

## **CHAPTER 4: IMPLEMENTATION**

### **TABLE OF CONTENTS**

Introduction.....	4-1
Responsibilities of Local Officials.....	4-1
Consistency with Existing Plans, Reports, and Studies.....	4-1
Updating the Comprehensive Plan.....	4-1
Implementation of Local Land Use Controls.....	4-2
Implementation of Development Strategies.....	4-5



## INTRODUCTION

This chapter outlines a variety of actions and activities necessary to implement the vision of the *Town of Doty 20-Year Comprehensive Plan*. In an effort to keep this plan up-to-date with changing conditions, this section also includes a process for amending and updating the comprehensive plan along with a mechanism to measure the town's progress of accomplishing its development goals.

## RESPONSIBILITIES OF LOCAL OFFICIALS

The Town Plan Commission, with cooperation from Oconto County, has the primary responsibility to implement the comprehensive plan. Plan Commission members, along with elected officials, need to be familiar with the future development strategies, vision statement, and maps found within the plan since they provide much of the rationale the community needs in making land use decisions or recommendations. If a decision needs to be made that is inconsistent with the comprehensive plan, the plan must be amended to reflect this change in policy before it can take effect.

The Plan Commission needs to ensure that supporting ordinances are consistent with the comprehensive plan per Wisconsin State Statute 66.1001 (3). The town will consult the comprehensive plan when working with Oconto County and other government entities to develop and amend land ordinances or create additional land use recommendations.

## CONSISTENCY WITH EXISTING PLANS, REPORTS, AND STUDIES

This plan was created in a manner to promote consistency between all the elements and their respective development strategies. As such, the town's Plan Commission and elected officials should conduct periodic reviews of the town's vision statement and development strategies, along with the General Plan Design text and mapping. Any town ordinances and regulations that are not maintained and enforced by Oconto County need to be periodically reviewed for consistency with the *Town of Doty 20-Year Comprehensive Plan*. In addition, the Town should continue to work cooperatively with Oconto County to ensure all land use ordinances and maps are consistent with the town's Comprehensive Plan. A glossary of Planning and Zoning Terms is provided as Appendix D of *Volume I: Town Plan*.

## UPDATING THE COMPREHENSIVE PLAN

This comprehensive plan shall be reviewed and updated following recommendations laid out in Wisconsin Statute 66.1001 (4)(b) and the town's adopted written procedures for fostering public participation. A number of activities can be completed at any time in order to update the *Town of Doty 20-Year Comprehensive Plan*. The following schedule is recommended for ensuring the comprehensive plan is reviewed and updated in an appropriate and timely manner. Please note this is a recommended schedule. The town may find that certain activities need to be conducted more frequently in order to ensure the plan is consistent with existing conditions.

**ANNUALLY**

- Review the Town of Doty 20-Year vision statement;
- Identify and consider any updates to projects based the Wisconsin Department of Administration (WDOA) population and housing estimates, and U.S. Census data;
- Review implementation priorities and update based on the completion of or reprioritization of tasks;
- Consider the relevance of the development strategies and update to accommodate changing conditions;
- Review and update as necessary the General Plan Design and land use recommendations; and
- Ensure consistency with new or revised ordinances proposed by the town or Oconto County.

**FIVE YEARS**

- Review U.S. Census data, WDOA population and housing projections. Work with Oconto County to update *Volume II: County Resources* as needed;
- Identify any substantial changes in the town’s development patterns over the past five years and what potential impacts that development will have in the near future. This helps monitor outcomes of implemented development strategies and identifies any possible needs for the 10-year update; and
- Be aware of updates or completion of other local, county, or regional plans and make necessary changes to ensure consistency when appropriate.

**TEN YEARS**

REQUIRED UPDATE per Wisconsin State Statute 66.1001(2)(i).

- Amend the plan as needed based on changing conditions;
- Conduct a review of the town’s vision statement, General Plan Design development strategies and map, land use recommendations and work with Oconto County to update the town’s population, housing, and economic data, along with other relevant planning information inventoried in *Volume II: County Resources*; and
- Review ordinances and other controls for consistency.

**IMPLEMENTATION OF LOCAL LAND USE CONTROLS**

The following section contains a description of existing and potential land use controls that can be utilized by the Town of Doty Plan Commission to ensure the town’s 20-Year General Plan Design (**Map 3.1**) and its vision statement (Chapter 1 of *Volume I: Town Plan*) are carried out. The text that follows contains descriptions of a number of land use control mechanisms which are directly followed by recommendations for utilization of that tool by the town.

## **Zoning**

### **Oconto County Zoning Ordinance**

Oconto County maintains and administers a countywide zoning ordinance. This means the county has jurisdiction over all zoning in the unincorporated communities of the county, while the incorporated communities administer their own zoning ordinances. Oconto County uses these zoning ordinances to promote public health, safety, and welfare; to protect natural resources; and to maintain community character. Zoning districts were established to avoid land use conflicts, protect environmental features, promote economic factors, and to accomplish land use objectives laid out by a comprehensive plan. Please refer to the Oconto County Zoning Ordinances for detailed information on zoning districts, regulations, restrictions, permitted uses, and zoning maps.

#### *Recommendations:*

- The comprehensive plan's preferred land uses need to be compared to the existing zoning map to determine compatibility and realignment within various districts. The Town Plan Commission should work closely with Oconto County to judge when re-zoning will occur, for it is not the intent that the zoning map become a direct reflection of the 20-Year General Plan Design. The comprehensive plan looks out to the future while zoning deals with present day.
- Cooperate with Oconto County to develop ordinances that encourage the protection of the town's natural features and aesthetic views.
- Additional ordinances may be developed by the town or Oconto County in order to achieve the "vision statement" listed in Chapter 1 of *Volume I: Town Plan*.

## **Official Mapping**

Under Wisconsin Statute 62.23(6), the City Council/Village Board/Town Board (under village powers) "...may by ordinance or resolution adopt an official map showing the streets, highways, parkways, parks and playgrounds laid out, adopted and established by law." Once an area is identified on an official map, no building permit may be issued for that site, unless the map is amended.

The official map serves several important functions:

1. It helps assure that when the city/village/town acquires lands for streets, or other uses, it will be at a lower vacant land price;
2. It establishes future streets that subdividers must adhere to unless the map is amended; and,
3. It makes potential buyers of land aware that land has been designated for public use.

#### *Recommendation:*

- The town should establish an official map that is consistent with the comprehensive plan to assure new roads provide connectivity and that recreation areas are identified for future development.

## **Floodplain Ordinance**

The Oconto County Floodplain Ordinance regulates development in flood hazard areas to protect

life, health and property and to provide a uniform basis for the preparation, implementation and administration of sound floodplain regulations for all county floodplains.

Areas regulated by the Oconto County Floodplain Ordinance include all areas in the County that would be covered by the “Regional Flood.” These areas are divided up into three districts:

1. The *Floodway District (FW)* consists of the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood waters.
2. The *Floodfringe District (FF)* consists of that portion of the floodplain between the regional flood limits and the floodway.
3. The *General Floodplain District (GFP)* consists of all areas which have been or may be hereafter covered by flood water during the regional flood. It includes both the floodway and floodfringe districts.

For more information about floodplain zoning in Oconto County refer to the Oconto County Floodplain Ordinance.

Further development in the Town of Doty should remain consistent with the Oconto County Floodplain Zoning Ordinance. The Town should continue to cooperate with Oconto County, WDNR, FEMA, and other appropriate agencies when updates to the Oconto County Flood Insurance Rate Maps and the Oconto County Floodplain Zoning Ordinance are proposed.

### **Shoreland Ordinance**

The Oconto County Shoreland Ordinance establishes zoning standards for use of shorelands along navigable waters. The shoreland standards apply to lands:

1. Within unincorporated communities of Oconto County that lie within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; and
2. Within 300 feet of the ordinary high water mark of all navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

The Oconto County Shoreland Zoning Ordinance also establishes minimum lot sizes for parcels within the shoreland zone, setbacks of buildings and structures from the water, standards for the alteration of surface vegetation and land surfaces, and a permit process for work taking place in waterways.

Any further development in the Town of Doty should remain consistent with the Oconto County Shoreland Zoning Ordinance.

### **Land Division/Subdivision Ordinance**

A land division/subdivision ordinance, as authorized by Chapter 236 of Wisconsin Statutes regulates the division of raw land into lots for the purpose of sale or building development. The town may regulate, by ordinance, the division of land within its boundary. The land division/subdivision ordinance is related to the general zoning ordinance as it regulates the type of development that takes place on a parcel and the land division/subdivision ordinance regulates how the parcel is created and made ready for development.

Oconto County does have a Land Division Ordinance in place. The ordinance applies to “any act of division of a lot, parcel, or tract which existed on the effective date of this ordinance by the owner thereof or his agent for the purpose of transfer of ownership or building development

where the act of the division creates one or more new lots, parcels, tracts or units, if the lot, parcel, tract or unit being created is equal to or smaller in area than ten (10) acres in size, determined by the right of way.”

- The Town should work cooperatively with Oconto County in any efforts to update the Oconto County Land Division Ordinance.

## **Other Ordinances and Regulations**

The Town of Doty or Oconto County may choose to adopt additional ordinances and regulations to implement the comprehensive plan. These may include:

- Building/Housing Codes
- Landscape Ordinances
- Erosion and Stormwater Control Ordinances
- Wind Ordinance
- Blighted Building Ordinance
- Design Review Ordinances
- Historic Preservation Ordinances

## **IMPLEMENTATION OF DEVELOPMENT STRATEGIES**

The Town of Doty Plan Commission, with cooperation from Oconto County, will be directly responsible for, or oversee the implementation of most of the development strategies (goals, objectives, policies, and programs) with the Town Board ensuring the plan is being implemented in a timely manner. Since many planning issues are interrelated, the objectives, policies, and programs of one element may closely relate to those stated in other areas.

The following statements describe the town’s intent regarding growth, development, and preservation over the next 20 years, while preserving its abundant forest lands and natural resources.

Goals, objectives, policies and programs are a combination of intended steps to produce a series of desired outcomes. They each have a distinct and different purpose within the planning process.

### ***Goals, Objectives, Policies, and Programs***

- **Goals** - describe desired situations toward which planning efforts should be directed. They are broad and long range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** - are a rule or course of action used to ensure plan implementation.
- **Programs** – an action or a coordinated series of actions to accomplish a specific policy.

## **COMMUNITY PLANNING**

**GOAL:** For the *Town of Doty 20-Year Comprehensive Plan* to provide guidance to local officials when making land use decisions that reflect the town’s vision.

***Objective 1:*** Utilize this 20-year comprehensive plan to best reflect the interests of all the town’s residents and to follow an orderly and cost efficient method for development while preserving significant features of the community.

***Policies:***

- A. Consultation of this 20-year comprehensive plan will be conducted by the Town Plan Commission, Town Board and other committees of the town before making any decisions regarding land use and land use policies.
- B. Maintain a small town atmosphere.
- C. Provide for limited development while maintaining the integrity of the environment.
- D. Protect all future growth areas from incompatible development.
- E. Encourage cooperation and communication between the town and the adjacent towns and counties on community development issues.
- F. Encourage cooperation between the Town of Doty and the US Forest Service in all aspects of land use planning.

**Programs:**

- Use this Comprehensive Plan an expression of the town's development policy.
- Adopt, update, and enforce regulations and municipal codes to implement this 20-Year Comprehensive Plan.
- Work with Oconto County in updating the county zoning ordinance, map and subdivision ordinance to be consistent with this 20-Year Comprehensive Plan.
- Consider adopting an Official Map to carry out the Comprehensive Plan.
- Steer industrial/manufacturing/commercial growth to areas that provide appropriate infrastructure and services for the needs of the particular development.
- Consider holding community planning related efforts/meetings with the northern cluster communities (as identified through this planning process), media, and/or private organizations to publicize ongoing planning projects and plan implementation projects found within this comprehensive plan.

***Objective 2:*** The Town Board and Town Plan Commission have the responsibility to review and update the town's comprehensive plan as needed.

***Policies:***

- A. The Town Plan Commission, or another committee appointed by the Plan Commission, should review and update the plan, according to the schedule provided earlier in this chapter or as the town sees fit, in order to provide for the greatest possible benefits regarding future developments.
- B. Hold Plan Commission meetings to review the adopted 20-year comprehensive plan and make amendments to accommodate changing conditions, when necessary.
- C. Review existing Oconto County and Town of Doty ordinances as they relate to the implementation of this plan.

D. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the town's comprehensive plan.

## **NATURAL RESOURCES**

**GOAL:** To manage a clean and orderly natural environment for the residents and visitors of the Town of Doty.

***Objective 1:*** Maintain a visually appealing and sustainable natural environment.

***Policies:***

- A. Require enforcement of existing regulations (federal, state, county, town) to protect the environmental corridors.
- B. Identify any distinctive natural areas for that need protection or enhancement.
- C. Work with Oconto County and town residents to encourage sound management practices of the town's forestlands.
- D. Work with federal, state and county agencies to seek funding for habitat protection.
- E. Development adjacent to rivers, lakes, streams, and wetlands needs to be carefully planned in order to keep from negatively impacting these areas.

**Programs:**

- Encourage the inclusion of environmental corridors, buffer zones, and other natural areas in new and existing developments.
- Advocate very limited or no development in the Environmental Corridors designation on the General Plan Design (**Map 3.1**) to protect the town's key natural resources.
- Solicit public input and suggestions from local officials and citizens to identify and prioritize open space throughout the town.
- Work with Oconto County to educate residents about flood risks, shoreland and wetland preservation and steep slope risks.
- Development that will occur adjacent to rivers, lakes, streams, and wetlands should be carefully planned. Those planning development should be able to prove that any change of the landscape will not negatively impact adjoining rivers, lakes, streams, or wetlands. If this cannot be determined, then the development should not occur.

***Objective 2:*** Preserve and restore surface water quality.

***Policies:***

- A. Support efforts related to surface water quality issues through the use of protection, restoration and improvement tools.
- B. Investigate and consider tools for erosion control such as buffer strips, easements, land use controls, and flood control measures.

- C. Participate in efforts to maintain the natural beauty and integrity of the town's many water surface water features.
- D. Identify and preserve groundwater recharge sites (wetlands, lakes and ponds) and areas of shallow soils that play an essential role in protecting surface water quantity and quality.
- E. Reduce the impacts of land uses, such as agriculture and residential development, which can degrade the town's lakes, rivers and streams, wetlands, and groundwater reserves.
- F. Work cooperatively with surrounding jurisdictions, Oconto County, and state and federal agencies to protect groundwater resources.

**Programs:**

- Support the use of indigenous flora and sound conservation methods to protect shorelands from erosion.
- Support and propose alternate zoning and land use policies that would decrease pollutant loading to the town's surface waters.

***Objective 3:*** Encourage the protection of all groundwater resources.

***Policies:***

- A. Identify and preserve groundwater recharge sites (wetlands, lakes and ponds) and areas of shallow soils.
- B. Reduce the impacts of human-influenced actions, such as agriculture and residential development, which can degrade the town's lakes, rivers and streams, wetlands, and groundwater reserves, that are the sole provider of drinking water in the town.
- C. Work cooperatively with surrounding municipalities, Oconto County, and state and federal agencies to protect groundwater resources.

**Programs:**

- Consider establishing long-term plans to address potential recharge areas and their threats.
- Consider a buffer area (a zone of no buildings) around delineated wetlands.
- Encourage residents to follow stormwater management plans and erosion control ordinances where applicable.
- Landowners should follow "Best Management Practices" to preserve water quality.
- Promote wetland restoration projects.

***Objective 4:*** Existing and future mining sites should not negatively impact the environmental features or existing developments within the town.

***Policies:***

- A. Encourage the location of mining operations where scenic views and the health of the natural environment will not be compromised.
- B. Consider preserving potential mineral resources within the town for future mining consideration.
- C. Work with the surrounding communities and Oconto County to ensure that incompatible uses do not develop adjacent to potential or existing mining sites.
- D. Discourage nonmetallic mining in environmentally sensitive areas.
- E. Work with surrounding communities and Oconto County to ensure all abandoned, present and future mining operations will someday be reclaimed to a natural setting subject to the requirements of NR 135.

**AGRICULTURAL RESOURCES****GOAL: To preserve the agricultural resources of the town.**

***Objective 1:*** Maintain existing agricultural lands to preserve the town's rural atmosphere.

***Policies:***

- A. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination, surface water draw down, and soil erosion.
- B. Minimize impact of future development by encouraging conservation-based land use practices.

**Programs:**

- Encourage Nutrient Management Planning, land buffer programs, and other activities that will protect farmlands, public health and safety, and the environment from negative impacts.
- Work with the county and state agencies to promote innovative programs which ensure the protection of farmlands.
- Investigate methods to reduce draw down of the town's surface waters.

***Objective 2:*** Protect the existing farm operations from conflicts with incompatible uses.

***Policy:***

- A. Promote orderly development in areas surrounding productive agricultural lands.

**Program:**

- Encourage buffers separating non-farming uses from agricultural lands in order to lower the number of possible nuisance complaints.

***Objective 3:*** Provide for the orderly development of land that is currently considered productive farm land for non-farm development.

## **CULTURAL RESOURCES**

**GOAL:** To preserve and enhance the historic, archeological and cultural locations and structures, where appropriate.

***Objective:*** Support enhancement of the historic and cultural resources and facilities in the town.

***Policies:***

- A. Advocate the preservation of buildings, structures, and other landscape features that are the town's cultural history.
- B. Tie significant locations into recreational/tourist sites while further enhancing them and their access, where appropriate.

## **RESIDENTIAL DEVELOPMENT**

**GOAL:** To provide a plan for quality residential development, while maintaining the attractive natural amenities of the town.

***Objective 1:*** Continue to promote initiatives that provide adequate housing for all persons including low and moderate income, elderly, and handicapped residents of the community.

***Policies:***

- A. Maintain, preserve, and rehabilitate the existing housing stock.
- B. Ensure that new residential areas have adequate public utilities and improved streets through the use of an official map.
- C. Work with Oconto County to apply for grants and become involved in programs to address the town's housing needs.

**Programs:**

- Explore affordable housing for first-time home buyers.
- The town may direct residents to Oconto County to obtain educational materials and information on financial programs, home repairs, weatherization and how to obtain affordable housing.
- The Town Board may work with the state, county and Bay-Lake Regional Planning Commission to monitor the town's population characteristics to stay informed of changing demographics/characteristics within the town.

***Objective 2:*** Promote housing development that is done in an environmentally conscious manner that does not cause conflict with the existing housing stock in order to preserve the character of the community.

***Policies:***

- A. Protect existing housing from incompatible uses.
- B. Ensure adequate building codes, and ordinances to regulate the construction of new homes.
- C. Direct new development to appropriate locations to minimize the visual impact of new development on the viewsheds from public right-of-ways.

- D. Encourage large lot size minimums to avoid high density population pockets as a way to protect natural resources and retain the existing character of Doty.
- E. Multiple-family dwellings such as duplexes, apartments and condominiums should not be encouraged so as to preserve the unique undeveloped nature of present area characteristics.
- F. Explore new ideas to minimize pressures on lakes and the environment.

**Programs:**

- Review existing regulations on lands adjacent to water features in the town in an effort to protect/improve these valuable resources.
- Consider developing a town subdivision ordinance to further regulate growth.
- Maintain the character of existing residential neighborhoods and allow for an adequate supply of land for new development through use of the Oconto County Zoning Ordinance.
- Identify unique areas worth preserving or areas with views from roads that should be retained as open space and investigate ways to protect them.

**ECONOMIC DEVELOPMENT****GOAL: To promote limited commercial and light industrial development opportunities within the town and ensure compatibility of adjoining land uses.**

***Objective:*** Allow only harmonious and well-planned commercial and light industrial development which will serve the needs of the town and area residents and specialized needs of the rural area.

***Policies:***

- A. Allow only limited commercial and light industrial development that has a minimal impact on surrounding areas and the environment.
- B. Light industrial development shall be required to locate within the designated areas shown on the GPD in order to limit land use conflicts and where municipal services can be provided economically.
- C. All new commercial and light industrial development should be built in such a manner to fit with the existing rural, natural character of Doty.
- D. Promote the use of quality architectural designs and materials that preserve and enhance any historical buildings.

**Programs:**

- The Town Plan Commission should work with the county to monitor closely the capacity of existing infrastructure within the town, such as roads, electricity, public safety services, etc, in order to best weigh the costs to potential benefits of future development.
- Consider development of a blighted building ordinance.
- Create and enforce a sign ordinance.

- Require adequate parking near any future commercial area to meet present and future needs.

## **TRANSPORTATION**

**GOAL:** To establish a safe and efficient transportation system that provides for all modes of transportation and is compatible with this Comprehensive Plan.

***Objective 1:*** To provide and maintain aesthetically pleasing transportation corridors that ensure the highest degree of mobility and accessibility while protecting the safety of its users.

***Policies:***

- A. Adopt and maintain an Official Street Map for the town.
- B. Establish and utilize a pavement management system.
- C. Encourage new subdivisions to incorporate bicycle paths and walkways into subdivision layouts.
- D. Ensure a proper street pattern (using Official Map) in areas of new development.
- E. Work with the US Forest Service to ensure that forest roads are maintained at a level appropriate to meet the needs of development along those roads.

**Programs:**

- Identify future street extensions on the Official Map of the town.
- Bicyclists and pedestrians should be afforded a comfortable margin of safety on streets and roads by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards.
- Conduct an annual assessment of road pavement conditions; road drainage and ditch maintenance needs; adequacy of existing driveways and culverts relative to safe access; and adequacy of sight triangles at road intersections.

***Objective 2:*** To develop a transportation system which is harmonious with adjacent land uses, the environment, and the topography.

***Policies:***

- A. Identify and protect viewsheds to protect the rural character of the town.
- B. Advocate for transportation projects that contribute to improved air quality and reduced energy consumption.
- C. Avoid adverse impacts on environmental corridors and other significant natural areas during the planning and development of transportation facilities.

**Program:**

- Encourage transportation demand management strategies that reduce the number of single occupant vehicles, such as park-and-ride lots and carpooling.

## **UTILITIES AND COMMUNITY FACILITIES**

**GOAL:** To provide high quality public services to all residents of the Town of Doty and provide for the orderly development of the town through planned development of public services.

***Objective 1:*** Continue to provide adequate services to protect the health and safety of Doty residents in a cost-effective manner.

***Policies:***

- A. Continue to provide an effective and efficient level of fire and police protection and emergency medical services.
- B. Continue to maintain and upgrade the town's community facilities.
- C. Avoid growth that would place undue strain on the town's financial resources.
- D. Promote utility lines being placed underground in areas of new development and areas of reconstruction to enhance safety and aesthetics.
- E. Encourage the development of healthcare facilities such as nursing homes or Community Based Residential Facilities (CBRF) to locate in areas more suitable to service and support such facilities.

**Programs:**

- Investigate the provision of a community/senior center where adequate infrastructure is available.
- Continue to encourage the concept of “mutual aid agreements” for all public services being provided.
- Work with adjacent communities and Oconto County to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
- Work with Oconto County to develop a wind ordinance that recognizes the potential demand for wind turbine development in the County, particularly in residential areas, and creates a process for proper permitting and citing of these structures.

***Objective 2:*** Provide adequate water, sewer, roads, and other infrastructure and services to support the orderly and cost-effective development of the community while minimizing the impacts of development on ground and surface water resources.

***Policies:***

- A. Protect the town's watersheds for current and future use.
- B. Continue to provide adequate solid waste disposal service in an environmentally sound and cost effective manner.

## **PARKS AND RECREATIONAL FACILITIES**

**GOAL:** To continue to promote the variety of park and recreational activities available within the town.

**Objective 1:** Make known to the town residents the system of parks, open space, recreational facilities, and trails that are present in the town and surrounding areas to provide adequate, safe, convenient, high quality recreational opportunities on a year-round basis.

**Policies:**

- A. Work jointly with the U.S. Forestry Service and Oconto County to advertise existing recreational opportunities available to the town residents.

**Programs:**

- Distribute maps of trail systems/trailheads to property owners.
- Notify property owners of times and opportunities to best use recreational sites.

**Objective 2:** Advocate that residents have safe recreational sites within the town that provide a variety of activities to serve various age and interest groups.

**Policies:**

- A. Acquisition of land for future recreational opportunities should be done in a manner to complement existing facilities and efficiently expand those already in existence to better serve residents and visitors as the town continues to grow.
- B. Cooperate with Oconto County, Wisconsin Department of Natural Resources, and US Forest Service on maintenance and enhancement of existing parks and in developing future recreational lands within the town and county.
- C. Pursue state and federal funding, which can aid in the purchase or development of park system improvements.
- D. Recognize the potential for public and private donations to fund park system improvements.
- E. Pursue revenue generating recreational activities which can aid in the funding of park system improvements.
- F. Consider access for the disabled and elderly when planning, designing, and constructing all new recreation projects, including parking, trails, etc.

**Programs:**

- Work with Oconto County to identify opportunities to expand and improve recreational facilities and expand opportunities for more recreation.
- Use the town's official mapping powers to preserve areas designated for future park and recreational uses.

## **INTERGOVERNMENTAL COOPERATION**

**GOAL:** To coordinate with adjacent communities, Oconto County and other interested groups/agencies on planning projects.

**Objective:** Promote cooperation between the Town of Doty and any other municipality or government entity that makes decisions impacting the town and surrounding areas.

***Policies:***

- A. Work cooperatively with surrounding municipalities to address possible boundary issues to minimize conflicts.
- B. Develop coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible.
- C. Promote cooperation and communication with the Wabeno and Suring school districts to collectively support quality educational opportunities.
- D. Utilize the Wisconsin Towns Association (WTA) for publications and participation in cooperative training programs to assist the town and its officials.

**Programs:**

- Encourage improved participation with neighboring communities regarding meetings, workshops, mutual planning activities, etc.
- The Town Board or its representative (as the responsible party) is encouraged to meet annually and work with Oconto County, the Bay-Lake Regional Planning Commission or other planning agencies on town planning activities, and county and/or regional planning activities.
- Work with Oconto County, neighboring communities, and agencies regarding any natural resource related issues and other land uses which lie across town lines.
- Continue the concept of “mutual aid agreements” for public services.

**LAND USE**

**GOAL:** **To preserve and retain the rural atmosphere and character of the town by promoting compatible land uses.**

***Objective:*** Ensure the Town of Doty land is developed and preserved according to the strategies described in the Future Land Use Plan (Chapter 3 of *Volume I: Town Plan*).

**Implementation Steps**

Town officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing the *Town of Doty 20-Year Comprehensive Plan*. The steps to address the development strategies may include the following:

1. To ensure the comprehensive plan remains current, review of the plan should be a standing agenda item for at least two Plan Commission meetings and a minimum of one Town Board meeting per year. The review of the comprehensive plan should also include assessment of the town’s land use control tools (e.g., ordinances and regulations) previously listed in this chapter.
2. The Plan Commission and Town Board should identify priority policies and programs that need to be addressed within the first 12-24 months. These priority strategies will lead to the implementation of additional policies and programs in subsequent years.

3. Town officials should identify key stakeholders and collaborators to assist in the implementation of the development strategies. A list of some of those entities is provided at the end of this chapter.
4. The priority policies and programs should be separated based on topic such as housing, economic development, transportation, parks and recreation. The separation of policies and programs by topic will allow for the delegation of projects to other entities.
5. The Town of Doty has many tools available for the implementation of the stated development strategies over the 20-year planning period. Within the appendices of *Volume II: County Resources*, there are comprehensive lists of financial and technical resources to implement many of the strategies listed for the housing, economic development, and transportation elements of the plan.
6. The implementation schedule should be evaluated and revised on an annual basis. Town officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changing conditions of the Town of Doty.

## **Stakeholders**

Bay-Lake Regional Planning Commission

Langlade County

Menominee County

Oconto County

Oconto County Highway Department

Oconto County Land Conservation Department

Oconto County Planning/Zoning/Solid Waste Department

Oconto County UW-Extension

Suring School District

Towns of Lakewood, Townsend, Riverview, and Mountain

United States Department of Agriculture, Natural Resources Conservation Service

United States Forest Service

Wabeno School District

Wisconsin Department of Administration

Wisconsin Department of Natural Resources

Wisconsin Department of Transportation

## **Priorities**

1. The Town should continue to work cooperatively with Oconto County to update the Oconto County General Zoning Ordinance in order to ensure the vision of the *Town of Doty 20-Year Comprehensive Plan* can be achieved.
2. The town should establish an official map that is consistent with the comprehensive plan. The town should utilize the Official Map to ensure areas of existing and planned development will have adequate infrastructure and that there is enough recreation space reserved to serve the town's residents and visitors.
3. The town, in conjunction with Oconto County and surrounding towns, should work with the US National Forest Service to build a better working relationship for resolution of land use issues. This could potentially be achieved by working with the Forest Service to designate a liaison that would be responsible for working directly with the towns.

4. The town, in cooperation with Oconto County, should continue to review and update ordinances that will ensure the protection of the town's natural resources. The town may want to consider adopting ordinances that are more protective than those currently being enforced by the County in order to provide additional protection to its natural features when appropriate.

Further, the town, with the assistance of Oconto County, may want to explore developing plans and processes aimed at protecting the quality and quantity of the town's water resources. This could include, but is not limited to projects such as: developing a stormwater management plan; identifying and developing a plan to protect vital groundwater recharge areas; developing and enforcing erosion control measures; and the restoration of wetlands.

5. The Town should explore the establishment and utilization of a pavement management system to ensure the Town's road system can continue to effectively serve current and future populations.
6. The Town should continue to work with surrounding communities and Oconto County to ensure that public services provided are efficient, done so at a high level, and are cost-effective. As part of this, the town should continue to evaluate all mutual-aid agreements that are in place and evaluate any other potential opportunities.
7. Work with Oconto County and other local, state and federal agencies to minimize the impact of agriculture on the town's residents and natural features. The town should encourage best management practices such as nutrient management planning and the establishment of land buffer programs.

