
CHAPTER 4: IMPLEMENTATION

TABLE OF CONTENTS

INTRODUCTION	4-1
RESPONSIBILITIES OF LOCAL OFFICIALS	4-1
CONSISTENCY WITH EXISTING PLANS, REPORTS, AND STUDIES	4-1
UPDATING THE COMPREHENSIVE PLAN	4-1
IMPLEMENTATION OF LOCAL LAND USE CONTROLS IN CONJUNCTION WITH COUNTY ZONING	4-2
IMPLEMENTATION OF DEVELOPMENT STRATEGIES	4-5

INTRODUCTION

This chapter details a set of development strategies (goals, objectives, policies, and programs) for each of the elements addressed in the *Town of Chase 20-Year Comprehensive Plan*; a description on how each of the plan elements are integrated and made consistent with one another; a timetable and process for amending/updating the comprehensive plan; and a general implementation schedule for many of the stated development strategies.

RESPONSIBILITIES OF LOCAL OFFICIALS

As directed by the Town of Chase Town Board, the Plan Commission has the primary responsibility of implementing the comprehensive plan. In-turn, the Chase Plan Commission will be working in conjunction with Oconto County officials in the implementation of the plan. Elected officials and members of the Plan Commission need to be familiar with the maps and text, as well as the vision statement and future development strategies found within the plan. The comprehensive plan should provide much of the rationale elected officials need in making a land use decision or recommendation. When reviewing any petition or when amending any of the towns land use controls, the comprehensive plan shall be reviewed and a recommendation derived based on the development strategies, vision statement, land use recommendations, and General Plan Design. Additionally, the town will consult the comprehensive plan when working with Oconto County to draft further land use ordinances or making future land use recommendations. If a decision needs to be made that is inconsistent with the comprehensive plan, the comprehensive plan must be amended to reflect this change in policy before it can take effect. A glossary of Planning and Zoning Terms is provided as Appendix F of *Volume I: Town Plan*.

CONSISTENCY WITH EXISTING PLANS, REPORTS, AND STUDIES

This plan was created in a manner to promote consistency amongst all the elements and their respective development strategies. It is important elected officials and Plan Commission members periodically review the plan elements and development strategies for applicability and consistency. These reviews will also ensure the plan contains the most current information in which to make land use decisions. Any town ordinances and regulations maintained and enforced by Oconto County need to be periodically reviewed for consistency with the *Town of Chase 20-Year Comprehensive Plan*. Furthermore, the town should continue to work cooperatively with Oconto County to ensure all county land use ordinances and maps are consistent with the town's comprehensive plan.

UPDATING THE COMPREHENSIVE PLAN

The Plan Commission is the lead entity in amending/updating the *Town of Chase 20-Year Comprehensive Plan*. Any changes to the comprehensive plan should follow s. 66.1001 (4)(b), Wis. Stats. and the procedures for fostering public participation approved by the town.

It is recommended that the town's comprehensive plan be reviewed/updated by the Town Plan Commission based on the following schedule:

- ***Annually***
 - Review the vision statement and future development strategies;

- Review updates to the Wisconsin Department of Administration (WDOA) population and housing estimates, and U.S. Census data;
- Review implementation priorities and relevance of the development strategies;
- Update any changes to General Plan Design text or map; and
- Ensure consistency with new or revised ordinances proposed by Oconto County.

- **Five Years**
 - Review U.S. Census data, WDOA population and housing projections – work with Oconto County to update *Volume II: County Resources* as needed;
 - Identify substantial changes over the past five years and any potential impacts to the community in the near future. This helps monitor outcomes of implemented development strategies and identifies any possible needs for the 10-year update; and
 - Be aware of updates or completion of other local, county, or regional plans.
- **Ten Years** - required comprehensive plan update per §66.1001(2)(i) Wis. Stats. Amend the plan as needed based on changing conditions.
 - Conduct a review of the town's vision statement, General Plan Design development strategies and map, land use recommendations, work with Oconto County to update the town's population, housing, and economic data, along with other relevant planning information inventoried in *Volume II: County Resources*.
 - Review ordinances and other controls for consistency with the comprehensive plan.

IMPLEMENTATION OF LOCAL LAND USE CONTROLS IN CONJUNCTION WITH COUNTY ZONING

Zoning

Oconto County Zoning Ordinance

Oconto County maintains and administers a countywide zoning ordinance. This means the county has jurisdiction over all zoning within the unincorporated communities of the county, while the incorporated communities administer their own zoning ordinances. Oconto County uses these zoning ordinances to promote public health, safety, and welfare; to protect natural resources; and to maintain community character. Zoning districts were established to avoid land use conflicts, protect environmental features, promote economic development, and to accomplish land use objectives outlined by a comprehensive plan. Please refer to the Oconto County Zoning Ordinances for detailed information on zoning districts, regulations, restrictions, permitted uses, and zoning maps.

- The comprehensive plan's preferred land uses need to be compared to the existing zoning map to determine compatibility and realignment within various districts. The Town Plan Commission should work closely with Oconto County to review when re-zoning will occur, because it is not the intent of the zoning map to become a direct reflection of the plan. The comprehensive plan previews the future while zoning deals with present day.
- The town should cooperate with Oconto County to develop ordinances that encourage the protection of the town's natural features, open spaces, and agriculture land.

- Additional ordinances may be developed by the town or Oconto County in order to meet the “vision statement” highlighted in Chapter 1 of this plan.

Official Mapping

Under s. 62.23(6), Wis. Stats., the City Council/Village Board/Town Board (under village powers) "...may by ordinance or resolution adopt an official map showing the streets, highways, parkways, parks and playgrounds laid out, adopted and established by law." Once an area is identified on an official map, no building permit may be issued for that site, unless the map is amended.

The official map serves several important functions:

1. It helps assure the city/village/town acquires lands for streets, or other uses at a lower vacant land price;
2. It establishes future streets that subdivider must adhere to unless the map is amended; and,
3. It makes it known to potential buyers there is land designated for future public use.

Floodplain Ordinance

Oconto County recognizes that uncontrolled development within floodplains or too close to rivers or streams can be an issue of public health, safety, and general welfare of its residents. The Oconto County Floodplain Ordinance regulates development in flood hazard areas for the protection of life, health and property while providing a uniform basis for the preparation, implementation and administration of sound county floodplain regulations.

Areas regulated by the Oconto County Floodplain Ordinance include all areas that would be covered by the “Regional Flood.” These areas are divided up into three districts:

1. The *Floodway District (FW)* consists of the channel of a river or stream and those portions of the floodplain adjoining the channel carrying the regional flood waters.
2. The *Floodfringe District (FF)* consists of that portion of the floodplain between the regional flood limits and the floodway.
3. The *General Floodplain District (GFP)* consists of all areas which have been or may be hereafter covered by flood water during the regional flood. It includes both the floodway and floodfringe districts.

For more information about floodplain zoning in Oconto County refer to the Oconto County Floodplain Ordinance.

Any further development in the Town of Chase will comply with the Oconto County Floodplain Zoning Ordinance. The town will continue to cooperate with Oconto County, WDNR, FEMA, and other appropriate agencies when updates to the Oconto County Flood Insurance Rate Maps and the Oconto County Floodplain Zoning Ordinance are proposed.

Shoreland Ordinance

The Oconto County Shoreland Ordinance establishes zoning standards for use of shorelands along navigable waters. The shoreland standards apply to lands:

1. Within unincorporated communities that lie within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; and

2. Within 300 feet of the ordinary high water mark of all navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

The Oconto County Shoreland Zoning Ordinance also establishes minimum lot sizes for parcels within the shoreland zone, setbacks of buildings and structures from the water, and standards for the alteration of surface vegetation and land surfaces.

- Further development in the Town of Chase will comply with the Oconto County Shoreland Zoning Ordinance.

Land Division/Subdivision Ordinance

A land division/subdivision ordinance, as authorized by Chapter 236 of Wisconsin Statutes regulates the division of land into lots for the purpose of sale or building development. The town may regulate, by ordinance, the division of land within its boundary. The land division/subdivision ordinance is related to the general zoning ordinance as it regulates the type of development that takes place on a parcel and the land division/subdivision ordinance regulates how the parcel is created and made ready for development.

Oconto County does have a Land Division Ordinance in place. The ordinance applies to “any act of division of a lot, parcel, or tract which existed on the effective date of this ordinance by the owner thereof or his agent for the purpose of transfer of ownership or building development where the act of the division creates one or more new lots, parcels, tracts or units, if the lot, parcel, tract or unit being created is equal to or smaller in area than ten (10) acres in size, determined by the right of way.”

Local Town Ordinances

The Town of Chase has adopted a series of ordinances contained in the *Town of Chase Code of Ordinances*. A Subdivision Ordinance was adopted by the Town of Chase to set a more restrictive buildable lot size for residential development than set by the Oconto County Board of Supervisors and set forth in the Oconto County Zoning Ordinance and Oconto County Land Division Ordinance. For more information on this ordinance, please contact the Town of Chase. In addition, the Town of Chase has adopted the following local land use ordinances that will be referenced during the implementation of the town’s comprehensive plan:

- Park and Recreation
- Culvert and Driveway
- Road
- Explosives and Blasting
- Non-Metallic Mining

Other Ordinances and Regulations

The town may choose to adopt additional local ordinances to help implement their *Town of Chase 20-Year Comprehensive Plan*. Examples of these ordinances may include:

- Blighted Building Ordinance
- Landscape Ordinance
- Erosion and Stormwater Control Ordinances
- Historical Preservation Ordinance
- Design Review Ordinance

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The Town of Chase Plan Commission, with cooperation from Oconto County, will be directly responsible for, or oversee the implementation of most of the development strategies (goals, objectives, policies, and programs) with the Town Board ensuring the plan is being implemented in a timely manner. In total, there are eleven general goals with a detailed list of objectives, policies, and programs. Since many planning issues are interrelated (e.g., land use and transportation), the objectives, policies, and programs of one element may closely relate to those stated in other areas.

The following statements specifically describe the steps the Town of Chase intends to take in order to efficiently develop over the next 20 years. A majority of the strategies were taken from the materials used to prepare the town's land use plan in 1995 that was not adopted and revised to reflect the responses of the Nominal Group discussion and other public involvement steps.

Goals, Objectives, Policies and Programs

Goals, objectives, policies and programs are a combination of intended steps to produce a series of desired outcomes. They each have a distinct and different purpose within the planning process.

- **Goals** - describe desired situations toward which planning efforts should be directed. They are broad and long range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** - are rule(s) or course(s) of action used to ensure plan implementation.
- **Programs** – an action or a coordinated series of actions to accomplish a specific policy.

Note: Since many planning issues are interrelated (e.g., land use and transportation), the goals, objectives and policies of one element may relate to those stated in other elements.

LAND USE

GOAL: *To utilize the land use recommendations as a guideline in the implementation of the 20-Year General Plan Design created to be the preferred future land use map for the Town of Chase (Chapter 3 of this document).*

COMMUNITY PLANNING

GOAL: *To utilize the Town of Chase 20-year Comprehensive Plan as a guide when making future land use decisions.*

Objective 1: Utilize this 20-year comprehensive plan to best reflect the long term interests of town residents.

Policies:

- A. Consult the recommendations of each land use before any variances and/or conditional use recommendations are made to ensure they fit within the context and framework of the General Plan Design.

- B. Ensure future development occurs in a planned and coordinated manner to retain the town's rural character and agriculture economy while protecting the natural resources.
- C. Maintain and enforce local ordinances that address issues specific to the town.
- D. Encourage cooperation and communication between the town, neighboring municipalities, and Oconto County in implementing this 20-year plan.

Programs:

- Provide copies and/or the website location of the 20-year comprehensive plan to neighboring municipalities and Oconto County.
- Participate in periodic meetings with adjacent municipalities to discuss implementation of the individual comprehensive plans.
- Continue to work with county officials on the review, updating, and enforcement of county zoning.

Objective 2: The Town Board and Town Plan Commission are responsible for reviewing and updating this comprehensive plan.

Policies:

- D. Maintain maps relevant to the implementation of the comprehensive plan and to monitor land use changes within the town.
- E. Continue to be involved on planning initiatives undertaken by Oconto County, such as updating of the county's zoning ordinances, and farmland preservation and outdoor recreation plans that could potentially impact implementation of the town's comprehensive plan.
- F. Review the comprehensive plan on an annual basis with plan updates scheduled for every five years.
- G. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the town's comprehensive plan.

INTERGOVERNMENTAL COOPERATION

GOAL: *To coordinate with the Oconto County, neighboring communities, and other interested groups/agencies on future planning projects.*

Objective: Promote cooperation between the Town of Chase, Oconto County, and any other municipality or government entity that makes decisions impacting the town and surrounding area.

Policies:

- A. Work cooperatively with surrounding communities to minimize conflicts in preferred land uses along municipal boundaries.

Programs:

- Participate in future meetings and planning activities that could impact the implementation of this comprehensive plan.

- Meet with Oconto County officials as needed to discuss zoning issues impacting the town.
- Work with neighboring communities and agencies to mutually address issues of concern regarding natural features that span across municipal boundaries.

B. Work with Oconto County, neighboring communities, Pulaski Community School District and other interested agencies and organizations to maximize resources through joint ownership or usage agreements whenever possible.

Programs:

- Continue to utilize “mutual aid agreements” as a cost effective means to provide services.
- Continue to support local civic groups such as sportsmen’s, snowmobile, and athletic clubs in their efforts to preserve and expand recreational opportunities for residents and visitors.
- Continue to evaluate the Krakow Sanitary District and its capacity to serve increasing development in and adjacent to the district.

C. Meet with officials from the Pulaski Community School District as needed to discuss amount and location of population growth in the school district and the need for additional educational and recreational facilities.

D. Meet with Village of Pulaski officials as needed to discuss the type and location of development within the village’s extraterritorial boundary.

E. Maintain membership in the Wisconsin Towns Association (WTA) as an important resource for information on issues that will impact the town.

NATURAL RESOURCES

GOAL: *To preserve the town’s open space and the natural resources.*

Objective 1: Work to protect the town’s wetlands, floodplains, Little Suamico River, creeks, open spaces, and woodlands.

Policies:

- A. Consider conservation by design and clustering methods for future housing development in order to preserve natural resources.
- B. Understand the location, type, and importance of the town’s natural features.

Programs:

- Maintain a current environmental corridors map as a reference tool in implementing the town’s General Plan Design (**Map 3.1**).
- Refer to the General Plan Design and accompanying land use recommendations when development is proposed within the town to ensure it occurs in an environmentally friendly manner and that existing natural features can be appropriately integrated for trails and recreational opportunities.

- Monitor the size, location, and amount of activity undertaken at the several active non-metallic mining sites to proactively minimize any impact to surrounding land uses and natural resources.
- Work with the non-metallic mining companies, Oconto County, the State of Wisconsin on the appropriate closure of exhausted mining sites.

C. Review all proposed development for evaluation of its potential impact on the identified environmental corridors including the Little Suamico River, creeks, wetlands, woodlands, and on soils types noted as steep slope.

Programs:

- Maintain familiarity with Oconto County's Zoning Ordinances and State of Wisconsin regulations that regulate the town's natural features.
- Encourage the inclusion of environmental corridors, buffer zones, grasslands and other natural areas in any future residential, commercial, and agricultural development.
- Work with Oconto County and Wisconsin Department of Natural Resources staff to further explore ways to best utilize or preserve natural features within the town.

D. Encourage sound management practices of the town's private and public woodlands.

E. Encourage the inclusion of natural buffers around wetlands for future development.

Objective 2: Encourage protection of both surface and groundwater resources.

Policies:

- A. Work cooperatively with surrounding municipalities and Oconto County to pursue measures to protect surface and groundwater resources.
- B. Support studies that monitor the number of wells being constructed and closed and their impact on the general water level and quality within the town.
- C. Promote the use of sound agricultural and soil conservation methods that minimize groundwater contamination and erosion of topsoil.

AGRICULTURAL RESOURCES

GOAL: *To protect valuable farmland by directing development to other areas with similar land uses and supporting infrastructure.*

Objective 1: Maintain large contiguous prime agricultural tracts and open spaces to preserve the town's rural atmosphere and farming community.

Policies:

- A. Promote the idea of the farmer's right to farm.

- B. Use the General Plan Design to help direct residential and commercial development to areas where those existing land uses are already prominent, and to smaller, less productive agriculture tracts.
- C. Discourage development on soils that have been identified as being prime agricultural areas thus encouraging the use of these lands for continued farming purposes only.

Program:

- Work with Oconto County officials as needed to update the county's farmland preservation plan.
- D. Maintain communication with county officials on farming legislation at both the state and federal levels that would impact the town's farming community.

Objective 2: Minimize the potential for conflicts between farming and non-farming residents.

Policies:

- A. Explore ordinances or other options that promote buffer strips and/or setbacks between farm operations and adjacent residential developments to minimize conflicts between farming operations and residential uses.
- B. Consider conservation by design and clustering methods for future housing developments in order to preserve contiguous lands for future farming.
- C. Work with county and state transportation officials to create a safe environment for travel between agricultural fields and farming operations through better road construction techniques and signage.

CULTURAL RESOURCES

GOAL: *To preserve, enhance, and promote the town's cultural resources.*

Objective: Advocate for the preservation of buildings (churches, historic homes and buildings), structures (out buildings, bridges, etc.) and other landscape features (cemeteries, fence lines, etc.) that are an integral part of the town's heritage.

Policies:

- A. Discourage the destruction or alteration of the town's remaining historic features.

Programs:

- Inventory and map the town's historic resources.
- Work with private owners of these historically significant features to identify technical and financial resources to preserve and enhance these valuable assets.

- B. Implement the strategies outlined in the Town of Chase Comprehensive Outdoor Recreation Plan.

Programs:

- Participate as needed with the updating of the Oconto County Outdoor

Recreation Plan.

- Work with state and county agencies to identify funding sources for preservation of the town's historic assets.

HOUSING

GOAL: *To provide for a variety of quality housing opportunities for all segments of the town's current and future population.*

Objective 1: Promote initiatives that provide a range of housing choices to meet the needs of all income levels and of all age groups and persons with special needs.

Policies:

- A. Follow the land use recommendations established for housing that promote orderly development and a variety of housing densities.
- B. Promote the establishment of housing special needs residents to be located in the Village of Pulaski or another suitable incorporate community where needed services are readily available.
- C. Direct more dense residential development to areas within the Krakow Sanitary District and to the southern portion of the town as reflected on the General Plan Design.
- D. Support housing developments for all persons including low and moderate income, elderly, and residents with special needs provided through the county and/or community action agency.
- E. Maintain subdivision and land division ordinances to assist in the implementation of the General Plan Design.
- F. Direct residents to Oconto County and NEWCAP to obtain educational materials and information on financial programs and on home repairs and modifications.
- G. Review available data from the state, county, and BLRPC to monitor the town's population growth and characteristics.

Objective 2: Promote new single family housing developments to be constructed in areas that do not negatively impact the environment or compromise existing farming operations.

Policies:

- A. Direct higher density residential development to areas that minimize impacts upon low density areas, natural features, viewsheds, and farming operations.
- B. Maintain ordinances to ensure there are at least two access points to each new housing development for emergency purposes and traffic flow.
- C. Encourage connectivity of new housing developments to allow for the construction of non-motorized trails between them.
- D. The construction of new homes and the remodeling of existing residences are to be regulated by state building codes and ordinances.

ECONOMIC DEVELOPMENT

GOAL: *To encourage small scale business development that is consistent with the General Plan Design and does not compromise the rural character of the town.*

Objective 1: Locate future businesses in areas that do not distract from the town's rural character.

Policies:

- A. Promote areas in the town such as State Highway 32 where additional businesses are compatible with existing land uses, infrastructure, and compatible zoning.
- B. Work with county officials to control the location and amount of signage, lighting, landscaping, buffering, and access preferred for businesses.
- C. Encourage the establishment of "home-based" businesses.
- D. Monitor "home-based" businesses to ensure they continue to meet the existing zoning and/or land use variances established when the business was started.
- E. Partner with county and regional economic development professionals to identify opportunities to attract light industrial, commercial, and retail businesses to the town.

Objective 2: Work with Oconto County staff and State of Wisconsin officials to address the issues of non-metallic mining.

Policies:

- A. Work with county staff on updating, maintaining, and interpreting zoning ordinances that address the siting, opening, operation, reclamation, and closure of all non-metallic mining sites.
- B. Maintain and enforce the town's local non-metallic mining ordinance.

Objective 3: Protect and enhance the town's valuable agricultural economy.

Policies:

- A. Assess the value of the agricultural lands and the rural and scenic nature of the town before changing the zoning to non-agricultural uses.

Programs:

- Establish and maintain ordinances to support, protect, and monitor agriculture operations.
- Work with county, state, and federal agencies to attract resources to preserve existing agriculture operations and to diversify the town's agriculture economy through the integration of new agriculture-related businesses.
- Work with the county on updating the Oconto County Farmland Preservation Plan.

- B. Utilize Oconto County's Zoning Ordinances to minimize adverse effects to farming due to continuing development pressures.

C. Consider development techniques (e.g., Conservation Subdivisions) that preserve the agricultural lands and open spaces in the town.

TRANSPORTATION

GOAL: *To advocate for a safe and efficient motor and non-motorized transportation system.*

Objective 1: Promote a multi-modal transportation system that will serve future development needs.

Policies:

A. Conduct an annual assessment of road pavement conditions, road drainage and ditch maintenance needs, adequacy of existing driveways and culverts relative to safe access, and adequacy of sight triangles at road intersections.

Programs:

- Work with the Oconto County Highway Commission, the Wisconsin Department of Transportation, and the Bay-Lake Regional Planning Commission to develop a long-range maintenance and improvement program for town roads.
- Keep intersections where driveways of non-metallic mining operations connect with town and county roads free of gravel, sand, and mud to prevent accidents.

B. Work with the Oconto County Highway Department and the Wisconsin Department of Transportation to establish safe and efficient multi-modal movement near all high volume intersections, densely developed areas, and public facility locations.

Objective 2: Establish a transportation system that complements the rural character and natural environment of the town.

Policies:

- A. Advocate for well maintain transportation routes to permit safe travel of residents and visitors.
- B. Promote residential developments to include the opportunity for the construction of non-motorized trails between residential and business areas.
- C. Work with Oconto County and Wisconsin Department of Transportation officials to ensure town roads can be safely traveled by farmers utilizing equipment and transporting equipment, feed, and livestock.
- D. Promote an energy conservation transportation system.

UTILITIES/COMMUNITY FACILITIES

GOAL: *To ensure future community facilities and public utilities adequately serve the residents of the town.*

Objective 1: Invest in the expansion and maintenance of community facilities to meet future needs.

Policies:

- A. Continue to participate in “mutual aid agreements” for police, emergency medical, and fire services.

Programs:

- Monitor quality and cost of mutual aid services on an annual basis.
- Assess the need to locate a joint fire and ambulance station somewhere within the town.
- Evaluate the need for extra police protection with the increase in population in the coming years.

- B. Investigate the idea of establishing a municipal court in conjunction with neighboring communities or expanding the existing court located in the Village of Pulaski.
- C. Prepare an annual capital improvement budget to address expansion and upgrades to facilities and equipment owned by the town.

Programs:

- Ensure all community facilities have the capability to be upgraded to handle future technology driven equipment.
- Ensure town staff have the technology capabilities to handle the requirements of their jobs.
- Replace equipment on an as needed basis.

Objective 2: Encourage the expansion of public utilities to meet the needs of residents, business, and farming operations during this planning period.

- A. Work cooperatively with service providers to upgrade telecommunication, cable, gas, and electrical services as appropriate.
- B. Work with utility providers to identify alternative energy and fuel options for town operations and to promote those alternatives with residents and businesses.

PARKS AND RECREATION

GOAL: *Provide and maintain a variety of recreational opportunities for town residents and visitors to use and enjoy.*

Objective: Promote recreational opportunities to be used by individuals of all age groups and abilities.

Policies:

- A. Implement the identified goals within the Town of Chase Comprehensive Outdoor Recreation Plan.
- B. Provide input into the update of the Oconto County Outdoor Recreation Plan for the creation or expansion of county-owned recreational facilities such as the Mountain-Bay Trail.

- C. Work with the Pulaski Community School District on the siting and building of new recreational sites.
- D. Work to ensure there is adequate public access to the town's natural features such as the Little Suamico and Pensaukee Rivers.
- E. Work with civic and outdoor groups to establish new or expand existing recreational opportunities such as snowmobile and ATV trails.
- F. Continually evaluate and assess the need to develop park and recreation areas such as ball diamonds, community parks, volleyball/basketball courts, etc. as new residents move to the town.
- G. Ensure access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc.

Implementation Steps

Town officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing the comprehensive plan. The steps to address the development strategies should include the following:

1. To ensure the comprehensive plan remains current, the Plan Commission and Town Board should review and document any concerns or items that need to be addressed. The review of the comprehensive plan should include assessment of the town's land use control tools (e.g., ordinances and regulations) previously listed.
2. The Plan Commission and Town Board should identify policies and programs that are considered a priority. These priority strategies will lead to the implementation of additional policies and programs in subsequent years.
3. Town officials should identify key stakeholders and collaborators to assist in the implementation of the development strategies as needed. A list of some of those entities is provided at the end of this chapter.
4. The priority policies and programs should be separated based on topic such as infrastructure, economic development, transportation, parks and recreation. The separation of policies and programs by topic will allow for the delegation of projects to other entities.
5. The Town of Chase has many tools available for the implementation of the stated development strategies over the 20-year planning period.
6. The implementation schedule should be evaluated and revised as needed. Town officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changes in local demographics and to the regional economic climate.

Stakeholders

Bay-Lake Regional Planning Commission
Civic and Recreation Clubs
Oconto County
Oconto County Highway Department
Oconto County Land Conservation Department
Oconto County Planning/Zoning/Solid Waste Department
Oconto County UW-Extension
Pulaski Area School District
United States Department of Agriculture, Natural Resources Conservation Service
Village of Pulaski
Wisconsin Department of Administration
Wisconsin Department of Natural Resources
Wisconsin Department of Transportation

Implementation Timetable

To efficiently implement the *Town of Chase 20-Year Comprehensive Plan*, the detailed list of development strategies outlined above is divided into three primary categories: Ongoing, Annual, and As Needed. Several strategies are “Ongoing” and have been noted as being maintained or continued. Some actions need to be completed on an “Annual” basis, such as meetings with the county, recreational groups, local school districts, or neighboring communities to discuss local land use issues and concerns; establish the annual and capital improvements budgets; review the comprehensive plan and local ordinances; and submit letters of interest for joint planning projects (i.e. water quality studies, joint grant applications, or mutual aid agreements). A general implementation guide for some of the key development strategies proposed by the Town of Chase is provided below.

Ongoing

1. The town, in cooperation with Oconto County, should continue to maintain ordinances that address particular issues impacting the town. The town may want to consider adopting additional ordinances that are more restrictive than those currently being enforced by Oconto County in order to provide additional protection to its unique natural features, agriculture land, and general quality of life when appropriate. Note: The preparation and adoption of some local ordinances may take one to two years to be completed.
2. There should be continued discussion between the Village of Pulaski and the Town of Chase regarding all development options within the extraterritorial planning area to include residential developments: commercial development along State Highway 32; parks and recreation; and siting of future utilities and infrastructure.
3. Town officials should work with Oconto County, Pulaski Area School District, the towns of Little Suamico and Pittsfield, and recreation clubs to investigate the location and types of recreational facilities needed in the future for all entities.
4. The town should continue to work with surrounding communities and Oconto County to ensure that public services provided are efficient, done so at a high level, and are cost-effective. As part of this, the town should continue to evaluate all mutual-aid agreements that are in place and evaluate any other potential opportunities.

5. Town officials should continue to work with the Krakow Sanitary District Board on how well the district will serve future development needs in that area.
6. Chase should work with Oconto County and the Wisconsin Department of Natural Resources to ensure existing and future mining operations do not have a disruptive impact on surrounding land uses and the pose a financial burden to the town to maintain infrastructure or in the reclamation of old exhausted sites.
7. The town should work with Oconto County and other local, state and federal agencies to minimize the impact of future development on agriculture land and natural features.

Annual

1. Town officials should review on an annual basis the comprehensive plan, including land use trends, changes in demographics, and new county and state regulations and ordinances they impact the town's ability to implement their plan.
2. The town should continue to work cooperatively with Oconto County to update the Oconto County General Zoning Ordinance in order to help work toward the vision statement set out in the *Town of Chase 20-Year Comprehensive Plan*.
3. The Town of Chase should annually review the implementation strategies outlined in the town's *Comprehensive Outdoor Recreation Plan*.
4. The town should participate as needed in annual meetings with adjacent communities to discuss implementation of the individual comprehensive plans.
5. For reference and information purposes, Chase should maintain and display maps of the town's natural features-wetlands; floodplains; lakes, rivers, and streams; woodlands; prime agriculture soils; designated farmland preservation areas; and soils that comprise areas of steep slope.
6. Chase should maintain its annual membership with the Wisconsin Towns Association as an important resource for information on issues that will impact the town.

As Needed

1. The town, with the assistance of Oconto County, may want to explore developing plans and processes aimed at protecting the quality and quantity of the town's water resources. This could include, but is not limited to projects such as: developing a stormwater management plan; identifying and developing a plan to protect vital groundwater recharge areas; developing and enforcing erosion control measures; and the restoration of wetlands.
2. Chase should work with Oconto County on the updating of the county's Farmland Preservation Plan, Outdoor Recreation Plan, and the implementation and maintenance of the Multi-Hazards Plan.
3. With limited municipal services and an aging population, the town should be working with the Village of Pulaski officials on the future need for long term care facilities to service the people of that area.