

Implementation

State Comprehensive Planning Requirements for this Chapter

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Note: Policies from the Land Use, Transportation, and Utilities Chapters need to be updated based on Plan Commission Comments. Also need to check policy numbers for Land Use Chapter.

Plan Adoption

Section 66.1001(4) of the Wisconsin Statutes dictates the specific procedures that are required for the adoption of a Comprehensive Plan. Adoption is a critical step in implementation and sets the stage for meaningful use of the Plan for implementing the community's future vision.

Implementation Framework

The Comprehensive Plan identifies 15 priority actions to be initiated within the next ten to twenty years. These are organized below based on whether they are short-term (within the next 5 years) or medium-term (five to ten years). Long-term programs and actions should be identified as part of the ten-year update of the plan, as discussed below. Specific dates for implementation are also provided, although these should be considered as a guide rather than an absolute. The order in which items are listed does not necessarily denote their priority for implementation.

To ensure consistency across the plan, and to facilitate straightforward implementation, programs and actions outlined below provide a comprehensive approach to addressing the policies and objectives of

the various chapters of this Plan. The specific Plan policies addressed under each program or action are listed, to assist with cross referencing the appropriate chapters.

The Town Plan Commission will take the lead on implementing most of the actions identified below. Very few actions, however, can be undertaken and completed exclusively by the Plan Commission. Successful implementation will require public-private partnerships, inter-municipal efforts, and/or inter-agency coordination and cooperation. A cooperative, collaborative approach is essential for the Plan to be successful.

Plan Consistency and Use

The intent is for this Plan to serve as a guide for all actions by the Town. The Plan outlines not only specific programs and actions, but also broader vision, goals, and objectives for the future of Nepeuskun. It is critical that the Plan be actively used on a daily basis by elected officials, appointed committees, and staff members as a decision making tool.

At a minimum, State Law dictates that beginning on January 1, 2010, the following Town actions must be consistent with the Town's Comprehensive Plan:

- Official mapping established or amended under s. 62.23 (6).
- Subdivision regulation under s. 236.45 or 236.46.
- Zoning ordinances enacted or amended under s. 60.61 or 60.62.
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

Zoning maps do not necessarily need to be the same as the future land use map, since the future projections are 20 to 30 years out while the zoning map should be current. Instead, zoning maps should be consistent with the vision and goals of the plan, while generally working towards the long-term future land use plan. However, the State is clear that other zoning regulations and specifications need to be made in accordance with the comprehensive plan.

Subdivisions can be rejected based on its inconsistency with an element of the master plan, although it doesn't necessarily have to (the legal language is still unclear).

Monitoring, Evaluating, and Updating the Plan

The Town Plan Commission will report annually to the Town Board on progress in implementing the Plan. This will include identification of action items that have been initiated and the results of those actions. The Plan Commission report will also include a discussion of any barriers to implementation that have been encountered.

The Plan Commission should also take this annual opportunity to review and consider any requested changes to the plan, especially as they relate to the future land use map. The Town is likely to receive occasional requests for plan amendments. In order to efficiently review these requests, the Town should set an annual deadline for people to submit requests for plan amendments. These amendments can then be

reviewed collectively along with a detailed assessment of how these changes might affect the overall vision and goals of the plan.

Within five years following adoption of the Plan, the Town will review and evaluate the success of implementing the plan. This evaluation will include not only tracking what actions have been initiated, but also assessing whether these actions have been effective in furthering the goals and objectives of the Plan. It is expected that this evaluation will result in some actions and/or policies being dropped or others added as necessary. This five-year review does not necessarily need to include extensive public participation.

The Plan's time horizon is intended to be twenty years; however, after ten-years the plan should be completely reviewed and updated. At this time, extensive public involvement and detailed analysis should be conducted.

Plan Amendment Procedures

Any amendments to the Plan must undergo a formal review process and be adopted by the Town in the same manner as the original plan, as outlined in Section 66.1001(4) of the Wisconsin Statutes. Frequent amendments to the Plan to accommodate specific projects should be avoided, as this might result in development that is not in keeping with the broader intent of the Plan.

- 1) The Town Board or Plan Commission recommends amendment of a comprehensive plan.
- 2) Written procedures to foster public participation are adopted. The public participation process for plan amendment does not necessarily need to include the same steps as the original Comprehensive Plan.

- 3) The Plan Commission prepares the text or maps associated with the proposed amendment.
- 4) The Plan Commission holds one or more public meetings on the proposed Comprehensive Plan amendment, and follows any additional procedures outlined in the written public participation plan.
- 5) Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the Town Board by majority vote of the entire Commission.
- 6) The Town Clerk sends a copy of the recommended Plan amendment sections to all adjacent and surrounding government jurisdictions, the County and the State. In addition, nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least 30 days to review and comment on the recommended Plan amendment.
- 7) The Town Clerk directs the publishing of a Class 1 notice, published at least 30 days before a Town Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
- 8) The Town Board holds a formal public hearing on the proposed Plan amendment.
- 9) Following the public hearing, the Town Board approves (or denies) the ordinance adopting the proposed Plan amendment. Adoption must be by a majority vote of all members. The Town Board may require changes from the Plan Commission recommended version of the proposed Plan amendment.
- 10) The Town Clerk sends a copy of the adopted ordinance and Plan amendment sections to all parties that received a copy under step #6.

Priority Programs and Actions

Five-Year Programs and Actions (2009 - 2013)

General

A1. Provide a copy of this Comprehensive Plan to all surrounding local governments.

Timing: 2009

Associated Policies:

Detailed Recommendations:

Although not specifically required under state law, providing surrounding local governments with a copy of the Town’s Comprehensive Plan will help facilitate inter-municipal cooperation. Copies of the Plan should also be made available on the Town’s website.

Intergovernmental Cooperation

A2. Establish regular (biannual) meetings with Town and County Officials, including planning committees/commissioners, to discuss issues of mutual concern.

Timing: Initiate in 2009

Associated Policies:

Detailed Recommendations:

Establishing regular meetings between the communities is intended to further intergovernmental meetings initiated during the “Smart Growth” planning process. Biannual meetings will allow issues and concerns to be discussed in a timely manner by the people responsible for making important land use

and development decisions. Extensive dialogue will enable the communities to better plan for capital improvements and ongoing infrastructure maintenance, enhance/expand shared services, and minimize conflicts.

Town Regulations and Ordinances

A3. Update Subdivision Regulations.

Timing: 2009

Associated Policies:

- P2.1 Develop design guidelines and subdivision regulations for conservation/cluster residential development.*
- P2.4 Consider requiring all residential subdividers to provide covenants and deed restriction that include architectural and site design, and guidelines for individual homes.*
- P2.5 Revise the Town’s Land Division Ordinance to meet the standards and guidelines of the Town’s Smart Growth Comprehensive Plan.*
- P4.1 Manage water and water pollutants at the source by requiring/encouraging new development to incorporate on-site stormwater strategies, such as rain gardens and infiltration areas, into new development.*
- P4.2 Reduce the overall amount of impervious cover associated with new development.*
- P5.8 Establish regulations to require any new development bordering a creek or the Lake to incorporate a buffer of native plants along the shoreline.*

P5.12 Establish rural design guidelines that encourage historic patterns of development and site design.

P7.3 Revise the Town's subdivision ordinance to require at least 40% of a subdivision within the Housing Focus Areas to be set aside as permanently protected open space.

P7.4 Establish rural design guidelines that limit the visual impact of new development.

Detailed Recommendations:

Subdivision regulations govern the way in which new subdivisions are plotted and what amenities are provided. Subdivision regulations provide a powerful tool for shaping the future of residential areas in the Town. To take full advantage of this tool, the Town's current subdivision ordinance needs to be modified to incorporate the recommendations of the Plan. Specifically, the following modifications should be made:

- Incorporate Rural Design Guidelines into the Subdivision Regulations. Design Guidelines should address the following:
 - Encourage/require new residential lots to be located away from productive farmland and sensitive environmental features.
 - Encourage/require new residential lots to be located off of ridgelines in order to protect rural views.
 - Encourage/require new residential lots to be located away from existing roads where possible. A row of residential lots along the roadway should be avoided.
 - Design any new roads in a subdivision to be winding (rather than straight) where possible.

- Incorporate extensive open space, particularly in highly visible areas and where there are environmental sensitive features.

- Encourage/ require additional tree planting and preservation. Existing trees over 10" diameter at breast height (DBH) should be maintained whenever possible. New trees along the street edge should be mandatory. The subdivision regulations should specify the type and height of new trees.
- Encourage/ require native plants along the shoreline for any new subdivisions. The regulations should specify the minimum amount of native shoreline vegetation. A 100 foot vegetated buffer is recommended. Existing native plants along the shore should be maintained. An approved stewardship plan for these riparian buffers should be required as part of the approval process.
- Encourage/require on-site stormwater strategies, such as rain gardens and infiltration areas, into new development. "Green infrastructure" strategies for stormwater management are generally more cost effective than traditional stormwater infrastructure and do a much better job of protecting water quality.
- Reduce the overall amount of impervious cover associated with new development. This could be done by restricting driveway length and size and reducing the maximum road width permitted.
- Establish Conservation Subdivision Design regulations. The State has a model ordinance that can be used as a good starting point. This should be tailored and adopted as part of the Town's Subdivision Ordinance.

A4. Update the Town's zoning ordinance.

Timing: 2009

Associated Policies:

- P2.2 Consider implementing a maximum lot size for new residential land divisions in the Town.*
- P2.3 Direct new residential into areas with existing residential development, such as the Crossroad Community of Rush Lake.*
- P5.2 Locate residential zoning districts away from good farmland.*
- P5.3 Modify the existing zoning ordinance to limit development in areas with good farmland, while still allowing some land divisions.*
- P6.5 Allow home-based businesses where there will be no impact on surrounding properties.*
- P6.6 Allow small, low-impact non-farm businesses on farm properties where there will be no negative impacts on surrounding properties.*
- P7.1 Revise the Town's zoning ordinance to allow new lots in the agricultural areas that are either greater than 20 acres or between 2 and 5 acres. A maximum of one new small lot (2 to 5 acres) per 25 acres should be permitted.*
- P7.2 Revise the Town's zoning ordinance to allow lots between 2 and 5 acres in size in the Housing Focus Areas.*
- P7.3 Revised the Town's zoning ordinance to permit small-scale commercial development at the corner of Highway E and State Highway 91 and the corner of Rush Lake Road and County Highway E, as designated on the future land use map.*
- P7.5 Revise the Town's zoning ordinance to permit agriculturally-related commercial uses on existing farms, such as farm equipment sales and repair, industries related to the production, processing, and sale of agricultural-related products.*
- P7.6 Revise the Town's zoning ordinance to permit bed and breakfast accommodations throughout the town.*

Detailed Recommendations:

The zoning ordinance should be modified to implement the land use recommendations of this Plan. The descriptions of key development sites and community character discussed in the Land Use Chapter should be used as a guide for zoning code revisions. These modifications should include:

- Establish housing focus areas for future residential development, as identified on the future land use map. The following restrictions should apply to these areas:
 - Minimum lot size of 2 acres.
 - Maximum lot size of 5 acres.
- Revise the Town's zoning ordinance to allow new lots in the agricultural areas that are either greater than 20 acres or between 2 and 5 acres. A maximum of one new small lot (2 to 5 acres) per 25 acres should be permitted.
- Permit agriculturally-related commercial uses on existing farms, such as farm equipment sales and repair, industries related to the production, processing, and sale of agricultural-related products.
- Permit bed and breakfast accommodations throughout the town.
- Allow home-based businesses where there will be no impact on surrounding properties.
- Permit small-scale commercial development at the corner of Highway E and State Highway 91 and the corner of Rush Lake Road and County Highway E, as designated on the future land use map.

A5. Establish stormwater regulations or incorporate the County Stormwater Management Ordinance into the Town's zoning and subdivision ordinances.

Timing: 2009

Associated Policies:

P4.1 Manage water and water pollutants at the source by requiring/encouraging new development to incorporate on-site stormwater strategies, such as rain gardens and infiltration areas, into new development.

P5.7 Establish a stormwater management ordinance and require new development to comprehensively address stormwater management, with a particular emphasis on "green infrastructure" (e.g. vegetated swales).

Detailed Recommendations:

Winnebago County has adopted a comprehensive Stormwater Management Ordinance, as of September 1, 2003, to address the issues of stormwater and erosion control. The County is currently in the process of updating these regulations. The ordinance provides for management of stormwater and erosion control on both a larger scale level and smaller scale (single lot) development level. Although the Town of Nepeuskun is not required to regulate stormwater runoff, doing so is critical for the long-term protection of water resources and personal property in the town. The Winnebago County Soil and Water Conservation Department has strongly encouraged the Town to consider adoption of an ordinance, and is available to provide technical assistance to the town.

A6. Establish Livestock Siting Regulations

Timing: 2010

Associated Policies:

P5.4 Establish livestock siting regulations (ATCP 51) that restrict where new livestock operations can locate.

P6.4 Consider adopting an ordinance regarding large animal unit operations (CAFOs).

Detailed Recommendations:

Wisconsin Department of Natural Resources reviews and approves the specifications, including stormwater and manure management, for large-scale Confined Animal Feed Operations (CAFOs). State regulations, however, do not restrict the *location* of CAFOs. In order to control this, the Town could adopt livestock siting regulations that restrict where new large livestock operations can be located.

A local government has three basic options if they wish to regulate livestock operations:

- Option A: Control through zoning districts.
Local governments may use zoning ordinances to create districts that prohibit or restrict livestock facilities as a land use.
- Option B: Issue individual siting permits.
Local governments may also require an individual permit to site a livestock facility. Local governments choosing to issue individual permits may do so as a conditional use under a zoning ordinance. Beginning May 1, 2006, local governments are mandated to follow state standards and procedures if they require individual permits.
- Option C: Establish public health and safety requirements for livestock facilities.
Local governments may impose more stringent standards for local permits to protect public health and safety. In cases where a proposed siting standard exceeds the water quality requirements in the state performance standards (NR 151 or ATCP 50), state approval is necessary prior to adoption of the more stringent standard.

The Wisconsin Counties Association, Wisconsin Towns Association and the State Department of Agriculture, Trade, and Consumer Protection (DATCP) worked together to develop a model zoning ordinance and a model licensing ordinance.

Local governments must submit any new or modified ordinances that regulate the siting of new or expanding livestock operations to DATCP for tracking purposes. Copies of applications for local permits, as well as notice regarding decisions on the applications must also be submitted to the department.

A7. Work with County to modify shoreland zoning regulations.

Timing: 2010

Associated Policies:

P5.9 Work with Winnebago County to modify shoreland zoning regulations along Rush Lake to further limit subdivision and new development.

Detailed Recommendations:

Wisconsin's Shoreland Management Program established statewide minimum standards for shoreland development. Counties are required to adopt and administer shoreland zoning ordinances that meet or exceed these minimum requirements. The statewide minimum standards for county shoreland zoning ordinances are found in Chapter NR 115 [exit DNR], Wis. Admin. Code.

Shorelands are defined as lands within 1,000 feet of a lake, pond or flowage or 300 feet of a river or stream, or to the landward side of floodplain, whichever distance is greater.

In accordance with state regulations, Winnebago County has adopted shoreland zoning. Minimum lot size is 1 acre in unsewered shoreland areas, including along the shores of Rush Lake. The minimum set back from the water line is 75 feet.

While extensive wetlands make much of the shoreland undevelopable, there are several pockets of shoreland that could be developed in the future. Increasing the minimum lot size would help to avoid extensive development along the shore of Rush Lake. Increasing the set back requirements would also help to limit the visual and environmental impact of any new development.

The Town of Nepeuskun should work with Winnebago County to determine the appropriate minimum lot size and set back requirements for land within the shoreland area.

Public Infrastructure

A8. Establish a Five-Year Capital Improvement Plan (CIP) for future road improvement projects.

Timing: Initiate in 2010

Associated Policies:

P3.5 Work to improve the condition of roads in the town that have been identified as needing reconstruction or structural improvements.

P3.1 Continue to double-seal coat one to two miles of local roads in the town each year.

Detailed Recommendations

One to two miles of local roads are double-seal coated each year in the town. This effort has generally been successful at maintaining roads in the town. There are, however, many roads in town that need more significant improvements (21 percent of roads in town). Two of these roads have been identified for repaving over the next five years.

The town may want to consider prioritizing and planning for additional road improvements over the next five to ten years. Establishing a plan for long-term road improvements may help the town to budget for these projects. A Capital Improvement Plan (CIP) is one way to help organize, budget, and plan for future capital improvements such as road repaving projects.

CIPs offer several benefits:

- Helps to balance long-term needs and annual operating expenses.
- Reduce the likelihood that necessary improvements or repairs will be delayed,

which can significantly add to the eventual cost of needed projects.

- CIP's are not static. They do not lock you into a "one-way street" for multiple years. Review and modification should be ongoing to react to emergencies, or to take advantage of an opportunity, such as a grant, gift, or other unanticipated revenue.

A9. Work with the County to evaluate and implement potential transportation safety improvements.

Timing: 2011

Associated Policies:

P3.3 Work with the County to address traffic speed and safety in the Crossroads of Rush Lake, including evaluating the feasibility of reducing the speed limit and/or installing a flashing light signal or stop sign at the intersection of E and V.

P3.4 Work with the County to evaluate options for increasing traffic enforcement in the town, especially near the Crossroads of Rush Lake.

P3.6 Work with the County to designate County Road V as a bicycle Route.

P3.7 Work with the County to evaluate the feasibility of increasing the shoulder width along County Road E to improve bicycle and pedestrian safety.

Detailed Recommendations:

The Town should work with Winnebago County to address specific traffic safety concerns and improvement opportunities identified in the Plan. Specifically, these improvements include:

- Addressing traffic speed and safety in the Crossroads of Rush Lake. This was identified as a major concern by local residents.
- Increase traffic enforcement in the town, especially near the Crossroads of Rush Lake.

This was identified as a major concern by local residents.

- Designate County Road V as a bicycle route. This was identified in the Wisconsin Bicycle Transportation Plan 2020 as having "best conditions for bicycling".
- Evaluate options for increasing bicycle and pedestrian safety along County Road E. This was raised as an issue during the public participation process, and is also discussed in the Wisconsin Bicycle Transportation Plan 2020.

Initial steps for initiating this action may include a meet with county officials, county public works, and county sheriff department to discuss the feasibility and next steps associated with this action.

Agriculture

A10. Evaluate Purchase of Development Right (PDR) Program Options.

Timing: 2010

Associated Policies:

P5.1 Evaluate options and potential funding sources for protecting good farmland in cooperation with interested farmers.

P6.1 Investigate the use of grant monies to purchase development rights.

Detailed Recommendations:

Purchase of Development rights (PDR) is a voluntary farmland protection technique that compensates landowners for limiting future development on their land. Under a PDR program, an entity, such as a town or a private organization, purchases development rights to a piece of property. By doing so, the organization or government agency is essentially buying the landowner's right to develop that land. The land itself remains in private ownership and the landowner still retains all other rights and

responsibilities associated with being a property owner.

The Federal farmland preservation program provides one potential future funding source for PDR, although to date it has not been used in Winnebago County. This grant program is administered by the Natural Resource Conservation Service (NRCS). Additional information about this program can be found at www.nrcs.usda.gov/programs/frpp/.

Another potential source of funding for land protection is tax incentives. Significant tax incentives are currently available through the federal government for landowners who donate, rather than sell, their development rights. (These tax incentives are currently up for renewal). For agricultural land, 100 percent of the value of the development rights can be taken as an income tax deduction. This tax deduction can be spread out over a 16 year period.

Regardless of the funding source, a non-profit land trust or government entity must be identified to coordinate the PDR program, as well as hold and monitor the resulting easement. Unfortunately, there are currently no land trusts in the area that are willing or able to hold agricultural easements. Alternatively, the Town of Nepeuskun or Winnebago County could choose to take on this role.

As of 2009, there are three towns in Wisconsin with PDR programs (Town of Dunn, Town of Bayfield, Town of Windsor). There are also five counties (Rock County, LaCrosse County, Jefferson County, Sauk County, and Burnett County) and three towns (Town of Aztalan, Town of Onalaska, Town of Omro) who are currently considering setting up a local PDR program.

The American Farmland Trust is an important source of information about PDR programs and other farmland preservation tools and programs. They maintain an online library of fact sheets at www.farmlandinfo.org. The American Farmland Trust also can be reached at 202.331.7300.

A11. Initiate a farm awareness campaign.

Timing: 2011

Associated Policies:

P5.5 Evaluate options for educating nonfarm residents about farming practices, including potentially installing "farming community" signs and/or distributing information brochures about living in an agricultural area.

P6.3 Consider adopting a right to farm ordinance.

Detailed Recommendations

Right-to-farm laws are designed to protect farm operators from nuisance complaints directed at normal farm operations. Sec. 823.08, Wis. Stats. has language stating that an agricultural use or change in use cannot be deemed a nuisance if it predates the complainants use of neighboring property and presents no "substantial threat to public health or safety" (Wisconsin Department of Agriculture, Trade, and Consumer Protection).

The State Right-to-Farm Law, however, lacks provisions for notification of new residential owners in rural areas. As a result, the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) recommends that the state right-to-farm law be supplemented by local ordinances requiring notifying of new residential owners in rural areas as to normal impacts of agricultural operations. Notification would typically be required at the time of sale, as part of the real estate closing process. Other options for raising the awareness about farming include potentially installing "farming community" signs at key entryways into the community and/or distributing information brochures about living in an agricultural area. Information brochures could be developed by the Plan Commission in cooperation with local farmers, and could be distributed by real estate agents in the area.

Environment

A12. Evaluate options for addressing agricultural runoff issues, in cooperation with the County and the Department of Natural Resources.

Timing: 2010

Associated Policies:

P5.6 Work with the County and the Department of Natural Resources to address agricultural runoff issues.

Detailed Recommendations

The County and NRCS actively work with farmers to reduce agricultural runoff. Despite these efforts, more could be done to address this issue.

NRCS has indicated that it would like to see mandatory stream buffers in place in the Town of Nepeuskun. Although NRCS and the County offer cost-sharing for stream buffer installation and restoration, there are still many miles of streams needing buffers including along Meadow Brook Creek. The Town should work with NRCS to evaluate options for requiring stream buffers in town.

State Agricultural Performance Standards also regulate certain farm practices in an effort to limit the impact of agricultural operations on the environment. Compliance with these standards is required by law, although enforcement differs from town to town. Some towns require landowner to be in compliance with State Standards as part of issuance of building permit or rezoning. The Town should work with the Winnebago County Soil and Water Conservation Department to evaluate options for enforcing Agricultural Performance Standards.

A13. Identify priority lands for conservation.

Timing: 2010

Associated Policies:

P5.10 Work with DNR and/or other appropriate conservation organizations to identify priority

lands for long-term protection. In assessing whether or not to protect key lands, potential fiscal impacts including any reduction in the tax base should be considered.

Detailed Recommendations

Town official should work with WisDNR and the Northwest Wisconsin Land Trust to identify specific areas the community wishes to conserve (and/or restore). Both entities have expressed interest in working with the town to protect key lands and resources. An initial step for this action item is to invite both stakeholders to meet with town officials to establish a timeline and process for establishing a conservation plan for the town. The Town may want to establish a specific task force with Town, DNR, and Land Trust Representatives. County and/or other nearby municipalities could also be included in this process.

The WisDNR owns and holds easements on a significant amount of land in the Town and has expressed interest in further protection efforts, particularly around Rush Lake. The Town has expressed some concern about potential loss of property taxes associated with WisDNR ownership. This issue should be further discussed with WisDNR and evaluated in terms of future WisDNR acquisition.

The Northeast Wisconsin Land Trust has also expressed a strong interest in working with the Town of Nepeuskun to protect key natural areas. The Land Trust's director of land conservation was interviewed as part of this planning process. They are particularly interested in Rush Lake conservation efforts, including protecting the streams that feed into the Lake. They would like to do a conservation plan with the Town to identify what the Town thinks are high priority conservation areas.

Scenic Resources

A14. Conduct a scenic resources inventory

Timing: 2011

Associated Policies:

P5.11 Conduct a scenic resources inventory to identify priority views that should be protected.

Detailed Recommendations

Scenic views provide a picturesque backdrop for community life in Nepeuskun. By protecting these rural views the Town can help to protect its rural character.

Conducting a scenic resources inventory is an important first step in protecting scenic resources. Such an inventory generally documents a series of important views with photographs, maps, and descriptive text.

A scenic resources inventory can be used by the Town official as a reference when making township decisions such as subdivision approvals or zoning changes. In order for it to affect town decision-making, the comprehensive plan would need to be amended to incorporate the scenic resource inventory information.

Conservation easements offer another option for scenic resource protection. Scenic easements can be used to preserve the desired viewshed. The goal of scenic protection also often overlaps with other popular conservation goals such as protection of open space, wildlife habitat, forests, or wetlands. Protection of scenic views could be incorporated into a Conservation Plan for the town discussed under Action Item 13, above.

Find more information at Scenic America, www.scenicwisconsin.org.

Rural Economic Development

A15. Pursue grant opportunities for rural economic development.

Timing: 2009

Associated Policies:

P6.2 Investigate the use of grant monies to pursue rural economic development opportunities.

Detailed Recommendations

Rural economic development loans and grants help develop projects that will result in a sustainable increase in economic productivity, job creation, and incomes in rural areas. Projects may include business start-ups and expansions, community development, incubator projects, medical and training projects, and feasibility studies.

The United States Department of Agriculture’s Rural Development program is a good starting point for finding more information on federal and state loans and grants: www.rurdev.usda. The Wisconsin Department of Commerce also has a Rural Economic Development (RED) Program designed to provide working capital or fixed-asset financing for business in communities with less than 6,000 people: <http://commerce.wi.gov>.

Ten-Year Programs and Actions (2014 - 2018)

Timing needs to be addressed for actions

General	
Program or Action	Timing
A1. Provide a copy of this Comprehensive Plan to all surrounding local governments.	2009

Intergovernmental Cooperation

Program or Action	Timing
A2. Establish regular (biannual) meetings with Town and County Officials, including planning committees/commissioners, to discuss issues of mutual concern.	2009

Town Regulations and Ordinances

Program or Action	Timing
A3. Update Subdivision Regulations.	2009
A4. Update the Town's zoning ordinance.	2009
A5. Establish stormwater regulations or incorporate the County Stormwater Management Ordinance into the Town's zoning and subdivision ordinances.	2010
A6. Establish Livestock Siting Regulations	2011
A7. Work with County to modify shoreland zoning regulations.	2010

Public Infrastructure

Program or Action	Timing
A8. Establish a Five-Year Capital Improvement Plan (CIP) for future road improvement projects.	2010
A9. Work with the County to evaluate and implement potential transportation safety improvements.	2014

Agriculture

Program or Action	Timing
A10. Evaluate Purchase of Development Right (PDR) Program Options.	2012
A11. Initiate a farm awareness campaign.	2013

Environment

Program or Action	Timing
A12. Evaluate options for addressing agricultural runoff issues, in cooperation with the County and the Department of Natural Resources.	2010
A13. Identify priority lands for conservation.	2015

Scenic Resources	
Program or Action	Timing
A14. Conduct a scenic resources inventory	2014
Rural Economic Development	
Program or Action	Timing
A15. Pursue grant opportunities for rural economic development.	2010
Ten-Year Programs and Actions (2014-2018)	
Program or Action	Timing