

Introduction

The implementation chapter is the “how to” portion of the plan. It describes the actions necessary to realize the visions presented in this document through the goals, objectives, and policies associated with each chapter. The information included herein represents the commitments the Town of Oconto Falls has made to achieve its desired future.

Responsible Parties

The responsibility for implementing this plan will primarily lay with the Plan Commission, with the Town Board retaining the authority to approve recommended implementation actions. All Town Board and Plan Commission decisions pertaining to land use and development will be made in accordance with this document. The individuals and groups responsible for each action item are listed within the tables that follow.

Measuring Progress

Milestone dates are provided for each policy task so that the Town may track progress and ensure that the plan is fully implemented. The Town Board and Plan Commission reviewed and approved the milestone dates presented in the tables that follow.

Review and Update Process

The comprehensive plan may be revised at any time. However, state statutes require that a comprehensive plan be updated no less than once every ten years. The Town of Oconto Falls will adhere to the following comprehensive plan review timeline:

- Five-year Review - Within five years of plan adoption, the Plan Commission will undertake a thorough review of the document to determine whether revisions are warranted. Any changes to the document trigger the same public participation requirements as adoption of the initial plan including, but not limited to: intergovernmental announcements, public participation plan, and a Class 1 public hearing. The Town Board shall approve the amended plan..
- Ten-year Update - Within ten years of plan adoption, the Planning & Zoning Commission will update the plan as required under Chapter 66.1001(2)(i), Wis. Stats., and consistent with all other requirements of Wisconsin’s Comprehensive Planning Law.

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Petitions for Plan Revision

Any interested party may petition the Plan Commission for a revision to the comprehensive plan. The process for revising the plan would entail:

- Submittal of a request to have a *petition for revision* placed on the agenda of the next regularly scheduled meeting of the Plan Commission.
- Plan Commission review of request and recommendation to the Town Board.
- Town Board approval of opening the comprehensive plan to potential revision.

Once the Town Board approves opening the plan for potential revision, the process must adhere to all plan development and adoption requirements as per Chapter 66.1001, Wis. Stats.

Implementation Plan

The Implementation Plan presents the goals, objectives, and policies for housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; economic development; land use; and, intergovernmental cooperation.

Housing Goals, Objectives, and Policies

Housing Goal #1: Utilize the Future Land Use Map to guide residential development in the Town.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Establish policies to ensure that Town actions related to housing conform to the consistency requirements of Section 66.1001(3) Wis. Stats.			
Review and, if necessary, revise application forms related to the administration of local land use regulations (subdivisions, driveways and culverts, access, etc.) to ensure that proposed actions are consistent with the comprehensive plan.	n/a	Plan Commission Consultant	2016
Provide each member of the Town Board, Plan Commission, and Building Inspector with a copy of the adopted comprehensive plan.	n/a	Clerk	2016
Ensure that the plan is incorporated into all review and decision processes related to land use.	n/a	Plan Commission Consultant	2016

Housing Goal #2: Ensure that the Town possesses the tools necessary to manage and guide residential development.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Work with Oconto County to consider amendments to the zoning ordinance that address the policy directions presented below.			
Ensure that minimum lots sizes in residential zoning districts do not restrict the development of conservation subdivisions	n/a	Plan Commission Oconto County Consultant	2016

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Consider amendments to the zoning ordinance that would allow for smaller single-family structures than would otherwise be permitted.	n/a	Plan Commission Oconto County Consultant	2016
Consider amendments to the zoning ordinance that would allow for secondary suites as conditional uses on residential parcels.	n/a	Plan Commission Oconto County Consultant	2016
Objective: Review land division and subdivision regulations to ensure consistency with adopted plan.			
Consider utilizing density bonuses within the subdivision ordinance to encourage developers to provide the infrastructure necessary to support personal energy systems.	n/a	Plan Commission Consultant	2016
Consider requiring Traffic Impact Analyses for all proposed subdivisions to ensure that the local road network is adequate to support future residential development.	n/a	Plan Commission Consultant	2016
Objective: Review existing land use ordinance and application forms for new residential development to ensure a clearly understood process for application, review, and approval.			
Provide clear explanations of the Town's decision processes and expectations to developers, builders, and landowners as they become involved in those processes.	n/a	Plan Commission	Continuous

Housing Goal #3: Provide a diverse array of housing options to meet the needs of a growing and evolving demographic base.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Ensure that local land use tools allow for diversity in lot sizes.			
Consider utilizing density bonuses to encourage developers to include a variety of lot sizes in proposed subdivisions.	n/a	Plan Commission Consultant	2016
Consider amendments to land use ordinances that provide incentives to developers to create affordable housing options for seniors and people with disabilities.	n/a	Plan Commission Oconto County Consultant	2016
Encourage the principles of Traditional Neighborhood Design within future subdivisions.	n/a	Plan Commission Consultant	Continuous

Housing Goal #4: Ensure that future residential development occurs in harmony with the natural and cultural landscape of the Town.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Protect valued ecosystems and natural resources during and following the development process.			
Ensure that all relevant permit application forms include confirmation of compliance with county, state, and federal environmental ordinances, regulations, and statutes.	n/a	Plan Commission	2016
Adopt policies to encourage the principles of low impact development during and following residential development to reduce stormwater runoff and flooding.	n/a	Plan Commission	2017
Consider developing a Stormwater Management and Construction Site Erosion Control ordinance.	n/a	Town Board Plan Commission Consultant	2017

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Objective: Protect locally valued cultural and historic places and structures during and following the development process.			
Include provisions within the subdivision ordinance to ensure that historic and cultural resources, as determined by the Town, are preserved during residential development.	n/a	Plan Commission Consultant	2016
Encourage developers to incorporate existing farm structures into future residential development projects.	n/a	Plan Commission	Continuous

Housing Goal #5: Preserve the quality of existing housing and maintain housing values over time.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Develop the appropriate land use tools and programs necessary to maintain a desirable housing stock.			
Develop, administer, and enforce the residential codes and ordinances necessary to ensure that properties are well maintained.	n/a	Town Board Plan Commission Building Inspector	Continuous
Promote inspection, maintenance, and rehabilitation programs that aid homeowners in maintaining current dwellings.	n/a	Town Board	Continuous

Transportation Goals, Objectives, and Policies

Transportation Goal #1: Develop the Town of Oconto Falls transportation network in accordance with adopted plans, natural resource limitations, economic considerations, physical constraints, and community desires in order to meet local travel needs.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Develop the tools necessary to effectively implement the transportation plan.			
Develop a Capital Improvements Plan to aid in identifying and budgeting for future transportation improvements.	n/a	Town Board Consultant	2018
Use the CIP, PASER ratings, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance.	n/a	Town Board Clerk	Continuous
Review and, if necessary, update the Driveway Ordinance so that it may aid in implementing the comprehensive plan	n/a	Plan Commission Consultant	2016
Adopt an Access Control Ordinance to regulate access to town roads.	n/a	Plan Commission Consultant	2016
Objective: Coordinate transportation improvements with adjoining municipalities, Oconto County, BLRPC, and WisDOT.			
Provide copies of the Comprehensive Plan and Official Map to Oconto County, BLRPC, and WisDOT.	n/a	Clerk	2016
Encourage Oconto County, BLRPC, and WisDOT to provide regular updates of pending and in-progress transportation projects to the Town Board.	n/a	Town Board	Continuous
Objective: Minimize environmental impacts resulting from future street and road construction.			
Adopt policies to create transportation infrastructure that promotes land use patterns that encourage the sustainable use of resources and reduces demands on the natural environment.	n/a	Town Board	2016-17
Consider requiring Traffic Impact Analyses for all proposed residential subdivisions and commercial/industrial development.	n/a	Town Board Plan Commission Consultant	2017

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Objective: Maintain the rural character of town roads.			
Work with Oconto County to minimize the visual impact of signage along Town roads and County highways.	n/a	Town Board Plan Commission	2017
Identify potential candidates for Rustic Road status.	n/a	Plan Commission Consultant	2016-17
Apply with WisDOT for Rustic Road status.	n/a	Plan Commission Consultant	2017

Transportation Goal #2: Keep residents and local business owners informed of pending transportation improvements.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Utilize a variety of tools to inform stakeholders of current transportation issues and pending projects.			
Develop a Town website.	n/a	Clerk Consultant	2016
Consider the use of social media (Facebook, Twitter, etc.) to provide information and solicit feedback related to the transportation network and road projects; develop a social media policy.	n/a	Clerk Town Board Plan Commission	2016
Provide information about pending transportation projects at public meetings, via newsletters, on the Town website, and via social media.	n/a	Clerk	Continuous

Transportation Goal #3: Create a diverse multi-modal transportation system to provide for the efficient, safe, and convenient movement of people, goods, and services.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Create an integrated pedestrian and bicycle system comprised sidewalks, trails, paths, and other facilities to meet both transportation and recreation needs.			
Develop a Pedestrian and Bicycle Plan emphasizing connectivity with key local destination nodes, adjoining municipalities, and regional trail systems.	n/a	Plan Commission Consultant	2017
Incorporate elements of the Pedestrian and Bicycle Plan into the CIP.	n/a	Town Board Consultant	2018
Pursue grant funding to develop desired trail and bicycle routes.	WisDOT WDNR	Town Board Oconto County Adjoining Municipalities Consultant	2018
Identify existing and potential barriers to pedestrian mobility, particularly with respect to seniors and people with disabilities; prioritize locations where improvements are necessary.	n/a	Plan Commission Consultant	2017
Encourage or require that residential developers design streets that provide for traffic movement while ensuring a safe and attractive pedestrian and bicycle friendly neighborhood environment.	n/a	Plan Commission Consultant	2017
Encourage or require that residential and commercial developers incorporate trails and paths within proposed development projects with links to adjacent trail systems to provide safe and convenient opportunities to walk and bike and to ensure the creation of a network of pedestrian and bicycle trails and paths throughout the Town.	n/a	Plan Commission Consultant	2017

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Work with WisDOT and Oconto County to ensure that appropriate highways and bridges have adequate pedestrian and bicycle facilities when they are constructed or reconstructed.	n/a	Town Board	Continuous
Objective: Encourage the development of infrastructure so support electric vehicles.			
Study opportunities to engage in public/private partnerships to provide EV infrastructure within appropriate areas of the Town.	n/a	Town Board Private Sector	Continuous

Transportation Goal #4: Engage the community in a discussion regarding the future of the Town's road system.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Evaluate the merits of retaining paved town roads versus reverting to gravel roadways.			
Hold a 'community meeting' to discuss issues related to road repair and replacement costs and the reversion to gravel roads as a means of avoiding increased taxes.	n/a	Town Board Plan Commission Consultant	2016
Contract with a transportation consulting firm to provide a detailed cost/benefit analysis regarding paved versus gravel roads.	n/a	Town Board Plan Commission	2017
Meeting with adjoining municipalities and the County to explore alternatives to paved town roads.	n/a	Town Board Plan Commission	2017
Explore opportunities to shared purchases of road maintenance equipment with neighboring municipalities.	n/a	Town Board Plan Commission	2017

Utilities & Community Facilities Goals, Objectives, and Policies

Utilities & Community Facilities Goal #1: Utilize the Future Land Use Map to guide the development of municipal infrastructure in the Town.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Establish policies to ensure that Town actions conform to the consistency requirements of Section 66.1001(3) Wis. Stats.			
Review and, if necessary, revise all application forms related to the installation of utilities to ensure that proposed actions are consistent with the comprehensive plan and future land use map.	n/a	Plan Commission Consultant	2016
Provide each member of the Town Board and Plan Commission with a copy of the adopted comprehensive plan.	n/a	Clerk	2016

Utilities & Community Facilities Goal #2: Provide public utilities and services in a manner that will promote efficient and orderly growth and development.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Promote the availability of state-of-the-art utilities including on-site wastewater treatment, personal energy systems, communications technology, high speed internet, electricity, and natural gas.			
Encourage developers to utilize clustered, alternative wastewater treatment systems for proposed subdivisions.	n/a	Plan Commission Consultant	2016
Consider develop a Personal Energy Systems Ordinance to regulate the installation and operating of photovoltaic solar, personal wind, geothermal, and other small energy systems.	n/a	Plan Commission Consultant	2017

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Continue to consider opportunities for cooperation and non-duplication of services between the Town and neighboring units of government.	n/a	Town Board	Continuous
Pursue opportunities to expand high-speed internet access throughout the Town.	USDA	Town Board Oconto County	2016-17
Objective: Ensure long range financial planning for anticipated public improvements.			
Develop a Capital Improvements Plan.	n/a	Town Board Plan Commission Consultant	2017
Identify potential sites for community facilities, such as a municipal buildings, parks, community centers, etc.	n/a	Plan Commission	2017
Pursue grants to fund necessary and desired improvements.	n/a	Plan Commission Consultant	As needed
Objective: Promote the fair and equitable distribution of benefits and costs for future public utility extensions.			
Consider requiring the completion of Infrastructure Impact Statements for all new commercial and residential development projects.	n/a	Plan Commission Consultant	2017

Utilities & Community Facilities Goal #3: Maintain a high quality of life in the Town.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Provide adequate police and fire protection and emergency services to all areas of the Town.			
Undertake an analysis of police, fire, and EMS response times throughout the Town.	n/a	Plan Commission Consultant	2018-19
Continue to cooperate with other local units of government in providing effective, efficient, law enforcement, fire protection, and EMS services.	n/a	Town Board	Continuous
Objective: Provide sufficient parks and recreational facilities to meet the needs of a growing population.			
Develop a Town of Oconto Falls Comprehensive Outdoor Recreation Plan that satisfies the basic outdoor recreation and open space needs of residents in an economical and environmentally sensitive fashion.	n/a	Plan Commission Consultant	2017
Ensure that all current and future parks and recreational areas provide equal access for all residents.	n/a	Plan Commission	2017
Create a diverse park system comprised of "improved" parks and as well as passive recreational areas.	USDA WDNR	Plan Commission Consultant	Continuous
Promote the preservation of wildlife habitat and the protection of surface waters and wetlands.	USDA WDNR	Town Board Plan Commission	Continuous
Work with Oconto County and neighboring communities to create pedestrian and bicycle connections between local and regional parks, recreational areas, and state trails.	WDNR	Town Board Plan Commission Consultant	Continuous
Pursue grants to fund necessary and desired improvements.	USDA WDNR	Plan Commission Consultant	As needed
Objective: Ensure that the Town Hall can adequately meet the needs of the community into the foreseeable future.			
Undertake a Facilities Needs Assessment of the Town Hall and other municipal buildings.	n/a	Town Board Plan Commission Clerk Consultant	2019

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Agricultural, Natural, & Cultural Resource Goals, Objectives, and Policies

Agricultural, Natural, and Cultural Resources Goal #1: Utilize the Future Land Use Map to guide the development of municipal infrastructure in the Town.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Preserve the natural resource base, environmentally sensitive areas, and surrounding agricultural lands, which contribute to maintaining the ecological balance, natural beauty, economic wellbeing, and quality of life.			
Utilize the Comprehensive Plan, Subdivision Ordinances, and zoning review to guide development away from significant natural resources and productive agricultural lands.	n/a	Town Board Plan Commission Consultant	Continuous
Utilize the Comprehensive Plan and Subdivision Ordinance to establish a network of green corridors to provide functional open space, link fragmented habitats, and create wildlife migration routes.	n/a	Town Board Plan Commission Consultant	Continuous
Assist willing landowners in establishing conservation easements to permanently preserve valuable agricultural lands and natural ecosystems.	n/a	Town Board Plan Commission	Continuous
Objective: Maintain a sustainable and economically viable agricultural sector for the long-term.			
Utilize the Future Land Use and Agricultural Soils maps to direct residential and commercial development to those areas least suited for farming.	n/a	Plan Commission Consultant	Continuous
Work with Oconto County to amend the zoning ordinance to add specialty agricultural practices as permitted or conditional uses within agricultural districts.	n/a	Plan Commission Consultant	2016-17
Assist interested farm owners in the creation of a Community Supported Agriculture operation.	n/a	Town Board Plan Commission Consultant	As needed
Objective: Avoid the spread of terrestrial and aquatic invasive plant species.			
Work with Oconto County to amend the zoning ordinance and to prohibit the use of species identified by WDNR as invasive in residential, commercial, and industrial landscaping.	n/a	Plan Commission Consultant	2016-17
Distribute information to landowners related to the identification and removal of harmful invasive species.	n/a	Clerk	Continuous

Agricultural, Natural, and Cultural Resources Goal #2: Preserve the water resources of the Town.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Protect and enhance groundwater resources.			
Identify those areas within the Town where susceptibility to groundwater contamination is highest and develop plans to ensure that land use within these areas occurs in a manner consistent with protecting groundwater.	WDNR	Plan Commission Consultant	2018
Encouraging or require the use of alternative wastewater treatment systems for future and commercial residential development.	n/a	Town Board Plan Commission Consultant	2016 Continuous
Consider incorporating restored prairie and native grasslands on Town-owned land and within future parks to reduce runoff and recharge groundwater systems.	n/a	Town Board Plan Commission	Continuous
Objective: Reduce the amount of nonpoint resource pollution originating from agricultural operations.			
Work with OCLCD to encourage landowners to establish riparian buffers and incorporate no-till farming practices to reduce soil erosion.	n/a	Town Board Plan Commission Oconto County	Continuous

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Agricultural, Natural, and Cultural Resources Goal #3: Preserve the cultural heritage of the Town.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Identify and preserve the cultural and historical resources of Oconto Falls.			
Compile an inventory of historically and culturally significant structures and places within the Town.	n/a	Plan Commission Volunteers Consultant	2017
Incorporate historical preservation procedures into the subdivision ordinance.	n/a	Plan Commission Consultant	2016
Work with Oconto County to create zoning overlays as a tool to protect important historical and cultural buildings and sites.	n/a	Plan Commission Consultant Oconto County	2017

Economic Development Goals, Objectives, and Policies

Economic Development Goal #1: Retain, Expand, and Diversify the Local Economic Base.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Ensure that the Town is welcoming and helpful to businesses seeking to start, expand, or locate in Oconto Falls.			
Work with County to streamline the zoning review and approval process for commercial development without sacrificing core principles of the Town.	n/a	Plan Commission Consultant	Continuous
Ensure that adequate infrastructure is available to support desired economic development.	USDA WEDC	Town Board Plan Commission	Continuous
Work with Oconto County to ensure that the zoning ordinance supports home-based businesses.	n/a	Plan Commission Consultant	Continuous
Connect existing employers with federal, state, and local incentive programs.	n/a	Town Board Clerk	Continuous
Provide assistance to businesses interested in expanding or relocating within the Town, including information related to county, state, and federal funding and grant opportunities.	n/a	Town Board Plan Commission Clerk	Continuous
Encourage the development of a Town of Oconto Falls Business Association.	n/a	Town Board	Continuous
Objective: Develop the tools necessary to achieve economic development goals.			
Develop a Town website and utilize social media to promote the community.	n/a	Plan Commission Clerk Consultant	2016
Feature a 'Business of the Week' on the Town website and social media.	n/a	Clerk	Continuous

Economic Development Goal #2: Support Collaborative Efforts that Further the Growth of the Regional Economy.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Work cooperatively with neighboring municipalities, Oconto County, and other organizations to enhance the economy of northeast Wisconsin.			
Develop partnerships and strategies with other communities, educational and healthcare institutions, utilities, and other organizations to promote local businesses and industries and to develop industry clusters.	n/a	Town Board Plan Commission	Continuous

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Coordinate local economic development efforts with OCEDC, NEW North, and other organizations as appropriate.	n/a	Town Board Plan Commission	Continuous
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Land Use Goals, Objectives, and Policies

Land Use Goal #1: Utilize the Appropriate Land Use Tools to Implement the Comprehensive Plan.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Amend current land use ordinances to achieve the goals identified in the Land Use chapter.			
Work with Oconto County to amend the zoning ordinance as necessary to allow for the land use proposed on the future land use map and meet the consistency requirements of Chapter 66.1001(3)(k). Such amendments will include, but not necessarily be limited to: <ul style="list-style-type: none"> - Creating avenues for implementing the Transitional Residential land use category. - Creating the flexibility within the ordinance, potentially via a zoning overlay, to accommodate the Alternative residential land use category. - Consider amendments allowing for smaller single-family homes. - Codify the Riparian Corridor within the zoning ordinance. - Allow Gateway features as a permitted use within relevant zoning districts. 	n/a	Plan Commission Oconto County Consultant	2016
Review and, if necessary, amend subdivision ordinance to guide the desired development patterns identified on the future land use map.	n/a	Plan Commission Consultant	2016
Objective: Adopt new land use ordinance and plans to achieve land use goals.			
Develop a Comprehensive Outdoor Recreation Plan incorporating the community park and preserved open space features presented on the future land use map.		Plan Commission Consultant	2017
Develop a Pedestrian & Bicycle Plan to incorporate the bicycle and pedestrian facilities identified on the future land use map.		Plan Commission Consultant	2017-18
Pursue grant funding to implement parks & recreation and bicycle & pedestrian goals.		Plan Commission Consultant	2018
Develop and implement a Gateway Features plan.		Plan Commission Consultant	2017-18

Intergovernmental Goals, Objectives, and Policies

Intergovernmental Goal #1: Continue to pursue opportunities for intergovernmental cooperation with neighboring communities, Oconto County, the school districts, BLRPC, WDNR, and WisDOT.			
Policy	Funding	Responsible Party	Milestone Date
Objective: Explore opportunities to coordinate local land use planning.			
Provide copies of the adopted Comprehensive Plan to all intergovernmental partners.	n/a	Clerk Consultant	2016
Provide notification of any future changes to the comprehensive plan or future land use map to adjoining municipalities.	n/a	Plan Commission	Continuous
Notify the school districts of pending residential development projects within their respective boundaries.	n/a	Clerk	Continuous

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Objective: Increase governmental efficiency and reduce costs for taxpayers.			
Identify opportunities for sharing services, facilities, equipment, and staff with neighboring governments.	n/a	Town Board Plan Commission	Continuous

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