

## Introduction

The Implementation Element is the “how to” portion of the plan. It prescribes actions necessary to realize the visions. This would include proposed changes to applicable zoning ordinances, adoption of site plan regulations, development of design review ordinances and development of a town subdivision ordinance. This chapter serves as the master “to do” list for implementing this plan.

## Relationship Between Elements

Throughout the plan, coordination between the nine (9) required elements has been highlighted as a special section of each element chapter. A single objective may apply to more than one element of this plan. The tables printed at the end of this chapter also identify the specific elements that relate to each goal and objective.

## Measuring Progress

Special attention has been given to the **milestone dates** (see definition in box) to help ensure that individual objectives act in harmony with other stated goals and objectives. The Town Plan Commission and Town Board have reviewed the milestone dates to ensure that they are feasible expectations for the town.

To track progress towards the goals and objectives, the Town of Center Plan Commission will annually review milestone dates in this chapter. Part of this effort, will also include addressing conflicts which may arise between the nine 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.*

## Responsibilities

This plan was developed by the Town of Center Plan Commission. Implementation of the Town of Center Comprehensive Plan will be the primary responsibility of the **Town of Center Plan Commission**. In accordance with this plan, the Town of Center Plan Commission will make recommendations pertaining to development issues for the Town Board and Outagamie County to consider when making final decisions.

## Updating the Comprehensive Plan

As is stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that the town's plan is an effective management tool, the Town of Center Plan Commission will **review the plan goals and objectives annually** to track those activities that have been completed and add additional objectives as needed to accomplish the stated goals.

The Town of Center Plan Commission will initiate its **first major update and revision of this plan by 2013**. The 2010 census will be available to update several informational tables. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the town will coordinate with all partners identified in the Intergovernmental Element Chapter to include any external changes that may impact the plan. Finally, the Plan Commission will complete a comprehensive review of all visions/policies, goals, objectives and programs outlined in this plan to evaluate progress and consider additional opportunities.

## Housing Agenda

ELEMENT (S)	OVERALL GOALS
Housing Ag., Nat. & Cult.	Maintain the environmental assets and rural character of the community so that it continues to be an attractive place to live.
Housing	Conserve or improve the quality of existing single-family housing stock and maintain housing values over time.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Housing Ag., Nat. & Cult.	Using the information provided in the Agricultural, Natural and Cultural Resources Element, identify and map areas for primary and secondary conservation in the Town of Center.	<b>2013</b>
Housing Ag., Nat. & Cult. Resources	Consider developing a conservation subdivision ordinance to encourage the preservation of natural areas, minimize the impact of sprawl, and protect farmland in the town. Use the model ordinance developed by University of Wisconsin Extension as a resource in this effort	<b>2016</b>
Housing Ag., Nat., & Cult. Resources Land Use	Encourage “low impact” development within the town that can help reduce stormwater runoff and flooding.	<b>Continuous</b>
Housing Intergovernmental	Support county programs and consider new programs that will provide elderly and disabled residents with housing services in the Town of Center so these residents can continue to live independently.	<b>Continuous</b>
Housing	Coordinate with nearby cities and villages to direct large alternative and multiple family developments to these environments where appropriate services are available.	<b>Continuous</b>
Housing	Survey seniors to understand the services that are needed locally.	<b>2009</b>
Housing	Educate town residents about the importance of property maintenance. <ol style="list-style-type: none"> <li>a. Develop articles for the town newsletter that highlight property maintenance techniques and benefits.</li> <li>b. Establish an annual maintenance recognition program.</li> <li>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.</li> </ol>	<b>A. Annually beginning in 2006</b> <b>B. 2007</b> <b>C. 2008</b>
Housing	Educate new residents moving into the area about what it means to live in the country. <ol style="list-style-type: none"> <li>a. Develop “welcome” packet for prospective and new homebuyers in the area.</li> <li>b. Have local realtors and area builders distribute.</li> </ol>	<b>a. 2005</b> <b>b. Continuous</b>
Housing	Encourage quality affordable housing opportunities in the Town by: <ol style="list-style-type: none"> <li>a. Supporting the efforts of private, non-profit organizations like community housing development organizations (CHDOs) to develop affordable housing units in the Town of Center.</li> <li>b. Encouraging enforcement of town and county residential codes and ordinances to ensure that rental properties are in good condition.</li> </ol>	<b>Continuous</b>

## Transportation Agenda

ELEMENT (S)	OVERALL GOALS
Transportation	To maintain and improve town roads in a timely and well planned manner.
Transportation, Land Use	Enhance the pedestrian links and amenities available in the Town of Center, particularly in Center Valley, Mackville and along Bear Creek and Mackville Creek.
Transportation, Land Use	Seek to expand opportunities for alternative transportation (i.e. walking and cycling) in the Town of Center

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Transportation	In accordance with state law, using PASER, continue to update road ratings in the Town of Center, as required.	<b>Continuous</b>
Transportation Utilities/Community Facilities	Develop a Capital Improvements Program to coordinate and plan for annual roadway improvements and maintenance as well as and other capital improvements.	<b>2012</b>
Transportation Intergovernmental Land Use Ag., Nat. & Cult.	<p>Become an active partner in transportation improvements made in the town by WisDOT and Outagamie County by:</p> <ul style="list-style-type: none"> <li>a. Partnering with WisDOT, the Outagamie County Highway Department, and the ECWRPC to participate in the STH 47 corridor study effort and to develop an Official Map of the town illustrating planned future roadways.</li> <li>b. Providing copies of this plan to WisDOT and Outagamie County</li> <li>c. Coordinating with Outagamie County during the development of the County Comprehensive Plan to ensure that town interests are represented.</li> <li>d. Supporting efforts of Outagamie County to implement the <i>Outagamie County Greenway Plan</i>.</li> </ul>	<ul style="list-style-type: none"> <li>a. <b>2004 – 2006</b></li> <li>b. <b>2004</b></li> <li>e. <b>Through 2010</b></li> <li>f. <b>Continuous</b></li> </ul>
Transportation Land Use Intergovernmental	Coordinate with Outagamie County so when improvements/reconstruction of county roads are scheduled, appropriate consideration is given to the development of bike paths.	<b>Continuous</b>

## Utilities & Community Facilities Agenda

ELEMENT	OVERALL GOALS
Utilities & Comm. Facilities	Provide efficient, cost-effective services to residents of the Town of Center.
Utilities & Comm. Facilities	Expand, where feasible, the quantity of community facilities and services available to residents of the Town of Center.
Utilities & Comm. Facilities	Ensure that all development is served by adequate utilities.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Utilities & Community Facilities Intergovernmental	Support the continued operation and expansion of community facilities provided by Outagamie County, area school districts, private companies and neighboring communities, which serve residents of the Town of Center.	<b>Continuous</b>
Utilities & Community Facilities Intergovernmental Ag., Nat., & Cult. Resources Land Use	Coordinate with Outagamie County to ensure that the identified Phase II Trail along Meade Street and CTH PP through the Town of Center to Plamann Park is completed in accordance with the recommendations outlined in the <i>Outagamie County Greenway Plan</i> .	<b>Continuous</b>
Utilities & Community Facilities Economic Development	<p>Improve communication with residents and business owners.</p> <ul style="list-style-type: none"> <li>a. Increase distribution of the town newsletter to a quarterly publication.</li> <li>b. Establish a town web page to provide information about town leaders, committees, minutes, upcoming activities, and available utilities and community facilities. This site should be interactive and allow residents to get answers to questions and highlight information to ensure that populations in need can obtain services available (i.e. parents, elderly, landowners, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>a. <b>2007</b></li> <li>b. <b>2004</b></li> </ul>
Utilities & Community Facilities	<p>Seek to minimize the impact of the naturally occurring-arsenic found in the groundwater.</p> <ul style="list-style-type: none"> <li>a. Educate residents about the risks associated with naturally occurring arsenic.</li> <li>b. Encourage residents to seek annual testing of their water supplies.</li> <li>c. Encourage residents to seek available treatment technologies to mitigate risks.</li> </ul>	<b>Continuous</b>
Utilities & Community Facilities	Coordinate with Outagamie County to ensure that the county cellular tower ordinance provides adequate protection and provisions for the Town of Center. If deemed necessary, work with the county to update the cellular ordinance to further encourage co-location, stealth technologies, and other techniques to minimize the visual impact of cellular towers.	<b>2015</b>

Utilities & Community Facilities	Continue to communicate with local school districts about new development in the town in order to allow the school districts to plan appropriately for staff, building additions, and other needs. a. Provide copy of all Plan Commission & Board Agendas with detailed information with respect to new residential development (locations, number of units, type of units, etc.). b. Meet annually with the school district to discuss issues with respect to growth and development.	<b>Continuous</b>
Utilities & Community Facilities  Economic Dev.	Develop a Capital Improvements Program and Budget as a central tool to implement this Smart Growth Comprehensive Plan.	<b>2012</b>

## Agricultural, Natural & Cultural Resources Agenda

ELEMENT (S)	OVERALL GOALS
Ag., Nat. & Cult. Resources Land Use	Maintain the town's rural character by providing landowners with opportunities to protect natural resource areas (i.e. wetlands, woodlands and floodplains).
Ag., Nat. & Cult. Resources	Maintain the town's rural character by seeking to provide landowners with opportunities to preserve farmland.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Ag., Nat. & Cult. Resources  Land Use  Intergovernmental	Establish an Agriculture Preservation Committee to: a. Educate local farmers and builders about the potential for conservation subdivisions, land trusts and purchase of development rights in the Town of Center. b. Coordinate with Outagamie County to explore the potential for establishing a transfer of development rights program. c. Coordinate with the Planning Commission to identify and seek to protect areas of prime agricultural land in the town through appropriate land use controls and cluster/conservation subdivision design options. Coordinate these efforts through Outagamie County. d. Mitigate disputes between residents living adjacent to farmland. e. Generally seek to preserve farmland in the Town of Center.	<b>Continuous</b>
Ag., Nat., & Cult. Resources  Intergovernmental	Continue to support effective farmland preservation programs at the county and state levels.	<b>Continuous</b>
Ag., Nat., & Cult. Resources Land Use Intergovernmental	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>Continuous</b>

<p>Ag, Nat., &amp; Cult. Resources</p> <p>Intergovernmental</p>	<p>Create, maintain and enhance natural buffers along stream banks.</p> <ol style="list-style-type: none"> <li>a. Work with Outagamie County and the Wisconsin DNR and DATCP to promote and help fund buffer strips along streams and the lakeshores.</li> <li>b. 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.</li> </ol>	<p><b>Continuous</b></p>
<p>Ag., Nat., &amp; Cult. Resources</p>	<p>Coordinate with local quarry operators to ensure that operations adhere to the requirements of NR 135.</p>	<p><b>Continuous</b></p>
<p>Ag., Nat., &amp; Cult. Resources</p>	<p>Establish agreements between the Town of Center and all local quarry operators, modeled after the agreement between the Town of Center and Badger Quarry.</p>	<p><b>Continuous</b></p>
<p>Ag., Nat., &amp; Cult. Resources</p>	<p>Educate residents about groundwater quality issues related to arsenic. As part of this effort, encourage residents to regularly monitor their water quality.</p>	<p><b>Continuous</b></p>
<p>Ag., Nat., &amp; Cult. Resources</p> <p>Land Use</p> <p>Intergovernmental</p>	<p>Coordinate with Outagamie County to more effectively regulate quarry operations and surrounding land uses.</p> <ol style="list-style-type: none"> <li>a. Encourage the county to adopt more restrictive zoning regulations related to quarries to minimize their impact on roads, adjacent properties, and groundwater.</li> <li>b. Petition the county to establish a comprehensive groundwater monitoring program around all quarry operations to understand and document conditions in relation to quarry operations.</li> <li>c. Encourage the county to consider zoning regulations that protect neighboring property owners from quarry impacts. This may include adding notification requirements for any housing development within 1,200 feet of a quarry operation in an effort to increase awareness.</li> </ol>	<p><b>Continuous</b></p>
<p>Ag., Nat., &amp; Cult. Resources</p> <p>Intergovernmental</p>	<p>Participate in the planning efforts of Outagamie County to ensure that the county comprehensive plan represents the interests, visions, and expectations of the Town of Center.</p>	<p><b>Continuous</b></p>

## Economic Development Agenda

ELEMENT	OVERALL GOALS
Economic Development	Expand commercial and light industrial development opportunities along CTH A, STH 47 and in Mackville and Center Valley.
Economic Development Land Use	Support the continued existence of local quarry operations.
Economic Development	Support local farm operations.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Economic Development	<p>Through appropriate zoning and communication with local realtors, seek to concentrate new commercial and industrial development around existing development in areas identified on the <i>Future Land Use Maps</i>.</p> <ol style="list-style-type: none"> <li>a. Make a copy of this plan available to local realtors and entrepreneurs seeking to develop in the town.</li> <li>b. Work with county officials and the UW-Extension to ensure that the county zoning code adequately permits commercial and light industrial uses with appropriate signage, lighting, and landscaping.</li> </ol>	<b>Continuous</b>
Economic Development	<p>Coordinate county and regional organizations to market the Town of Center for economic growth opportunities.</p> <ol style="list-style-type: none"> <li>a. Develop an Internet Web Page to provide demographic, market, site location, cost, and other information about the community for prospective entrepreneurs.</li> <li>b. Maintain the list of current businesses on the Town of Center Web Page.</li> <li>c. Consider participating in the Greater Outagamie County Economic Development Corporation.</li> <li>d. Market local businesses to town residents by profiling at least one business in each town newsletter distributed to residents.</li> </ol>	<p><b>a. 2004</b></p> <p><b>b. Continuous (after 2004)</b></p> <p><b>c. Continuous</b></p> <p><b>d. Continuous</b></p>
Economic Development	<p>Encourage local businesses to establish a business organization to support one another.</p> <ol style="list-style-type: none"> <li>a. Dedicate an article to this topic in a town newsletter.</li> <li>b. Coordinate with the UW-Extension to host a special meeting for local business owners to learn more about the potential for establishing a business organization.</li> <li>c. Support the efforts of the local business organization by providing meeting space at the Town Hall.</li> </ol>	<p><b>a. 2005</b></p> <p><b>b. 2006</b></p> <p><b>c. Continuous</b></p>
Economic Development	<p>Address the establishment of home occupations, provided such uses do not constitute a nuisance to neighboring properties (i.e. excessive noise, traffic, odors, vibration, etc.) or deter from the rural character of the area (i.e. signage, lighting, etc.).</p> <ol style="list-style-type: none"> <li>a. Adopt a policy for providing recommendations to Outagamie County about proposed special use permits to allow for home occupations in the Town of Center.</li> </ol>	<p><b>a. 2008</b></p> <p><b>b. 2009</b></p>

	<ul style="list-style-type: none"> <li>b. Develop a guide for local property owners who wish to establish a home occupation. Include criteria for site development and zoning approvals.</li> </ul>	
Economic Development	<p>Monitor local property tax revenue to ensure that revenues are adequate to provide needed services.</p> <ul style="list-style-type: none"> <li>a. Develop a Capital Improvement Program to anticipate future budget expenses.</li> <li>b. Coordinate improvements with state, county and other agencies as needed to minimize duplication of services and increase efficiencies in services provided.</li> <li>c. Consider conducting a cost of services study, similar to the study completed by the Town of Dunn, to better understand the sources and allocations of tax dollars.</li> </ul>	<ul style="list-style-type: none"> <li><b>a. 2012</b></li> <li><b>b. Continuous</b></li> <li><b>c. 2017</b></li> </ul>

## Intergovernmental Cooperation Agenda

*The Town of Center will seek to cooperate with all neighboring municipalities, the county, state agencies, and school districts for mutual benefit.*

ELEMENT(S)	OVERALL GOALS
Intergovernmental	Improve lines of intergovernmental communication.
Intergovernmental Land Use	Resolve annexation and boundary disputes with the City of Appleton.
Intergovernmental Utilities & Comm. Facilities	Continue to seek new ways to coordinate and share community facilities and services with neighboring communities and Outagamie County whenever efficient.

ELEMENT(S)	OBJECTIVES	MILESTONE DATES
Intergovernmental	Host a bi-annual summit to discuss concerns, plans, exchange ideas and report implementation achievements.	<b>Odd # Years beginning in 2005</b>
Intergovernmental	Participate in the “Smart Growth” planning activities of neighboring communities, Outagamie County, and the ECWRPC.	<b>Through 2010</b>
Intergovernmental Land Use	Coordinate with Outagamie County to develop a “ <i>Quarry Overlay Zone</i> ” (Refer Chapter 10) and extend trails (Refer to the <i>Future Land Use Map</i> and Chapter 4).	<b>2004</b>
Intergovernmental Utilities & Comm. Facilities	Notify the appropriate school district about proposed residential developments and re-zonings 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.	<b>Continuous</b>
Intergovernmental Transportation Land Use	Notify WisDOT of proposed development projects and re-zonings near STH 47 so WisDOT may plan accordingly for needed improvements.	<b>Continuous</b>
Intergovernmental Ag., Nat., & Cult. Resources	Coordinate with the ECWRPC with respect to the permitting and reclamation of quarry operations.	<b>Continuous</b>
Intergovernmental Transportation	Coordinate with WisDOT and WDNR to ensure transportation facilities are safe and natural features are protected.	<b>Continuous</b>
Intergovernmental	Develop a boundary agreement with the City of Appleton to establish expansion areas for a minimum of 10 years.	<b>2010</b>
Intergovernmental	Expand and continue to explore the potential for mutual services with neighboring towns (including road development and maintenance, garbage collection, etc.).	<b>Continuous</b>

## Land Use Agenda

ELEMENT	OVERALL GOAL
Land Use	Maintain the rural atmosphere in the Town of Center.
Land Use Housing	Support single-family residential development.
Land Use	Respect individual property rights

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Land Use Intergovernmental	Enforce local and county zoning and subdivision ordinance requirements.	<b>Continuous</b>
Land Use	Consider developing a town subdivision ordinance to more effectively implement the <i>Future Land Use Maps</i> . Such an ordinance may include provisions for conservation-based approaches to subdivision development in areas designated agricultural/rural residential area on the <i>Future Land Use Maps</i> , provisions for road design, and special requirements for residential land divisions within 1,200 feet of quarry operations.	<b>2006</b>
Land Use Economic Dev.	<p>Improve Mackville and Center Valley so that they may become community focal points for quality development.</p> <ol style="list-style-type: none"> <li>a. Continue to pursue sidewalk development initiatives in these areas. Part of this effort should include working with local students to identify sidewalk and trail needs.</li> <li>b. Maintain identification signage for each area.</li> <li>c. Work with the Outagamie County Planning Department to encourage economic redevelopment of the area through marketing, zoning, and other incentives.</li> <li>d. When desirable, promote development patterns that promote TND design principles. As part of this effort, review the model ordinance developed by the UW-Extension.</li> </ol>	<b>Continuous</b>
Land Use Intergovernmental	Coordinate with the Outagamie County Planning Department to establish overlay zone requirements for development adjacent to quarries in the Town of Center to better address conflicts with residential development in these areas.	<b>2004</b>
Land Use Utilities & Community Facilities	Coordinate with electric, natural gas and other utility providers to ensure that adequate utilities will be made available for cost effective future growth and development in the town.	<b>Continuous</b>
Land Use Intergovernmental	Work with the UW-Extension, Outagamie County Zoning Department, and other professional experts to develop and enforce a site plan review ordinance to present a positive image of the community and provide guidelines for developers related to the appearance of commercial and industrial development in the town. This ordinance should include language prohibiting billboard development.	<b>2011</b>

## Implementation Agenda<sup>1</sup>

ELEMENT	OVERALL GOAL
<b>Implementation</b>	To ensure that the <i>Town of Center Comprehensive Plan</i> is an effective tool for making local land use decisions.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
<b>Implementation</b>	Annually review the goals and objectives presented throughout this chapter to assess implementation success and consider additional objectives.	<b>Annually</b>
<b>Implementation</b>	As available, provide updated information to supplement the plan information (i.e. updated county zoning map, updated population projections, U.S. Agricultural Census Data, future local survey results, etc.)	<b>Annually</b>

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<sup>1</sup> As part of this element, the town determined no changes were needed to existing building, mechanical, housing, and sanitary codes to implement this plan. Existing code requirements are consistent with the recommendations of this plan. However, the Town may consider changes in the future if needed to further support this plan. A new state law requires all communities to enforce the uniform dwelling code, including erosion control. Communities have the option of local enforcement, delegating responsibility to the County (if the County will agree) or take no action and the State Dept. of Commerce, with its Safety Building Division, will be required to provide inspection and enforcement services. The Town of Center has its own contract building inspector.