about the importance of environmental corridors.</p>	<p>WDNR Lake Classification and Protection Grants</p> <p>WDNR River Protection Grant Program</p> <p>Wisconsin Environmental Education Board Grant</p>	<p>See objective</p>	<p>Continuous</p>
<p>Housing & Transportation</p>	<p>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.</p>	<p>Town Budget</p>	<p>Town Board</p>	<p>2009</p>
<p>Utilities & Community Facilities</p>	<p>Coordinate with Door County and BLRPC to educate homeowners on the need for proper maintenance of private well and onsite wastewater treatment systems, require periodic testing of private well water, and plan for eventual well, pump or drain field replacements.</p>	<p>BLRPC</p>	<p>BLRPC UW-Extension Door County</p>	<p>2008</p>
<p>Housing</p>	<p>Strongly encourage or require water conservation and use of water saving devices such as low-flow showerheads and toilets within homes.</p>	<p>N/A</p>	<p>Town Board</p>	<p>Continuous</p>

Housing	Require conservation subdivision principals for all residential development occurring in sensitive ecological areas or prime agricultural lands.	Town Budget	Town Board	2010
Land Use	Coordinate with local quarry operators to ensure that operations adhere to the requirements of NR 135.	Town Budget	Town Board	Continuous

GOAL 5: Preserve and protect the historic resources of the Town to promote the educational, cultural, and general welfare of residents of Sevastopol and provide for a more interesting, attractive and vital community.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Work with residents and other groups to inventory historic properties and locations in the Town of Sevastopol. Share this information with the State of Wisconsin Architecture and History Inventory.	State Historical Society	State Historical Society	2009
Implementation	Consider the adoption of a historic preservation ordinance, in cooperation with the State Historical Society.	State Historical Society	State Historical Society	2011
LAND USE	Promote the historic resources of the community by supporting local preservation groups.	State Historical Society	See objective	Continuous

GOAL 6: Preserve and protect Sevastopol’s groundwater to ensure a long-term, viable source of potable water for current and future residents of the Town.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Utilities & Community Facilities	Recommend developing and implementing a periodic well-monitoring strategy for existing wells within the Town.	Town Budget	Door County	2008
Land Use	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.	Town Budget	Comm. 82	Continuous
Issues & Opportunities	Develop an information and education strategy aimed at providing Town residents with the tools to protect their potable water supply.	Wisconsin Environmental Education Board Grant	Door County UW-Extension	2009

Economic Development Element – Chapter 8

ECONOMIC DEVELOPMENT POLICIES

1. *Provide assistance to persons and organizations interested in developing new, or expanding existing, small businesses in the Town.*
2. *Enhance the natural character of the community to ensure the attractiveness of the Town to tourists.*
3. *Support local agriculture as an integral part of the Town’s economy.*
4. *Support the ultimate redevelopment of local quarries for residential and recreational uses.*
5. *Follow the pattern on the Future Land Use map when evaluating locations for new residential and business 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).*
6. *Support agriculture and tourism as preferred industries to provide local economic revenue at a minimal cost of service (i.e. infrastructure).*
7. *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: Preserve productive agricultural land for long-term farm uses.

Related Element(s)	Objectives	Potential Funding Source	Champion/ Partner	Milestone Date
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 non-farm residential development to a low density in accordance with local zoning requirements.	N/A	Town Board	Continuous
Land Use	Protect farming operations from nuisance issues (odor, noise etc.) created by the development of incompatible adjacent land uses.	Town Budget	Agricultural Committee ¹	2012

GOAL 2: Maintain agriculture as the economic base of the community.

Related Element(s)	Objectives	Potential Funding Source	Champion/ Partner	Milestone Date
Implementation	Direct farmers seeking to innovate or modernize their operations to information and resources available through the UW-Extension.	UW-Extension	Agricultural Committee	2012

¹ The establishment of a Town of Sevastopol Agricultural Committee is recommended in the Agricultural, Natural and Cultural Resources Chapter. This could be a sub-committee of the Plan Commission.

GOAL 3: Encourage local economic development opportunities that exist in harmony with Sevastopol’s rural atmosphere and support the local tax base.

Related Element(s)	Objectives	Potential Funding Source	Champion/ Partner	Milestone Date
Issues & Opportunities	Update the Town web page to function as a targeted economic marketing tool for desired local business endeavors. 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	2008
Land Use	Review the Zoning Ordinance to consider Tax Impact with new development proposals.	Door County Town Budget	Door County BLRPC	2010
Implementation	Consider a Town sign ordinance and lighting requirements for commercial development to preserve the residential character of the community.	Town Budget	Town Attorney and Planning Consultant	2009
Ag., Cult. & Nat. Resources	Continue to coordinate with local farmers by hosting a Farmer’s Market to showcase local agricultural products in Sevastopol 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	2009
Ag., Cult. & Nat. Resources	Coordinate economic development activities with the Door County Economic Development Corporation.	Town Budget	Town Board Plan Commission DCEDC	Ongoing

Goal 4: Sevastopol encourages 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 Door County and WDNR to identify and remediate brownfield sites within the community.	WDNR	Town Board Door County WDNR	Continuous

Land Use Elements – Chapter 9 and 10

LAND USE POLICIES

1. *Protect and preserve rural character of Sevastopol.*
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. *Recommend that the 20-acre minimum lot size for areas zoned Prime Agricultural should be reviewed. Considerations should include the effectiveness in preserving farmland and land divisions that are affordable.*
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 character of the Town of Sevastopol.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
All	Work with Door County Planning and Zoning to revise the Zoning Ordinance to be consistent with the Comprehensive Plan.	Town Board Door County	Town Board Door County	2010
All	Create an Official Town Map that accurately reflects desired future land uses.	Town Board	Town Board Consultant	2010
Housing Economic Dev	Direct residential and commercial development to those areas identified on the <i>Future Land Use</i> map.	N/A	Town Board	Continuous
Housing	Develop a Land Division/ Subdivision Ordinance to aid in implementing the Comprehensive Plan.	Town Budget	Town Board Consultant	2010
Economic Dev	Establish a Signage Ordinance to preserve views within the community and from STH 42/57.	Town Budget	Town Board Consultant	2010
Housing Economic Dev	Develop a Night sky Lighting Ordinance or establish night sky lighting requirements in existing ordinances to preserve dark skies over Sevastopol.	Town Budget	Town Board Consultant	2010
Housing Economic Dev	Develop a Site Plan Review Committee to review all zoning changes and land divisions.	Town Budget	Town Board Door County Consultant	2010

Housing Economic Dev Ag/Nat/Cult Res	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	Town Board SHPO Consultant	2010-11
All	Consider the adoption of an Eco-Municipality Ordinance.	Town Budget	Town Board 1000 Friends Wisconsin Consultant	2010

GOAL 2: Maintain and enhance environmental corridors in the Town of Sevastopol.

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	Town Board Consultant	2010
Ag/Nat/Cult Res	Establish 50' buffers along all streams as a requirement of new development.	WDNR Door County	Town Board Door 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	Town Board Door County	2010
Housing Ag/Nat/Cult Res	Encourage the development of conservation subdivisions to maintain open space, wildlife habitat, scenic vistas, and farm land.	Town Budget	Town Board 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 within those areas identified on the <i>Future Land Use</i> map.	TIF	Town Board	Continuous
Housing Economic Dev	Develop architectural and design guidelines for new Commercial and Mixed Use construction in Institute and Valmy.	Town Budget	Town Board Consultant	2009-10
Housing Transportation Economic Dev	Improve multi-modal connectivity within and between Institute and Valmy.	WisDOT	Town Board Door County WisDOT Consultant	Continuous

Intergovernmental Cooperation Element – Chapter 11

The goals, objectives and policies provided in this section generally seek to enhance the lines of communication between the Town of Sevastopol and its municipal neighbors. This approach will help to create an environment where cooperation is possible and conflicts are minimized.

INTERGOVERNMENTAL POLICIES

1. *The Town of Sevastopol will seek to cooperate with all neighboring municipalities, Door County, BLRPC, State agencies and the Sevastopol and Sturgeon Bay School Districts for mutual benefit.*
2. *Sevastopol will 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, the WDNR, WisDOT, Door County, BLRPC and other intergovernmental partners.

Related Element(s)	Objectives	Potential Funding Source	Champion/ Partner	Milestone Date
Land Use Economic Development Utilities & Community Facilities	The Town will advocate an Intergovernmental Communication Program that opens lines of communication to encourage coordinated planning efforts, particularly at shared boundaries.	Town Budget	Town Board Door County	Continuous
Intergovernmental	Continue to actively participate in the comprehensive planning activities of neighboring communities, Door County and BLRPC.	Town Budget	Town Board	Continuous
Utilities & Community Facilities	Participate in the planning activities of the school districts, particularly with respect to expansion and building of new facilities.	Town Budget	Town Board	Continuous

Goal 2: Seek new ways to coordinate and share community facilities and services with neighboring communities, the school districts and Door 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, resurfacing, etc.) and then negotiate with the private company for a reduced cost based on the larger project volume.	N/A	Town Board	Continuous
Transportation	Consider opportunities to purchase road maintenance equipment jointly with neighboring communities that can share the equipment in exchange for paying a portion of the purchase and maintenance costs.	N/A	Town Board	Continuous
Transportation	Consider opportunities to lease existing Town equipment to generate revenue for the Town and avoid situations where neighboring communities and the school district own similar equipment that is underutilized.	N/A	Town Board	Continuous
Transportation	Coordinate with surrounding communities to consider snowplowing schedules that efficiently meet the needs of area residents. This may involve using Town equipment to plow portions of City streets (and vice versa) to maximize efficiencies and minimize costs.	N/A	Town Board	Continuous
Utilities & Community Facilities	Investigate opportunities to provide garbage collection and recycling more efficiently by cooperating with neighboring communities and the school districts to coordinate collection times and contract negotiations with private providers to secure costs savings.	N/A	Town Board	Continuous
Utilities & Community Facilities	The Town, school district, and other public and private entities should 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	N/A	Town Board	2009

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.	N/A	Town Board Door County	2009
Housing	Work with the County and local governments to develop a County-wide affordable housing strategy.	N/A	Town Board Door County	2010
All	Encourage the County to establish a Global Climate Change Response Committee to discuss potential affects of global climate change in Door County.	N/A	Town Board Door County	2010

Goal 3: Resolve any future boundary or annexation disputes in a mutually beneficial manner.

Related Element(s)	Objectives	Potential Funding Source	Champion/ Partner	Milestone Date
Land Use	Pursue the development of boundary agreements with the City of Sturgeon Bay to establish expansion areas for a minimum of 10 years.	Town Budget	Town Board	2015