

**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 and subdivision ordinances.

This chapter includes all of the goals, objectives and policies developed to support all other elements of this 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. To further highlight the interconnected nature of the elements, within the tables provided at the conclusion of this chapter a column titled “*Related Elements*” is included. This column highlights how each particular objective relates to other elements of the plan.

**Measuring Progress**

To track planning progress and help to ensure that the plan is implemented, milestone dates (see definition in box) are provided for each objective. Special attention has been given to the milestone dates to ensure that individual objectives act in harmony with other stated goals and objectives and are feasible expectations for the Town.

To ensure that the plan elements are understood in their totality over the life of the plan, the Town of West Kewaunee 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 West Kewaunee Comprehensive Plan will be the primary responsibility of the Town of West Kewaunee Board. It will be the Town Board’s responsibility to update and make appropriate changes to this plan as necessary. The element tables provided at the end of this chapter also include a “*Champion/Partner*” column. This person or agency is anticipated to play a crucial role in the completion of the particular objective for which they are identified.

*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.

## 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 West Kewaunee's plan is an effective management tool, the Town Board 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 tracking will be done in an annual "*evaluation and appraisal report*" (EAR).

The Town of West Kewaunee will initiate its first comprehensive update of this plan by 2016. 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 to understand any external changes that may impact the plan. Finally, the Town will complete a comprehensive review of all visions/policies, goals, objectives and programs outlined in this plan to evaluate progress and consider additional opportunities. Comprehensive updates will be scheduled on a ten-year basis to ensure that this plan remains up-to-date and an effective tool for decision-making.

## Implementation Programs

The Town of West Kewaunee will seek to implement this plan through the pursuit of the goals and objectives outlined in this chapter. To the greatest extent possible, existing Town, County, and State programs will be employed. It is possible that additional program needs may be identified during the annual review of this chapter and subsequent comprehensive plan updates.

## Housing Agenda

### HOUSING POLICIES

1. Utilize the patterns presented on the Future Land Use Map as a guide for development.
2. Require new developments to provide links and access to planned trails.
3. Encourage the integration of varied housing types within developments. This would include a blend of single-family, two-family, and other choices within the same development.
4. Discourage residential development in areas where it would be detrimental to farmland preservation goals.
5. Require that new subdivisions adjacent to farms provide a suitable buffer through the use of fences, berms, and natural landscaping.
6. Require that residential developments preserve and enhance natural features such as vegetation, wildlife, waterways, wetlands, topography, and scenic vistas.
7. Provide a range of housing styles, types, and price ranges to support lifestyle needs and preferences.
8. Preserve the rural character of the communities.

#### GOAL 1: Enhance existing environmental assets and rural residential atmosphere of the Town so it continues to be an attractive place to live.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Ag., Nat. & Cult. Resources Land Use	Prohibit residential development in floodplain and wetland areas.	N/A	Kewaunee County WDNR	Continuous
Ag., Nat. & Cult. Resources Land Use	Encourage “low impact” development to reduce stormwater runoff and flooding.	N/A	WDNR	Continuous
Transportation	Encourage pedestrian access and amenities (i.e., trails and sidewalks) as part of all proposed housing developments.	N/A	Town Board	Continuous
Ag., Nat. & Cult. Resources Land Use	Make green space an integral part of residential neighborhoods.	N/A	Town Board	Continuous

#### GOAL 2: Maintain housing values over time.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Enforce residential codes and ordinances to ensure that properties are well-maintained.	Town Budget	Building Inspector / Code Enforcement Specialist	Continuous
Implementation	Conduct an internal review of local codes and ordinances every 5 years to consider amendments to address housing concerns.	Wisconsin Comprehensive Planning Grant Program	Town Board	2007, 2012, 2017, 2022
Implementation	Educate residents about the importance of property maintenance by developing and distributing a brochure highlighting property maintenance techniques and benefits.	Town Budget	Town Board	2008

**GOAL 3: Provide a greater variety of housing types, designs, densities, and price ranges to meet the changing needs of residents of varying incomes, ages and lifestyle preferences and to support economic development.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Evaluate (through survey and Census Data) and monitor the need for alternative housing and support services for residents, including seniors.	Town Budget	Kewaunee County	2010
Land Use Economic Development	Encourage private, non-profit organizations like community housing development organizations (CHDOs) and developers to build more alternative housing units in the Town.	Town Budget	Building Inspector Town Board Plan Commission	Continuous
Implementation	Consider adopting a policy and supporting ordinances to require that alternative housing units be included in future residential developments.	Town Budget	Town Board	2010
Implementation	Review and update existing development controls to encourage housing that is easily adaptable for seniors and residents with disabilities. This effort should also include a review of ordinances to ensure they do not prohibit more alternative housing development.	Town Budget	Kewaunee County Town Board	2010
Intergovernmental	Support existing county, private, and church efforts, and consider new programs, that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.	Kewaunee County	Town Board	Continuous
Land Use Economic Development	Promote the establishment of a senior care facility or retirement community in the area.	Kewaunee County	Town Board	Continuous
Land Use Economic Development	Consider revisions to zoning ordinance to establish provisions for smaller dwelling sizes and smaller garages as conditional uses in mixed use and infill developments to provide a greater variety of single-family housing choices.	Town Budget	Local Builders & Developers Town Plan Commission	2008
Land Use Economic Development	Revise the zoning ordinance to allow for town homes, triplexes and quadplexes by conditional permit in certain districts.	Town Budget	Town Board	2008
Land Use Economic Development	Coordinate with local developers to establish a variety of local housing choices. <ul style="list-style-type: none"> <li>a. Using the <i>Future Land Use Map</i> as a guide, prepare an inventory of potential infill sites in and adjacent to existing residential areas. Distribute this list to developers.</li> <li>b. Create a new Planned Unit Development Zoning District to allow for a blending of commercial, multiple- and single-family development on a single property. This district would include performance standards, as opposed to strict setback requirements, to provide flexibility for developers interested in smaller properties with mixed housing types uses.</li> </ul>	Town Budget	Developers Town Plan Commission	2008

**GOAL 4: Encourage manageable rates of housing development.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Investigate the potential for establishing a growth management ordinance to provide for subdivision phasing requirements, building permit limitations, and mapped annual growth boundaries.	Town Budget	Town Board	2010
Implementation	Consider revisions to local building and mechanical codes to require energy efficient housing choices.	WI Focus on Energy	Local Builders Building Inspector	2010

**GOAL 5: Enhance existing environmental and agricultural assets so that they continue to be attractive places to live.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Prohibit residential and development in floodplain and wetland areas. Discourage residential and development on identifies prime agricultural and/or environmentally sensitive areas.	N/A	Town Board Town Plan Commission	Continuous
Ag., Nat. & Cult. Resources	Increase awareness of existing and future non-agricultural residents of the "Freedom to Farm" Act.	Town Budget	Town Plan Commission	Continuous
Implementation	Ensure a harmonious blend of isolated residential development in the predominately agricultural setting of West Kewaunee.	N/A	Town Board Town Plan Commission	Continuous

**Transportation Agenda**

**TRANSPORTATION POLICIES**

1. Provide a greater range of transportation choices, including quality streets, roads, highways, bicycle routes, and trails to meet the needs of a growing population.
2. Provide inspiring and well-maintained public streets in proposed residential subdivisions.
3. Discourage the development of roadways in environmentally sensitive areas such as wetlands, floodplains, prime agricultural lands, and soils with severe engineering limitations.
4. Schedule street improvements according to the analysis of existing physical street conditions and Town budget capacities using a Capital Improvement Plan and Budget.

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

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	In accordance with state law, using PASER, continue to update road ratings, annually.	WisDOT	Highway Superintendent	Annual
Utilities & Community Facilities	Evaluate the merits of using PASER results, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (i.e., municipal building upgrades, equipment purchases, etc.).	Town Budget	Town Board	2008

**GOAL 2: Support the long-term viability of area roads.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits along area roads.	Kewaunee County	Kewaunee County Sheriff	Continuous
Land Use	Include language in future subdivision ordinances requiring that residential developers complete traffic impact analyses for new subdivisions to ensure that the road network can accommodate the additional traffic volumes resulting from the proposed development.	Town Budget	Town Board	2007

**GOAL 3: Keep residents informed of pending transportation improvements.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Issues & Opportunities	Provide information about road improvements at the annual Town meeting and other public meetings when appropriate.	Town Budget	Town Highway Superintendent Kewaunee County	Continuous

**GOAL 4: Develop the transportation network in accordance with adopted land use plans, economic considerations, physical constraints, and community desires to meet local travel needs.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Develop and maintain an <i>Official Map</i> to plan for roadway extensions and improvements over time.	Town Budget	Town Highway Superintendent	2010; Update Continuously
Land Use	Review the <i>Transportation Network Map</i> provided in this chapter at least every five (5) years to ensure that it accurately reflects changes indicated on the Town <i>Official Map</i> and any current development plans.	Town Budget	Town Highway Superintendent Town Board	2011, 2016 2021, 2026
Intergovernmental Agricultural, Natural, & Cultural Resources	Work with WisDOT and the County Highway Department to insure that the road network equally addresses the needs of local farmers and tourists.	N/A	Town Board WisDOT Kewaunee County Highway Commissioner	Continuous

**Utilities & Community Facilities Agenda**

**UTILITIES AND COMMUNITY FACILITIES POLICIES**

1. Require developers to pay their “fair share” for improvements needed to support new development requests.

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

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Pursue shared service opportunities when mutually beneficial (i.e. cost savings) to improve the efficiency and quality of utilities and community facilities.	Town Budget	Town Board	Continuous
Implementation	Explore the potential for adopting local impact fees to help pay for new construction (schools, town hall, parks and recreational areas, fire department buildings) consistent with Act 477.	Impact Fees	Town Board Town Plan Commission	2007
Intergovernmental Issues & Opportunities	Encourage Town Board members to attend school board meetings to increase communication between the boards.	N/A	Town Board	Continuous

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

**GOAL 3: As the population grows, continue to ensure a safe community by meeting or exceeding recognized standards for public safety.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Coordinate with neighboring communities to maintain adequate fire department staff coverage during all shifts.	Town Budget	Town Board	Continuous
Implementation	Evaluate the number, availability and response time of police, fire, and rescue staff.	Town Budget	Town Staff	Continuous
Intergovernmental	When new subdivision, commercial, or industrial development requests are submitted, forward the requests to all local fire departments for review and recommendation.	Town Budget	Town Plan Commission	Continuous
Intergovernmental	Work with the Kewaunee County Emergency Government Office to better prepare the communities in case of a disaster.	Town Budget	Town Board	Continuous

## Agricultural, Natural & Cultural Resources Agenda

### AGRICULTURAL, NATURAL AND CULTURAL RESOURCES POLICIES

1. *Preserve the natural resource base, primary environmental corridors, and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, and economic well being of the Town.*
2. *Protect floodplains and other areas having severe soil restrictions from development through local ordinances.*
3. *Protect groundwater and develop programs to ensure the long-term viability of the aquifer as a source of potable water.*
4. *Encourage the proper handling of wastes and chemicals so that they produce a minimum effect upon ground and surface water.*
5. *Regulate the type of commercial and industrial development to minimize the chances of groundwater contamination.*
6. *Discourage development that will interfere with important natural resources, including area lakes and rivers.*
7. *Provide zoning that supports local family farm operations and small specialty farms to maintain agriculture as a productive part of the rural landscape.*
8. *Discourage the development of large-scale farms on unsuitable soils or near populated areas where groundwater is used.*
9. *Maintain the rural character by:*
  - *Limiting residential development to areas with soils to support foundations and wastewater systems.*
  - *Communicating with local farmers who want to sell their property about options available through land trusts and conservation development design techniques.*

#### GOAL 1: Protect wetlands in Kewaunee County.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Wetland areas adjacent to the Kewaunee River, East and west Twin Rivers, Ahnapee River; Black Ash Swamp; those having special wildlife and other natural values; and having an area of one acre or more should not be allocated to any residential or commercial development and should not be drained or filled.	N/A	Town Plan Commission Kewaunee County WDNR	Continuous
Land Use	To the extent practicable, areas immediately adjacent to and surrounding wetlands should be developed using techniques to minimize effects on wetlands (i.e. buffers, setbacks, etc.).	N/A	Kewaunee County WDNR	Continuous
Land Use	Preserve wetlands in their natural state through the adoption and enforcement of a wetland preservation ordinance.	Municipal Flood Control Grant Program	Town Board WDNR	2010

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

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Using the <i>Future Land Use Map</i> as a guide, seek to direct residential and commercial development to certain areas, including those areas least suited for farming, with soils that support foundations and septic systems.	N/A	Town Board Town Plan Commission	Continuous
Land Use	Individual lot development on farmland should be directed to the edges of farm fields so as to preserve contiguous blocks of farmland that can continue to remain productive. (This could be achieved through conservation subdivision design).	N/A	Town Board Town Plan Commission	Continuous
Land Use	Review and revise the zoning ordinance to permit additional accessory uses in agricultural areas to help sustain local farming operations (i.e. roadside stands, farmers markets, horse boarding, bed and breakfasts, etc.) and allow for adequate on-site and directional signage.	Town Budget	Town Board Town Plan Commission	2008
Implementation	Establish an Agriculture Committee to: <ul style="list-style-type: none"> <li>a. Provide education to local landowners regarding conservation subdivisions, land trusts, transfer of development rights options, etc.</li> <li>b. Coordinate with local farmers to consider consolidated strategies for efficient niche farming (i.e. local farmers market, specialty farming, equipment sharing, education seminars, insurance/benefit consolidation programs, etc.).</li> <li>c. Oversee an education and marketing campaign to generate local interest for new agricultural endeavors (i.e. organic foods, stables, orchards, etc.).</li> </ul>	Agricultural Development and Diversification Grant Program	Town Board	Continuous

**GOAL 3: Preserve and enhance wildlife habitats.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Intergovernmental	Coordinate with WDNR to better identify and protect wildlife habitats, particularly those unique to the community.	River Protection Grant Program	WDNR Town Plan Commission	2008
Land Use Economic Development	Discourage habitat fragmentation by encouraging development adjacent to existing development and as infill.	N/A	WDNR Town Plan Commission Town Board	Continuous
Land Use	Establish a network of green corridors through the community to act as wildlife corridors. This effort should begin with areas protected through shoreland wetland zoning, open areas preserved in conservation-based subdivisions, and with the establishment of additional trails and greenways in accordance with the <i>Future Land Use Map</i> .	River Protection Grant Program	Kewaunee County WDNR Town Plan Commission	Continuous

**GOAL 4: Protect the quality of surface and groundwater.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Intergovernmental	Create, maintain and enhance natural buffers along stream banks. a. Support the efforts of Kewaunee County to enforce stream and lake setback requirements by enforcing local zoning requirements and policies established by the Kewaunee County Land and Water Conservation Board (KCLWCB). b. Work with KCLWCB, Kewaunee County, WDNR and the Wisconsin Department of Agriculture Trade and Consumer Protection to promote and help fund riparian buffers along streams and lakeshores. c. Educate residents about the importance of environmental corridors.	River Protection Grant Program	Kewaunee County WDNR Town Plan Commission	2009
Land Use Intergovernmental	Coordinate with the KCLWCB and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution.	Town Budget	Town Board	2009
Implementation	Encourage farmers to use available manure management technologies.	Town Budget	Town Board	Continuous
Land Use	Encourage residents to replace lawns with native species and use rain gardens to encourage infiltration of stormwater and recharge to groundwater.	Town Budget	Town Plan Commission	Continuous
Implementation	Develop and revitalize ordinances aimed at minimizing paved surfaces such as driveways and roads. This can be achieved with driveway maximum width and length standards that have the added benefit of providing better access to residences for fire and police protection and thru private road design ordinances that limit roadway access and reduce vehicle speed.	Town Budget	Town Board	2008
Intergovernmental Implementation	Coordinate with Kewaunee County and BLRPC to educate homeowners on the need for proper maintenance of private well and onsite wastewater treatment systems, periodic testing of private well water, and planning for eventual well, pump or drain field replacements.	Contact UW-Extension for workshop information	Town Board	2008
Implementation	Strongly encourage or require water conservation and use of water saving devices such as low-flow showerheads and toilets within homes.	N/A	Kewaunee County Land and Water Conservation Board (KCLWCB) Town Board	Continuous
Land Use Implementation	Coordinate with local quarry operators to ensure that operations adhere to the requirements of NR 135.	Town Budget	Town Board	Continuous

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

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Utilities & Community Facilities	Work with residents and other groups to inventory historic properties and locations in the Town. Share this information with the State of Wisconsin Architecture and History Inventory.	Town Budget	Kewaunee County	2009
Utilities & Community Facilities	Adopt a historic preservation ordinance, in cooperation with the State Historical Society.	Town Budget	Kewaunee County	2009
Implementation	Promote the historic resources of the community by supporting local preservation groups.	Town Budget	Kewaunee County Local Historical Societies	2009

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

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Identify those areas where susceptibility to groundwater contamination is highest and develop plans to ensure that land use within these areas occurs in a manner consistent with protecting groundwater.	Kewaunee County USDA-Natural Resources Conservation Service	Town Plan Commission UW-Extension Office	2009

**GOAL 7: Harvest over population of deer, turkeys, coyotes and geese.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Work with the WDNR to survey current wildlife populations in order to determine sustainable population levels.	Town Budget WDNR	Kewaunee County WDNR Town Board	2008
Implementation	Encourage the WDNR to establish additional or fewer hunting zones in the Kewaunee County area to control wildlife populations.	N/A	Kewaunee County	2008
Implementation Intergovernmental	Partner with the Kewaunee County Land and Water Conservation Department to educate residents about wildlife damage and wildlife conservation measures.	Kewaunee County	Kewaunee County Town Board	2008

## Economic Development Agenda

### ECONOMIC DEVELOPMENT POLICIES

1. Provide assistance through the development approval process to persons and organizations interested in developing new, or expanding existing, small businesses.
2. Follow the pattern on the Future Land Use Map when evaluating locations for new business development.
3. Support agriculture as a preferred industry to provide local and county revenue at a minimal cost of service.
4. Facilitate the establishment of agri-business and home-based businesses that are consistent and compatible with the character of the surrounding area, maintain the rural appearance of the landscape, and minimize the potential of negative impacts (traffic, noise, odor, glare, signage, parking, truck deliveries, etc.).

#### GOAL 1: Preserve productive agricultural areas for long-term farm uses.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Restrict residential and commercial development to areas least suited for agricultural purposes.	N/A	Town Plan Commission Town Board	Continuous
Land Use	Discourage land divisions or subdivisions on prime farmland.	N/A	Town Plan Commission Town Board	Continuous
Land Use	Limit nonfarm residential development to a low density.	N/A	Town Plan Commission Town Board	Continuous
Land Use	Encourage participation in the state farmland preservation program.	N/A	Town Plan Commission Town Board	Continuous
Implementation	Protect farming operations from incompatible adjacent land uses.	N/A	Town Board	Continuous
Land Use	Discourage isolated commercial and industrial uses in agricultural areas.	N/A	Town Board	Continuous
Implementation	Develop language in existing zoning ordinance that establishes operational and siting criteria for new or expanding commercial and industrial uses.	Town Budget	Town Board	2008

#### GOAL 2: Preserve farming as the economic base of the community.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Support local farm product processing and marketing initiatives.	N/A	Town Board	Continuous
Implementation Land Use	Preserve suitable land areas for agricultural and associated uses.	Town Budget Private Funding	Town Plan Commission Land Trusts	Continuous
Issues & Opportunities	Ensure agriculture is not threatened or restricted by adjacent land uses in significant agricultural areas.	Town Budget	Town Plan Commission	Continuous
Implementation	Coordinate with local farmers and communities to develop a local or regional 'brand' for agricultural products.	Joint Effort Marketing Grant	Town Board Local Businesses	2008
Implementation	Adopt minor amendments to the local zoning ordinances to more clearly permit accessory uses and structures in agricultural areas to support value-added opportunities for local farmers (i.e. roadside stands, home occupations, corn mazes, bed and breakfasts, petting zoos, farmer-for-a-day camps, etc.).	Town Budget	Town Board	2008

**GOAL 3: Improve communication and coordination with local businesses to support the retention of local businesses and establishment of new small, local businesses.**

<b>Related Element(s)</b>	<b>Objectives</b>	<b>Potential Funding Source</b>	<b>Champion/Partner</b>	<b>Milestone Date</b>
Implementation	Encourage local businesses to participate in the local chamber of commerce or establish their own business association (such as a Business Improvement District – BID) to more effectively communicate their desires and expectations with the six communities.	Town Budget / Business Improvement District (BID) Fund	Town Board	2009
Implementation	Encourage and promote expansion of family farming operations, including value added businesses (i.e. bed and breakfasts, roadside stands, horse boarding etc.).	Town Budget	Town Board	Continuous
Implementation	Initiate a campaign with local business owners and residents to encourage local patronage.	Chamber of Commerce BID	Town Board	2009

## Land USE AGENDA

### LAND USE POLICIES

1. *It is the policy of the Town of West Kewaunee to review all development proposals in accordance with this Comprehensive Plan, particularly to encourage conservation-based residential developments and to address the design and scale of non-residential uses.*
2. *It is the policy of the Town of West Kewaunee to promote energy efficiency building and design practices by encouraging development that complies with the Wisconsin Energy Star program.*
3. *It is the policy of the Town of West Kewaunee to support infrastructure improvements.*
4. *It is the policy of the Town of West Kewaunee to promote development patterns in Smart Growth areas that respect Traditional Neighborhood Design and New Urbanism Design principles.*

#### GOAL 1: Provide effective tools to promote desired development patterns in the Town of West Kewaunee.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Create an Official Zoning Map that accurately reflects existing zoning patterns.	Town Budget	Town Plan Commission	2007
Implementation	Develop a Town land division / subdivision ordinance to localize the regulation of residential development. a. Develop standards within the subdivision ordinance to promote better connectivity through the community, create design standards, and provide park and recreational opportunities for residents.	Town Budget	Town Plan Commission Town Board	2007

#### GOAL 2: Create an accessible destination point for residents and visitors that offer basic goods, services, and residential choices.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Economic Development Implementation	Guide future commercial and economic development.	Town Budget	Town Plan Commission	2010

#### GOAL 3: Protect the Town's abundant and high quality natural resource areas to maintain West Kewaunee's natural atmosphere and community character.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Economic Development Agricultural, Natural, & Cultural Resources	Encourage the development of conservation subdivisions to maintain open spaces, wildlife habitat, scenic vistas, and perhaps some farmland.	N/A	Town Board Town Plan Commission	Continuous

## Intergovernmental Agenda

### INTERGOVERNMENTAL POLICY

1. The Town of West Kewaunee will seek to cooperate with all neighboring municipalities, Kewaunee County, BLRPC, state agencies, and school districts for mutual benefit.

**GOAL 1: West Kewaunee will maintain and seek additional opportunities to improve communication with neighboring communities, the school districts, the WDNR, WisDOT, Kewaunee, and other intergovernmental partners.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation Economic Development Land Use	The Town will consider an Intergovernmental Communication Program that opens lines of communication to encourage coordinated planning efforts, particularly at shared boundaries.	Town Budget	Town Board	2008
Implementation	Continue to actively participate in the comprehensive planning activities of neighboring communities, Kewaunee County and BLRPC.	Town Budget	Town Plan Commission Town Board	Through 2010
Utilities & Community Facilities	Participate in the planning activities of the school districts, particularly with respect to expansion and building of new facilities.	Town Budget	Town Plan Commission	Continuous

**GOAL 2: Seek new ways to coordinate and share community facilities and services with neighboring communities, the school districts and Kewaunee County.**

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Utilities & Community Facilities	Consider opportunities when signing contracts with private companies to coordinate with neighboring communities and the school districts that need similar services (i.e. plowing, resurfacing, etc.) and then negotiate with the private company for a reduced cost based on the larger project volume.	Joint Contracts	Town Board	Continuous
Utilities & Community Facilities	Coordinate snowplowing schedules with surrounding communities.	Town Budget	Town Board	Continuous
Transportation	Using the <i>Transportation Network Map</i> and <i>Transportation Plan Map</i> provided in this plan and the plans of neighboring communities, develop and adopt a coordinated traffic circulation and access plan along all of West Kewaunee's boundary road corridors.	Town Budget	Town Plan Commission	2010
Utilities & Community Facilities	Encourage the school districts to collaborate in ways that will allow them to provide additional services to Town residents (i.e. expanded library hours, youth summer reading programs, opportunities for community use of classrooms as meeting spaces for seniors and community classes).	School District Budgets	Local School Districts	Continuous
Utilities & Community Facilities	The Town, school districts and other public and private entities should explore joint use agreements concerning the use of recreational facilities in order that the advantages of such an agreement can result in avoidance of facility duplication and a greater diversity of recreational opportunities.	N/A	Town Board, school districts, private entities	2008

## Implementation Agenda

### IMPLEMENTATION POLICIES

1. It is the policy of the Town of West Kewaunee to use its comprehensive plan as a central tool in local decision-making.
2. Decisions of the Zoning Committee will take precedence over conflicts created by Smart Growth and the Comprehensive Plan.

#### GOAL 1: To ensure that the Town of West Kewaunee Comprehensive Plan is an effective tool for making local land use decisions.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Issues & Opportunities	Annually review the goals and objectives presented throughout this chapter to assess implementation success and consider additional objectives.	Town Budget	Town Board Town Plan Commission	Annually
All Elements	As available, provide updated information to supplement the plan information (i.e. updated <i>Existing Land Use Map</i> , updated <i>Zoning Map</i> , updated <i>Transportation Network Map</i> , groundwater study information, etc.)	Town Budget	Town Plan Commission	Continuous

#### GOAL 2: To ensure that the Town of West Kewaunee Ordinances are effective tools for making land use decisions.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Create an <i>Official Zoning Map</i> based on a complete review of Town zoning approvals.	Town Budget	Town Plan Commission	2010
Land Use	Consistent with the results of the community survey, develop and/or amend a property maintenance ordinance to restrict the outdoor storage of junk cars, old appliances, building materials, etc.	Town Budget	Town Plan Commission	2008
Land Use	Review the time a building permit is valid in order to prevent a situation whereby development is initiated, but not completed.	Town Budget	Building Inspector	2008
Land Use	Develop a Subdivision Ordinance regarding phased development to promote orderly development of commercial and mixed-use areas in accordance with the <i>Future Land Use Map</i> .	Town Budget	Town Board	2007
Land Use	Develop a new zoning district to permit development within the areas designated as walkable crossroads communities and Neighborhood Activity Centers on the <i>Future Land Use Map</i> . These regulations must address permitted uses, conditional uses, maximum building height, building materials, lighting, signage, parking, buffers, etc. to ensure development is harmonious with neighboring uses.	Town Budget	Town Board	2008
Land Use Economic Development	Develop a sign ordinance to address sign issues within the Town. Consider applications of new sign technology (i.e. changeable message boards), and clearly address requirements for institutional signage.	Town Budget	Town Board	2007
Economic Development	Require a market feasibility analysis be submitted for new non-residential development in the Town.	Town Budget	Town Board Kewaunee County Economic Development Division	Continuous