

CHAPTER 4: IMPLEMENTATION

TABLE OF CONTENTS

INTRODUCTION	4-1
RESPONSIBILITIES OF LOCAL OFFICIALS	4-1
COMPREHENSIVE PLAN INTERNAL CONSISTENCY	4-1
UPDATING THE COMPREHENSIVE PLAN	4-1
IMPLEMENTATION OF LOCAL LAND USE CONTROLS.....	4-2
IMPLEMENTATION OF DEVELOPMENT STRATEGIES	4-4

INTRODUCTION

This chapter outlines a variety of actions and activities necessary to implement the development strategies and vision of the *Town of How 20-Year Comprehensive Plan*. In an effort to keep this plan up-to-date with the changing conditions, this section also includes a process for amending/updating the comprehensive plan, along with a mechanism to measure the town's progress of accomplishing its development goals.

RESPONSIBILITIES OF LOCAL OFFICIALS

The Town Plan Commission, with cooperation from Oconto County, has the primary responsibility to implement the comprehensive plan. Plan Commission members, along with elected officials, need to be familiar with the future development strategies, vision statement, and maps found within the plan since they provide much of the rationale the community needs in making land use decisions or recommendations. If a decision needs to be made that is inconsistent with the comprehensive plan, the plan must be amended to reflect this change in policy before it can take effect.

The Plan Commission needs to ensure that supporting ordinances are consistent with the comprehensive plan per Wisconsin Statute 66.1001 (3). The town will consult the comprehensive plan when working with Oconto County and other government entities to develop/amend land ordinances or create additional land use recommendations.

COMPREHENSIVE PLAN INTERNAL CONSISTENCY

The comprehensive plan elements and their respective development strategies should maintain consistency to ensure land use decisions are based on current conditions. In an effort to keep the plan's uniformity, the town's Plan Commission and elected officials should conduct periodic reviews of the town's vision statement and development strategies, along with the General Plan Design text and mapping. Any town ordinances and regulations that are not maintained and enforced by Oconto County need to be reviewed for consistency with the *Town of How 20-Year Comprehensive Plan*. The town should also work cooperatively with Oconto County to ensure all land use ordinances and maps are updated to limit inconsistencies with the town's comprehensive plan.

UPDATING THE COMPREHENSIVE PLAN

This comprehensive plan shall be amended/updated following §66.1001 (4)(b) and the town's adopted written procedures for fostering public participation. 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;
 - Identify 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;
 - 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;
 - Be aware of updates or completion of other local, county, or regional plans.
- **Ten Years** - required comprehensive plan update per Wisconsin Statute 66.1001(2)(i). 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.

IMPLEMENTATION OF LOCAL LAND USE CONTROLS

Zoning

Oconto County General Zoning Ordinance

Oconto County has zoning jurisdiction within all unincorporated communities of the county. Oconto County maintains and administers the general zoning ordinance to achieve community goals such as promoting public health, safety, and welfare; protection of natural resources; and to maintain community character. General zoning utilizes a system of districts designated for different uses based on land suitability, infrastructure, avoidance of conflict with nearby uses, protection of environmental features, economic factors, and other local factors. Refer to the general zoning ordinance of Oconto County 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 zoning map to determine compatibility and realignment within various districts. The Town Plan Commission and Town Board should work closely with Oconto County to decide when rezoning will occur, for it is not the intent of the zoning map to become a direct reflection of the comprehensive plan's 20-Year General Plan Design Map (**Map 3.1**). The comprehensive plan is a vision for the future while zoning represents current use.
- Cooperate with Oconto County to develop/amend ordinances that encourage the protection of the town's natural features and aesthetic views.
- Additional ordinances may be developed by the town or Oconto County in order to meet the town's "vision statement" listed in Chapter 1 of *Volume I: Town Plan*.

Official Mapping

Under §62.23(6), 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 that when the city/village/town acquires lands for streets, or other uses, it will be at a lower vacant land price;
2. It establishes future streets that subdividers must adhere to unless the map is amended; and,
3. It makes potential buyers of land aware that land has been designated for public use.

Given the rural character of the Town of How, it is recommended that the town begin the official map process in specific areas where more intensive development is to take place, as opposed to the entire township. One method (to get started) is to take the County Parcel Map and add to it all approved subdivision layouts the town has okayed.

Another option is to require Area Development Plans prior to the approval of certified survey maps or subdivision plats. It is important to note that the Village of Suring currently has a right to exercise extra-territorial plat review over the town, and thereby influence the division of land within 1.5 miles of its border with the town. The town would have discretion in the design of the development plan and in most instances the Village of Suring would have approval authority of any Area Development Plans within 1.5 miles of the village. If approved, the plans would be incorporated as part of the official map. Thus, developers would be required to ensure the town that their proposals will result in planned, orderly growth and development. In effect, roads and utilities would be planned to include areas beyond the land proposed to be platted. This would help the town avoid dead ends and looped streets that are characteristic of developments that have not considered adjacent lands owned by other parties.

Floodplain Ordinance

The Oconto County Floodplain Ordinance regulates development in flood hazard areas to protect life, health and property and to provide a uniform basis for the preparation, implementation and administration of sound floodplain regulations for all county floodplains.

Areas regulated by the Oconto County Floodplain Ordinance include all areas in the County 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 required to carry 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 How should remain consistent with the Oconto County 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 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 of Oconto County 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 Ordinance also establishes minimum lot sizes for parcels within the shoreland zone, setbacks of buildings and structures from the water, standards for the alteration of surface vegetation and land surfaces, and a permit process for work taking place in waterways.

Further shoreland development in the Town of How should remain consistent with the Oconto County Zoning Ordinance.

Land Division / Subdivision Ordinance

A land division/subdivision ordinance, as authorized by s. 236, Wis. Stats., regulates the division of raw 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 maintains a Land Division Ordinance. 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.” Please see the Oconto County Land Division Ordinance for further information.

Other Ordinances and Regulations

Other tools to implement the comprehensive plan may include the development/support of additional town controls or Oconto County regulations such as:

- | | |
|---|---|
| <ul style="list-style-type: none">• Building/Housing Codes• Blighted Building Ordinance• Landscape Ordinances | <ul style="list-style-type: none">• Design Review Ordinances• Erosion and Stormwater Control Ordinances• Historic Preservation Ordinances |
|---|---|

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The Town of How 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 for the town, each followed by a detailed list of objectives, policies, and programs. Since many planning issues are interrelated, the objectives, policies, and programs related to one goal may be similar to those stated in other areas.

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 preserve and retain the rural atmosphere and character of the town by promoting compatible land uses.**

Objective: Ensure the Town of How land use is developed/preserved according to the strategies described in the Future Land Use Plan (Chapter 3 of this document).

COMMUNITY PLANNING

GOAL: **For the Town of How 20-Year Comprehensive Plan to provide guidance to local officials when making land use decisions that reflect the town's vision.**

Objective 1: Utilize this 20-year comprehensive plan to best reflect the interests of all the town's residents, follow an orderly and cost efficient method when developing and preserve significant features of the community.

Policies:

- A. This 20-year comprehensive plan will be consulted by the Town Plan Commission, Town Board and other committees of the town before making any decision regarding land use and land use policies.
- B. Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the town.
- C. Encourage cooperation and communication between the town, neighboring municipalities and county government in implementing this 20-year plan.

Programs:

- Consider holding community planning related efforts/meetings with adjacent communities, media and/or private organizations to publicize ongoing planning projects and plan implementation projects found within this comprehensive plan.

Objective 2: The Town Board and Town Plan Commission have the responsibility to review and update the town's comprehensive plan as needed.

Policies:

- A. Periodically review and update, when necessary, the adopted 20-year comprehensive plan in order to provide for the greatest possible benefits regarding future development and preservation of significant features such as agricultural, natural and cultural resources.
- B. Review existing Oconto County ordinances as they relate to the implementation of this plan.
- C. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the town's comprehensive plan.

NATURAL RESOURCES

GOAL: **Provide a safe, clean and orderly natural environment for the residents of the Town of How.**

Objective 1: Encourage a visually appealing and sustainable natural environment.

Policies:

- A. Work with Oconto County and town residents to encourage sound management practices of the town's agricultural and forestlands.
- B. Identify any distinctive natural areas for protection and/or enhancement.
- C. Identify and protect key open spaces and wildlife habitats from development to preserve the town's scenic value.
- D. Work with federal, state and county agencies to seek funding for habitat protection.
- E. Developments adjacent to steep slopes, rivers/creeks and wetlands should be planned in a manner that protects the integrity of these areas.

Program:

- Encourage the inclusion of environmental corridors, buffer zones, and other natural areas in new and existing developments.
- Advocate very limited or no development in the Environmental Corridors designation on the General Plan Design (**Map 3.1**) to protect the town's key natural resources.
- Development that will occur adjacent to rivers, lakes, streams, and wetlands should be carefully planned. Those planning development should be able to prove that any change of the landscape will not negatively impact adjoining

rivers, lakes, streams, or wetlands. If this cannot be determined, then the development should not occur.

- Work with Oconto County to educate residents about flood risks, shoreland and wetland preservation and steep slope risks.

Objective 2: Preserve and restore surface water quality (wetlands, lakes, and rivers/creeks).

Policies:

- A. Support efforts related to surface water quality issues through the use of protection, restoration and improvement tools.
- B. Investigate and consider tools for erosion control (e.g., buffer strips, easements, land use controls, flood controls, etc.).
- C. Participate in efforts to maintain the natural beauty and integrity of the town's many water surface water features.
- D. Identify and preserve groundwater recharge sites (wetlands, lakes and ponds) and areas of shallow soils that play an essential role in protecting surface water quantity and quality.
- E. Reduce the impacts of land uses, such as agriculture and residential development, which can degrade the town's lakes, rivers and streams, wetlands, and groundwater reserves.
- F. Work cooperatively with surrounding jurisdictions, Oconto County, and state and federal agencies to protect groundwater resources.

Program:

- Support the use of indigenous flora and sound conservation methods to protect shorelands from erosion.
- Support zoning and land use policies that would decrease pollutant loading to the town's surface waters.

Objective 3: Promote the protection of groundwater resources (quality and quantity).

Policies:

- A. Identify and preserve groundwater recharge sites (wetlands, lakes and ponds) and areas of shallow soils.

Programs:

- Consider establishing long-term plans to address potential recharge areas and their threats.
- B. Avoid human-influenced actions, agriculture and residential development that may deplete the town's lakes, rivers/creeks, wetlands and groundwater reserves.

Programs:

- Encourage residents to follow stormwater management plans and erosion control ordinances, etc.

- Landowners should follow agriculture “Best Management Practices” to preserve water quality.
 - Promote wetland restoration projects.
- C. Work cooperatively with surrounding jurisdictions and Oconto County to protect groundwater resources.

Objective 4: Existing and future mining sites should not negatively impact the environmental features or existing developments within the town.

Policies:

- A. Encourage the location of mining operations where scenic views and the health of the natural environment will not be compromised.
- B. Consider preserving potential mineral resources within the town for future mining consideration.
- C. Work with the surrounding communities and Oconto County to ensure that incompatible uses do not develop adjacent to potential or existing mining sites.
- D. Discourage nonmetallic mining in environmentally sensitive areas.
- E. Work with surrounding communities and Oconto County to ensure all abandoned, present and future mining operations will someday be reclaimed to a natural setting subject to the requirements of NR 135.

Program:

- Utilize the Oconto County Nonmetallic Mining Reclamation Ordinance when deciding land use issues.

AGRICULTURAL RESOURCES

GOAL: To preserve the agricultural resources of the town.

Objective 1: Maintain existing agricultural lands to preserve the town’s rural atmosphere.

Policies:

- A. Retain large contiguous areas of prime agricultural lands for future farming operations.
- B. Discourage development on soils that have been identified as being prime agricultural areas thus encouraging the use of these lands for farming purposes only.
- C. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.

Program:

- Encourage Nutrient Management Planning, Land Buffer Programs, etc.

D. Minimize impact of future development by encouraging conservation-based land use practices.

Programs:

- Work with the county and state agencies to promote innovative programs which ensure the protection of farmlands.
- Consider clustering and conservation designs for future housing developments in order to preserve contiguous lands for future farming.

E. Recognize the economic importance of agriculture in the community.

Objective 2: Protect the existing farm operations from conflicts with incompatible uses.

Policies:

- A. Have an orderly changeover of less productive agricultural lands to other uses.
- B. Encourage buffers separating non-farming uses from agricultural lands in order to lower the number of possible nuisance complaints.

CULTURAL RESOURCES

GOAL: To preserve and enhance the historic, archeological and cultural locations and structures, where appropriate.

Objective: Support the enhancement of the historic and cultural resources and facilities in the town.

Policies:

- A. Advocate the preservation of buildings, structures, and other landscape features that are the town's cultural history.
- B. Tie significant locations into recreational/tourist sites while further enhancing them and their access, where appropriate.

Program:

- The town may work with federal, state and county agencies to ensure all sites are identified and properly protected.

HOUSING

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

Objective 1: To develop and enforce policies and programs that provide a range of housing choices to meet the needs of all income levels and of all age groups including persons with special needs.

Policies:

- A. Support housing developments for all persons including low and moderate income, elderly, and residents with special needs.

- B. Ensure that the county's zoning ordinance and subdivision ordinance continue to allow for a range in densities and lot sizes.
- C. Support mixed use development throughout the town, with higher densities adjacent to the Village of Suring, to provide additional housing choices.
- D. Work with Oconto County to apply for grants and become involved in programs to address the town's housing needs.
- E. Encourage the maintenance, preservation and rehabilitation of the existing housing stock within the town.

Programs:

- The town may direct residents to Oconto County to obtain educational materials and information on financial programs, home repairs, weatherization and how to obtain affordable housing.
- The Town Board may work with the state, county and Bay-Lake RPC to monitor the town's population characteristics to stay informed of changing demographics/characteristics within the town.

Objective 2: Promote housing development that is done in an environmentally conscious and cost effective manner while preserving the town's rural nature.

Policies:

- A. Encourage the infilling of existing vacant residential property where appropriate.
- B. Situate higher density residential development in areas that minimize impacts upon low density residential development.
- C. Explore development ideas that encourage responsible use of land and minimize potential negative impacts on natural or unique areas.

Program:

- Review existing regulations on lands adjacent to water features in the town in an effort to protect/improve these valuable resources.
- D. Work with Oconto County and neighboring communities to establish innovative development guidelines for future consideration within the town.

Program:

- Consider conservation by design developments as well as cluster type developments as an alternative to conventional zoning methods to provide for a variety in housing choices.

ECONOMIC DEVELOPMENT

GOAL: **To provide opportunities for small scale economic development while protecting and enhancing the town's agricultural and environmental assets.**

Objective: Future businesses will be in areas specified in the general plan design chapter which will enhance and promote the rural character of the Town of How.

Policies:

- A. Commercial and light industrial growth should be consolidated in areas where needed services exist or can be readily extended.
- B. Locate commercial development dependent on automobile traffic in areas that contain safe and easy access.

Program:

- Direct commercial and light industrial development to areas specified in the town's general plan, or a nearby community that is better served by existing infrastructure.
- B. Evaluate the capacity of existing infrastructure, roads, electricity, public safety services, etc. to accommodate any new economic development.
- C. Consider controlling signage, lighting, landscaping and access of business sites located in the town.
- D. Home-based businesses are allowed until they outgrow the existing property and need a zoning change as detailed in the Oconto County Zoning Ordinance.
- E. Preserve the town's many productive agricultural lands and natural features.

Programs:

- Coordinate with county, state and federal agencies to explore innovative ways to preserve farming in the town.
 - The town may consider working with Oconto County, UW-Extension and adjacent communities regarding large farming operations.
 - Before rezoning farmlands to non-agricultural uses consider the value of the agricultural lands and rural atmosphere of the town.
- F. Work with Oconto County to promote the recreational opportunities in the How area (e.g., Recreation Trail, ATV use, etc.).

Program:

- Support efforts to market the area and maintain services and programs to grow the county's economy.

TRANSPORTATION

GOAL: To establish a safe and efficient transportation systems for all modes of transportation in the town.

Objective 1: Promote an efficient road system that ensures the highest degree of mobility and accessibility while protecting the safety of its users.

Policies:

- A. Promote a transportation system that is consistent with surrounding land uses and can readily adapt to changes in transportation demand and technology.

- B. Transportation systems should reduce accident exposure and provide travel safety.
- C. Support safe and convenient pedestrian traffic movement for people of all ages and physical abilities.

Program:

- Consider transportation needs of the elderly and special needs populations.
- Bicyclists and pedestrians should be afforded a comfortable margin of safety on streets and roads by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards.
- D. Encourage a transportation system that identifies and preserves multi-use utility and transportation corridors.
- E. Identify and work to address any dangerous intersections within the town.
- F. Protect existing investments in the road network with proper maintenance.

Program:

- Continue conducting 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.

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

Policies:

- A. Advocate for transportation projects that contribute to improved air quality and reduced energy consumption.

Program:

- Encourage transportation demand management strategies that reduce the number of single occupant vehicles, such as park-and-ride lots and carpooling.
- B. Advocate for transportation corridors that are well maintained to allow for safe travel, while providing scenic views of the town.
- C. Avoid adverse impacts on environmental corridors and other significant natural areas during the planning and development of transportation facilities.

UTILITIES/COMMUNITY FACILITIES

GOAL: To provide quality community services to all the residents of the Town of How and to provide for orderly development of the town through the planned development of public and community facilities.

Objective: Promote community facilities and public services that are well maintained and sufficient for the needs of the town residents.

Policies:

- A. Encourage concentrated development in areas where appropriate utilities, community facilities, and public
- B. Continue to coordinate, consolidate and share governmental facilities and services where possible.

Programs:

- Continue to encourage the concept of “mutual aid agreements” for all public services being provided (e.g., emergency medical, fire, etc.).
 - Work with adjacent communities, Oconto County, Oconto Falls and Coleman school districts and other jurisdictions to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
- C. Monitor resident satisfaction regarding services and remain informed upon any of the service providers’ needs to re-locate/upgrade their services.
 - D. Provide safe and convenient ADA (Americans with Disabilities Act) accessibility to all public buildings.
 - E. Promote the use of renewable energy sources such as wind power, biomass, solar, etc. where feasible.
 - F. Work cooperatively with municipalities and select service providers to upgrade telecommunication and electrical services when needed.
 - G. Promote maintaining private septic systems to protect the groundwater and evaluate the future need for sanitary districts.

PARKS AND RECREATION**GOAL: To continue to promote the variety of park and recreational activities within the town.**

Objective: Advocate that residents have quality recreational sites within the town for all of the town’s residents.

Policies:

- A. Consider access for the disabled, elderly and very young when planning, designing, and constructing all new recreation projects, including parking, trails, etc.
- B. The town should cooperate with Oconto County, the Village of Suring and adjacent communities to develop future recreational lands within the area.
- C. Provide input into the updates to the Oconto County Comprehensive Outdoor Recreation Plan.
- D. Continue to upgrade the ball field next to the Community Center.

- E. The town should consider discussing future trail way development with residents as well as affected property owners.
- F. Promote utilizing as many natural features, as reasonably possible, for enhancing the town's recreational opportunities.
- G. Future recreational areas should be interconnected with the existing trail system.
- H. Consider utilizing identified environmental corridors for public parks and recreational use.

Programs:

- Continue to cooperate with the Village of Suring, Oconto County and surrounding communities to develop additional and promote existing recreational sites in the town.
- Work with state agencies to ensure the segment of recreational trails that exist within the town remain in good condition.
- Explore all available resources to further enhance the quality of the town's recreational systems
- Recognize the potential of public and private donations for funding park system improvements.

INTERGOVERNMENTAL COOPERATION

GOAL: To coordinate with adjacent communities, Oconto County and other interested groups/agencies on planning projects.

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

Policies:

- A. Work cooperatively with surrounding municipalities to address possible boundary issues to minimize conflicts.

Programs:

- Encourage improved participation with neighboring communities regarding meetings, workshops, mutual planning activities, etc.
 - The Town Board or its representative (as the responsible party) is encouraged to meet annually and work with Oconto County, the Bay-Lake Regional Planning Commission or other planning agencies on town planning activities, and county and/or regional planning activities.
 - Work with Oconto County, neighboring communities, and agencies regarding any natural resource related issues.
- B. Develop coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible.

Program:

- Continue the concept of “mutual aid agreements” for public services.
- C. Promote cooperation and communication with the Village of Suring and Suring school districts to collectively support quality educational opportunities.
- D. Utilize the Wisconsin Towns Association (WTA) for publications and participation in cooperative training programs to assist the town and its officials.

Implementation Steps

Town officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing the *Town of How 20-Year Comprehensive Plan*. Steps to address the development strategies could 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 also include assessment of the town’s land use control tools (e.g., ordinances and regulations) previously listed in this chapter.
2. The Plan Commission and Town Board should identify policies and programs that are 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. A list of some of those entities is provided at the end of this chapter.
4. The Town of How has many tools available for the implementation of the community development strategies over the 20-year planning period. Within the appendices of *Volume II: County Resources*, there are comprehensive lists of financial and technical resources to implement many of the strategies listed for the housing, economic development, and transportation elements of the plan.
5. The implementation schedule should be evaluated and revised on an annual basis. Town officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changing conditions of the Town of How.

Stakeholders

Bay-Lake Regional Planning Commission
Menominee County
Oconto County
Oconto County Highway Department
Oconto County Land Conservation Department
Oconto County Planning/Zoning/Solid Waste Department
Oconto County UW-Extension
Gillett School District
Suring School District
Town of Breed
Town of Bagley
Town of Maple Valley

Town of Underhill

Town of Gillett

Village of Suring

United States Department of Agriculture, Natural Resources Conservation Service

Wisconsin Department of Commerce

Wisconsin Department of Natural Resources

Wisconsin Department of Transportation

Wisconsin Housing and Economic Development Authority (WHEDA)

Wisconsin Department of Administration

Priorities

1. The town should continue to work cooperatively with Oconto County to update the Oconto County General Zoning Ordinance in order to ensure the vision of the *Town of How 20-Year Comprehensive Plan* can be achieved.
2. The town, in cooperation with Oconto County, should continue to review and update ordinances that will ensure the protection of the town's natural resources. The town may want to consider adopting ordinances that are more protective than those currently being enforced by the County in order to provide additional protection to its natural features when appropriate.

Further, 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.

3. The Town should continue to utilize a pavement management system to ensure the town's road network can continue to effectively serve current and future populations.
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. Work with Oconto County along with local, state, and federal agencies to promote best management practices for agricultural activities, such as nutrient management planning and establishment of land buffer programs.
6. Cooperate with surrounding towns, school districts, Oconto County, and Menominee County to discuss future planning projects and development concerns to lessen potential conflicts.