

9. Implementation

Introduction

The primary reason a community prepares a comprehensive plan is to establish a framework to influence decisions in regards to land use and development issues, to maintain the desired character of a community, and in some cases to set priorities for public expenditures. In order for this plan to be effective, it should have a set of community supported actions and/or policies that the community will follow in the hopes that at least parts of the plan will be realized. The implementation element gives decision-makers, landowners, non-profit organizations, and others a road map to move that plan to action.

Definition

The comprehensive planning law defines the implementation element as: “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.”

Consistency and Integration between Elements

The comprehensive planning law requires that the plan provide a way to bring all the elements together and make them consistent with one another as a package to achieve the common vision and goals of the plan. In an effort to ensure that each element is consistent and integrated with the others, the planning process was coordinated by developing each

element simultaneously. Based on this fact, there are no known inconsistencies or conflicts between plan elements. A consistency review of the goals, objectives, and actions/policies reveals that all elements of the plan work together as a package.

Measuring Plan Progress

Including a mechanism to measure the Town of Westboro’s progress toward achieving all aspects of this comprehensive plan is a requirement of the comprehensive planning law. The goals, objectives and action statements included for each of the plan elements are not only directives to guide town decisions, but also tools to measure who (the cooperating parties) will work on the actions and when (timeframe) they are targeted to be completed.

Plan Updates & Revisions

The comprehensive planning law requires that the implementation element include a process for updating the comprehensive plan at least once every 10 years. In order to ensure that the plan is an effective management tool, the Town of Westboro Planning Commission should review the plan annually to track the plan’s progress in meeting its goals and to add additional actions and recommendations as needed and as unforeseen changes occur.

The Town of Westboro should initiate its first major update of this plan by 2019. It is recommended that the information from the 2010 census be used to update pertinent parts of this plan when the data becomes available.

Plan Implementation

What follows is a list of the Town of Westboro’s goals, objectives, and action statements for housing, transportation, utilities and community facilities, natural-agricultural-cultural resources, economic development, intergovernmental cooperation and land use as derived by the Town of Westboro planning commission and citizens that participated in the overall planning process. The table also identifies responsible cooperating parties for each action as well as considering a timeframe to complete or achieve the actions.

Cooperating Parties’ abbreviations:
 PC – Planning Commission
 TB – Town Board
 RTC – Rail Trail Commission
 RD – Rural Development
 TC – Taylor County
 USFS – United States Forest Service
 SD – Sanitary District
 DNR – Department of Natural Resources
 Tel. Co. – Telecommunication Companies
 RLSD – Rib Lake School District
 NWRPC – Northwest Regional Planning Commission

Natural Resources

Goal: Provide a clean and healthy environment for the Town of Westboro.

Objective:

- Maintain streams, lakes, swamps, manage woodlands, encourage proper timber management on federal, state and managed forest lands. Promote continued use of prime farmland for agricultural purposes, encourage use of small, specialized agricultural activities.

Policy/Action/Recommendation

- Promote and enhance all lakes, rivers, streams, and trails.
- Promote the stability of Agriculture/farm files for new building sites by size and location.
- Before approving any subdivision (2+ lots), require the submittal of an environmental assessment as required under the subdivision and land use regulations.

Objective:

- Encourage use of National Forest for recreation use and long-term forest management practices.

Policy/Action/Recommendation

- Encourage multi use trails in Chequamegon National Forest.
- Encourage upkeep and use of snowmobile trails in Forest.
- Develop and extend an ATV trail system.
- Encourage and promote sustainable timber harvest practices and biomass.
- Encourage more harvesting of timber in the National Forest.

Cultural Resources

Goal: Preserve rural and historic cultural character.

Objective:

- Recognize the Chequamegon National Forest, private forest, agricultural land, village area of Westboro, historic archeological resources throughout the town and define character of town.

Policy/Action/Recommendation

- Maintain good working relationship between town board and representatives of National Forest.
- Encourage best management practices for private forest lands.
- Encourage preservation of the Spieles Indian grounds.
- Encourage preservation of the Fire Tower.
- Support and maintain Mondeaux Dam Recreation Area.
- Support and maintain the Cooper Dam Recreation Area.

Objective:

- Keep and support local organizations and local library.

Policy/Action/Recommendation

- Support and maintain the Ballfield/playground.
- Support the Public Library and its activities.
- Support the Volunteer Fire Department.
- Support local clubs, i.e. Conservation Club, Pride, VFW Post, Ladies Auxiliary, Silver Creek Sportsmen's Club and Chequamegon 4-H Club.

Economic Development

Goal: Allow for economic development that serves all town residents.

Objective:

- Promote economic development in village and along major highways.

Policy/Action/Recommendation

- Support and promote development and growth in the Westboro Sanitary District.
- Support and promote development along County Trunk D and State Highway 13.

Objective:

- Promote high quality economic development.

Policy/Action/Recommendation

- Draft an ordinance to control/prohibit adult entertainment facilities in the Town of Westboro.
- Promote careful placement of wireless towers for telecommunications.

Intergovernmental Cooperation

Goal: Promote and maintain the cooperation with neighboring governmental units.

Objective:

- Work with the Westboro Sanitary District, other local governments, Taylor County, school districts, state and federal agencies regarding the sharing of services and/or other issues of mutual concern.

Policy/Action/Recommendation

- Provide a copy of this Comprehensive Plan to all surrounding local governments.
- Work to resolve any differences between the Plans of adjacent communities and county.
- Cooperate with other units of government on natural resources, places of recreation, transportation facilities, and other systems that are under shared authority or cross governmental boundaries.

Housing

Goal: Safe and affordable housing for all.

Objective:

- Support and encourage housing development for the elderly.

Policy/Action/Recommendation

- Form partnerships with organizations to encourage housing development for the elderly.

Objective:

- Encourage housing development in the Westboro Sanitary District.

Policy/Action/Recommendation

- Seek grant or loan funds to assist in land acquisition and development.
- Seek and acquire tax forfeiture land in the Westboro Sanitary District.

Objective:

- Encourage future building sites in areas that will not result in property or environmental damage or impair rural character or agricultural operations.

Policy/Action/Recommendation

- Limit residential lot size in agricultural areas to a 2 acre minimum.
- All new or reconstructed buildings and improvements (including mound systems) need to be 20 feet from lot line; exception would be in the sanitary district.

Objective:

- Encourage high quality construction and maintenance standards for housing.

Policy/Action/Recommendation

- Required to obtain a Building Permit and have licensed inspection on new construction and remodeling of buildings newer than 1982.
- Require a construction permit from the Town Clerk.
- Develop an ordinance to help keep the Town of Westboro visually appealing.

Transportation

Goal: Provide a safe and efficient transportation system that meets the needs of multiple users.

Objective:

- Maintain and require an interconnected road network.

Policy/Action/Recommendation

- Continue to update and implement the PASER program (which the town uses to grade the condition of roads) to provide for the upgrading to town roads. Develop a 10-year plan for road maintenance and rotation schedule that coordinates to PASER program.
- Upgrade existing Town roads to current standards when repaving or reconstructing those roads. Require a minimum setback for all buildings and other improvements of at least 45 feet from the centerline.
- Require that all new roads meet the road design and layout standards in the Town's subdivision and land division regulations.
- Consider a Town road impact fee for any new development projects that place a burden on or required the upgrading of town roads.
- Continue to enforce the Town's driveway and culvert ordinance.
- Work with and meet annually with U.S. Forest Service to maintain the road right-of-ways to town standards.
- Continue maintenance of County Road D thru the township.

Objective:

- Support multi-use modes of transportation on Pine Line Trail.

Policy/Action/Recommendation

- Accommodate non-motorized use from April 1st to November 30th and motorized use from December 1st to March 31st.
- Investigate different grants and opportunities to create parks and trails.

Utilities and Community Facilities

Goal: Provide utilities, facilities and services that maintain a rural atmosphere.

Objectives:

- Work directly with the Westboro Sanitary District on planning for that area.

Policy/Action/Recommendation

- Work with the Westboro Sanitary District to ensure safe, cost-effective delivery of sanitary sewer/water service to all land development within the existing and potential future limits of the district's area.
- Encourage housing and development for the elderly in the Westboro Sanitary District.
- Maintain and support the senior citizen site for meals and fellowship.

Objective:

- Development of parks along the Pine Line Trail in the Town of Westboro.

Policy/Action/Recommendation

- Work with service clubs in creating and maintaining parks.

Objective:

- Promote the use of existing public facilities, and logical expansions to those facilities, to serve future development wherever possible.

Policy/Action/Recommendation:

- Continue to provide basic services for town residents, including recycling collection, public road maintenance, snow plowing and emergency services.
- Work on bringing a cell phone tower into our area for better reception.

Agriculture

Goal: Preserve productive farmland and farming as an occupation.

Objective:

- Preserve productive farms for continued agricultural use.

Policy/Action/Recommendation:

- Guide housing away from productive agricultural land.
- Provide protection for famers who use rotational grazing practices to allow for reasonable cow crossing on town roads.

Objective:

- Advise town board not to over regulate farming operations.

Policy/Action/Recommendation:

- Support farming community by supporting hours of operation.
- Support and encourage farming community to use horticultural management.

Objective:

- Support appropriate opportunities for farmers to obtain non-farm income.

Policy/Action/Recommendation:

- Allow home occupations and farm family businesses on farm parcels to supplement farming income, but not to exceed other ordinances.

Land Use

Goal: Work cooperatively with county and bordering governments to promote a rural farming atmosphere that also protects private property rights.

Objective:

- Encourage future building sites in areas that will not result in property or environmental damage or impair rural character or agricultural operations.

Policy/Action/Recommendation:

- Limit residential lot size in agricultural areas.
- Lot sizes for building 2 acre minimum.
- All new or reconstructed buildings and improvements (including mound systems) need to be 20 feet from lot line with the exception being within Sanitary District boundaries.
- Include interconnected network of streets meeting town road standards included in the subdivision and land division regulations.

Objective:

- Maintain and require an interconnected road network.

Policy/Action/Recommendation:

- Continue to update and implement the PASER program (which the town uses to grade the condition of roads) to provide for the upgrading of town roads.

- Upgrade existing town roads to current standards when repaving or reconstructing those roads.
- Require a minimum setback for all buildings and other improvements of at least 45 feet from the centerline.
- Maintain and update the town's residential driveway ordinance.
- Work with and meet biannually with National Forest to maintain the road right-of-ways to town standards.

Objective:

- Support multi-use modes of transportation on Pine Line Trail.

Policy/Action/Recommendation:

- Accommodate non-motorized use from April 1 to November 30 and motorized use from December 1 to March 31.

Objective:

- Develop parks within the Town of Westboro.

Policy/Action/Recommendation:

- Work with service clubs in creating and maintaining parks.

Objective:

- Maintain productive farms for continued agricultural use.

Policy/Action/Recommendation:

- Guide housing away from productive agricultural land.

Objective:

- Maintain streams, wetlands, wildlife habitat, the continuity of larger woodland areas, the continuity of agricultural/farm fields, and other natural features.

Policy/Action/Recommendation:

- Maintain special landscape features, including Chelsea Lake, Black River, Mondeaux, and the Pine Line Trail.
- Maintain the continuity of agricultural/farm fields by regulating new building sites by size and location.
- Before approving any subdivision (4+ lots), require the submittal of an environmental assessment.

Objective:

- Encourage use of National Forest for recreational use and long term forest management practices.

Policy/Action/Recommendation:

- Develop and extend an ATV trail system.
- Encourage upkeep and use of snowmobile trails in forest.
- Encourage and promote sustainable timber harvest practices.
- Encourage more harvesting of timber in the National Forest.

Objective:

- Preserve rural and historic cultural character.

Policy/Action/Recommendation:

- Maintain good working relationship between town board and representatives of National Forest.
- Encourage best management practices for private forestlands.

Objective:

- Promote economic development in village and along major highways.

Policy/Action/Recommendation:

- Support and promote development and growth in the Westboro Sanitary District
- Support and promote development and growth along County Trunk D and highway 13.