

## **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 outlines a number of actions and activities necessary to implement the intent and vision of the *Town of Morgan 20-Year Comprehensive Plan*. In addition, there is a description of how each of the plan elements are integrated and made consistent with one another. A process for amending/updating the comprehensive plan and a mechanism used to implement the plan are also provided.

## RESPONSIBILITIES OF LOCAL OFFICIALS

As directed by the Town of Morgan Town Board, the Plan Commission has the primary responsibility of implementing the comprehensive plan. The Morgan 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.

## 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 available to make land use decisions. Any town ordinances and regulations that are not maintained and enforced by Oconto County need to be periodically reviewed for consistency with the *Town of Morgan 20-Year Comprehensive Plan*. Furthermore, the town should continue to work cooperatively with Oconto County to ensure all land use ordinances and maps are consistent with the town's comprehensive plan. A glossary of Planning and Zoning Terms is provided as Appendix E of *Volume I: Town Plan*.

## UPDATING THE COMPREHENSIVE PLAN

The Plan Commission is the lead entity in amending/updating the *Town of Morgan 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. The town's comprehensive plan should be updated at least once every 10 years as required by s. 66.1001(2)(i), Wis. Stats.

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 s. 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 in 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 factors, and to accomplish land use objectives laid out 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 judge 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 and aesthetic views.
- Any 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 subdividers 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 Morgan will comply with the Oconto County Floodplain 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 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.

- Any further development in the Town of Morgan will comply with the Oconto County Shoreland Ordinance.

### **Land Division/Subdivision Ordinance**

A land division/subdivision ordinance, as authorized by Chapter 236 of Wisconsin Statutes regulates the division of land 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.”

The Town of Morgan adopted a Land Division Ordinance in 2003.

### **Local Town Ordinances**

The Town of Morgan has adopted the following local land use ordinances to help implement the town’s comprehensive plan. Please contact the town for information on these ordinances.

- Land Division Ordinance Regulating Lot Sizes (adopted in 2003 and revised in 2004)
- Land Division Ordinance Regulating Commercial Development (adopted in 2001)
- Land Division Ordinance Regulating Adult Entertainment (overlay district adopted in 2004)
- One and Two Family Dwelling Code (adopted in 2000)
- Culvert and Driveway Ordinance (adopted in 2001)
- Road Specifications for a Four Rod Road (adopted in 1999)
- 02-09-11-2023 Solar Energy System Permit Ordinance

### **Local Town Resolutions**

The Town of Morgan has adopted the following resolution to help implement the town’s comprehensive plan. Please contact the town for information on this resolution.

- Resolution 2022-01 / Regulating Industrial Solar Sites within the Town of Morgan

### **Other Ordinances and Regulations**

Other tools to implement the *Town of Morgan 20-Year Comprehensive Plan* may include the development/support of additional town controls or the adoption of additional Oconto County regulations such as:

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

## **IMPLEMENTATION OF DEVELOPMENT STRATEGIES**

The Town of Morgan 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 ten 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 Morgan intends to take in order to efficiently develop over the next 20 years. Some of the strategies were taken from the town's current land use plan adopted in 2001 and revised according to address issues identified during the planning process.

### **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, long range, and represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** - is a rule or a set of rules or a defined course of action to work toward accomplishing an objective.
- **Programs** - are a coordinated series of actions to carry out a stated policy.

### **LAND USE**

**GOAL:** *To utilize the 20-Year General Plan Design as the preferred future land use map for the Town of Morgan.*

***Objective:*** Reference the recommendations of each land use before any land use variances and conditional uses are issued to ensure future development fits within the context and framework of the General Plan Design.

### **COMMUNITY PLANNING**

**GOAL:** *To utilize the Town of Morgan 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 this 20-year comprehensive plan before making any decisions regarding land use changes and ordinances.
- B. Ensure future development occurs in a planned and coordinated manner to retain the rural character and agriculture economy of the town.
- C. Establish, maintain, and enforce local land use ordinances that are designed to support county ordinances or 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 updated copies of the 20-year comprehensive plan to neighboring municipalities and Oconto County.
- Participate in annual 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:***

- A. Work with Oconto County to maintain maps relevant to the implementation of the comprehensive plan and to monitor land use changes within the town.
- B. 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 recreations that could potentially impact implementation of the town's comprehensive plan.
- C. Review the comprehensive plan as needed with plan updates scheduled at a minimum of every five to ten years or as needed.
- D. 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 communicate with the Oconto County, neighboring communities, and other interested groups/agencies on future planning projects.*

***Objective:*** Promote cooperation between the Town of Morgan, 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 annually with Oconto County officials 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 such as the Machickanee Forest.

B. Work with Oconto County, neighboring communities, 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.

C. Maintain membership in the Wisconsin Towns Association (WTA) as a critical resource for information on issues that will impact the town.

**NATURAL RESOURCES**

**GOAL:** *To promote a healthy and thriving natural environment for the residents of the Town of Morgan and visitors alike to enjoy and utilize.*

***Objective 1:*** Understand the location, type, and importance of the town’s natural features.

***Policies:***

A. Work to protect the town’s wetlands, floodplains, rivers/creeks, open spaces, and woodlands.

**Programs:**

- Maintain a current environmental corridors map as a reference tool in implementing the town’s General Plan Design (**Map 3.1**).
- Monitor the size, location, and amount of activity undertaken at the several non-metallic mining sites throughout the town to proactively minimize any impact the surrounding natural resources.
- Work with mining operators, Oconto County, the State of Wisconsin on the appropriate closure of exhausted mining sites.

B. Review all proposed development for consideration of its potential impact to adjacent rivers, creeks, wetlands, woodlands, and on soils types noted as steep slopes.

**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.
- C. Encourage sound management practices of the town's woodlands.
- D. Support the preservation of natural corridors for the movement of animals between significant natural areas.

**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, closed, and measure the level of general water 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 through the recommendation that development locate in areas that will have a lesser impact on agriculture operations.*

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

***Policies:***

- A. Establish and maintain guidelines, in conjunction with Oconto County and its updated Farmland Preservation Plan, to protect existing agricultural operations and rural character.
- B. Promote the idea of the farmer's right to farm.
- C. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.
- D. Direct residential and commercial development to areas where those existing land uses are already prominent, and to smaller, less productive agriculture tracts.
- E. 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 to update the county's farmland preservation plan.
- F. 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 the option of establishing a mandatory buffer strip and/or setback between farm operations and adjacent residential developments to minimize conflicts of farming operations on residential living.
- B. Promote conservation by design development methods for future housing developments in order to preserve contiguous lands for future farming.
- C. Work with county and state transportation officials create a safe environment for travel between agricultural fields and farming operations through better road construction techniques and signage.
- D. Provide information to homebuyers of what to expect when moving into an agricultural community (e.g., odors, hours of operation, slow moving vehicles, etc.).

**Program:**

- Make available informational materials about the basics of farming operations and what new residents can expect in an area based on agriculture.

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**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.

**Policy:**

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

**Programs:**

- Work with Oconto County to inventory and map the town's historic resources.
- Work with state and county agencies to identify funding sources for preservation of the town's historic assets.
- Work with private owners of these historically significant features to identify technical and financial resources to preserve and enhance these valuable assets.

## **HOUSING**

**GOAL:** *To promote 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 for special needs residents to be located in Oconto Falls or another suitable incorporate community where needed services are readily available.
- C. Direct more dense residential development to areas within the Krakow Sanitary District.
- 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. Adopt a subdivision ordinance, if necessary, that matches the expectations of a majority of town residents.
- F. Advocate for the maintenance, preservation and rehabilitation of the existing housing stock.

**Program:**

- Direct residents to Oconto County and NEWCAP to obtain educational materials and information on financial programs and on home repairs and modifications.
- G. The town may obtain annual data from the state, county, and BLRPC to monitor the town's population growth and characteristics to stay informed of changing demographics/characteristics within the town.

***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. The construction of new homes and the remodeling of existing residences should be regulated by county building codes and ordinances.

## **ECONOMIC DEVELOPMENT**

**GOAL:** *To encourage small scale economic development that will fit the scale and rural atmosphere of the town.*

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

character.

***Policies:***

- A. Establish areas in the town where commercial 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 commercial businesses.
- C. Encourage “home-based” businesses to locate within the town.
- 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 commercial and retail businesses wanted by residents.

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

***Policies:***

- A. Work with county staff on updating, maintaining, and interpreting zoning ordinances that address the siting, opening, operation, and closure of non-metallic mining sites.
- B. Investigate the idea of establishing a development buffer around current and future mining operations.

***Objective 3:*** Enhance the town’s strong 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:**

- Communicate with county, state and federal agencies on the necessity to create innovative ways to preserve farming in the town.
- Partner with the county on updating the Oconto County Farmland Preservation Plan.
- Make available informational materials to farmers in applying for loans or grants from state and federal agencies to expand their operations.

- B. Utilize Oconto County’s Zoning Ordinances to minimize adverse affects to farming due to continuing development pressures.
- C. Become educated on 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 transportation system that appropriately serves 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.

**Program:**

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

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

***Policies:***

- A. Advocate for well maintain transportation corridors that allow for safe travel of residents and visitors.
- B. Promote residential development to include the opportunity for connectivity of trails between residential areas.
- C. Ensure town roads can be safely traveled by farmers utilizing equipment and transporting equipment, feed, and livestock.
- D. Promote a transportation system that facilitates energy conservation.

**UTILITIES/COMMUNITY FACILITIES**

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

***Objective 1:*** Promote the expansion and maintenance of community facilities to meet future needs.

***Policies:***

- A. Continue to encourage “mutual aid agreements” as a means to economically and efficiently provide services such as emergency medical, police, fire, and road maintenance.

**Program:**

- Continually monitor quality and cost of mutual aid services.
- B. 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.
- 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 with residents and businesses.

### **PARKS AND RECREATION**

**GOAL:** *To make available a range of recreational opportunities for all town residents and visitors regardless of age, income, and physical abilities.*

**Objective:** Promote quality recreational sites that are available to all town residents.

***Policies:***

- A. Participate in any planning efforts with Oconto County concerning the improvement to or the addition of recreational facilities.

**Programs:**

- Provide input for the Oconto County Comprehensive Outdoor Recreation Plan.
- Ensure there is adequate public access to the town's natural features.

- B. Explore the usage of local assets such as the Morgan Marsh to enhance and/or expand recreational opportunities.
- C. 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.
- D. Consider 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 also 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 later in this chapter.
4. The priority policies and programs should be separated based on topic such as housing, 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 implementation of this plan 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 environment.
6. The Town of Morgan has many tools available for the implementation of the stated development strategies over the 20-year planning period. Within the appendices of this document, 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.

## **Stakeholders**

Bay-Lake Regional Planning Commission

Civic and Recreation Clubs

Gillett School District

Oconto County

Oconto County Highway Department

Oconto County Land Conservation Department

Oconto County Planning/Zoning/Solid Waste Department

Oconto County UW-Extension

Oconto Falls School District

Pulaski School District

United States Department of Agriculture, Natural Resources Conservation Service

Wisconsin Department of Administration

Wisconsin Department of Natural Resources

Wisconsin Department of Transportation

## **Implementation Timetable**

To efficiently implement the *Town of Morgan 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 Morgan 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 protective than those currently being enforced by Oconto County in order to provide additional protection to its natural features when appropriate. Note: The preparation and adoption of some local ordinances may take one to two years to be completed.
2. Town officials should work with Oconto County, local school districts, and recreation clubs to investigate the location and types of recreational facilities needed in the future for all entities.
3. 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.
4. 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.
5. Town officials should work with county staff on updating, maintaining, and interpreting zoning ordinances that address the siting, opening, operation, and closure of non-metallic mining sites.

## **Annual**

1. Through the preparation of an annual capital improvement budget, the town can make a determination on what town owned property needs to be expanded or upgraded to meet increasing demands by residents.
2. Town officials should review the comprehensive plan on an annual basis, 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.
3. There should be an annual assessment on the Krakow Sanitary District to determine whether or not it meets the future development needs of Morgan.
4. 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 Morgan 20-Year Comprehensive Plan*.
5. The town should participate in meetings with adjacent communities to discuss implementation of the individual comprehensive plans.
6. For reference and information purposes, Morgan should maintain and display a current map of the town's natural features- wetlands, floodplains; lakes, rivers, and streams; woodlands; prime agriculture soils; and soils that comprise areas of steep slope.
7. With assistance from Oconto County, annually inventory and assess the size, location, and amount of activity undertaken at the several non-metallic mining sites throughout the town to proactively minimize any impact the surrounding natural resources.

8. Morgan should conduct an annual assessment to determine 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.

### **As Needed**

1. Town officials should work with neighboring communities to assess the need for a design plan for current and future business locating along the USH corridor that would include traffic flow, connectivity, signage, structures, landscaping, parking, and storage.
2. 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. Morgan 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.
4. With limited municipal services and an aging population, the town should be working with City of Oconto Falls officials on the future need for long term care facilities to service the people of that area.
5. With the assistance of Oconto County, Morgan 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.
6. The town should explore the establishment and utilization of a pavement management system to ensure the town's road system can continue to effectively serve current and future populations.
7. Morgan may consider partnering with county and regional economic development professionals to identify opportunities to attract desired commercial and retail businesses.