

Introduction

The Implementation Element 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. Supporting policy statements are provided in each associated element chapter. This chapter serves as the master “to do” list for 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. This section was included in each element chapter to highlight the strong connection between the different plan elements. In this chapter, the relationship between different elements 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. The Town and Village Planning Commissions have reviewed the milestone dates to ensure that they are feasible expectations for the Town and Village.

Milestone Date

A specific date, after the adoption of the Comprehensive Plan, when the Town and/or Village will review the plan implementation action to see if the objective has been met and consider additional implementation strategies to achieve the stated goal.

To ensure that the plan elements are understood in their totality over the life of the plan, the Town and Village Planning Commissions will each annually review the goals and objectives. As part of this effort, a joint meeting between the Town and Village Planning Commissions is also encouraged each year.

Responsibilities

Implementation of this comprehensive plan will be the primary responsibility of the Town Planning Commission and Village Planning Commission, respectively. The Planning Commissions will make decisions and recommendations pertaining to development issues, in accordance with this comprehensive plan. A **champion/partner** is provided for each objective. This person/agency will work in conjunction (or under the direction of) with the Town and/or Village Planning Commission.

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 this plan is an effective management tool, the Town Planning Commission and Village Planning 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 Town and Village should initiate its first complete update of this plan by 2014. It is hoped that that update will occur again as part of a multi-jurisdictional process. This will not only make updating the

plan easier, it will also allow for improved efficiencies and likely decreased costs. At that time, information from the 2010 census will be available to update several tables. The 2014 update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the Town and Village should coordinate with all partners identified in the Intergovernmental Element Chapter to understand any external changes that may impact the plan. Finally, the Planning Commissions of the Town and Village will need to complete a comprehensive review of all visions outlined in this plan to evaluate progress and consider additional opportunities.

Element Agendas

What follows is an agenda of goals, objectives and policies for each of the primary plan elements.

Housing Agenda

It is the policy of the Town and Village of Black Creek to:

- *Encourage quality affordable housing opportunities in the Village of Black Creek by supporting the efforts of private, non-profit organizations like community housing development organizations (CHDOs) to develop affordable housing units in the Village of Black Creek.*
- *Enforce residential codes and ordinances to ensure that properties are in good condition.*

HOUSING GOAL #1				
Maintain the environmental assets and rural character of the community so that it continues to be an attractive place to live.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Agricultural, Natural & Cultural Resources	1. Educate new Town residents moving into the area about what it means to live in the country. <ol style="list-style-type: none"> a. Develop “welcome” packet for prospective and new homebuyers in the area. b. Provide information about available services and amenities on the Town and Village web page. c. Have local realtors and area builders distribute this packet. 	Local Realtors	Town Budget	2008

HOUSING GOAL #2				
Preserve or improve the quality of existing housing and maintain housing values over time.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Implementation	1. Educate residents about the importance of property maintenance. <ul style="list-style-type: none"> a. Develop articles for local newspapers and community newsletters that highlight property maintenance techniques and benefits. b. Establish an annual maintenance recognition program to award one property owner each year for his or her efforts to maintain their property and improve the appearance of the Town and Village. 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. 	School Districts, Churches, Service Organizations	Local Budgets	2009

HOUSING GOAL #3				
Provide housing choices for residents in all stages of life (i.e. starter homes, family homes, senior housing, etc.).				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Support existing efforts and consider new programs that will provide additional elderly and disabled resident housing opportunities and services in Black Creek. <ul style="list-style-type: none"> a. Encourage private providers to locate a facility in the Village. b. Survey seniors to understand the services that are needed locally. 	Private Developers	WI Housing & Econ. Dev. Authority (WHEDA) WHEDA Foundation Housing Grants	2010

Transportation Agenda

It is the policy of the Town and Village of Black Creek to:

- *Direct access to Village Streets, County Roads and Town Roads, rather than providing direct access to STH 47 & STH 54, whenever feasible.*
- *Seek funding for transportation improvements (i.e. acceleration lanes, frontage roads, etc.) needed to safely accommodate development from developers.*
- *Encourage WisDOT and Outagamie County to send letters to property owners along any roads they will be improving in order to keep residents informed of work schedules and plans.*
- *Support efforts of Outagamie County to implement the Outagamie County Greenway Plan.*
- *Require development on the east side of the Village, within the sanitary district, north of CTH B to incorporate the trail recommendations provided in the Outagamie County Greenway Plan and the Transportation Map in this chapter.*
- *Support efforts for a rail-to-trail conversion of the Wisconsin Central Limited Railroad Route (owned by Canadian National) between New London and Seymour.*

It is the policy of the Town of Black Creek to setback development along STH 47 to provide space to accommodate any future road expansions.

TRANSPORTATION GOAL #1				
To maintain and improve roads in a timely and well planned manner.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Implementation	1. In accordance with state law, using PASER, continue to update road ratings, as required.	Town / Village Staff	Town/Village Budget	Annually
Implementation	2. The Town should continue to use its Capital Improvements Plan and Budget (CIP/B) to coordinate and plan for annual roadway improvements and maintenance as well as and other capital improvements (i.e. equipment purchases, facility improvements, park improvements, etc.). The Village should consider creating its own CIP/B for use in annual budgeting.	Town/Village Treasurer	Town / Village Budget	2007 for Village to Start
Implementation	3. Seek to keep residents informed of transportation improvements. <ul style="list-style-type: none"> a. Provide information about road improvements at the annual Town and Village meetings. b. Provide information about transportation improvements on a Town and Village (separate or combined) web site. 	WisDOT and Outagamie County	Not Applicable	a. Begin in 2006 b. 2008

Land Use	<p>4. Seek to minimize the potential for farming vehicle conflicts on local roadways.</p> <ul style="list-style-type: none"> a. Encourage farmers to provide adequate warning signage and lighting on their vehicles. Include information about these practices in a Town Newsletter and on the Town Web Site. b. Provide additional signs notifying motorists that the Town is a farming community and to beware of farm vehicles on the roads. c. Consider opportunities to provide gravel pull-offs on particularly congested roads as a means for farm equipment to pull off and allow faster moving vehicles to safely pass. This opportunity could be considering during a future update of the Town's PASER results and CIP. 	WisDOT	Town Budget	<ul style="list-style-type: none"> a. Annually Beginning in 2008 b. 2009 c. 2012
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TRANSPORTATION GOAL #2				
Enhance pedestrian links and amenities.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	<p>1. Establish trail and pedestrian connections through the community.</p> <ul style="list-style-type: none"> a. Coordinate with Outagamie County when resurfacing CTH B (2007) and CTH PP (2005) so appropriate consideration is given to the development of bike paths in accordance with the <i>Outagamie County Greenway Plan</i>. b. Complete an inventory of sidewalks in the Village and develop a schedule for improvements based on conditions, and extensions. The resulting report should be included in any future Village Capital Improvement Plan and Budget (CIP/B). The installation of sidewalks could be financed through special assessments. 	Outagamie County	Outagamie County & Private Developers	<ul style="list-style-type: none"> a. 2005 b. 2009
Land Use	<p>2. Consider opportunities to provide additional downtown parking.</p> <ul style="list-style-type: none"> a. Complete a parking study (may be financed in whole or part by local businesses) b. Study and pursue alternative parking accommodations for downtown businesses (i.e. rear access parking, parking lot creation, and parking along abandoned railroad corridor). 	Local Businesses	Local Businesses	2008

TRANSPORTATION GOAL #3				
Improve traffic flow on STH 47 and STH 54.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	<ol style="list-style-type: none"> 1. Become an active partner in WisDOT and Outagamie transportation improvements made in the area by: <ol style="list-style-type: none"> a. Working with WisDOT and the Outagamie County Highway Department at any opportunity presented, particularly with respect to improvements to STH 47, STH 54, CTH PP, CTH A and CTH B. b. Providing copies of this plan to WisDOT and Outagamie County. c. Coordinating with Outagamie County during the development of the County Comprehensive Plan to ensure that local interests are represented. d. Participating in the STH 47 Corridor Preservation Planning efforts of WisDOT and the ECWRPC by providing recommendations related to access, passing lanes, and the like. 	Town/Village Staff and Boards	Not Applicable	<ol style="list-style-type: none"> a. Continuous b. Th2005 c. Thru 2010 d. Thru 2006
Land Use	<ol style="list-style-type: none"> 2. Support the long-term viability of STH 47. <ol style="list-style-type: none"> a. Require larger setbacks along the STH 47 right-of-way, so if expansion is needed, space is available. This will require revisions in the Town Zoning Ordinance to create an overlay zone. b. Use the maps and topics discussed in this Comprehensive Plan as a guide for considering improvements along the corridor. c. Coordinate with WisDOT and Outagamie County to upgrade CTH B to accommodate additional traffic as an important local collector street. d. Communicate with the law enforcement officials to achieve heightened enforcement for required stops and speed limits along STH 47. e. If a new road is put in from the proposed CTH A and STH 47 overpass to Stingle Road, upgrade Stingle Road and 12 Corners Road as these two roads will become important local connecting routes to the Village of Black Creek 	Town / Village Staff and Boards	Not Applicable	Continuous

Utilities & Community Facilities Agenda

It is the policy of the Town and Village of Black Creek to:

- *Annually evaluate utilities and community facilities provided within each community to ensure that they are efficient and effective. Needed improvements will be determined primarily through local budgeting processes and the use of Capital Improvement Plans.*

- *Support the continued operation and expansion of community facilities provided by Outagamie County, local school districts, private companies and others that serve residents of Black Creek.*

- *Coordinate with Outagamie County to ensure that:*
 - *Stormwater management practices are enforced;*
 - *Proposed trail extensions outlined in the Outagamie County Greenway Plan are completed in a timely fashion in accordance with planned road upgrades and other improvements;*
 - *Efforts are made to protect the groundwater table by addressing (e.g. banning) the filling of ponds with well water.*
 - *Police protection and dispatch services continue to meet high standards; and*
 - *Access to public library facilities is maintained.*

- *Work closely with the Black Creek Sanitary District to coordinate the orderly extension of services.*

- *Continue to communicate with local school districts about new development in the Town and Village to allow the school districts to plan appropriately for staff, building additions, and other needs. This can be achieved by providing copy of all Planning Commission & Board Agendas, with detailed information with respect to new residential development (locations, number of units, type of units, etc.), to area school districts.*

It is the Policy of the Village of Black Creek to continue to install curb and gutter on all streets in the Village in accordance with the Village's adopted ordinances.

UTILITIES & COMMUNITY FACILITIES GOAL #1				
Continue to provide, and seek to expand where feasible, the quality and quantity of community facilities and services available to residents.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Intergovernmental Cooperation Land Use	1. Work with Outagamie County, and if necessary adopt a Town policy, to encourage developers to consider alternative waste treatment systems in support of innovative subdivision designs (i.e. cluster and conservation subdivisions).	Outagamie County	Town Budget	2006
Intergovernmental Cooperation Land Use	2. The Town and Village should coordinate with one another to consider opportunities to allow for sewer development in the Town, in certain circumstances, particularly adjacent to the Village, without annexing the property. This discussion may result in the creation of a service or boundary agreement.	ECWRPC	Not Applicable	2006
Transportation Land Use	3. Explore the potential for establishing a Town and Village Stormwater Utility District and a Town and Village Transportation Utility District.	Town and Village Boards	Town and Village Budgets	2007

UTILITIES & COMMUNITY FACILITIES GOAL #2

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

RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Issues & Opp.	1. Educate residents about available community facilities in the area through a local community newsletter and web site, particularly to ensure that populations in need can obtain services. This objective could be achieved separately by the Town and Village or in a combined fashion.	Town / Village Staff	Town / Village Budget	Begin with Web Site in 2008
Issues & Opp.	2. Review local zoning requirements related to cellular towers to provide adequate protection and provisions. As necessary, update the cellular ordinances to further encourage co-location, stealth technologies, and other techniques to minimize the visual impact of cellular towers.	Town / Village Staff and Outagamie County	Town / Village Budget	2006
Implementation	3. The Village should develop a Capital Improvements Program and Budget to serve as a central tool to implement this plan and develop needed utilities and community facilities. This activity should be initiated by the Village Plan Commission as it seeks to identify priorities for implementation of this plan. The Town should continue to use its CIP/B as a local planning tool.	Village Treasurer	Village Budget	2005
Land Use	4. Evaluate, through an open space and recreation plan, park facilities needs and specific improvements. This effort can either be accomplished separately by the Town and Village or together as part of a coordinated planning effort	Town and Village Staff	Town / Village Budget	2006

Agricultural, Natural & Cultural Resources Agenda

It is the policy of the Black Creek Community to:

- *Discourage development that will interfere with important natural resources, wildlife habitats, and wetlands.*
- *Maintain 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.*
- *Support local farmers and farm operations.*
- *Coordinate with WDNR to identify and protect wildlife habitats.*
- *Discourage habitat fragmentation by encouraging development adjacent to existing development.*
- *Coordinate with local quarry operators to ensure that operations adhere to the requirements of NR 135.*
- *Continue to support effective farmland preservation programs at the county and state levels.*

AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOAL #1				
Maintain and expand wildlife habitat.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Create, maintain and enhance natural buffers along stream banks (e.g. Duck Creek and Black Creek) and the Burma Swamp. <ul style="list-style-type: none"> a. Support the efforts of Outagamie County to enforce stream and lake setback requirements by enforcing local zoning requirements and policies established in the <i>Outagamie County Land and Water Resource Management Plan</i>. b. Work with Outagamie County and the Wisconsin DNR and DATCP to promote and help fund buffer strips along streams and the lakeshores. c. Educate residents about the importance of environmental corridors and support efforts by the East Central Wisconsin Regional Planning Commission to identify and protect these areas. 	Outagamie County DNR DATCP ECWRPC	See Champion/ Partner	Continuous
Land Use	2. 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.	Northeast Wisconsin Land Trust	Northeast Wisconsin Land Trust	Continuous

AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOAL #2				
Preserve the best farmland in the Town for agricultural production.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Restrict residential and commercial development to areas least suited for farming, with soils that support foundations and septic systems. Consider revisions to local zoning requirements to more effectively establish this requirement.	Soil Conservation Service	Not Applicable	2007
Land Use	2. Seek to severely limit land divisions or subdivisions on prime farmland, unless conservation based and at least 50 percent of farmland is preserved. Individual lot development on farmland should be directed to the edges of farm fields. Develop local subdivision standards to address this objective.	Village & Town Boards	Not Applicable	2008
Land Use Implementation Issues & Opp.	3. Establish an Agriculture Preservation Committee to: <ul style="list-style-type: none"> a. Educate local farmers and builders about the potential for conservation subdivisions, land trusts and purchase of development rights. b. Coordinate with Outagamie County and the East Central Wisconsin Regional Plan Commission to explore the potential for establishing a transfer of development rights program (additional information about this tool is provided in the Implementation Chapter). c. Protect areas of prime agricultural land in the Town through appropriate land use controls and cluster/conservation subdivision design options. d. Mitigate disputes between residents living adjacent to farmland. 	Local Farmers	Town Budget	2005
Intergovernmental Cooperation	4. Participate in the planning efforts of Outagamie County to ensure that the county comprehensive plan represents the interests, visions, and expectations of Black Creek	Outagamie County	Not Applicable	Thru 2010

AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOAL #3				
Protect surface and groundwater quality.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Educate residents about groundwater quality issues related to arsenic.	WDNR & ECWRPC	WDNR & ECWRPC	Continuous
Land Use	2. Encourage residents to regularly monitor their water quality.	Outagamie County Health Dept.	Outagamie County	Continuous
Land Use	3. Consider adoption of local ordinances to establish additional well requirements (e.g. community systems, shallower basements to lesson removal of surface water).	Outagamie County Health Department and WDNR	Town and Village Budgets	2006

Economic Development Agenda

It is the policy of the Town and Village of Black Creek to:

- *Assist in creating new employment opportunities by providing assistance to persons and organizations interested in developing new, or expanding existing, small businesses in the Village and planned areas in the Town.*
- *Enhance the historic character of the Village to enhance the attractiveness of downtown businesses to customers and promote tourism.*
- *Encourage diversification of available goods and services.*
- *Promote the retention and expansion of existing businesses and industry.*
- *Provide for industrial traffic movement so that it will avoid minor residential streets. Similarly, provide controlled access from industrial areas to major roads where traffic volumes make this necessary.*
- *Pursue infrastructure improvements necessary to support economic growth and development (e.g., water, sewer, electricity, transportation).*
- *Update performance standards as needed (e.g., signage, noise, lighting, vibration).*
- *Support development proposals that provide a mix of uses in the Village, including residential, retail, and service establishments that, taken as a whole, will produce not only enough additional property tax revenue to meet the cost of increased demand for public services.*
- *Pursue opportunities to expand the Village’s downtown district by integrating the area along the trail corridor. This area should be included in the streetscape design discussed in Goal #2, Objective #2.*

ECONOMIC DEVELOPMENT GOAL #1				
Expand economic development opportunities to “grow” and diversify the local economy and improve the quality of life.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Issues & Opportunities	1. Develop a Black Creek Web Page as an economic marketing tool (or separate Town and Village Web Pages). <ul style="list-style-type: none"> a. Provide demographic, market, site locations, cost, and other information about the community for prospective entrepreneurs. b. Maintain a list of current businesses on the Web Page. 	Town / Village Staff	Town / Village Budgets	2008
Land Use	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.	Town/Village Staff	Town/Village Budgets	2006
Land Use	3. Make a copy of this Comprehensive Plan available to local realtors (possibly via the community web page).	Town/Village Staff	Town/Village Budgets	2008 or before
Intergovernmental Cooperation	4. Coordinate with local and county organizations to market the Village of Black Creek for economic growth opportunities.	Fox Cities Chamber of Commerce	Local Business Community	Continuous

Intergovernmental Cooperation	5. Attract new businesses through advertising, assisting business prospects through the Village approval process, developing and distributing a written community profile, inventorying sites and buildings, and developing a marketing video.	Fox Cities Chamber of Commerce	Fox Cities Chamber of Commerce	2014
Land Use	6. Encourage developers of new residential subdivisions to consider opportunities to include sites for neighborhood commercial development (e.g. corner store / daycare) on the edges of neighborhoods along important Village streets.	Town / Village Boards	Fox Cities Chamber of Commerce	Continuous
Land Use	7. Create an economic development strategy, which would include targeted marketing to neighboring communities.	Fox Cities Chamber of Commerce	Fox Cities Chamber of Commerce	2012

ECONOMIC DEVELOPMENT GOAL #2				
Revitalize the downtown to enhance its historic charm, mix of businesses, walkable amenities, and tourist potential.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Establish a Tax Increment Finance (TIF) district downtown to support revitalization of the Main Street Corridor.	Village Board	Village Businesses	2006
Land Use	2. Develop a streetscape plan for the Main Street Corridor. This effort would include façade improvements for local businesses, as well as, street amenities like sidewalk improvements (i.e. pavers), lighting improvements, signage and canopies, street furniture (i.e. waste receptacles and benches), as well as landscaping.	Local Businesses	Local Businesses and Village Budget	2007
Land Use	3. Develop a design standards ordinance to support the historic character of the downtown and design elements identified in the streetscape plan for the area (refer to #2).	Local Businesses	Local Businesses and Village Budget	2008
Land Use Agricultural, Natural & Cultural Resources	4. Support the historic design/character by investing in needed lighting, signage, pedestrian amenities, plantings and other improvements identified in the streetscape plan.	Local Businesses	Local Businesses and Village Budget	2010
Land Use	5. Coordinate with area banks to establish a revolving loan fund for façade improvements.	Local Banks	Local Banks	2009
Land Use	6. Complete a market analysis and supporting redevelopment plan to understand the customer base and develop a strategy for revitalization that can draw in customers, identify a specialty local market and point of community pride that is able to compete by offering a different environment, products, and services than available elsewhere in the Village or region.	Local Businesses	Local Businesses and Village Budget	2008
Land Use	7. Complete an evaluation of parking availability and consider opportunities to establish parking on vacant lots, a park & ride lot, as well as shared parking areas to accommodate Main Street businesses.	Local Businesses	Local Businesses and Village Budget	2011

ECONOMIC DEVELOPMENT GOAL #3				
Develop and maintain a physical, cultural, educational, and recreational environment in the Village that is conducive to business and residential development.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Adopt tools like the Planned Unit Development District (refer to the Land Use Element for more information) to accommodate desired mixed development (e.g. residential and commercial) in a single development.	Town / Village Board	Town / Village Budgets	Continuous
Implementation	2. Organize at least one annual community event that is advertised throughout the county to bring visitors to the area.	Town / Village Board	Fox Cities Chamber of Commerce	2013

ECONOMIC DEVELOPMENT GOAL #4				
Collect the revenue needed to maintain and expand public infrastructure and services.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Utilities & Community Facilities	1. Coordinate improvements with state, county and other agencies as needed to minimize duplication of services and increase efficiencies in services provided.	Town and Village Boards	Not Applicable	Continuous
Implementation	2. Consider the establishment of a impact fees to finance needed capital improvements.	Town and Village Boards	Not Applicable	2005
Land Use	3. Consider establishing a joint Town / Village industrial park.	Town and Village Boards	Town and Village Budgets	Concurrent with any by pass development

ECONOMIC DEVELOPMENT GOAL #5				
Improve communication and coordination with local businesses to support the retention and expansion of local businesses.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Visit and inventory local businesses and vacant buildings and sites.	Chamber of Commerce	Village Budget	2008
Implementation	2. Seek to establish an Economic Development Committee (including Village and Town representatives) to act as the lead agency responsible for assisting business and industry seeking to locate in the area. This committee would also oversee many of the objectives outlined in this chapter.	Town and Village Boards	Not Applicable	2007
Implementation	3. Encourage local businesses to establish a chamber of commerce or business association in order to more effectively communicate their desires and expectations with the Town and Village.	Economic Development Committee	Not Applicable	2007

Intergovernmental Cooperation Agenda

It is the policy of the Town and Village of Black Creek to:

- *Seek to cooperate with all neighboring municipalities, Outagamie County, state agencies, and school district for mutual benefit.*
- *Expand and continue to explore the potential for mutual services with neighboring communities and the school districts (including road development and maintenance, garbage collection, etc.).*
- *Coordinate with the ECWRPC with respect to the permitting and reclamation of quarry operations.*
- *Coordinate with WisDOT and WDNR to ensure transportation facilities are safe and natural features are protected.*

INTERGOVERNMENTAL COOPERATION GOAL #1				
Expand and improve lines of intergovernmental communication.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Implementation Land Use	1. Participate in the “Smart Growth” planning activities of neighboring communities, Outagamie County, and the ECWRPC.	Town and Village Boards	Not Applicable	Thru 2010
Utilities & Community Facilities	2. Notify the appropriate school district about proposed residential developments and rezonings so the districts may plan for additional school children. Encourage the school district to provide input into these decisions and consider opportunities for school construction in the Town.	Town and Village Clerk	Town and Village Budget	Continuous
Transportation Implementation	3. Work with WisDOT as a partner to plan for development adjacent to the STH 47 corridor. <ul style="list-style-type: none"> a. Remain involved in the preparation of the STH 47 corridor study. b. Partner with WisDOT to develop an Official Town Map that identifies points of access and supporting town road networks to limit traffic impacts on STH 47. c. Notify WisDOT of proposed development projects and rezonings near STH 47 so WisDOT may plan accordingly for needed improvements. 	WisDOT	Town and Village Budgets	A. Thru 2006 B. 2007 C. Continuous

INTERGOVERNMENTAL COOPERATION GOAL #2				
Resolve annexation and boundary disputes between the Town and Village.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Implementation Land Use	1. Develop a boundary agreement to establish expansion areas for a minimum of 10 years in accordance with development planned on the Future Land Use Maps.	Town and Village Boards	Town and Village Budgets	2010
Implementation Land Use	2. Coordinate to develop an extra-territorial zoning ordinance to address development around the Village into area of the Town in accordance with this plan.	Outagamie County	Village Budget	2012
Implementation Land Use	3. Investigate opportunities for shared service agreements (e.g. water and sewer) in areas immediately adjacent to the Village.	Town and Village Boards	Town and Village Budgets	Continuous

INTERGOVERNMENTAL COOPERATION GOAL #3				
Continue to seek new ways to coordinate and share community facilities and services with neighboring communities and Outagamie County whenever efficient.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Implementation	Host a bi-annual summit with the communities and agencies identified in this chapter to discuss concerns, plans, exchange ideas and report implementation achievements. This summit may be facilitated by the County or co-hosted with neighboring communities.	Outagamie County	Not Applicable	Odd # Years Beginning in 2005

Land Use Agenda

It is the policy of the Town and Village of Black Creek to:

- *Review all development proposals in accordance with this Comprehensive Plan. Decisions will be based on the guidelines provided in the plan and further discussed in the Implementation Chapter.*
- *Provide sidewalks, trails, and other pedestrian and cycling connections throughout the Village to offer a walkable environment.*
- *Build to the sidewalk to promote walkability.*
- *Promote energy efficiency building and design practices by encouraging development that complies with the Wisconsin Energy Star program or similar programs.*
- *Create spaces throughout the community for citizens to be physically active (e.g. parks, trails, sidewalks).*
- *Make the front of new commercial and industrial buildings “permeable” (i.e., no blank walls, use windows, doors, material changes and other amenities to keep the buildings interesting).*
- *Prohibit parking lots in front of apartment buildings, unless on-street parking is provided.*
- *Encourage infill and new development based on Traditional Neighborhood Design and New Urbanism principals in the Village.*
- *Improve connectivity by using grid-like patterns and using trails and sidewalks to make walking easy and safe.*
- *Seek to maintain the environmental features shown on the Future Land Use Maps by directing development away from these areas.*

LAND USE GOAL #1				
Create a healthy, livable community that attracts quality residential and business development.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Land Use	1. Develop connectivity standards within the subdivision and zoning chapters of the Town and Village ordinances to promote better connectivity though the community.	WisDOT	Town and Village Budgets	2009
Economic Development	2. Review and revitalize local landscape ordinances to include illustrations and an information brochure to make the ordinance more user-friendly.	Local Business Community	Town and Village Budgets	2007
Land Use	3. Encourage mixed used developments that integrate businesses/services (e.g. schools, offices, parks) and housing in close proximity by revising the Village Zoning Ordinance to allow corner uses (e.g. neighborhood activity centers).	Developers	Village Budget	2006

LAND USE GOAL #2				
Create a destination point for residents and visitors.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Economic Development	1. Improve the Village of Black Creek downtown and adjacent gateways so that they may become a focal point for quality development using tax incremental financing, grants, and private investment.	Economic Development Committee & Chamber of Commerce	Downtown Businesses	2009
Utilities & Community Facilities	2. Expand identification signage, directional signage, historic street signage and lighting within the Village to meet the needs of both motorists and pedestrians.	Economic Development Committee	Downtown Businesses	2006
Economic Development	3. Encourage economic redevelopment of the Village's downtown through marketing, zoning, and other incentives.	Economic Development Committee & Chamber of Commerce	Downtown Businesses	2007
Utilities & Community Facilities	4. Provide information kiosks to help direct visitors through the community.	Economic Development Committee & Chamber of Commerce	Downtown Businesses	2007
Implementation	5. Review model Traditional Neighborhood Design and New Urbanism codes available from the UW-Extension and other organizations to consider changes in the Village's Zoning Code.	Economic Development Committee	Village Budget	2008
Implementation	6. Create a Village design ordinance with specific standards for commercial, industrial and multiple family residential developments.	Economic Development Committee	Village Budget	2009

LAND USE GOAL #3				
Protect the abundant and high quality natural resource areas to maintain the Town and Village's natural atmosphere and community character.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Agricultural, Natural & Cultural Resources	1. Identify and map primary and secondary conservation areas in the Town using the maps from this plan as a starting point.	UW-Extension	WDNR	2005
Agricultural, Natural & Cultural Resources	2. Permit the development of cluster or conservation subdivisions in the Town to maintain environmental corridors for wildlife habitat, open scenic vistas from roadways, and to buffer the subdivision from nearby agricultural areas.	Town Board	Town Budget	2006

Implementation Agenda

- *It is the policy of the Town and Village of Black Creek to use its Comprehensive Plan as a central tool in local decision-making.*
- *It is the policy of the Town and Village that as available, updated information to supplement this initial plan (e.g. updated Existing Land Use Map, updated Zoning Map, updated Transportation Network Map, groundwater study information, 2005 STH 47 Corridor Study Results, etc.) will be incorporated into the document.*

IMPLEMENTATION GOAL #1				
To ensure that the Town and Village of Black Creek Multi-Jurisdictional Comprehensive Plan is an effective tool for making local land use decisions.				
RELATED ELEMENTS	SUPPORTING OBJECTIVES	CHAMPION / PARTNER	POTENTIAL FUNDING SOURCE	MILESTONE DATE
Issues & Opportunities	Annually review the goals and objectives presented throughout this chapter to assess implementation success and consider additional objectives. It is anticipated that each Planning Commission will achieve this in a single meeting. This meeting may be held together to provide for additional coordination.	Town and Village Staff	Not Applicable	Annually

IMPLEMENTATION PROGRAMS

The Comprehensive Planning Law requires community plans include a compilation of goals, objectives, policies and programs. Included among the objectives highlighted in this chapter (with supporting information provided in the associated element chapters) are several program initiatives. These programs include: a regional purchase/transfer of development rights program, downtown streetscape improvements program initiative, and property maintenance. These are in addition to the Town’s current capital improvements program efforts. These programs compliment the visions presented in this plan and impact each of the nine required plan elements.

ORDINANCE NEEDS

The goals, objectives and policies identify several ordinances needed to effectively implement this plan. Below are some additional ordinances that are not highlighted elsewhere in this plan that are recommended to effectively implement this plan.

Town Ordinances

1. Quarry Operation Ordinance. Such an ordinance would require the Town to establish local agreements with quarry operators. The agreements would include specific requirements and permitting restrictions, including provisions related to blasting. These agreements will also include annual Town licensing fees that the Town will collect in a fund to be used to maintain roads damaged by quarry traffic. At a minimum, the town development agreements with local quarry operators should:
 - Include provisions for requiring local quarry operators to submit annual written reports discussing the status of their quarry site, significant changes in mineral extraction operations, and activities anticipated during the next year. Said report shall also document blasting activities for the year of the report and log all complaints received, and include the results of annual groundwater monitoring efforts.
 - Require a detailed site plan submittal to the Town to define the existing and proposed limits of any quarry operation.
 - Require landscape berms to be installed at mutually agreed upon locations to screen quarry operations for roadways and nearby residential development.
 - Require that quarry access to County and Town roads be paved as needed so as to prevent the overflow and tracking of materials on Town and County roadways.
 - Define blasting times and restrictions related to ground vibration, air blasting, fly rock.
 - Stipulate requirements for the safe storage of explosives in accordance with COMM 7 of the Wisconsin Administrator Code and annually submit to the appropriate fire department a copy of its explosives storage permit.
 - Require quarry operators to maintain a call list to notify residents in the vicinity of the quarry of imminent blasting activities. The calls will be on a request basis only and a single telephone call will be satisfactory.
 - Require quarry operators to comply with all applicable noise regulations.
 - Require quarry operators to pay an annual licensing fee, the profits from which will be used to offset Town road maintenance and safety costs.
 - Require quarry operators to maintain liability insurance policy that includes provisions for addressing well problems for adjoining property owners.
 - Require quarry operators to provide a groundwater-monitoring program, including the use of monitoring wells at the perimeter of the quarry site to monitor the impact of mining operation on groundwater levels and quality.
 - Reserve the right for the Town to have Town authorized personnel conduct on-site inspections as needed.
2. Zoning Overlay for Quarry Expansion. Consider revising the Town Zoning Ordinance to provide an overlay zone that would effectively prohibit residential development adjacent to gravel pits in accordance with a planned 50-year gravel pit expansion area based on land holdings of quarries and material deposits.

3. **Driveway Ordinance.** A local driveway ordinance regulates the length and location of driveways. These ordinances require persons interested in development to first obtain a driveway permit from the Town. Accordingly, the local driveway permit becomes the first step in pursuing development. By establishing such an ordinance, the Town will have a direct say in development that would otherwise not be reviewed by the Town.
4. **Subdivision Land Division Ordinance.** This item is highlighted in several of the objectives presented in this chapter and would include provisions for conservation-based developments.
5. **Overlay Zoning District for Arsenic.** Such an ordinance would be in conjunction with the recently approved county-wide well casing requirements imposed by the WDNR for private wells. A local Town ordinance could go further to require community-based well development for local subdivisions.
6. **Official Map.** Such a map would be used to prevent development along the preferred by-pass route. More information on official mapping is included in Chapter 9.

Village Ordinances

1. **Planned Unit Development Zoning District.** Such an ordinance effectively allows for a mix of different land uses on a single property (e.g. residential and commercial). A more complete description of this ordinance is provided in Chapter 10.
2. **Official Map.** Such a map would be used to prevent development along the preferred by-pass route. More information on official mapping is included in Chapter 9.