
CHAPTER 4: IMPLEMENTATION

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INTRODUCTION

This chapter outlines a variety of actions and activities necessary to implement the intent and vision of the *Town of Townsend 20-Year Comprehensive Plan*. In an effort to keep this plan up-to-date with the changing conditions, this section also includes a process for amending/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 Statute 66.1001 (3). The town will consult the comprehensive plan when working with Oconto County and other government entities to develop/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 Townsend 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 E 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 Townsend 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 Townsend 20-Year vision statement and future development strategies and update as necessary to accommodate changing conditions;
- Identify and consider any updates to the housing and population projections based on 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;
- Continue to update GPD 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 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*;
- Consider public participation workshops to educate the town's residents about the *Town of Townsend 20-Year Comprehensive Plan* and to gain input regarding its update; 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 Townsend Plan Commission to ensure the town's 20-Year General Plan Design 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 Map (**Map 3.1**). 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 Statutes 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

Oconto County recognizes that uncontrolled development and use of floodplains, rivers or streams can adversely affect the public health, safety, convenience and general welfare of its residents and also impair the tax base of the County. 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.

Recommendation:

- Further development in the Town of Townsend 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. In 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.

Recommendations:

- Further development in the Town of Townsend 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 land 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.”

Recommendations:

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

Other Ordinances and Regulations

Other tools to implement the comprehensive plan may include the development/support of additional town controls or Oconto County regulations such as:

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

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The Town of Townsend 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.

Goals, Objectives, Policies, and Programs

There are eleven general goals with a detailed list of objectives, policies, and programs. Since many planning issues are interrelated (e.g., land use and transportation), the objectives, policies, and programs of one element may closely relate to other elements.

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: To develop a 20-year comprehensive plan that will serve as a guide for assisting local officials in making land use decisions that reflect Townsend's vision of balanced orderly development and preservation of its natural environment.

Objective 1: Develop a 20-year comprehensive plan that best reflects the interests of the town's residents; follow an orderly and cost efficient method when developing; and preserve 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. Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the town.
- C. Maintain and enforce any local ordinances that address issues specific to the town.
- D. Encourage cooperation and communication between the town, neighboring municipalities and county government in implementing this 20-year plan.

Program:

- 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. 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. Review existing Oconto County and Town of Townsend ordinances as they relate to the implementation of this plan.
- C. Hold Plan Commission meetings to review the adopted 20-year comprehensive plan and make amendments to accommodate changing conditions, when necessary.
- 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 protect the natural environment for Townsend residents by promoting appropriate development.

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

Policies:

- A. Require enforcement of existing regulations (federal, state, county, town) in natural areas.
- B. Direct growth and development away from environmental corridors and account for the protection of air, land, and water resources.
- C. Conserve and enhance the town's distinctive natural amenities by recognizing the special attractiveness of the town's natural landscape.
- D. Coordinate the town's efforts with adjoining municipalities and state agencies.
- 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.

Objective 2: Preserve and restore surface water quality

Policies:

- A. Support efforts related to surface water quality degradation 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 human-influenced actions, 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 particularly within the riparian zone.
- 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 that play an essential role in protecting ground water quantity and quality.
- 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 jurisdictions, 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 any adopted stormwater management plans and erosion control ordinances.
- 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 environmental corridors.

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.

Program:

- Utilize the Oconto County Nonmetallic Mining Reclamation Ordinance when deciding land use issues.

AGRICULTURAL AND FORESTRY RESOURCES

GOAL: To utilize agricultural and timber harvesting practices that are appropriate to protect air, soil, water and wildlife resources.

Objective 1: Protect and preserve the productive forest resources of Townsend.

Policies:

- A. Work cooperatively with public and private forest resource owners to implement shared goals and visions.

Programs:

- Contact local timber and wood products firms to assess their current needs, short-term plans, and long-term business prospects.
- Continue to work with US Forest Service staff to implement shared goals between this planning process and the *Chequamegon-Nicolet National Forests Land and Resource Management Plan*.

Objective 2: Provide for the orderly development of land that is currently considered productive farmland for non-farm development.

Policies:

- A. Have an orderly changeover of less productive agricultural lands to other uses.
- B. Identify alternative uses for the remaining agricultural lands within the town.

Program:

- Develop large tracts of farmlands in a planned unit development approach as opposed to a piece by piece method.

Objective 3: Protect existing and future development from conflicts with existing farmlands.

Policies:

- A. Protect the existing farm operations from conflicts with incompatible uses.
- B. Ensure that homeowners who relocate to agricultural areas are notified about farming characteristics and the impact of living in a rural setting.

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.

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

HISTORIC, ARCHEOLOGICAL, AND CULTURAL RESOURCES

GOAL: To promote the identification and preservation of its historic, archeological, and cultural locations and structures.

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

Policies:

- A. The town should promote the preservation of buildings, structures, and other landscape features that represent the town's cultural history.
- B. Information of these historical resources and their significance will be identified for the town residents for their continued knowledge of the history of the town.
- C. Tie these significant locations into recreational/tourist sites while further enhancing them and their access, where appropriate.

HOUSING

GOAL: To provide for a variety of quality housing opportunities for all segments of the town's population in such a way that will minimize the adverse impacts on the environment and preserve the town's rural character.

Objective 1: To develop and enforce policies and programs to assist citizens to obtain affordable, quality housing.

Policies:

- A. Support housing developments for all persons including low and moderate income, elderly, and residents with special needs.
- B. Work with Oconto County to apply for grants and become involved in programs to address the town's housing needs.
- C. Encourage the maintenance, preservation and rehabilitation of the existing housing stock within the town.

Programs:

- 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: Encourage development that is done in an environmentally conscious and cost effective manner and be located in areas that will preserve the rural nature of the town.

Policies:

- A. Situate higher density residential development in areas that minimize impacts upon low density residential development.
- B. Explore development ideas that encourage responsible use of land and minimize potential negative impacts on natural or unique areas.
- C. Work with Oconto County and neighboring communities to establish innovative development guidelines for future consideration within the town.

Programs:

- Review existing regulations on lands adjacent to water features in the town in an effort to protect/improve these valuable resources.
- Consider conservation by design developments as well as cluster type developments, where appropriate, as an alternative to conventional zoning methods in order to provide for a variety in housing choices.

ECONOMIC DEVELOPMENT

GOAL: To provide opportunities for small scale economic development while protecting and enhancing the town's agricultural and environmental assets.

Objective 1: Attract, retain and expand quality business and industries in areas designated for industrial, commercial, and retail growth to improve the employment and personal income base of the town.

Policies:

- A. Have a well-planned, interconnected business, civic, governmental and industrial area that fits the scale and preferred character of the town.
- B. Utilize all available resources to improve the economic base of the town as well as the commercial center.
- C. Commercial and industrial growth should be consolidated in areas where needed services exist or can be readily extended.
- D. Evaluate the capacity of existing infrastructure, roads, electricity, public safety services, and other facilities to accommodate any new economic development.
- E. Locate highway dependent businesses along State Highway 32 and County Highway T (to a certain point) in order to provide commercial service to local and through traffic.
- F. Control the signage, lighting, landscaping and access of business sites located in the town.
- G. Work with Oconto County to promote the many recreational opportunities in the Townsend area.

Programs:

- Promote development of a marketing strategy which will guide the town on economic development.

- Direct large commercial and industrial development to areas deemed fit for that type of development and where adequate municipal services can be provided.
- Work with the US National Forest Service to maintain federally owned Forestlands
- Investigate the feasibility of developing one or more business and light industrial parks in the Town of Townsend.

TRANSPORTATION

GOAL: To establish a safe and efficient transportation system for motor vehicles, pedestrians, and recreational vehicles that is compatible with the towns adopted 20-Year Comprehensive Plan.

Objective 1: Promote efficient road and trail systems that ensure the highest degree of mobility and accessibility while protecting the safety of its users.

Policies:

- A. Promote a transportation system that is consistent with surrounding land uses and can readily adapt to changes in transportation demand and technology.
- B. Transportation systems should reduce accident exposure and provide travel safety.
- C. Support safe and convenient pedestrian traffic movement for people of all ages and physical abilities.
- D. Offer a safe system of multi-modal transportation routes throughout the town.
- E. Encourage a transportation system that identifies and preserves multi-use utility and transportation corridors.
- F. Protect existing investments in the road network with proper maintenance.
- G. Provide for convenient and efficient vehicular movement near all commercial, industrial, and public facility locations.

Programs:

- Consider transportation needs of the elderly and special needs populations.
- 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.
- Continue conducting 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.
- Provide for adequate traffic controls (i.e., turning lanes, frontage roads) near businesses located along major highway corridors.
- Consider developing a long-term plan for establishing permanent multi-modal trails.

Objective 2: Encourage a transportation system that complements and enhances the rural character and natural environment of the town.

Policies:

- A. Advocate for transportation projects that contribute to improved air quality and reduced energy consumption.
- B. Advocate for transportation corridors that are well maintained to allow for safe travel, while providing scenic views of the town.
- C. Avoid adverse impacts on environmental corridors and other significant natural areas during the planning and development of transportation facilities.

Programs:

- 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 quality community services to residents of the Town of Townsend and to provide for orderly development of the town through the planned development of public and community facilities.

Objective: Promote community facilities and services that are well maintained and sufficient for the growing needs of the town residents.

Policies:

- A. Continue to coordinate, consolidate and share community facilities and services where possible.
- B. Provide safe and convenient ADA (Americans with Disabilities Act) accessibility to all public buildings.

Programs:

- Designate a pedestrian friendly “town center” that will serve as the major node for civic, governmental and commercial activities.

Objective: Build in new utility services to promote economic development and maintain current services at a high level.

Policies:

- A. Encourage concentrated development in areas where appropriate utilities, community facilities, and public services are readily available.
- B. Monitor resident satisfaction regarding services and remain informed upon any of the service providers’ needs to re-locate/upgrade their services.
- C. Work cooperatively with municipalities and select service providers to upgrade telecommunication and electrical services when needed.
- D. Explore the use of shared on-site wastewater treatment systems to allow for the consolidation of development and preservation of land resources.

Programs:

- Continue to encourage the concept of “mutual aid agreements” for all public services being provided.
- Work with adjacent communities, Oconto County, and other jurisdictions to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.

PARKS AND RECREATIONAL FACILITIES**GOAL: To continue to promote the variety of park and recreational activities within the town.**

Objective: 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. Cooperate with Oconto County, Wisconsin Department of Natural Resources and US Forest Service on the maintenance and enhancement of existing parks and in developing future recreational lands within the town and county.
- B. Consider access for the disabled, elderly and very young when planning, designing, and constructing all new recreation projects, including parking, trails, etc.
- C. Provide input into the updates to the Oconto County Comprehensive Outdoor Recreation Plan.
- D. Future recreational areas should be interconnected with the existing trail system.
- E. Consider utilizing identified environmental corridors for public parks and recreational use, when appropriate.

Programs:

- The town should continue to work with Oconto County, Wisconsin Department of Natural Resources and US Forest Service to promote the various recreational facilities in the Town of Townsend.
- Explore available resources and contact appropriate agencies that can help to further enhance the quality of the town’s recreational systems.
- Utilize the town’s official mapping powers to preserve areas designated for future park and recreational uses.
- Increase the number of recreational trails for multiple uses (i.e., snowmobiling, ATVir, hiking, bike riding and horse riding).

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 Townsend 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 school district 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 Townsend land use is developed/preserved according to the strategies described in the Future Land Use Plan (Chapter 3 of this document).

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 Townsend 20-Year Comprehensive Plan*. The steps to address the development strategies may include the following:

1. To ensure the comprehensive plan remains current, the Plan Commission and Town Board should review and document any concerns or items that need to be addressed. The review of the comprehensive plan should also include assessment of the town’s land use control tools (e.g., ordinances and regulations).
2. The Plan Commission and Town Board should identify policies and programs that are considered a priority. 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 as needed. A list of some of those entities is provided below.

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 Townsend 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 of this plan should be evaluated and revised as needed. 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 Townsend.

Stakeholders

Bay-Lake Regional Planning Commission

Forest County

Marinette County

Langlade County

Oconto County

Oconto County Highway Department

Oconto County Land Conservation Department

Oconto County Planning/Zoning/Solid Waste Department

Oconto County UW-Extension

Towns of Townsend, Lakewood, Riverview, and Mountain

United States Department of Agriculture, Natural Resources Conservation Service

United States Forest Service

Wabeno School District

Wisconsin Department of Commerce

Wisconsin Department of Natural Resources

Wisconsin Department of Transportation

Wisconsin Housing and Economic Development Authority

Wisconsin Department of Administration

Priorities

1. The Town should continue to work cooperatively with Oconto County to update the Oconto County General Zoning Ordinance and other land use related ordinances in order to ensure the vision of the *Town of Townsend 20-Year Comprehensive Plan* can be achieved.
2. 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.

3. The town should continue to monitor the feasibility and necessity of providing sanitary services in order to protect the health and safety of its residents and the town's water resources.
4. The town should consider establishing 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.
5. The Town may explore developing and adopting a subdivision ordinance to supplement the current land division ordinance if the town feels there is a need to do so. It is recommended that any ordinance be developed by working cooperatively with Oconto County.
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.