

IMPLEMENTATION

9.1 INTRODUCTION

The purpose of this element is to explain how this plan will be utilized to guide future growth and development based on the “vision” as set for by the Town of Wascott. The comprehensive plan addresses many important components critical to sustaining a healthy community while preserving the areas natural resources and history. As change is inevitable, the plan may need to be amended to appropriately reflect those changes. This element includes a table of all the goals, objectives, and actions highlighted in each previous element of the plan, with a timeframe to begin work on those actions. In this way, this element serves as the master “to do” list for implementing the plan.

9.2 66.1001 REQUIREMENTS

This element describes how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements and includes a mechanism to measure the town’s progress toward achieving all aspects of the plan.

9.3 HOW TO USE THE PLAN

The Town of Wascott Comprehensive Plan is intended to help guide growth and development decisions within the town. The plan is an expression of the town’s wishes and desires and provides a series of actions/policies for assisting the community in attaining its goals. The comprehensive plan is not an inflexible or static set of rules. The objectives and actions are intended to allow flexibility in light of new information or opportunities. The plan is not an attempt to predict the future but an attempt to document community values and philosophies that citizens of the Town of Wascott share. The plan guides considerations regarding not only land use but also addresses community issues such as housing, transportation, and economic development.

The planning commission, town board, and citizens in reviewing all proposals pertaining to growth and development should utilize this document. Proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the plan. As part of the review, a thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

9.4 CONSISTENCY REVIEW DURING PLAN DEVELOPMENT

Within this implementation element, it is required to “describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.” As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements.

In the future, as plan amendments occur, it is important that the Wascott Plan Commission and town board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

9.5 MEASURING PLAN PROGRESS

As part of the comprehensive planning process, a number of goals, objectives, and actions were developed that when implemented are intended to build stronger relationships and give direction to the town board and its residents, including year-round and seasonal. Many of the objectives and actions can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plans’ objectives and actions will be accomplished by the development of an implementation target for the identified actions. These targets will provide guidance to the plan commission and town board on when specific actions should be initiated. Based on the targets, the plan commission can then measure the progress of achieving implementation of the comprehensive plan.

The planning committee and citizens participating in the overall plan process developed the list of goals, objectives, and actions. The goals are the “purpose or end” that provides direction for the town and other governmental organizations, such as Douglas County. Objectives are statements that are measurable benchmarks the community works to achieve, and the actions are more specific statements that set preferred courses of action to carry out the objectives in the foreseeable future.

HOUSING

Goal: A community that has an adequate supply and range of housing units – for all income levels and at all points of home buying levels, or rentals, while maintaining a predominantly rural atmosphere.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage development of single and multi – family and senior housing.	A. Use local recommendation for approving and denying local development proposals at the county level.	Town Board and Planning Commission	Ongoing
	B. Encourage existing property owners and developers to develop vacant properties for residential use.	Town Board and Planning Commission	Ongoing
2. Minimize the impact of vulnerable resources.	A. Provide educational material to landowners and developers regarding how to protect the environment.	Planning Commission	2007
	B. Create an inventory and maps of vulnerable areas.	Planning Commission	2007
3. Create and adopt a subdivision and land use ordinance specific to Wascott.	A. Establish standards for housing developments.	Town Board and Planning Commission	2006
	B. Develop standards for all road construction in housing developments (single to multi-housing).	Town Board and Planning Commission	2006

4. Encourage the expansion of utilities to appropriate areas of the community.	A. Meet at least annually with utility companies to discuss service and expansion needs and future utility plans.	Town Board	Ongoing
5. Encourage the rezoning of certain lands to residential use.	A. Analyze and recommend areas of the community to residential zoning.	Town Board and Planning Commission	2006
	B. Recommend cluster development for multi-residential homes.	Town Board and Planning Commission	2006

TRANSPORTATION

Goal: Develop and maintain a safe, efficient transportation system, while preserving the aesthetic qualities of the Town of Wascott.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Strive to improve and maintain existing roads within the town.	A. Continue to rate local roads to plan for future road improvements.	Town Board and Planning Commission	Ongoing
	B. Consider "Rustic Road" designation on selected roads.	Planning Commission	2008
	C. Encourage the town to continue to obtain special funding grants available for road improvements.	Town Board	Ongoing
2. Address the interests and concerns involving recreational traffic.	A. Review existing recreational traffic systems.	Town Board, Four Seasons Recreational Club, and Planning Commission	2007

	B. Work with local organizations to recommend changes to existing systems to include all modes of transportation.	Planning Commission and Four Seasons Recreational Club	2007
	C. Provide accurate information to organizations that produce maps of trails and regulations.	Four Seasons Recreational Club and Douglas County Northwest Trails Association	Ongoing
	D. Encourage the improvements to trail systems.	Town Board, Four Seasons Recreational Club, and Planning Commission	Ongoing
	E. Investigate funding for establishing biking and walking trails.	Planning Commission	2009
3. Require private developers and individuals to develop roads to meet town and state standards.	A. Develop ordinances outlining road construction requirements.	Town Board	2006
	B. Develop guidelines for ceding private roads to the town.	Town Board	2006
	C. Encourage development where roads already exist.	Town Board and Planning Commission	Ongoing
4. Explore the creation of a transit system.	A. Identify needs for transit services.	Planning Commission	2010
	B. Meet with adjoining towns and counties to develop a plan.	Town Board	2010
	C. Investigate available funding and grants.	Town Board and Planning Commission	2010
	D. Make recommendations for development.	Planning Commission	2010

5. Improve and maintain emergency services.	A. Communicate with local services and air emergency services.	Public Safety Organizations and Town Board	Ongoing
	B. Establish standards and needs.	Public Safety Organizations	Ongoing
	C. Investigate available funding and grants.	Public Safety Organizations	Ongoing
	D. Make recommendations to the town.	Public Safety Organizations	Ongoing
6. Evaluate future airport needs.	A. Meet with airport commission annually.	Town Board	Ongoing

UTILITIES & COMMUNITY FACILITIES

Goal: Support and provide community facilities and services that contribute to the overall improvement of the community while maintaining a rural atmosphere.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Become more involved with public utility companies in planning and development of services impacting Wascott.	A. Encourage underground placement of utility lines.	Town Board	2007
	B. Meet with representatives of local phone companies to seek local phone/internet upgrades.	Town Board	2007
	C. Meet with representatives of local utility companies to discuss future infrastructure development and replacement.	Town Board	2007

2. Promote use of existing facilities, and encourage development of public facilities such as parks, public access/parking, green space, and trails.	A. Inventory existing facilities and develop a five-year plan for facility improvement.	Planning Commission and Building Committee	2005
	B. Develop nature trails where feasible on town land, dedicated easements, and county forests.	Planning Commission, Local Recreation Clubs, Douglas County, DNR, etc.	2007
	C. Meet with Northwood School to encourage the development of youth programs and activities.	Planning Commission	Ongoing
	D. Encourage the development of a community area public library.	Planning Commission and Library Committee	Ongoing
3. Seek local, state, and federal assistance in the development of public facilities.	A. Apply for funding assistance in the development of rehabilitated, expanded, and new public facilities.	Town Board and Planning Commission	Ongoing
4. Anticipate and prepare the community for potential sanitary sewer/water district development.	A. Meet with adjoining jurisdictions and community members to identify common concerns and needs.	Town Board and Planning Commission	2015

NATURAL RESOURCES

Goal: Conserve, protect, manage, and enhance the town's natural resource.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Protect surface and ground water quality.	A. Support the efforts of lake associations.	Town Board and Planning Commission	Ongoing

	B. Cooperate with the WDNR and other agencies to acquire existing regulations.	Town Board and Planning Commission	Ongoing
	C. Provide information to the public on disposal of hazardous waste.	Town Board	Ongoing
	D. Provide a convenient means and place for disposal of hazardous waste.	Town Board	Ongoing
2. Encourage recreational usage that is compatible with conserving our natural environment.	A. Work with local organizations to ensure that "Best Practices" are followed.	Planning Commission, Local Recreation Clubs, Douglas County, DNR, etc.	Ongoing
	B. Develop an informational pamphlet to inform residents and visitors about protecting our natural resources.	Planning Commission and DNR	2007
	C. Manage the growth of recreational activities in an environmentally safe manner.	Planning Commission, Local Recreation Clubs, Douglas County, DNR, etc.	Ongoing
3. Ensure that future building and growth follow good practices to protect the environment.	A. Compile information that contains the "Best Practices" for building and developing to protect the environment.	Town Board and Planning Commission	2007
	B. Provide information to the public who seeks building permits.	Town Board	2007

4. Encourage cooperation between town and forest industry to protect our natural resources.	A. Communicate on a regular basis to ensure that plans are compatible with town goals.	Town Board	Ongoing
	B. Recommend that the town board seek increased revenue from the logging industry.	Town Board and Planning Commission	Ongoing

AGRICULTURAL RESOURCES

Goal: Review viability of agriculture in the Town of Wascott.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage those involved in farming to use "Best Practices".	A. Work with county and state agency to define "Best Practice".	Town Board	Ongoing
2. Evaluate current land use regulations.	A. Make recommendations for appropriate changes.	Town Board and Planning Commission	2005

CULTURAL RESOURCES

Goal: Enhance and develop a broader cultural base.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Identify and recognize historical and cultural resources.	A. Ask the community to supply historical information and other information or suggestions for future possibilities.	Planning Commission and Historical Society	2008
	B. Form a committee to research and record information important to our town.	Planning Commission	2008

ECONOMIC DEVELOPMENT

Goal: Create an economic development plan that recognizes: <ul style="list-style-type: none"> • Tourism is an important factor in the economy of Wascott. • The need for support and expansion of existing businesses and the creation of new businesses. • Future development that is compatible with the rural environment of Wascott. • The needs of our growing population. 			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage the town board to continue support and increase involvement with the Wascott Tourism and Development Association.	A. Meet on a predetermined schedule established by the town board and the association.	Town Board and Wascott Tourism and Development Association	Ongoing
2. Attract and retain quality businesses that improve the employment and personal income base of the town.	A. Encourage the town board to develop incentives that would attract new businesses.	Planning Commission and Wascott Tourism and Development Association	Ongoing
	B. Continue support of existing businesses by budgeting funds for advertising and other activities.	Town Board	Ongoing
3. Recognize environmental issues and work with developers/builders to minimize the environmental impact of new projects.	A. Provide necessary information/contacts to developers during the permit process.	Town Board and Planning Commission	2007

<p>4. Encourage the development of businesses that provide services and goods required by the residents and visitors to our area.</p>	<p>A. Recommend that the town board create an economic development committee to evaluate the needs of our residents/visitors and develop a plan to attract the appropriate businesses.</p>	<p>Planning Commission and Wascott Tourism and Development Association</p>	<p>2010</p>
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INTERGOVERNMENTAL COOPERATION

<p>Goal: Establish and maintain mutually beneficial relationships with adjacent and overlapping jurisdictions.</p>			
<p>Objectives</p>	<p>Action-Plan</p>	<p>Key Groups for Implementation</p>	<p>Timeframe</p>
<p>1. Coordinate the sharing of community facilities/equipment/ services.</p>	<p>A. Identify and analyze existing agreements for cost effectiveness and efficiency.</p>	<p>Town Board</p>	<p>Ongoing</p>
	<p>B. Make recommendations for possible future changes as needed.</p>	<p>Town Board</p>	<p>Ongoing</p>
	<p>C. Review agreements on an annual basis.</p>	<p>Town Board</p>	<p>Ongoing</p>
	<p>D. Negotiate agreements with minimal terms required to be cost effective.</p>	<p>Town Board</p>	<p>Ongoing</p>
<p>2. Take a pro-active role to improve communications with other jurisdictions and governmental bodies.</p>	<p>A. Implement productive and routine communication.</p>	<p>Town Board</p>	<p>Ongoing</p>

	B. Share the Wascott Comprehensive Plan with other jurisdictions and organizations.	Town Board and Planning Commission	2005
	C. Meet on a biannual basis with adjacent and overlapping jurisdictions.	Town Board	Ongoing
3. Develop a good working relationship with surrounding towns and other governmental entities.	A. Meet on a regular basis.	Town Board	Ongoing
	B. Identify potential conflicts and concerns.	Town Board	Ongoing
	C. Use a process to resolve potential conflicts.	Town Board	2005

LAND USE

Goal: Develop a coordinated and planned land use pattern consistent with the rural character of the Town of Wascott.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Establish reasonable guidelines that encourage orderly and responsible growth and development.	A. Update the town's existing and future land use map on a regular basis in order to it reflect the existing conditions in the community.	Town Board and Planning Commission	Ongoing
	B. Explore the need for the development of a subdivision ordinance.	Town Board and Planning Commission	2005
	C. Annually review and update the land use guidelines.	Town Board and Planning Commission	Ongoing

	D. Utilize the comprehensive plan and it's recommendations to guide land use decisions.	Town Board	Ongoing
2. Develop an informational packet providing current and future land use plans.	A. Utilize other organizations (UW-Extension, NWRPC, Land and Water Commission, Lake Associations, etc).	Town Board and Planning Commission	2007
	B. Disseminate information to area realtors, businesses, and at public areas (churches, parks, fire hall, town hall, etc).	Town Board and Planning Commission	2007
	C. Develop a newsletter highlighting land use and community news.	Planning Commission	2012
3. Develop a policy on land acquisition and sale of town land.	A. Inventory all land and easements owned by the Town of Wascott.	Town Board and Planning Commission	2007
	B. Analyze the potential use of town land.	Town Board and Planning Commission	2007

Some actions identified above are continuous or ongoing steps that do not have a specific implementation target date. These actions may involve the town board and or the plan commission. On an annual basis, the plan commission should monitor the plan’s overall objectives and actions in an effort to realize its accomplishments and identify areas where additional resources or actions are needed.

While previously identified in the Land Use Element that there are no redevelopment or smart growth areas, several of the identified goals, objectives, and actions include references to promoting the redevelopment of abandoned or dilapidated parcels and the maintenance and rehabilitation of existing residential and commercial structures, where practical. Where applicable in implementing the comprehensive plan, redevelopment alternatives should at least be explored before new development of greenfields begins.

9.6 OTHER IMPLEMENTATION POLICIES AND PROGRAMS

As part of the overall comprehensive planning process, the identification of issues and desires of citizens and property owners of the town assisted in developing a future land use scenario covering a 20-year planning horizon. The future land use map is intended to assist the town in directing land use activities to areas best suited for such development and is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input.

The Future Land Use Map (Map 9.1) incorporates the realities, ideas, goals, and visions described throughout the plan. The Future Land Use Map (FLUM) is one of the most important features of the Town of Wascott Comprehensive Plan. The map presents the town’s vision for growth and development through the next 20 years. When making land use recommendations and decisions, the town planning commission and town board will use it extensively.

In order for the FLUM to be an effective tool for local decision-making, it is important that it be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map. The FLUM was built from the Existing Land Use Map, background data, and the community’s desires for future development trends. Therefore, the Existing Land Use Map is the foundation of the plan. It represents the beginning point from which to build the future. As a result, areas that are not proposed for future development are represented by their existing land use in order to promote constancy in Wascott. The FLUM has several areas delineated for future land use activities. The paragraphs below describe the key components of the Town of Wascott FLUM.

The FLUM designates areas for future residential, commercial, agriculture, industrial, parks and recreation, governmental/institutional, and forestry. However, it is quite possible that these particular locations and designations may shift over the life of the plan. The Town of Wascott Planning Commission will try to direct appropriate development to areas of the town to minimize strip residential development along road frontages and along the county forest, encourage cluster development to appropriate areas of the town to concentrate residential development, and concentrate commercial service needs. However, as proposals are presented, amendments may be necessary to reflect forces that change or shift local land use patterns and demand. Overall, the Town of Wascott would like to have the following recommendations included as part of the Douglas County Zoning Ordinance and made applicable towards implementation in the town.

Forest-Residential

Residential acres over the past 20-years have increased by 62 percent. This development has occurred within the forested area and along the town’s lakes, rivers, and streams. Overall, the town desires continued residential development in these areas. However, concern regarding minimum lot size in forested areas has been expressed. The town has recommended to the Douglas County Zoning Department that the current minimum lot size of ten (10) acres set the standard for all residential development in areas designated **Forest-Residential** on the FLUM.

Rural-Residential

Areas designated as **Rural-Residential** on the FLUM represent future rural residential growth areas of one (1) dwelling per 15,000 square feet in both forested and non-forested areas. These areas have traditionally supported residential development and are expected to continue to see similar development over the next 20-year period.

Residential Water

The residential water future land use designation represents land use activities within the 1,000 feet of lakes (pink buffer on FLUM) and 300 feet of rivers and streams (gray buffer on FLUM). In the shoreland area, continued residential and other development activities are anticipated to occur. The town continues to support the Douglas County dimensional requirements for land within shoreland areas (See page 5-8 for more details).

Commercial

Areas of future commercial use in the Town of Wascott include retail sales establishments, restaurants, hotels/motels, service stations, or other future commercial uses. Limited commercial growth is expected within the town, with most being planned along major transportation routes and in selected shoreland areas serving recreational activities. Two primary corridors have been identified over the next 20-year period:

- The corridor along USH 53 in the southern part of the town around the unincorporated area of Wascott near the town hall, which already has limited commercial activity.
- A second designated commercial area along CTH T near the intersection of Crystal Lake Road has been designated for commercial based on existing land use activities.

Other smaller and isolated future commercial areas currently exist and, may exist in the future, are shown in red on the FLUM. These smaller isolated commercial areas would likely be proposed to accommodate localized residential development.

Agriculture

Areas shown in brown on the FLUM are areas of future agriculture and residential use at a density of one home per twenty (20) acres. The largest contiguous area of future agriculture is in the northeastern section of the town along both sides of E. Mail Road. This density recommendation is greater than the current Douglas County Zoning Ordinance. As a result, it is recommended the county update the county zoning ordinance to reflect this change.

Forest

Future land use areas proposed as forest have been determined to be areas with no planned residential, commercial, or industrial land uses over the 20-year planning horizon. Lands designated as forestry on the FLUM (light green) are currently under public ownership (state, federal, county).

Industrial

Limited industrial activity is anticipated in the town. One area identified over the 20-year planning horizon is located along USH 53, north of Deer Farm Road along USH 53.

Government/Institutional

Areas shown in blue on the FLUM are designated as Government/Institutional land use. In the Town of Wascott, these areas include town, state, and federally owned properties. Some properties already exhibit land use activities and buildings.

Park & Recreation

Mapped areas over the 20-year planning horizon have been designated as park and recreation. The town will encourage additional park and recreation activities in areas where higher-density residential development and other natural features lend themselves to accommodate park facilities. Narrative within the Utilities and Community Facilities Element and goals, objectives, and actions outlines a strategy for examining the potential for expanded park and recreational opportunities. Another option could include the requisite that developments falling within the guidelines of a town subdivision ordinance be required to set aside green space for the development of public parks and nature trails.

Four sections located in the far northwestern corner of the town (Sections 5, 6, 7, and 8; T. 43N. – R. 13W) and in the northeastern corner of the town in all or part of Sections 2,11,12,13, and 14; T.43N. – R. 10W have been identified as excellent park and recreation opportunities. These sections are currently owned by Douglas County and provide some limited recreational opportunity. Low impact recreational opportunities such as walking trails and small-scale picnic facilities would be encouraged in this area.

Ordinances and Programs

Purchase of Development Rights Program (PDR)

The purchase of development rights is a **voluntary** protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county, or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a “sending area” to another parcel referred to as the “receiving area”. Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, WWDNR, etc.). Depending on the acquisition, funding assistance from federal, state, or not-for-profit groups may be found.

Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc.; and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which means that the organization has the right to enforce the restrictions placed on the land.

Land Protection Tool	Pro	Con
<p>Donated Conservation Easements</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowners may receive income, estate, and property tax benefits. • No or low cost to local unit of government. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Tax incentives may not provide enough compensation for many landowners • Little local government control over which areas are protected.
<p>Purchase of Development Rights</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Can be costly for local unit of government.
<p>Transfer of Development Rights</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Low cost to local unit of government. • Utilizes free market mechanisms. • Land remains in private ownership and on tax roll 	<ul style="list-style-type: none"> • Can be complex to manage • Receiving area must be willing to accept higher densities.

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents.

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions¹ including:

Economic Advantages

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

Environmental Advantages

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

Social Advantages

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland BMP's are a set of specific actions that landowners can take to help protect and preserve water quality.

Town Subdivision Ordinance

The development of a subdivision (land division) ordinance is intended to control the division of land within the town in order to promote public health, safety, and welfare by regulating the division and re-division of land. The ordinance must be at least as restrictive as the county ordinance but can be more restrictive. The Wisconsin Towns Association has developed a model Subdivision Ordinance for consideration by towns in Wisconsin.

Other Adjoining and Overlapping Jurisdiction Comprehensive Planning Processes

The Town of Wascott encourages early dialog between all adjoining and overlapping jurisdictions (towns and counties) as they develop or revise their comprehensive plan. This dialog will ensure that local input and consistency between comprehensive plans is reached. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

¹ Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

9.7 PLAN UPDATES AND REVISIONS

The Town of Wascott Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The comprehensive plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan’s goals, objectives, and actions reflect the current situation and modern needs. Under current law, it is required that an update of the plan be undertaken every ten years. However, it is recommended the plan be reviewed for consistency at least once every five years. This will ensure that any changes in the social and economic conditions or community values are reflected within the plan.

To ensure that both year-round and seasonal residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Town of Wascott Plan Commission shall undertake a review of the plan at five-year increments from the time of formal adoption by the town board and shall consider necessary amendment(s) to the plan resulting from property owner requests and changes to social and economic conditions. Upon the plan commission review, recommended changes to the plan shall be forwarded to the town board. The Town of Wascott Board of Supervisors shall call a public hearing to afford property owners time to review and comment on recommended plan changes. The public hearing shall be advertised using a Class I notice. Based on public input, plan commission recommendations, and other facts, the town board will then formally act on the recommended amendment(s). During plan amendments, it is important that the Public Participation Plan be utilized to ensure public input.

9.8 CONCLUSION

The Town of Wascott Comprehensive Plan is intended to be a dynamic and evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires the community. Plan recommendations in this document provide the basis for evaluation of development proposals and give the community a means for achieving their community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately the success of the planning process will be measured by the future quality of life experienced by both residents and visitors. Overall, the comprehensive plan provides a guide and policy framework for development of the Town of Wascott that reflects the community vision as set forth by the community.