
Chapter Ten: Implementation

This final chapter of the *Town of Dekorra Comprehensive Plan* provides a roadmap for specific actions necessary to fully implement the *Plan*'s recommendations. This chapter generally does not cover day-to-day decisions. Instead, it identifies certain programs and larger actions that the Town may undertake over the next several years in a stated sequence.

A. Plan Adoption

The *Town of Dekorra Comprehensive Plan* was adopted following procedures specified by Wisconsin's "Smart Growth" legislation. The Town included all necessary elements for this *Plan* to meet all content requirements of the law, including grant program requirements. In addition, the Town met and exceeded all procedural requirements of the law. This included extensive public input throughout the process, a Town Plan Commission recommendation, distribution of the recommended *Plan* to affected local governments, a formal public hearing, and Town Board adoption of the *Plan* by ordinance. After Town adoption, this *Plan* was also forwarded to the County.

B. Implementation Recommendations

Table 13 provides a detailed list and timeline of the major actions that the Town should complete to implement the *Comprehensive Plan*. Often, such actions will require substantial cooperation with others, including County government and local property owners. Other Town government priorities, time constraints, and budget constraints may affect the completion of the recommended actions in the timeframes presented.

The table has three different columns of information, described as follows:

- *Category*: The list of recommended actions is divided into six different categories generally based on the different chapters of this *Plan*.
- *Recommendation or Program*: The second column lists the actual actions recommended to implement key aspects of the *Comprehensive Plan*. The recommendations are for Town actions that might be included, for example, in an annual work program or as part of the annual budgeting process.
- *Implementation Timeframe*: The third column responds to the State comprehensive planning statute, which requires implementation actions to be listed in a "stated sequence." The suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation. Suggested implementation timeframes are all within the next 10 years (and not the full 20-year planning period), because the *Plan* will have to be updated by 2015.

Table 13: Recommended Implementation Actions

Category	Implementation Time-frame	Recommendation or Program
Agricultural, Natural, and Cultural Resources	2008 and ongoing	Encourage the preservation of historically and architecturally significant structures/districts and archeological resources in the Town.
Land Use and Ordinance Amendments	2008 and ongoing	Require the submittal of a conceptual/sketch plan or site plan for a specific development proposal before approving the rezoning of land to the appropriate development-based zoning district, in coordination with the Town's Site Plan Review ordinance.
	2008-2009	Work with the County and other towns to amend the County zoning ordinance to better implement Town objectives, including: <ul style="list-style-type: none"> ▪ Revisions to agricultural districts to promote clustering. ▪ Requirements for site reviews on large parcel homesites. ▪ Limits on billboard placement. ▪ Restrictions in the range of uses in the recreation zoning district.
	2008	Adopt minor amendments to the Town's Land Division and Subdivision Code and Site Plan Review regulations to implement recommendations associated with 2007 <i>Comprehensive Plan</i> amendments
	2013-2015	Prepare a complete update of this <i>Comprehensive Plan</i> .
Transportation	2008-2010	Work with Poyette, WisDOT, and the County Highway Department to extend Highway CS to Highway 51 along the southern border of the Village.
	2008 and ongoing	Continue to update and implement a Town Road Improvement Program.
Utilities and Community Facilities	Ongoing	Implement the recommendations in Table 10 in timeframes identified in that table.
Housing and Economic Development	2008 and ongoing	Follow <i>Plan</i> standards and design review ordinance for commercial and industrial development projects.
	2008	Provide a copy of this <i>Comprehensive Plan</i> to all surrounding local governments, per Smart Growth requirements.
	2008	Encourage County Board adoption of the <i>Town Plan</i> . Because of shared land use authority, it is very important that the Town and County share the same plan for the same area.
Intergovernmental Cooperation & Administration	2008 and ongoing	Work to resolve conflicts between the <i>Town of Dekorra Comprehensive Plan</i> and plans of surrounding communities.
	2008-2009	Negotiate a formal intergovernmental agreement between Dekorra and Poyette.

C. Plan Monitoring, Amendments, and Update

The Town will regularly evaluate its progress towards achieving the recommendations of the *Comprehensive Plan*, and amend and update the *Plan* as appropriate. This section indicates criteria and procedures for using, monitoring, amending, and updating the *Plan*.

1. Plan Monitoring and Use

The Town will constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this *Comprehensive Plan*. The Town Plan Commission, on at least an annual basis, intends to review its decisions and recommendations on private development proposals over the previous year against the recommendations of this *Plan*. This will help keep the *Plan* a “living document.”

Before submitting a formal application to the Town and/or County for approval of any development proposal, the Town urges petitioners to discuss the request conceptually and informally with the Town Plan Commission. Conceptual review almost always results in an improved development product and can save the petitioner time and money.

2. Plan Amendments

“Amendments” are generally defined as minor changes to the *Plan* maps or text (as opposed to a *Plan* “update” described later). Amendments to this *Comprehensive Plan* may be appropriate in instances where the *Plan* becomes irrelevant or contradictory to emerging policy or trends, does not provide adequate information or guidance on an issue, or does not reflect revised Town positions or County policies regarding pending development proposals. All potential amendments will be evaluated against the Town’s vision and goals as presented in this *Comprehensive Plan*.

The Town may consider and adopt amendments to this *Plan* at any time, provided that the proper procedures outlined below are followed. This approach may result in the adoption of more than one plan amendment in any given year. The Town will include, in the adoption ordinance associated with each *Plan* amendment, enough information to clearly present what map or text is being amended and in what manner. For amendments to Map 6, this information should include a Certified Survey Map, subdivision plat map, or other detailed map clearly and specifically illustrating the proposed amendment area. The Town will integrate all map and text amendments adopted over the course of the preceding year into a revised *Plan* document only once per year. Each revised *Plan* document (or sections to the *Plan*) will be assembled and distributed during the first quarter of each year.

For every proposed *Plan* amendment over the course of the year, the Town is required under Wisconsin Statutes to follow the amendment process outlined below. During the annual *Plan* document revision described above, the Town will not be required to repeat this amendment process, provided all amendments approved over the course of the preceding year were adopted following the process described below.

Plan Amendment Process:

- a. Either the Town Board or Plan Commission initiates the proposed *Comprehensive Plan* amendment. This may occur as a result of a regular Plan Commission review of the *Plan*, or may be initiated at the request of a property owner or developer.
- b. The Town Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during the plan amendment process (see Section 66.1001(4)a of Statutes and model resolution included in this *Comprehensive Plan*). NOTE: In 2007, the Town Board adopted such a resolution that will cover all Plan amendments that may occur between 2007 and the date a complete update to this *Comprehensive Plan* commences (see Plan Update section below). Therefore, the Town Board does not have to readopt a public participation resolution for each amendment.
- c. The Town Plan Commission prepares or directs the preparation of the specific text or map amendment to the *Comprehensive Plan*.
- d. The Town Plan Commission holds one or more public meetings on the proposed *Comprehensive Plan* amendment. Following the public meeting(s), the Plan Commission shall make a recommendation by resolution to the Town Board by majority vote of the entire Commission.
- e. The Town Clerk sends a copy of the recommended *Plan* amendment to all adjacent and surrounding government jurisdictions and the County as required under Section 66.1001(4)b, Wisconsin Statutes. These governments should have at least 30 days to review and comment on the recommended plan amendment. Metallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the Town or county, and any other property owner who has requested notification in writing must be informed through this notice procedure, per a new State law adopted in 2004.
- f. The Town Clerk directs the publishing of a Class 1 notice, with such notice published at least 30 days before a Town Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes, ideally at least 30 days in advance of the public hearing.
- g. The Town Board holds the formal public hearing on an ordinance that would incorporate the proposed plan amendment into the *Comprehensive Plan*.
- h. 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.
- i. The Town Clerk sends a copy of the adopted ordinance and plan amendment to all adjacent and surrounding government jurisdictions as required under Sections 66.1001(4)b and c, Wisconsin Statutes, along with metallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the Town or county, and any other property owner who has requested the amendment in writing.
- j. The Town Clerk sends copies of the adopted plan amendment to the Columbia County Planning and Development Department for its reference for Town goals and policies and for inclusion in the County Comprehensive Plan.

3. Plan Update

The State comprehensive planning law requires that the *Comprehensive Plan* be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the *Plan* document and maps. Further, on January 1, 2010, most programs or actions that affect land use, like zoning and subdivision decisions, will have to be consistent with locally-adopted comprehensive plans. Based on these two deadlines, the Town should complete a full update its *Comprehensive Plan* before the year 2015 (i.e., ten years after 2005) at the latest. The Town should continue to monitor any changes to the language or interpretations of the State law over the next several years.

D. Consistency Among Plan Elements

The State comprehensive planning statute requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan.” Preparing the various elements of the Town of Dekorra Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this *Plan*.