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IMPLEMENTATION PLAN

Successful implementation depends upon public support. Public action includes administration of the zoning ordinance and subdivision regulations and review by the Plan Commission of proposals affecting the physical development of the Town. The Plan Commission has a continuing responsibility to see that the plan is kept alive, and is adequately addressing concerns in the Town.

For the purposes of complying with Wisconsin's Comprehensive Planning Law, "actions" are used synonymously with the law's "programs" to implement the plan.

Organization of the Action Plan

The Comprehensive Plan includes several "actions" to implement specific goals and objectives. This chapter is a summary of those chapters. This chapter includes the following:

- Consistency with the Comprehensive Plan
- Recommended Ordinance Updates
- Intergovernmental Agreements
- Special Local Initiatives
- Updating and Amending the Plan

Consistency with the Comprehensive Plan

The state's comprehensive planning law requires that as of January 1, 2010, a local government wishing to engage in official mapping, subdivision regulation, or zoning (general, shoreland, wetland) shall make its decisions consistent with the adopted comprehensive plan. Dunn currently administers its own land division ordinance. One of the intents of the law is to "elevate" the status of a comprehensive plan. Prior to the law, plans were meant to be advisory. With the law, their status is now a legal basis for making land use and development-related decisions.

The following considerations should be made when using the comprehensive plan:

- Zoning changes must be consistent with the comprehensive plan.
- Development Review- Proposed land divisions or plats may be denied if not consistent with the Comprehensive plan. All reviews should be done in close coordination with legal and planning staff.

Recommended Ordinance Updates

The following ordinance updates are identified to fully implement the recommendations in this plan. Other ordinance updates may be necessary.

- Land Division Ordinance

The Town is scheduled to update its land division ordinance upon completion of the comprehensive plan. The land division ordinance is arguably the most important local tool to implement the recommendations in this plan. Close coordination with legal and planning staff is recommended to codify many of the plan's guidelines and recommendations.

- Zoning Ordinance Update

Dunn should work with the County to promote necessary updates to the zoning code including:

- a) Appropriate Mixed-Use Categories for the Quam Drive Area
- b) Viewshed protection standards
- c) Potential archeological protection standards.
- d) Detailed clustered housing standards.

- Wind Tower Ordinance

The Town should work with the County on the development of standards guiding wind towers that are currently not covered under existing ordinances.

- Dark Skies / Light Pollution Ordinance

The Town may wish to consider a "Dark Skies" ordinance to regulate light spillover and light pollution. This would implement many design objectives found within the plan.

- Historic Preservation Ordinances

Based on the findings of the local historic research, as recommended in the Plan, the Town may wish to adopt a formal Historic Preservation Ordinance to protect key features that are identified. Towns have authority to adopt such an ordinance.

- Erosion Control Ordinance

The town does not currently have an erosion control ordinance.

- Stormwater Management Ordinance

- Other Ordinances

Updates to the building code are anticipated. Consider adopting a livestock siting ordinance.

Intergovernmental Agreements

The Town of Dunn will continue to pursue intergovernmental agreements, as allowed by state statute, with surrounding communities. This includes City of Madison, City of Fitchburg, City of Stoughton, Village of Oregon, and surrounding Towns.

The following are among the topics that may be considered for any intergovernmental agreements:

- Boundary Changes
- Sanitary Sewer Service Boundaries
- Future Land Use Recommendations
- Consistency with adopted Plans
- Extraterritorial Jurisdiction Provisions
- Joint Economic Development Efforts
- Revenue Sharing
- Road Maintenance and Upgrades
- Shared Services
- Consistent Design Standards
- Intergovernmental Planning Committees
- Length of the agreement.

Special Local Initiatives

There are several local initiatives that should be considered to implement the plan. These are in addition to the ordinance update and intergovernmental agreements described above. This is a summary of key actions listed elsewhere in the plan.

- Continue to monitor, update, and utilize the PDR program to meet Town objectives. (as discussed on p. 2-18)
- The Town may require deed restrictions, covenants and/or similar notations to be included on certified survey maps and plats. (as discussed on p 2-14)
- Work with the neighbors and property owners of the Quam Drive Conservation Mixed Use Area to create a site plan for the area. (as discussed on p 2-12)
- Research the feasibility of reducing the LSA boundaries (as discussed on p 2-10)
- Monitor the Kegonsa Limited Service Area (LSA) capacity to ensure costly expansions are not necessary. Because Pleasant Springs is planning to increase the number of residences in the LSA, Dunn should carefully monitor this and ensure they are not “cut off” from expanding their LSA in the future, if they so choose. (as discussed on p 2-10)
- Proactively explore the potential rezoning of environmentally sensitive properties as described in the plan. (as discussed on p 2-7)
- Continue to work on a regional TDR (transfer of development rights) program. (as discussed on p 2-18)
- Continue to review and update the multi-year transportation plan. Address the elements of concern detailed in the Transportation Chapter. (as discussed on pages 5-1 through 5-3)
- Formally evaluate the development of an impact fee program. The plan commission, Town staff, legal, and planning staff should prepare this analysis. (as discussed on p 6-1)
- Establish local committees to prepare an inventory of historical and cultural significant properties as recommended in the Plan. (as discussed on p 3-3)

Reviewing the Comprehensive Plan

Although the Plan is being adopted as a 20 year guide, this document is meant to be a “living document” that may be amended. For this to take place, the Plan Commission or designated steering committee will need to formally review the plan and recommend changes on a regular basis. A formal review may occur every ten years, or as deemed necessary.

Ensuring Consistency among Plan Elements

It must be realized that a change in one phase of the plan will, in most probability, affect all parts of the plan and therefore, thoughtful consideration should be given to all implications before making a decision. When amending the plan, the criteria described (under 1 and 2, below) should be followed to ensure consistency among all plan elements.

Amending the Comprehensive Plan

The following policies shall be followed to update the Town of Dunn Comprehensive Plan. Examples of amendments to this plan include, but are not limited to, changing the goals or purpose for a plan element, district or land use category; adding or deleting land uses which may be considered within a plan district or land use category; revising the future land use plan map; or adding or deleting policies or actions for a plan district or land use category.

1. Plan Amendment Procedure:

- The Town Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during every stage of the plan amendment process.
- The Town Plan Commission will notify all concerned individuals (as identified in the plan) and conduct a public meeting to gather and present information.
- Following the public meeting, the Plan Commission shall make a recommendation to the Town Board.
- The recommended plan amendment shall be sent to all adjacent and surrounding jurisdictions as required under Section 66.1001(4), Wisconsin Statutes.
- The Town Board shall hold a public hearing on the recommendations of the Plan Commission. This public hearing will follow the notification requirements listed under Section 66.1001(4), Wisconsin Statutes.
- The Town Board shall act on the Plan Commission’s recommendation and approve, deny, or amend any proposed change to this Plan by ordinance.
- The Town will forward any amendment to the County for incorporation into its Comprehensive Plan.

2. Consider the following criteria when reviewing changes to the Plan:

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- The change is consistent with the goals and objectives or other elements of this Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services. Public facilities and services include roads, drainage, schools, emergency services and parks.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding areas.
- The change does not have a significant adverse impact on working farms, the Town's rural character, archeological resources, or the natural environment including woodlands, slopes and groundwater.
- There is a change in Town policies or area characteristics that would justify a change.
- The change corrects an error made in the original plan.
- There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.
- The change helps the Town implement its overall goals.
- The change retains consistency among Plan elements.
- The amendment is in compliance with Wisconsin State Laws.