

## Introduction

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

This chapter includes all of the goals, objectives and policies highlighted in previous chapters of the plan. In this way, this chapter serves as the master “to do” list for implementing the plan.

## Relationship Between Elements

Throughout the plan, coordination between the nine required elements has been highlighted as a special section of each element chapter. In several instances, a single objective and theme applies to more than one element of the plan and was reprinted in several chapters.

## 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 Planning Commission has reviewed the milestone dates to ensure that they are feasible expectations for the Town.

### 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.

To ensure that the plan elements are understood in their totality over the life of the plan, the Town of Oconto Falls Planning Commission will annually review the goals and objectives. Part of this effort, will also include addressing conflicts which may arise between the nine elements.

## Responsibilities

Implementation of the Town of Oconto Falls Comprehensive Plan will be the primary responsibility of the Town of Oconto Falls Planning Commission. The Planning Commission will make recommendations pertaining to development issues, in accordance with the Comprehensive Plan, for the Town Board and 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 Oconto Falls Planning 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 Oconto Falls Planning Commission will initiate its first update of this plan by 2013. At that time, information from the 2010 census will be available to update several 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 understand any external changes that may impact the plan. Finally, the Planning 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.

## Special Implementation Considerations

Over the course of the planning effort, some specific implementation considerations were raised. To adequately address these topics, information is provided in this section.

### **PURCHASE OF DEVELOPMENT RIGHTS (PDR)**

One of the most serious land use problems facing Wisconsin today is the accelerating rate at which prime farmland is being sold, subdivided and developed for non-agricultural use. Evidence of rural land conversion can be seen virtually everywhere, including the Town of Oconto Falls.

One way of protecting farmland is purchasing of development rights (PDR). PDR is a voluntary program, where a land trust or some other agency usually linked to local government, makes an offer to a landowner to buy the development rights on the parcel. The landowner is free to turn down the offer, or to try to negotiate a higher price.

When the development rights to a farm are sold, the farmer receives payment equal to the difference between the fair market value of the land a developer would pay if it could be developed and the price the land would command for agricultural use. In return for this payment, a conservation easement is recorded on the deed to the property. This easement stays with the land so it is binding not only on the current owner, but future owners of the property as well.

When the development rights to a farm are sold, the farm remains in private ownership. The private landowner still retains the right to occupy and make economic use of the land for agricultural purposes. The landowner gives up the right to develop the property for some other use in the future. Farmers are not compelled to sell their development rights. Participation in PDR programs is entirely voluntary.

### **Advantages and Disadvantage of PDR**

Restrictions on land use, including zoning, have been used to protect agriculture for many years. One of the main benefits of PDR, is that it is completely voluntary. Under PDR, the landowner is not deprived of any of the value of the property. This is very important because many farmers rely on their property in order to fund their retirement. Simply depriving them of the opportunity to realize the full economic value of their property has important ethical, socioeconomic, and perhaps legal ramifications. Moreover, zoning regulations may be easily changed in the future.

The main advantage of PDR over other approaches to farmland preservation is that it offers a permanent, long-lasting solution. PDR virtually assures that land will remain forever in agriculture because it extinguishes the right to develop agricultural land for non-agricultural uses. Farmland preservation tax credits and use value assessment of agricultural land encourage farmers to keep their land in agricultural use somewhat longer than otherwise might be the case, but do not assure that land will remain in agricultural use.

Another major advantage of PDR is that it is perceived as an equitable, fair, and voluntary way to preserve agricultural land. A third advantage is that it provides a way to correct a major shortcoming of the current Farmland Preservation Program by targeting limited financial resources to preserve and protect agricultural land most worthy of preservation.

Another benefit of PDR is that it makes it much easier for a farmer to pass their farm on to an heir interested in farming the land. Once the development rights have been separated from the land, the value of the parcel typically declines to its agricultural value. This generally has an enormous effect on reducing the inheritance tax liability. If taxed at the full development value, many parcels are simply taxed out of agriculture, because the heirs are not able to pay the taxes without selling the land.

The main disadvantage of PDR is cost. Development rights can be expensive to purchase, and so funding for PDR needs to be selectively targeted to preserve and protect agricultural land that is most worthy of preservation. As a result, not every farmer who wants to sell his or her development rights will be able to do so.

### **PDR in the Town of Oconto Falls**

The establishment of any PDR program would begin with the Town of Oconto Falls. The Town of Oconto Falls Agricultural Committee (to be established), jointly with the Planning Commission, should be responsible for the implementation of this program. Together, they would need to first raise the capital needed to purchase local development rights. This may mean asking residents to consider a tax increase specifically dedicated to this program, or perhaps seeking foundation or grant funds to initiate the program.

Once the pool of funds has been established, the Planning Commission and Agricultural Committee would review applications of landowners who wish to sell development rights. This process would require obtaining appraisals, prioritizing parcels, negotiating agreements, and ensuring that deed restrictions are enforced.

## **TRANSFER OF DEVELOPMENT RIGHTS (TDR)**

Like a PDR program, the landowner who voluntarily sells his or her development rights will not be able to develop their property. It will remain as agricultural land. However, unlike a PDR program, where the development rights are acquired by a body that has no intention of using them, in a TDR transaction the development rights are applied, or transferred, to another property in the Town.

A TDR program is premised on the idea that legally certain property rights can be separated from one property owner and transferred to another to achieve community development goals. In the case of the Town of Oconto Falls, the development rights would be transferred from rural areas of the Town to the sanitary district.

The two basic elements of TDR are “sending” and “receiving” areas. Sending areas are those parcels that are deemed less desirable to be developed. For example, areas that have been identified as primary farmland. As a result, these parcels send or transfer their development rights to properties in the receiving areas. The receiving areas are those parcels that are deemed more desirable to be developed, like the sanitary district. They “receive” transferred rights, therefore allowing development to occur at a density greater than would be normally allowed.

The primary challenge of a TDR program is administration. Successful programs require strong administration policies to keep track of development rights sold and transferred.

## Housing Agenda

*It is the policy of the Town of Oconto Falls to permit smaller lots (i.e. 1 acre or less) immediately adjacent to the City of Oconto Falls and rural larger lot residential development elsewhere in the Town without sacrificing the rural character and economy, natural areas and farmland.. This policy is intended to accommodate growing demand for development in the Town without sacrificing natural areas and farmland.*

<b>HOUSING GOAL #1</b>		
<i>Maintain the environmental assets and rural character of the community so that it continues to be an attractive place to live.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>BLRPC Oconto County  Oconto County Land &amp; Water Conservation  Town Budget</b>	1. Using the information provided in the Agricultural, Natural and Cultural Resources Element, identify and map areas for <b>secondary conservation</b> in the Town of Oconto Falls. <i>Primary conservation areas</i> include wetlands, floodplains, areas with poor soil conditions and steep slope. Maps of these areas are provided in the Agricultural, Natural and Cultural Resources Element. <i>Secondary conservation areas</i> include scenic areas, farmlands, woodlands, and other features that the Town would <u>like to preserve</u> , but would otherwise be subject to development.	<b>2009</b>
<b>Town Budget  Potential Joint Endeavor with Neighboring Towns</b>	2. Encourage landowners who are interested in developing their land, as well as outside developers, to pursue conservation-based subdivision developments utilizing the Conservation Design Residential District (CDR) in the Oconto County Zoning Ordinance. Such subdivisions will encourage the preservation of natural areas, minimize the impact of urban sprawl, and protect farmland in the Town.	<b>Continuous</b>
<b>NA</b>	3. Encourage “low impact” development within the Town that can help reduce storm water runoff and flooding.	<b>Continuous</b>
<b>Town Budget</b>	4. Develop a Town subdivision / land division ordinance.	<b>2006</b>

<b>HOUSING GOAL #2</b>		
<i>Preserve the quality of existing single-family housing and maintain housing values over time.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>a. Town Budget &amp; Volunteer Assistance  b. NA</b>	1. Educate residents about the importance of property maintenance. <ul style="list-style-type: none"> <li>a. Develop articles for a Town Newsletter that highlight property maintenance techniques and benefits.</li> <li>b. Coordinate with 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</li> </ul>	<b>a. Annually  b. Beginning in 2011</b>

	home maintenance services.	
<b>a. Town Budget &amp; Volunteer Assistance</b> <b>b. Town Budget</b> <b>c. NA</b>	2. Educate new residents moving into the area about what it means to live in the country. a. Develop “welcome” packet for prospective and new homebuyers in the area that discusses the Town’s rural character and farm practices. b. Provide information about available Town services and amenities on the Town’s web page. c. Have local realtors and area builders distribute this packet	<b>a. 2005</b> <b>b. 2007</b> <b>c. Beginning in 2007</b>

<b>HOUSING GOAL #3</b>		
<i>Provide a housing choice for residents in all stages of life (i.e. starter homes, family homes, senior housing, etc.).</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
NA	1. Support existing efforts (i.e. county and private) and consider new private development proposals that will provide additional elderly and disabled resident housing opportunities and services in the Town of Oconto Falls.	Continuous
NA	2. Establish specific conditions under which alternative housing developments will be approved. Adopt these conditions as a policy.	2012
Town Budget	3. Survey seniors to understand the services that are needed locally.	2013
Town Budget	4. Use a Town Newsletter, Web Page and Annual Meeting to educate elderly residents, who wish to remain in their own homes, about services available through the Oconto County Commission on Aging	Continuous
Oconto County Town Budget Potential Joint Venture with Neighboring Towns	5. Coordinate with Oconto County to establish an overlay zoning district to permit small senior homes, subject to the approval of a special use permit. Establish specific conditions under which a senior housing development will be approved in the Town.	2008
a. NA b. Town Budget	6. Encourage quality affordable housing opportunities in the Town of Oconto Falls by: a. Supporting the efforts of private, non-profit organizations like community housing development organizations (CHDOs) to develop affordable housing units in the Town. b. Form a partnership with Oconto County to help with local enforcement of residential codes and ordinances to ensure properties are in good condition.	a. Continuous b. 2009

## Transportation Agenda

*It is the policy of the Town of Oconto Falls to consider trail development opportunities when new subdivision developments are proposed, along the Oconto River, and as part of county and state transportation projects.*

*It is the policy of the Town of Oconto Falls to maintain its rural roadways, to the fullest extent possible without jeopardizing resident safety.*

*It is the policy of the Town to maintain local roads in a timely manner.*

*It is the policy of the Town to award road construction and maintenance work to contractors based on qualifications, rather than only price considerations.*

<b>TRANSPORTATION GOAL #1</b>		
<i>To maintain and improve Town Roads in a timely and well planned manner</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	1. In accordance with state law, using PASER, continue to update road ratings in the Town of Oconto Falls, as required.	<b>Continuous</b>
<b>Town Budget</b>	2. Develop a Capital Improvements Program (CIP) to coordinate and plan for annual roadway improvements and maintenance as well as and other capital improvements	<b>2005</b>
<b>NA</b>	3. Become an active partner in transportation improvements made in the Town by WisDOT and Oconto County. a. Coordinate with WisDOT and the Oconto County Highway Department with respect to improvements on STH 22, STH 32, CTH C, CTH CC, CTH K, and CTH B. b. Provide copies of this plan to WisDOT and Oconto County c. Coordinate with Oconto County during the development of the County Comprehensive Plan to ensure that Town interests are represented.	<b>a. Continuous</b> <b>b. 2004</b> <b>c. Through 2010</b>
<b>NA</b>	4. Closely monitor Town road construction and maintenance projects to ensure work is completed to the satisfaction of the Town	<b>Continuous</b>
<b>Town Budget</b>	5. Evaluate road work completed by contractors and keep detailed records of the work, including ability to remain on schedule, cost overruns, quality concerns, and long-term durability of the work (this may require annual inspections for a period of time).	<b>Continuous</b>

<b>TRANSPORTATION GOAL #2</b>		
<i>To provide trail facilities in the Town.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Coordinate with Oconto County so when improvements/reconstruction of county roads are scheduled, appropriate consideration is given to the development of bike lanes.	<b>Continuous</b>
<b>OCONTO COUNTY BLRPC TOWN BUDGET</b>	2. Petition and coordinate with Oconto County to develop a County Bicycle / Trail Plan. a. Utilize the recommendations from WisDOT presented in this chapter. b. Solicit local resident input to delineate trail routes in the Town. c. Educate residents about trail projects and routes in the Town Newsletter and Web Page d. Communicate transportation plans with WisDOT and WDNR officials to identify potential funding sources e. Solicit funds from residents and areas businesses that are interested in sponsoring segments and amenities (i.e. benches/kiosks) along any trail route in the Town.	<b>Continuous</b>

<b>TRANSPORTATION GOAL #3</b>		
<i>To preserve the rural character of Town Roads.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget Oconto County Volunteer Efforts</b>	1. Identify local roads in the Town that qualify for official designation as Rustic Roads. Apply for this official designation on desired roads to protect their rural character.	<b>2014</b>
<b>Oconto County WisDOT</b>	2. Develop and enforce a Town Road Access Ordinance. Coordinate with WisDOT and Oconto County when developing this ordinance to ensure that local requirements can be enforced. This ordinance should be compatible with WisDOT requirements for STH 22 and STH 32.	<b>2006</b>
<b>Oconto County</b>	3. Work with Oconto County to revise development standards to allow residential subdivision streets to be narrower, provided trails are provided. This arrangement will result in less costly subdivisions, less stormwater runoff, less snow to plow, and less snow to shovel out of driveways.	<b>2006</b>

**TRANSPORTATION GOAL #4**

*To ensure that the road network functions well for motorists and farmers.*

<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<p><b>Town Budget</b> <b>Oconto County</b> <b>WisDOT</b></p>	<p>1. Seek to keep Town residents informed of transportation improvements.</p> <ul style="list-style-type: none"> <li>a. Provide information about local, county and state road improvements at the Town’s Annual Meeting.</li> <li>b. Provide information about local transportation improvements on the Town Web Site.</li> <li>c. Encourage WisDOT and Oconto 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.</li> </ul>	<p align="center"><b>Continuous</b></p>
<p><b>Town Budget</b> <b>Oconto County</b> <b>WisDOT</b> <b>Potential Joint Venture with Neighboring Communities</b></p>	<p>2. Seek to minimize the potential for farming vehicle conflicts on local roadways.</p> <ul style="list-style-type: none"> <li>a. Encourage farmers to provide adequate warning signage and lighting on their vehicles. Include information about these practices in the Town Newsletter and on the Town Web Site.</li> <li>b. Provide additional signs notifying motorists that the Town is a farming community and to beware of farm vehicles on the roads.</li> <li>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. Share any recommendations with WisDOT and the Oconto County Highway Department.</li> <li>d. Ensure that all future road improvements are engineered to withstand the weight of farm equipment.</li> </ul>	<ul style="list-style-type: none"> <li>a. <b>Continuous</b></li> <li>b. <b>2007</b></li> <li>c. <b>2015</b></li> <li>d. <b>Continuous</b></li> </ul>

## Utilities & Community Facilities Agenda

*It is the policy of the Town of Oconto Falls to pursue opportunities for shared services (i.e. fire protection, ambulance service, road maintenance, park development, etc.) with neighboring communities and Oconto County to reduce Town expenses and improve efficiencies for the benefit of all parties involved.*

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #1</b>		
<i>Support the continued availability of utilities and community facilities provided by Oconto County, the local school districts, private companies and neighboring communities, which serve residents of the Town of Oconto Falls.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	1. Communicate service needs and challenges with aforementioned agencies.	<b>Continuous</b>
<b>Town Budget</b>	2. Educate residents about the availability of these services through use of a Town newsletter and internet web page.	<b>Continuous</b>

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #2</b>		
<i>Ensure that all development is served by adequate services.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b> <b>Oconto County</b>	1. Work with Oconto County, and if necessary adopt a Town policy and supporting ordinance, to encourage developers to consider alternative waste treatment systems in support of innovative subdivision designs (i.e. cluster and conservation subdivisions).	<b>2010</b>
<b>Town Budget</b> <b>Potential Joint Venture with Neighboring Communities</b>	2. As desirable, issue permits for innovative waste treatment systems (pursuant to the requirements of COMM 83) that will provide safe and effective results for commercial development opportunities along STH 22.	<b>2012</b>

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #3</b>		
<i>Limit the development of towers in the Town to minimize impacts on migratory birds and scenic vistas.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Oconto County Town Budget</b>	Coordinate with Oconto County to ensure that the county cellular tower ordinance provides adequate protection and provisions for the Town of Oconto Falls.	<b>2007</b>

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #4</b>		
<i>Provide seniors with improved access to services.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget Oconto County</b>	1. Conduct a survey of senior residents to determine awareness about available services and identify additional needs.	<b>2013</b>
<b>Town Budget Oconto County</b>	2. Educate seniors about services and amenities available through articles in a Town Newsletter and use of a Town Internet web site.	<b>Begin in 2007</b>
<b>Grant Funds Town Budget Oconto County Commission on Aging</b>	3. Complete a feasibility study for utilizing the Town Hall as a Senior Site for congregate meals (provided through county programs), locally organized meetings, and recreation activities (i.e. card groups and book clubs).	<b>2008</b>
<b>NA</b>	4. Support the establishment of partnerships between the county, residents, and local churches to establish transportation services to seniors in need.	<b>Continuous</b>

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #5</b>		
<i>Educate residents about available utilities and community facilities, particularly populations with special needs (i.e. seniors and youth).</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Encourage the <i>Oconto County Times Herald</i> (weekly paper) to publish periodic articles spotlighting services available.	<b>Continuous</b>
<b>Town Budget</b>	2. Develop and distribute a Town Newsletter that includes articles about available utilities and community facilities.	<b>Annually</b>
<b>Town Budget</b>	3. Develop a Town Web Site that includes links and information about available utilities and community facilities.	<b>2008</b>

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #6</b>		
<i>Limit the impact of storm water runoff in the Town of Oconto Falls.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b> <b>Potential Joint Venture with Neighboring Communities</b>	1. Develop a local site plan review ordinance to accommodate a more thorough review of development requests, particularly pertaining to natural resource limitations, road access, storm water management, and design.	<b>2015</b>
<b>UW-Extension</b>	2. Coordinate with the UW-Extension to provide articles about the importance of erosion and sediment control in a Town Newsletter and Web Site.	<b>2009</b>
<b>Town Budget</b>	3. Make copies of any articles available to developers and realtors.	<b>Continuous</b>

## Agricultural, Natural & Cultural Resources Agenda

*It is the policy of the Town of Oconto Falls to discourage development that will interfere with important natural resources, including the Oconto River, wildlife habitats, and wetlands.*

*It is the policy of the Town of Oconto Falls to maintain its 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.*

*It is the policy of the Town of Oconto Falls to only recommended approval of non-metallic mining operations permits that have include complete reclamation plans in accordance with NR135 at the time of application.*

*It is the policy of the Town of Oconto Falls to require, as part of a conditional approval, that all new non-metallic mining operations enter into an operation agreement with the Town of Oconto Falls and Oconto County. Existing quarry operators seeking to expand, modify their operations, or review their conditional use permit shall also be required to enter into an operation agreement with the Town.*

*It is the policy of the Town of Oconto Falls to support local farmers and farm operations.*

<b>AGRICULTURAL, NATURAL &amp; CULTURAL RESOURCES GOAL #1</b>		
<i>Preserve the best farmland in the Town for agricultural production.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Using the <i>Future Land Use Maps</i> as a guide for rezonings and conditional use permits, as well as, any local ordinances (including a Town Subdivision /Land Division Ordinance), restrict residential and commercial development to areas least suited for farming, with soils that support foundations and septic systems.	<b>Continuous</b>
<b>Town Budget</b>	2. Adopt a Town Subdivision / Land Division Ordinance to 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.	<b>2006</b>

**AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOAL #2**

*Protect surface and groundwater quality.*

<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Oconto County</b>	1. Support the efforts of Oconto County to enforce stream and lake setback requirements and protect wetland and floodplain areas by enforcing county zoning requirements and policies established in the Oconto County Land and Water Resource Management Plan.	<b>Continuous</b>
<b>Oconto County</b> <b>DATCP</b> <b>WDNR</b> <b>Town Budget</b>	2. Create, maintain and enhance natural buffers along stream banks. Work with Oconto County, the WDNR and the Department of Agriculture, Trade and Consumer Protection (DATCP) to promote and help fund buffer strips along rivers and streams in accordance with the environmental corridors illustrated on the <i>Future Land Use Maps</i> .	<b>Continuous</b>
<b>Town Budget</b>	3. Seek to establish buffers between farmland operations and future residential development (i.e. reasonable setback and other land uses like light commercial) to minimize conflicts.	<b>2010</b>
<b>Town Budget</b>	4. Encourage farmers to use manure management technology. This may be achieved with several farmers forming partnerships to purchase and share technology or direct Town investment in local farm operations.	<b>Continuous</b>
<b>Town Budget</b>	5. Educate farmers about manure management criteria so they can make long term plans.	<b>Continuous beginning in 2008</b>
<b>Town Budget</b>	6. Provide education materials to residents on Town Web Site, through Town Newsletter and in a welcome packet related to raingardens, proper well maintenance and wastewater maintenance, water conservation techniques and devices, natural landscaping and low water demand vegetation.	<b>Continuous beginning in 2008</b>
<b>Town Budget</b> <b>Potential Joint Venture with Neighboring Towns</b>	7. Develop a driveway ordinance to, among other things, establish a maximum driveway length to limit impervious surface area and promote better emergency access to development.	<b>2005</b>
<b>Town Budget</b> <b>Oconto County</b>	8. Providing opportunities, such as Clean Sweep Programs, for residents to properly dispose of hazardous household products.	<b>2010</b>

<b>AGRICULTURAL, NATURAL &amp; CULTURAL RESOURCES GOAL #3</b>		
<i>Maintain and expand wildlife habitat.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
NA	1. 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.	Continuous
NA	3. Coordinate with WDNR to identify and protect wildlife habitats.	Continuous
NA	2. Discourage habitat fragmentation by encouraging development adjacent to existing development.	Continuous

<b>AGRICULTURAL, NATURAL &amp; CULTURAL RESOURCES GOAL #4</b>		
<i>Preserve natural and cultural resources to ensure their value for future generations.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
Oconto County State Historical Society Volunteers/Donations Town Budget	1. Coordinate with the Oconto County Historical Society to inventory and catalogue historic properties and locations in the Town of Oconto Falls. Share this information with the State of Wisconsin Architecture and History Inventory.	2016

<b>AGRICULTURAL, NATURAL &amp; CULTURAL RESOURCES GOAL #5</b>		
<i>Preserve and maintain open space and rural views.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
NA	1. Preserve scenic views by seeking to limit housing development on hilltops.	Continuous
NA	2. Participate in the planning efforts of Oconto County to ensure that the county comprehensive plan represents the interests, visions, and expectations of the Town of Oconto Falls.	Through 2010

**AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOAL #6**

*Ensure that quarries operate in harmony with the rural character of the Town of Oconto Falls.*

<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	1. Work with Oconto County and local quarry operators to ensure that the provisions of NR135 are enforced. This process should include a <u>Town review</u> of all submitted reclamation plans at the time of application for a new quarry and conditional use permit renewal for existing quarry operations.	<b>Continuous</b>
<b>Town Budget</b> <b>Oconto County</b> <b>Potential Joint Effort with Neighboring Communities</b>	2. Coordinate with local quarry operators to ensure that operations do not interfere with public health, safety and welfare and adhere to NR 135. Likewise, local quarry operations should not distract from the rural atmosphere of the Town. a. Develop a “Model Operation Agreement” between the Town of Oconto Falls and any local quarry operation. b. Seek to approve individual operation agreements utilizing the “Model Operation Agreement” as a guide, between the Town of Oconto Falls and all local quarry operators. As needed, hire a consultant to represent the Town in this effort to ensure that the agreements protect public health, safety and welfare.	<b>a. 2006</b> <b>b. Beginning 2007</b>

**AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOAL #7**

*Pursue development of a public river access within the Town of Oconto Falls.*

<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b> <b>State Grants</b> <b>Private Donations</b>	1. Work with Oconto County, the Bay Lake Regional Plan Commission, WDNR and other state agencies to ensure adequate public access to the Oconto River.	<b>Continuous</b>

## Economic Development Agenda

*It is the policy of the Town of Oconto Falls to direct business developments to areas along STH 22 and STH 32.*

*It is the policy of the Town of Oconto Falls to require developers to pay a fair and proportionate share of their infrastructure costs up-front, to ensure that needed road improvements and other infrastructure is installed at a cost that is not borne by all taxpayers.*

<b>ECONOMIC DEVELOPMENT GOAL #1</b>		
<i>Ensure that town financial responsibilities (i.e. road maintenance, fire protection, park facilities, and other services) are efficiently managed to provide an environment conducive to economic development</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Monitor local property tax revenue to ensure that revenues are adequate to provide needed services. Consider adjustments as necessary.	<b>Continuous</b>
<b>Town Budget</b>	2. Utilize a Capital Improvement Program to anticipate future budget expenses.	<b>2005</b>
<b>NA</b>	3. Coordinate improvements with state, county and other agencies as needed to minimize duplication of services and increase efficiencies in services provided.	<b>Continuous</b>
<b>Town Budget</b>  <b>Potential Joint Effort with Neighboring Towns, Oconto County, UW-Extension</b>	4. Conduct 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.	<b>2010</b>

<b>ECONOMIC DEVELOPMENT GOAL #2</b>		
<i>Support local farmers in their efforts to maintain farmland in the Town of Oconto Falls.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	1. Periodically review farmland sales and development in the Town and monitor changes in state and county farmland programs and policies. Substantial changes may require amendments to this Chapter, as well as the Agricultural, Natural & Cultural Resources Element, as well as the <i>Future Land Use Maps</i> .	<b>Continuous</b>

NA	2. Encourage value-added operations such as cheese making and on- and off-farm direct retailing (roadside farm stands) to provide farmers with secondary income sources. Coordinate with Oconto County to further encourage these types of uses in the zoning ordinance.	Continuous
NA	3. Encourage the local schools to provide education to students about careers in farming. Once the Town establishes an Agricultural Committee, charge this committee with the responsibility of providing information about area farming operations to the school districts. The committee should be a resource to the schools when seeking to arrange tours of area farms and interviews with local farmers.	Establish Ag Committee 2005
NA	4. Encourage the City of Oconto Falls and other nearby communities to support economic endeavors that provide services local farmers need including: implement dealers, feed stores and veterinarians. As feasible, encourage these types of businesses to locate in the Town, particularly along STH 22 and STH 32.	Continuous
NA	5. Coordinate with key county personnel, including the County Conservationist and UW-Extension Agriculture Agent to identify and promote programs and policies at a local and county level that support farmers.	Continuous

<b>ECONOMIC DEVELOPMENT GOAL #3</b>		
<i>Support existing Town business and promote some additional development along the STH 22 and STH 32, as well as new commercial and industrial development in neighboring communities, to provide job opportunities and entertainment, shopping, and service choices.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	1. Coordinate with neighboring community, county and regional organizations to address economic growth opportunities. <ol style="list-style-type: none"> <li>Create a Web Page to document demographic characteristics and available development sites. The site should also include a list of local businesses.</li> <li>Open lines of communication with the Oconto County Economic Development Corporation and the City of Oconto Falls Community Development Authority to pursue area economic interests, including marketing.</li> <li>Educate local business owners and entrepreneurs about services available through the UW-Extension for modern business planning and management.</li> </ol>	<b>a. 2007</b> <b>b. Continuous</b> <b>c. Continuous</b>

NA	2. Support rezoning requests for businesses adjacent to STH 22 and STH 32.	Continuous
<b>Town Budget</b> <b>UW-Extension</b> <b>Oconto County</b>	3. Encourage and support 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.). a. Adopt a policy for providing recommendations to Oconto County about proposed special use permits to allow for home occupations in the Town of Oconto Falls. b. Develop a guide for local property owners who wish to establish a home occupation. Include criteria for site development and zoning approvals.	a. 2008 b. 2009

## Intergovernmental Cooperation Agenda

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

<b>INTERGOVERNMENTAL COOPERATION GOAL #1</b>		
<i>The Town of Oconto Falls Planning Commission will maintain and seek additional opportunities to improve communication with intergovernmental partners.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	1. Every 2-years the Town of Oconto Falls Plan Commission will host an intergovernmental workshop with the governments and agencies identified in this chapter to discuss concerns, plans, exchange ideas, and report implementation achievements.	<b>Beginning in 2006</b>
<b>NA</b>	2. Actively participate in the comprehensive planning activities of neighboring communities, Oconto County, and the BLRPC.	<b>Continuous</b>
<b>NA</b>	3. Participate in the planning activities of the school districts, particularly with respect to expansion and building of new facilities.	<b>Continuous</b>
<b>NA</b>	4. Participate in the Oconto County Land and Water Conservation Office efforts to update the Oconto County Agricultural Preservation Plan to ensure that issues with respect to concentrated animal feeding operations and manure management are fairly addressed.	<b>Continuous</b>

<b>INTERGOVERNMENTAL COOPERATION GOAL #2</b>		
<i>Resolve development, annexation and boundary disputes in a mutually beneficial manner.</i>		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	1. Pursue development of a boundary agreement with the City of Oconto Falls to establish expansion areas for a minimum of 10 years. By developing a boundary agreement, the Town would hope to address timing issues that would allow the City to concentrate first on in-fill development opportunities before additional development is permitted at the edges of the Town.	<b>2011</b>
<b>Town Budget</b> <b>Oconto County</b> <b>Potential Joint Venture with Neighboring Communities</b>	2. Coordinate with the Oconto County Planning & Zoning Committee to establish a custom overlay zone that would apply to the Town of Oconto Falls to protect the rural character of the Town, including farmland preservation.	<b>2008</b>
<b>Oconto County</b>	3. Improve enforcement of Oconto County Zoning and development restrictions.	<b>Beginning in 2006</b>

<b>Town Budget</b>	<ul style="list-style-type: none"> <li>a. The Town of Oconto Falls Planning Commission will assist in local enforcement of Oconto County Zoning requirements, by acting as a public forum for residents to report zoning violations and concerns.</li> <li>b. The Town of Oconto Falls Planning Commission will seek to investigate situations and work with Oconto County to notify residents of violations.</li> <li>c. The Town of Oconto Falls Planning Commission will submit a yearly (perhaps more frequent) report to Oconto County with respect to zoning enforcement issues.</li> </ul>	
<b>Oconto County Town Budget</b>	4. Coordinate with Oconto County Planning and Zoning to initiate an education effort and campaign for rezoning from agricultural to large scale agricultural (35 acre minimum) to protect farmland from development and keep rural development limited.	<b>Beginning in 2006</b>

**INTERGOVERNMENTAL COOPERATION GOAL #3**

*Seek new ways to coordinate and share community facilities and services with neighboring communities, the school districts and Oconto County.*

<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>Town Budget</b>	<ul style="list-style-type: none"> <li>1. Investigate opportunities to provide road maintenance and snow plowing with neighboring communities to reduce costs. <ul style="list-style-type: none"> <li>a. Consider opportunities when signing contracts with private companies to coordinate with neighboring communities 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.</li> <li>b. Pursue opportunities to purchase expensive road maintenance equipment together with neighboring communities that can share the equipment in exchange for paying a portion of the purchase and maintenance costs.</li> <li>c. Consider opportunities to lease Town equipment to generate revenue for the Town and avoid situations where neighboring communities own similar equipment that is underutilized.</li> <li>d. 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 neighboring communities (and vice versa) to maximize efficiencies and minimize costs.</li> </ul> </li> </ul>	<b>2008</b>
<b>Town Budget</b>	2. Investigate opportunities to provide garbage collection and recycling more efficiently by cooperating with neighboring communities, coordinate collection times, and mutual contract negotiations with private providers to secure costs savings.	<b>2008</b>

## Land Use Agenda

*The Town of Oconto Falls will recommend denial of any spot-zoning request to Oconto County. The Town's determination of a spot zoning will be made when an application for rezoning demonstrates little or no evidence or interest in:*

- *The general welfare of the public;*
- *The effect on surrounding property;*
- *Whether all uses in the zoning sought are appropriate in the location proposed; or*
- *Conformity to the comprehensive plan.*

*It is the policy of the Town of Oconto Falls to Review all development proposals in the Town. For any proposal requiring rezoning, the Town will review the request in accordance with this Comprehensive Plan. Recommendations, based on the guidelines provided in the plan, will be forwarded to Oconto County.*

*The Town of Oconto Falls will encourage landowners and developers to use conservation-based approaches.*

*The Town will work to enforce local and county zoning and subdivision ordinance requirements.*

LAND USE GOALS		
<i>Protect the Town's abundant and high quality natural resource areas to maintain the Town's rural atmosphere and community character.</i>		
<i>Maintain the Town's rural character by limiting residential development in agricultural and natural areas of the Town.</i>		
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	MILESTONE DATE
<b>Oconto County Town Budget</b>	1. Establish conservation / rural design requirements for development in the Town of Oconto Falls. Coordinate with the Oconto County Planning Department to establish overlay zone requirements for conservation considerations in rural areas of the Town of Oconto Falls or perhaps modify the county zoning ordinance for all rural areas.	<b>2008</b>
<b>Town Budget</b>	2. Work with the UW-Extension, Oconto 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 any commercial and industrial development in the Town. The ordinance should require developers and landowners to discuss ideas with the Plan Commission before they go to the expense of developing engineered plans.	<b>2008</b>

<b>Town Budget</b>	3. Develop, adopt, and maintain an official map, to address access requirements along STH 22, future Town Road locations, and trails.	<b>2007</b>
NA	4. Retain rural features to protect rural character. a. Existing farm roads should be incorporated into subdivision designs. b. Stone rows, tree lines, and traditional historic barns should be preserved. c. Residential lot development should be directed toward irregularly shaped parcels that are difficult to farm. d. Residential development, though subdivisions or CSMs should utilize roadway management techniques, rather than simply lining town roads. This approach will maintain distant, open views that are integral to the Town’s rural character.	<b>Continuous</b>
NA	5. Minimize the disturbance to the natural environment when new development occurs. a. Once an environmental corridor definition is completed between BLRPC and Oconto County, consider needed changes to the <i>Future Land Use Map</i> and the text in this chapter. b. Coordinate with landowners and Oconto County to consider comprehensive rezoning from agricultural to large scale agricultural.	<b>Continuous</b>
<b>Oconto County Town Budget</b>	6. Coordinate with Oconto County to establish marked on-road trail routes in the Town. This effort should include paving shoulder areas to safely accommodate cyclists.	<b>Continuous</b>
<b>Town Budget</b>	7. Formalize the development review process for people interested in rezoning, subdivision development and other land use development activities in the Town. a. Provide a copy of the development review checklist to all applicants. b. Develop and make available a brochure related to zoning procedures and contacts. c. Create a development application form for persons to submit to the Town for review. This form should include the applicants name, landowner’s name, current zoning, description of the request, and other basic information. d. Require landowners to submit a site plan for all proposed home sites or other requested uses to the Plan Commission and Town Board for review. This site plan must address the following criteria and concerns: 1. All existing property boundaries, lot lines, and easements must be shown. 2. All existing uses, structures, roads, and driveways must be shown. 3. Areas of differing soil productivity shall be delineated. 4. All natural features such as wetlands, floodplains, woodlands, and steep slopes must be delineated. 5. The minimum level of tree clearing for building in the site shall be indicated and enforced through a Town Landscape Ordinance.	<b>2007</b>

NA	<p>8. Minimize the visual impact of development to maintain rural, undeveloped character and feeling. To support this, the Plan Commission, through its site plan review effort, will seek to promote the following:</p> <ul style="list-style-type: none"> <li>a. When possible (e.g. perk tests will permit), new homes should not be placed in the middle of open farm fields.</li> <li>b. Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered on the edges of farm fields to maintain as much contiguous open farmland as possible.</li> <li>c. Where clustering of homes will yield open space that can remain actively farmed or protect vital wildlife habitat, this strategy must be explored.</li> <li>d. Discourage development on hilltops. This shall include cellular towers and homes – both of which will disrupt scenic, open, rural vistas.</li> <li>e. Where practicable, local residential development on non-prime soil of a farm.</li> <li>f. Locate and construct new roads or utility transmission lines in a manner that minimizes impact on productive farmland and other natural resources.</li> <li>g. Discourage driveways that cross-productive agricultural lands and disrupt the agricultural use of a property.</li> </ul>	Continuous
Town Budget	9. Develop a Town Driveway Access Ordinance.	2005
Town Budget	9. Consider developing a Town Sign Ordinance to provide more restrictive sign requirements than are currently available in the Oconto County Zoning Ordinance.	2011

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

*It is the policy of the Town of Oconto Falls to use its comprehensive plan as a central tool in local decision-making.*

*It is the policy of the Town of Oconto Falls to have the Town Planning Commission diligently research and provide recommendations to the Town Board and Oconto County on all zoning and planning matters in order to effectively implement this Comprehensive Plan.*

<b>IMPLEMENTATION GOAL</b>		
To ensure that the <i>Town of Oconto Falls Comprehensive Plan</i> is an effective tool for making local land use decisions and a model for other communities.		
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Annually review the goals and objectives presented throughout this chapter to assess implementation success and consider additional objectives.	<b>Annually</b>
<b>Town Budget</b>	2. 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>Continuous</b>
<b>Town Budget Donations Foundations County</b>	3. Consider developing a Town PDR or TDR program. <ul style="list-style-type: none"> <li>a. Investigate potential funding sources</li> <li>b. Provide residents with additional information about the benefits and limitations of PDR and TDR programs.</li> <li>c. Coordinate with Oconto County to determine potential for shared funding and shared administration of such a program.</li> </ul>	<b>2012</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.