

# 9: Plan Implementation

**GOAL 9.1:** The Town will implement, to the extent possible, the recommendations contained within this community management plan.

**OBJECTIVE:**

- The Town should closely monitor the implementation of this plan's recommendations to ensure that they are being followed, or to recommend modifications as necessary, to better meet the intent of the plan.

**RECOMMENDATION 9.1A:** The Town will discuss the progress of the plan at the annual town meeting. This discussion should include the content and the progress of implementing the community management plan.

- The Town has adopt regulations which implement the land use plan for the good of the community while still allowing for flexibility in specific development situations.

**RECOMMENDATION 9.1B:** The Town will ensure that residents and landowners are meeting existing codes and regulations pertaining to land use and environmental resources.

**RECOMMENDATION 9.1C:** The Town will consider the individual rights of landowners when assessing development proposals while encouraging development that fits in, and benefits, the community as a whole.

**RECOMMENDATION 9.1D: THE TOWN BOARD WILL FORM A PLAN COMMISSION** The Deerfield Town Board will appoint and determine the number of members of the Plan Commission. The members of the commission would be made up of, but not limited to the present members of the Land Use/Smart Growth Committee.

**Responsibilities of the Plan Commission**

- At the Town's yearly meeting the Plan Commission would review, listen to recommendations and update the Comprehensive Plan.
- Help plan public policy
- Help draft ordinances
- Respond to requests of the Town Board and the community
- The members of the Planning Commission would serve at the pleasure of the Town Board.

**PLAN IMPLEMENTATION**

The Town of Deerfield’s Comprehensive Plan is intended to provide direction as the town moves into the future. It should be viewed as a planning tool which can be used to assist the town and county when decisions regarding town growth and development need to be made.

Adoption of the plan by the Town Board provides confirmation that the goals, objectives and corresponding recommendations of the proposed comprehensive plan are consistent with the wishes of its citizens in achieving their vision for the town in the coming years. In adopting this plan, it is important that the Town Board recognizes that the proposed recommendations as well as the future land use plan are suggested tools the town can utilize, rather than mandated tools the town is required to use as it responds to issues which arise. This is consistent with the intent of a plan, i.e. to provide guidance rather than to dictate specific actions.

Table 9-1 identifies the implementation recommendations, a time frame for accomplishing these recommendations and whose responsibility it is to complete them. The number in front of the implementation recommendations, is the same as the numbers found under Goals, Objectives and Recommendations. The first step in implementing the comprehensive plan is to prioritize those actions which should be taken to address key issues. While the plan makes no attempt to determine priority issues, those dealing with residential development should be addressed in the near future so that the pattern of future growth desired by town residents is not compromised.

The comprehensive plan is not a static document. Even though the plan is intended to provide a blueprint for the town during the next twenty years, as the town grows and components of the plan are implemented, the potential for deviation from the town’s current vision increases with each passing year. It is recommended that the Town of Deerfield reassess its plan in five years to determine if changes which have occurred during the intervening years remain consistent with the updated vision of its citizens. If the current plan has been successfully implemented, the sound planning it brought about will be reflected by the continuity made in the transition to an updated plan. The community should also be aware that it will be necessary to amend the plan at least once every ten years to bring it into compliance with the Smart Growth laws.

**Table 5-1. Community Management Plan Implementation Summary**

<b>Task (Recommendation)</b>	<b>Timeframe</b>	<b>Responsibility</b>
8.1A: Newly created lots in the shoreland area will have minimum size of 1 acre.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.1B: Work with Waushara Co. Zoning staff to develop appropriate ordinances/changes to implement minimum 3 acre parcel size recommendation.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>

8.1C: Work with Waushara Co. Zoning staff to develop appropriate ordinances/changes to implement minimum 5 acre parcel size recommendation.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.1D: Work with Waushara Co. Zoning staff to set min. bldg. setback at 75'.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.1E: Work with Waushara Co. Zoning to increase min. side yard setback to 25'.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.1F: Consider conservation subdivision design.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2A: Develop information packet – basic information about Town, County, landscaping, architectural designs, materials, & bldg. site locations.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ UW-Extension</li> <li>○ Waushara County</li> </ul>
8.2B: Review & approve/deny all minor & major subdivisions in Town.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2C: Allow 2 addresses to share a common driveway in a case by case basis.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2D: Develop driveway/private road ordinance.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2E: Work with Waushara County Zoning staff regarding land development in the Town.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.2F: Petition Waushara County Zoning staff to revise Chapter 58 to exclude flag lots.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
2.1G: Compile list of funding sources & encourage renovation of older &/or deteriorated residences.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ ECWRPC</li> </ul>
2.1A: Direct multi-family housing to adjoining communities with public infrastructure & evaluate duplex housing.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
2.1C: Direct non-dependent, assisted and semi-assisted elderly housing to surrounding incorporated communities.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
2.1D: Set standards for single family housing.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>

5.3A: Encourage farmers to utilize protective measures to reduce effects of wind erosion.	As necessary	○ Town Board
5.3B: Petition Waushara County Zoning staff to amend the Shoreland Zoning Ordinance to include mitigation clause.	completed	○ Town Board ○ Waushara Co. Zoning
5.3C: Petition Waushara County Zoning staff to require a comprehensive evaluation of existing septic systems prior to real estate transfer.	completed	○ Town Board ○ Waushara Co. Zoning
5.4A: Review and comment on petitions for large quantity groundwater extraction in the Town.	As necessary	○ Town Board
5.2A: Compile informational packet on preservation and restoration of historic or architecturally significant residences.	Long Term	○ Town Board
5.2B: Work with town residents & Waushara County to identify potential historic & archeological sites. Submit list to both state & county.	Long Term	○ Town Board ○ Waushara County
5.2D: Encourage the development of the Ice Age & other recreational trails.	Ongoing	○ Town Board
8.2G: Recommend fire safety considerations for subdivisions in wooded areas.	Ongoing	○ Town Board
5.5A: Encourage woodlot owners to educate themselves on various state woodland management programs & services.	Ongoing	○ Town Board ○ Land Owners
5.5B: Work with the WDNR & local landowners to monitor the forest resource for insects, diseases, invasive & exotic species.	Ongoing	○ Town Board ○ WDNR ○ Land Owners
5.5C: Work with UW-Extension & Waushara Co. Land Conservation Dept. to share forest health information with the public.	Ongoing	○ Town Board ○ UW-Extension ○ Waushara Co. Land Conservation Department

5.5D: Work with UW-Extension to develop an informational sheet regarding native vegetation in landscaping and distribute.	2005-2006, ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ UW-Extension</li> </ul>
5.5E: Work with UW-Extension to develop an informational sheet regarding alternatives to traditional land subdivisions.	2005-2006, ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ UW-Extension</li> </ul>
5.6A: Work with the WDNR to identify unique areas in the town that should be protected & preserved.	2005-2006	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ WDNR</li> </ul>
5.1A: Develop statement of support of farming & a definition of the nature of farming & include on town website.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.1B: Inform landowners of the ability to place restrictive covenants or deed restrictions on newly created parcels.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.1C: Update Town ordinances to allow for the review and approval of large scale animal operations of 250 animal units or greater.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.1A: Encourage residents living on substandard private roads to maintain these roads for emergency vehicles.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.1B: Ensure that all new roads are built per town road standards prior to acceptance. (For subdivisions)	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.2A: Encourage residents to report any specific areas in the town where safety or maintenance concerns or issues exist.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.2B: Continue to rate local roads.	Biennially	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.2C: Maintain contact with Waushara County and Wisconsin Department of Transportation (WisDot) to ensure coordination on regional & statewide transportation issues that may affect the town.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County Highway Dept</li> <li>○ WisDot</li> </ul>
3.2D: Encourage County participation in elderly & disabled transportation programs.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>

4.2A: Continue to share in service and facility provision for fire, police, community center and road maintenance with the county and adjoining municipalities.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> <li>○ Village of Hancock</li> <li>○ City of Wautoma</li> <li>○ Towns of Hancock, Wautoma, Colburn, Mount Morris, Marion, Dakota, Richford</li> </ul>
4.2B: Continue to monitor growth in the town & do annual updates of Capital Improvement Plan (CIP).	Annually	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
4.2C: Develop a town website & update.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
6.1A: Work with Waushara County to promote local businesses and products.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1B: Work with Waushara County to promote the expansion of commercial agribusiness within the county.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1C: Work with Waushara County to promote specialized farming methods or products.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1D: Work with surrounding communities to encourage development of new employment.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Surrounding communities</li> </ul>
6.1E: Work with Waushara County to promote agriculture as a tourist attraction.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1F: Work with Waushara County to market the area & area attractions.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.2A: Support heavy industrial development in the City of Wautoma & villages of Coloma, Hancock and Plainfield.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
6.2B: Work with surrounding communities regarding notification of the location of any prospective industries within the area.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Surrounding municipalities</li> </ul>
6.2C: Work with Waushara County Zoning staff to minimize potential conflicts with new non-metallic mining operations.	Completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County Zoning</li> </ul>
6.2D: Work with Waushara County Zoning staff to review non-metallic mining reclamation plans.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County Zoning</li> </ul>

6.3A: Adopt a system and criteria for evaluating commercial development proposals.	Completed	○ Town Board
6.3B: Work with Waushara County Economic Development Company to sell area amenities.	Ongoing	○ Town Board ○ Waushara County Economic Development Corp.
6.3C: Work with Waushara County Zoning Staff to assess current zoning requirements in regard to small & home based businesses.	Ongoing	○ Town Board ○ Waushara County Zoning
7.1D: Continue to work with adjoining town and municipalities to coordinate road work.	As necessary	○ Town Board ○ Surrounding municipalities
7.1B: Participate in countywide effort to bring business into the Deerfield area.	Ongoing	○ Town Board ○ Waushara County Economic Development Corp.
7.1C: Contact & establish method of communication with neighbors.	ongoing	○ Town Board ○ Surrounding municipalities
9.1A: Discuss content of comprehensive plan and implementation progress.	Annually	○ Town Board
9.1B: Ensure that town residents & landowners are meeting existing codes & regulations.	Ongoing	○ Town Board
9.1C: Consider individual rights when assessing development proposals.	Ongoing	○ Town Board
2.1B: Set standards for duplexes	Short Term	Town Board
2.1E: Set standards for Substandard structures	Short Term	Town Board
2.1F: Set standards for basement Room additions	Short Term	Town Board
9.1D: Form a Planning commission	Short Term	Town Board