

Implementation

Introduction

The Implementation Chapter establishes a framework for accomplishing the goals and objectives of the Comprehensive Plan. The foundation for plan implementation is the action plan, which includes a compilation of programs and specific actions to be completed in a stated sequence. The action plan also includes proposed changes to any applicable zoning ordinances, official maps or subdivision ordinances and describes how each of the various planning elements will be integrated and made consistent with one another. The Implementation Chapter also includes a mechanism to measure progress toward achieving the plan's goals and objectives and identifies a process for periodically updating the comprehensive plan.

Plan Adoption and Amendment Requirements

Chapter 66.1001(4) of the Wisconsin Statutes establishes the procedures for adoption or amendment of the comprehensive plan. The governmental entity must comply with the following five steps before its comprehensive plan becomes effective.

Public Participation Plan (66.1001)(4)(a)

The adoption of a written public participation plan designed to foster public participation in the development or amendment of a comprehensive plan.

Resolution Recommending Adoption (66.1001)(4)(b)

The body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission.

Draft Plan Review (66.1001)(4)(b)

Prior to formal adoption of the comprehensive plan, one copy of the draft plan must be submitted to the following entities for review and comment.

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.

2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended.
3. The Wisconsin Department of Administration
4. The regional planning commission in which the local governmental unit is located.
5. The public library that serves the area in which the local governmental unit is located.

Public Hearing (66.1003)(4)(d)

Before an ordinance can be enacted adopting the comprehensive plan, the governmental entity must hold at least one public hearing at which the proposed ordinance is discussed. A Class 1 notice of the hearing must be published at least 30 days prior to the hearing. Written notice must also be provided to;

1. An operator who has obtained, or applied for a nonmetallic mining permit under 295.12(3)(d), Wisconsin Statutes
2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20, Wisconsin Statutes
3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing.

Adoption of the Plan by Ordinance (66.1001)(4)(c)

In order for the comprehensive plan to take effect, the governmental unit must enact an ordinance that adopts or amends the plan. The ordinance must be passed by a majority vote of the governing body.

Public Review and Adoption of the Northwest Region Comprehensive Plan

Future Amendments or Plan Updates

The Northwest Region Comprehensive Plan is intended to serve the region for the next twenty years (2015-2035). It is logical to assume that, over time, there will be unforeseen changes, trends or deviations from the basic planning assumptions upon which this plan was developed. The plan's statistical data, projections, narrative and maps will also become outdated and inaccurate over time.

This comprehensive plan should be considered a “living document”, responsive to changing conditions, opportunities and challenges. Periodic updates to the document are necessary as changes in development patterns, economic conditions, social values or other factors will require that the plan be revised in order to remain consistent with the current situation. The plan also contains background narrative and statistical data which needs to be periodically revised to remain current. The plan's projections may will also need to be revised in response to changing demographics, social values or economic variables.

There are two types of plan revisions, periodic plan updates and corrections. Periodic plan updates occur on regular intervals and are meant to adjust the plan content based on changing conditions. This type of revision may involve alteration of plan goals, objectives or policies or the incorporation of new or adjusted information into the comprehensive plan. Plan corrections would typically involve the revision of plan text, statistics, projections or mapping to reconcile issues with incorrect or faulty data.

Rationale for Plan Revisions or Updates

Changing conditions and/or values will require periodic revision of the comprehensive plan. Wisconsin's comprehensive planning law requires that the plan be reviewed and updated at least **once every ten years**. However, it is recommended that the plan be reviewed on an annual basis to ensure accuracy and relevance and to evaluate progress toward attainment of plan goals and objectives. A more formal plan update is recommended at least once **every 5 years** to examine and adjust statistical data, projections, plan narrative, goals, objectives, mapping, actions and implementation mechanisms. The update of statistical data should coincide with the release of US Decennial Census information.

Annual	General plan review, add new data as available, plan progress monitoring
2015-2020	Formal amendment, add Census 2020 data, revise projections, amend narrative, goals, objectives, actions, implementation mechanisms or mapping as needed. Plan progress monitoring.
2020-2025	Formal amendment, revise projections, amend narrative, goals, objectives, actions, implementation mechanisms or mapping as needed. Plan progress monitoring.
2025-2030	Formal amendment, add Census 2030 data, revise projections, amend narrative, goals, objectives, actions, implementation mechanisms or mapping as needed. Plan progress monitoring.
2030-2035	Formal amendment, revise projections, amend narrative, goals, objectives, actions, implementation mechanisms or mapping as needed. Plan progress monitoring.

Interpreting the Comprehensive Plan

How to Use the Plan

The Northwest Region Comprehensive Plan is intended to advise the region’s units of government on matters related to development in the region. This plan is not an inflexible or static set of rules; rather, it is fluid, dynamic and responsive to the changing needs of the region. The plan’s recommendations are intended to allow flexibility in light of new information or opportunities. The plan is not an attempt to predict the future, rather it is an attempt to record the fundamental community values and philosophies that citizens of the region share and to use them as benchmarks in future decisions concerning growth and development.

Goals, Objectives and Policies

For definitional purposes, a goal is a broad statement of a desired end state toward which objectives and policies are directed. The objectives provide the measurable and attainable ends toward which specific actions are directed. The goals and objectives provide a general framework for attaining the region’s long-range vision. These statements established the benchmarks on which the plan was created and provide a means of assessing and evaluating plan progress in the future.

Implementation Plan

The implementation plan is intended to provide a clear set of broad policies, actions, recommendations and programs to be undertaken in order to implement the comprehensive plan. The following tables provide a general work plan and timeline for overall plan implementation. Column headings used in the following tables are defined as follows:

Policy/Recommendation – Policy, program, recommendation or action statement

Lead/Partners - The entities or organizations involved in implementation

Timeframe – Identifies the order, or sequence of policy, program, recommendation or action statement

Short = Short term, generally within 2 years

Medium= Medium term, generally within 5 years

Ongoing= An ongoing activity, policy or program

Key to Entities Identified

Counties	County Government
ED	Economic Development Entities
FED	Federal Government
HAs	Local Housing Authorities
HPAs	Local Historic Preservation Associations
HTAC	Duluth Superior Harbor Technical Advisory Committee
Local	Local Government
MIC	Metropolitan Interstate Council
NWPRC	Northwest Regional Planning Commission
State	State Government
Tourism	Tourism and Recreation Development Entities
WCMP	Wisconsin Coastal Management Program

AGRICULTURAL RESOURCES

Regional Trends	<ol style="list-style-type: none"> 1. Decline in the number of farms. 2. Concerns over confined animal feeding operations entering the region. 3. Farmland conversion to other land uses. 	
Regional Opportunities	<ol style="list-style-type: none"> 1. Microclimate agriculture along the south shore 2. Expanding regional markets for organic and locally-grown foods. 3. Access to available land 4. Expanding use of community and home gardens. 5. Developing and expanding farmers markets. 6. Technological advancements to improve efficiencies 	
State Planning Goal:		
(a) Protection of economically productive areas, including farmland and forests.		
Northwest Region Goals:		
<ol style="list-style-type: none"> 1. Productive agricultural land is preserved to support the agricultural economy. 2. The agricultural economy is strong, there is adequate agricultural infrastructure, and farmers have sufficient support to adapt to changing markets and socio-economic forces. 		
Northwest Region Objectives:		
<ol style="list-style-type: none"> (a) Preserve existing prime agricultural land for agricultural uses. (b) Explore opportunities to continue to diversify the region's agricultural economy (c) Foster small farm and niche-agriculture in the region. (d) Local collaborations among both public and private institutions may open opportunities to preserve prime farmland (e) Improve agricultural infrastructure and access to markets (f) Commercial agriculture needs to be consistent with community character 		
Policy/Recommendation	Lead/Partners	Timeframe
Identify lands where the primary intent is to preserve productive farmland and to protect agricultural investment in land and improvements.	NWRPC, Counties, Local	Short
Direct higher density development away from productive agricultural lands.	Counties, Local	Ongoing
Encourage the development and regular updating of Farmland Preservation Plans (§§1.10) so agricultural producers across the region are eligible for state Farmland Preservation tax credits.	NWRPC, Counties, Local	Ongoing
Encourage local economic development entities to implement economic development programs that support agriculture and related businesses.	Counties	Ongoing
Support the maintenance and development of physical infrastructure which supports the agricultural industry.	Counties	Ongoing

Support private and public farmers markets and produce stands that sell locally grown farm products by working with local Chambers of Commerce and agricultural groups.	Counties, Local	Ongoing
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CULTURAL RESOURCES

Regional Trends	<ol style="list-style-type: none"> 1. Loss of historic resources. 2. Lack of inventory/evaluation of resources. 3. Lack of funding for preservation. 	
Regional Opportunities	<ol style="list-style-type: none"> 1. Public ownership of key historic resources and properties. 2. Opportunities to integrate historic/cultural resources into broader recreation/tourism framework. 3. Increasing demand for recreational resource development. 4. Engaged citizen base. 	
State Planning Goal(s):		
(a) Preservation of cultural, historic and archaeological sites.		
Northwest Region Goals:		
<ol style="list-style-type: none"> 1. The region's valued cultural and historic resources are recognized and protected for their key contributions to tourism, recreation, community identity and sense of place. 2. Cultural and historic resources are maximized for their educational and economic value through heritage tourism. 		
Northwest Region Objectives:		
<ol style="list-style-type: none"> (a) Explore incentive-based options for historic preservation. (b) Foster collaboration in identification and protection of historic and cultural resources. (c) Provide communities with specific (location-based) information about sensitive cultural, archeological and other historic resources. (d) Promote the general public awareness of cultural and historic resources. (e) Integrate historic and cultural resources into tourism marketing and development. (f) Integrate arts and community development 		
Policy/Recommendation	Lead/Partners	Timeframe
Recognize and promote the significant role cultural and historic resources play in tourism and recreation.	Counties, NWRPC, Local, ED, Tourism, HPA's	Ongoing
Develop methods to link cultural resource preservation with local economic development strategies, such as rehabilitation of commercial buildings, neighborhood revitalization and tourism.	Counties, NWRPC (CEDS), Local, ED, HPA's	Ongoing
Expand the variety of incentives available to property owners to encourage historic preservation.	FED, STATE, Counties, Local	Ongoing
Maintain a comprehensive, up-to-date inventory of the region's cultural and historic resources.	STATE, NWRPC, HPA's	Medium

Promote the adaptive reuse of historic buildings and properties.	Counties, Local	Ongoing
Continue to develop and expand recreational trails throughout the region.	STATE, Counties, Local, ED, REC, NWRPC	Ongoing
Strengthen existing local historic district regulations and consider new ordinances where warranted to protect historically significant resources.	Counties, Local	Ongoing

THE PHYSICAL ENVIRONMENT

Regional Trends	<ol style="list-style-type: none"> 1. Invasive species. 2. Forest fragmentation 3. Species decline 4. Climate change 5. Water quality degradation
Regional Opportunities	<ol style="list-style-type: none"> 1. Opportunities to protect natural resources and natural systems still exist. 2. Strong public will to protect natural resources. 3. Natural resources and the growth connection with tourism and outdoor recreation. 4. Abundant public land ownership.
<p>State Planning Goals:</p> <p>(a) Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.</p> <p>(b) Protection of economically productive areas, including farmland and forests.</p>	
<p>Northwest Region Goal:</p> <ol style="list-style-type: none"> 1. Valued natural resources are protected and restored. 2. (CZM Goal) The Lake Superior coastal zone and its natural resources are protected, maintained, enhanced and restored. 3. (CZM Goal) Public access to and along the Lake Superior coast and public recreational opportunities in the coastal zone are maximized and consistent with sound resource conservation principals. 4. Coastal communities, ecosystems, and economies are resilient to coastal hazards. 	
<p>Northwest Region Objectives:</p> <p>(a) Stop the spread of invasive species.</p> <p>(b) Determine the resource impacts of climate change. How will this affect recreation, tourism and economic development (port example)</p> <p>(c) Groundwater is highly important communities of northwest Wisconsin, and any protections that are in place need to be maintained, and any other additions or enhancements to these protections should be supported.</p> <p>(d) Promote watershed-based initiatives to protect environmental corridors.</p> <p>(e) Protect remaining wetlands and encourage restoration of functional wetland values.</p> <p>(f) Promote sustainable forestry practices.</p> <p>(g) Improve public access to the Lake Superior shoreline</p> <p>(h) Promote the revitalization of urban waterfront areas.</p> <p>(i) Protect the scenic and aesthetic qualities of the Lake Superior coastline.</p>	

(j) Encourage research and education to increase knowledge and understanding of coastal processes and hazards.		
Policy/Recommendation	Lead/Partners	Timeframe
Encourage the use of "green infrastructure" techniques and ecosystem-based approaches for managing storm water and flooding. (Green Infrastructure refers to natural and engineered ecological systems that act as living infrastructure, integrating natural vegetation and soils into a community's infrastructure through a variety of techniques, approaches, technologies, and practices such as vegetated swales, bioretention ponds, rain gardens, permeable pavement.)	Counties, Local	Ongoing
Develop and implement a comprehensive strategy to improve the quality of the region's water and wetland resources.		
1. Encourage watershed-focused local planning.	STATE, NWRPC, Counties	Ongoing
2. Promote and encourage research to improve the understanding of the regional infiltration system and the relationships between groundwater aquifers and surface water resources.	STATE, NWRPC, Counties	Ongoing
3. Provide assistance to counties and local units of government in the development and implementation of source water protection and wellhead protection efforts.	NWRPC	Ongoing
4. Expand efforts to cap abandoned wells across the region.	STATE, Counties, Local	Ongoing
5. Encourage the development of local wellhead protection plans.	NWRPC, STATE	Ongoing
6. Encourage the State Legislature to provide adequate funding for lake/river planning, protection and rehabilitation.	NWRPC, Counties, Local	Ongoing
7. Foster regional partnerships and coordination with lake/river groups.	NWRPC, STATE	Ongoing
8. Improve lake/river monitoring and water quality assessment efforts.	STATE, in conjunction with local Lake Associations	Ongoing
9. Aggressively respond to aquatic invasive species threats.	STATE, Counties, Local	Ongoing
10. Reduce the number of failing septic systems in the riparian zone.	Counties, Local	Ongoing
11. Continue to implement the Statewide Plan for Invasive Species and develop a regional strategy for invasive species management.	STATE, Counties, Local	Ongoing
12. Encourage the development of local ordinances and other land use controls to protect wetlands.	NWRPC, STATE, Wisconsin Wetlands	Ongoing

	Association	
Continue to vigorously oppose the diversion of any and all water resources and watersheds in the region. This includes the Lake Superior (Great Lakes Compact), all inland lakes and rivers, and groundwater resources of the region.	STATE, Counties, Local, NWRPC	Ongoing
Develop and implement TMDLs for impaired waterways impacted by point and nonpoint pollution sources. <i>TMDL refers to Total Maximum Daily Load</i>	STATE, Counties, Local	Ongoing
Develop and implement a comprehensive strategy to improve the quality of the region's forest resources.		
1. Encourage the sustainable management of productive forestlands	STATE, County, Local	Ongoing
2. Encourage the continued use of woodlands as commercial forest as well as recognizing their other values.	STATE, County, Local	Ongoing
3. Encourage private landowners to enroll in the Managed Forest Law Program.	STATE, County, Local	Ongoing
4. Encourage local planning which minimizes forest fragmentation.	County, Local, NWRPC	Ongoing
5. Promote the economic and regulatory stability of the forest products industry.	STATE, County	Ongoing
6. Establish a Natural Resource Lands Information Clearinghouse to provide information and technical assistance to the forest industries and forest landowners to conserve forest lands, promote sustainable management practices, encourage economic and market opportunities.	NWRPC	Medium
7. Support local initiatives to implement the federal Healthy Forests Restoration Act (HFRA), National Fire Plan and the Healthy Forests Initiative which include hazardous fuels reduction and forest ecosystem restoration activities.	STATE, NWRPC, Local	Ongoing
8. Encourage community awareness of and commitment to an economically and environmentally healthy forest industry, forestry achievements, and challenges faced by the industry.	STATE, Counties, Local, NWRPC, ED	Ongoing
9. Encourage and support programs to help the forest products and related industries expand into new market niches, including biofuels and biomass utilization.	STATE, Counties, Local, SWRPC, ED	Ongoing

10. Continue to provide technical assistance and support in the development of Community Wildfire Protection Plans in the region.	STATE, NWRPC	Ongoing
Aggressively respond to terrestrial invasive species threats.	STATE, Counties, Local	Ongoing
Protect and restore critical habitats for fish and wildlife	FED, STATE, Counties, Local	Ongoing
Continue to provide technical assistance and outreach to coastal communities in the region.	NWRPC, WCMP	Ongoing
Encourage coastal counties to adopt coastal bluff development setbacks based on local recession rates.	NWRPC	Ongoing
Update the Lake Superior Public Access Study and develop interactive web-based maps depicting access points and coastal resources.	NWRPC	2017
Improve support and accessibility features at existing coastal access points.	FED, STATE, Counties, Local	Ongoing
Promote the Lake Superior Water Trail.	FED, STATE, Counties, Local, NWRPC	Ongoing
Develop new coastal recreational facilities and amenities.	FED, STATE, Counties, Local,	Ongoing
Support recreational trail development projects which connect coastal communities.	NWRPC	Ongoing
Support programs and events that improve public understanding of coastal processes and resources.	NWRPC, WCMP	Ongoing
Foster, encourage and support local initiatives, projects and programs within the coastal zone, relative to the following priorities. <ul style="list-style-type: none"> • Coastal wetland protection and habitat restoration • Nonpoint source pollution control • Coastal resource and community planning • Great lakes education • Public access • Urban waterfront revitalization • Dredge material management • Climate change resiliency • Invasive species • Port/harbor development and maintenance 	FED, STATE, Counties, Local, NWRPC, MIC, HTAC	Ongoing

ECONOMIC DEVELOPMENT

Regional Trends	<ol style="list-style-type: none"> 1. Limited employment opportunities 2. Ability to attract and retain youth 3. Limited broadband Internet access 4. Skills gaps 	
Regional Opportunities	<ol style="list-style-type: none"> 1. Labor force supply 2. Low labor costs, relative to other parts of the state 3. Attractive area with recreational opportunities and high quality of life. 4. Low housing prices, relative to other parts of the state. 5. Pro-business climate. 6. Access to business development resources. 7. Growth in tourism and outdoor recreation sectors. 8. Mining interest in the region. 	
State Planning Goal:		
(a) Promoting expansion or stabilization of the economic base and job creation.		
Northwest Region Goals:		
<ol style="list-style-type: none"> 1. Existing businesses are retained and their expansion needs are accommodated. 2. New businesses are attracted to locate in the region. 3. The region provides essential community infrastructure necessary to support business development. 4. A vibrant forest products industry is a cornerstone of the region's economy. 5. The region hosts industries that utilize new or improved technologies, including enterprises devoted to renewable energy. 6. The region hosts a strong tourism industry which attracts young people and capital to the region. 7. Economic development protects and conserves the region's efficiently managed forest, water, land and natural resources. 8. Residents of the region have access to decent, safe, affordable and sanitary housing. 		
Policy/Recommendation	Lead/Partners	Timeframe
<p>Provide technical assistance to businesses to access capital, undertake financial packaging, provide access to knowledge services and undertake technical and market assessments as well as commercialization strategies.</p> <p><i>(Action) Provide direct technical assistance, market assessments, feasibility assistance, and other support services to existing, expanding, or startup businesses within the region.</i></p> <p><i>(Action) Provide guidance and assistance to private business entities to prepare applications to access state or federal funding opportunities.</i></p>	NWRPC	Ongoing
Stimulate private sector investment in long-term community and business assets by addressing a gap in private capital markets for long-term, fixed-rate, low-down payment, and low-interest financing.	NWRPC, STATE, FED	Ongoing

<i>(Action) Continue to operate revolving loan funds (NWBDC RLF, EDA RLF & NWREDF) to assist businesses and create jobs in the region.</i>		
Provide business enterprise start-ups and expansions with affordable, flexible, manufacturing lease space and a comprehensive entrepreneurial support program. <i>(Action) The Enterprise Center Network serves a diverse range of clients that primarily export their products or services outside the area; bringing new money into the regional economy. Clients and graduates of the network are demonstrating that they have the ability to compete globally. International sales of products designed and manufactured in Northwest Wisconsin are being made in the countries of Australia, Canada, China, France, Great Britain, India, Italy and Norway. Businesses served by the program represent numerous industries including advanced manufacturing, bio technology, information technology, engineering, plastic injection molding, medical device, food and beverage manufacturing, agricultural products, thermal sensing devices, environmental technology, metal fabrication, machine tool and national defense. A variety of professional and technical services are provided to companies in order to enhance their prospects for growth and profitability</i>	NWRPC	Ongoing
Encourage start-up businesses with a focus on new emerging technologies to locate in the region or sustain growth in local businesses.	NWRPC, ED	Ongoing
Raise the skill level of the region's future and existing labor force.	STATE, NWRPC, FED, Counties, Local, ED	Ongoing
Form and strengthen collaborative partnerships with regional academic and technical colleges.	NWRPC	Ongoing
Provide local planning services, which provide sound land use planning guidance.	NWRPC	Ongoing
Provide technical assistance to local units of government in preparing and implementing public infrastructure and economic development strategies.	NWRPC	Ongoing
Provide technical assistance to businesses in efforts to promote the expansion of primary forest products manufacturers and the creation of additional primary wood products manufacturers.	NWRPC	Ongoing
Investigate new technologies in the wood products industrial sector.	NWRPC	Ongoing
Assist the forest products industry by coordinating training and educational problem-solving opportunities. <i>(Action) Continue coordination with NWCEP, Inc. and the WDB to increase forestry training.</i>	NWRPC	Ongoing
Provide technical assistance to tourism businesses and organizations to identify infrastructure needs to enhance their draw among potential tourists, diversify their attraction beyond peak seasons, and assist in developing funding strategies for	NWRPC, STATE, Counties, Local	Ongoing

communities to enhance and develop attractions.		
Provide coordination among multiple counties' tourism marketing organizations to develop and fund advertising campaigns to stimulate tourism revenues, particularly in off-peak times.	NWRPC, ED	Ongoing
Provide hospitality and artisan enterprise start-ups and expansions with affordable, flexible lease space and a comprehensive entrepreneurial support program.	NWRPC, ED	Ongoing
Assist communities to adopt effective local and state land use controls that will prevent environmental damage in wetlands, fish and wildlife habitat areas, floodplains within shore lands, and on steep slopes.	NWRPC	Ongoing
Protect and enhance the environmental and aesthetic values of shorelines, areas of outstanding scenic natural beauty, and areas of special scientific value.	STATE, Counties, Local	Ongoing
Support and develop regional programs and facilities that allow for the proper disposal of solid, hazardous, and special wastes thereby reducing or eliminating the discharge of toxic pollutants into the environment. <i>(Action) Continue to provide hazardous waste collections to businesses, schools, municipalities, and farms throughout the region through the Northwest CleanSweep Program.</i> <i>(Action) Continue to operate a regional waste electronics collection program.</i> <i>(Action) Continue to provide staff to operate two-county (Burnett and Washburn) recycling project.</i>	NWRPC	Ongoing
Encourage orderly and sound land use development based on acceptable resource management procedures. <i>(Action) Provide planning and zoning technical assistance to communities throughout the region.</i>	NWRPC, Counties, Local	Ongoing
Promote development of a safe and efficient multi-modal transportation system. <i>(Action) Continue to represent the region on the Metropolitan Interstate Council (MIC) and the Duluth-Superior Harbor Technical Advisory Committee (HTAC)</i> <i>(Action) Continue to provide technical assistance to state and federal transportation agencies.</i>	NWRPC, MIC, STATE, Counties, Local	Ongoing
Obtain resources to develop a regional housing rehabilitation program to assist low and moderate-income households and landlords to make needed repairs to their homes and rental units. <i>(Action) Continue administration of the Iron County CDBG Housing program.</i> <i>(Action) Continue to administer the Northwest Regional Housing Program</i> <i>(Action) Continue to assist the region in developing a regional housing program to assist residents of NW Wisconsin in obtaining rehabilitation funds.</i>	NWRPC	Ongoing

Housing units that have deteriorated to the point of becoming a health or safety hazard for their occupants and that are not economically feasible to rehabilitate should be removed and replaced by decent, safe, and sanitary housing units and housing units with major or minor defects should be repaired, upgraded, and maintained in sound condition.	NWRPC	Ongoing
Encourage the federal government to expand and adequately fund housing programs for low-and moderate-income persons.	NWRPC, Counties, Local	Ongoing

INTERGOVERNMENTAL COORDINATION

Regional Trends	<ol style="list-style-type: none"> 1. Lack of communication/relationships. 2. Increasing costs of service delivery. 3. Boundary issues 4. Lack of coordination with federal land management entities. 	
Regional Opportunities	<ol style="list-style-type: none"> 1. Declining revenues and funding necessitate collaborative efforts on behalf of governmental units. 2. Consolidation, cooperation and sharing will improve governmental relations. 3. Strong working relationships with state agencies. 	
State Planning Goal:		
(a) Encouragement of cooperation and coordination among nearby units of government.		
Northwest Region Goals:		
<ol style="list-style-type: none"> 1. Units of government are unified and working in collaboration to achieve the shared goals. 2. Proactive and holistic interjurisdictional planning and coordination minimizes conflicts and results in investments that support vibrant, healthy communities 		
Northwest Region Objectives:		
<ol style="list-style-type: none"> (a) Units of government should coordinate and share services in the most cost effective and efficient way. (b) Counties and local units of government should have more say in the land use decision-making process. State mandates limit local ability to regulate and choose own desired future. (c) Improve communication with federal land management agencies in the region. More local input in the resource management and planning process. 		
Policy/Recommendation	Lead/Partners	Timeframe
Recognize and promote intergovernmental cooperation and coordination as being fundamentally imperative to addressing the major issues affecting northwestern Wisconsin. (Policy)	STATE, Counties, Local, NWRPC	Ongoing
Explore the benefits of regionalization of local and public services.	Counties, Local, NWRPC	Ongoing
Provide guidance and technical assistance to counties and communities on options	NWRPC	Ongoing

Northwest Regional Comprehensive Plan – Implementation

<p>available to foster intergovernmental cooperation, including:</p> <ul style="list-style-type: none"> Shard services, facilities and staff Joint purchasing Consolidation of facilities and services Joint police, fire and EMS Equipment sharing Shared consulting staff Shared programming Shared road maintenance Joint planning Joint authorities Extra-territorial planning <p>Foster intergovernmental cooperation and planning to significantly enhance the region's likelihood of obtaining grants.</p>		
Encourage intergovernmental agreements between units of government in the region.	STATE, Counties, Local, NWRPC	Ongoing

HOUSING

Regional Trends	<ol style="list-style-type: none"> 1. Lack of affordable housing. 2. Decline in average household size 3. High number of vacant and seasonal housing units 4. Housing rehabilitation needs 5. Increasing needs for housing access for aging population 6. Conversion of seasonal housing to permanent housing.
Regional Opportunities	<ol style="list-style-type: none"> 1. Housing supply. 2. Opportunities for telecommuting as broadband capacity and coverage improves. (Encourages migration to the region) 3. Ample supply of developable land. 4. Character of the area attracts seasonal housing development. 5. Housing support programs are available to LMI residents of the region.
<p>State Planning Goals:</p> <ul style="list-style-type: none"> (a) Encouragement of neighborhood designs that support a range of transportation choices (b) Building community identity by revitalizing main streets & enforcing design standards. (c) Providing an adequate supply of affordable housing for all income levels within the community. (d) Promotion of redevelopment of land with existing infrastructure and public services, and maintenance and rehabilitation of existing residential, commercial and industrial structures. 	

Northwest Region Goals:

1. An adequate and diverse supply of housing opportunities are available to meet the income and accessibility needs of all residents across the region.
2. The region's historic housing stock is preserved.
3. Housing developments in communities are bicycle and pedestrian-oriented and are designed to connect residential areas with schools, services and community amenities.

Northwest Region Objectives:

- (a) Promote incentives to develop affordable housing.
- (b) Improve housing opportunities for elderly and special needs populations.
- (c) Encourage construction practices promote energy efficiency, use of local resources and the rehabilitation of existing housing stocks.
- (d) Public services economically to help protect prime farmland, working forests, and sensitive natural areas from residential development.
- (e) Evaluate potential impacts to the future recreational housing situation (urban-focused Millennial generation)

Policy/Recommendation	Lead/Partners	Timeframe
Perform a regional housing needs and supply assessment.	NWRPC, STATE, HA's	Short
Encourage counties and local units of government to provide a mix of housing opportunities for all income levels, and supporting various ages and levels of mobility.	Counties, Local	Ongoing
Encourage state and federal agencies to give funding priority to transportation facilities, infrastructure, and services that advance the development of housing in cities and villages across the region. Give additional priority to projects and services that advance the creation of affordable housing.	NWRPC, Counties, Local	Ongoing
Promote homeownership opportunities for low to moderate income (LMI) families and individuals.	Counties, Local, HA's	Ongoing
Encourage communities to promote the redevelopment and infill of vacant and underutilized sites.	Counties, Local	Ongoing
Continue to administer regional housing programs to provide financial assistance to eligible owner and renter lower-income households in the region.	NWRPC	Ongoing
Encourage energy efficient housing design. Promote "Leader in Energy and Environmental Design" (LEED) standards for both neighborhood and building design.	Counties, Local	Ongoing
Encourage the adoption of zoning provisions that enhance local senior and accessible housing options.	Counties, Local	Ongoing
Encourage jurisdictions to provide density bonuses or other zoning incentives to developers who: <ul style="list-style-type: none"> • Build affordable housing 	Counties, Local, NWRPC	Ongoing

<ul style="list-style-type: none"> • Include a percentage of mobility accessible or senior housing units within their proposed residential development. • Develop LEED-certified projects 		
Identify technical assistance gaps and provide needed housing information to municipal staff, elected officials and residents.	Counties, Local, HA's	Short
Consider use of tax increment financing (TIF) as a mechanism to facilitate the development of affordable housing. Wisconsin TIF law (§66.1105(6)(g)) allows municipalities to extend the life of a TIF district for one year after paying off the district's project costs. In that year, at least 75 percent of any tax revenue received from the value of the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock.	Counties, Local	Ongoing
Encourage construction practices promote energy efficiency, use of local resources and the rehabilitation of existing housing stocks, especially housing stock of historical significance.	Counties, Local	Ongoing
Promote green residential development that considers integrated design processes, location and neighborhood characteristics. Encourage projects with site improvements that cluster development, promote walkability, maximize open space, conserve water, are energy efficient and promote a healthy living environment.	Counties, Local	Ongoing

TRANSPORTATION

Regional Trends	<ol style="list-style-type: none"> 1. Declining funding for transportation system improvement and expansion. 2. Aging transportation infrastructure. 3. Declining opportunities for rural transit. 4. Increasing truck and rail volumes. 5. Increasing demand for pedestrian/ bicycle infrastructure and recreational trail development.
Regional Opportunities	<ol style="list-style-type: none"> 1. Multi-modal transportation options available. 2. Port of Duluth-Superior as a gateway to global markets. 3. Northern Lights Express high speed rail project connecting Duluth to Twin Cities. 4. Opportunities to improve bicycle land infrastructure. 5. Expanding and linking the region's recreational trail systems. 6. Extensive highway and local road network.
<p>State Planning Goals:</p> <p>(a) Providing an integrated, efficient, and economical transportation system that meets the needs of all citizens.</p> <p>(b) Encouragement of neighborhood designs that support a range of transportation choices</p>	

Northwest Region Goals:

1. The region's high-quality road network accommodates multiple modes of travel in a safe and efficient manner.
2. The region's safe, affordable and reliable rail system provides an important means of connectivity serving the needs of local businesses and industry, people and communities across the region.
3. Accessible and affordable transit service is available to all communities of northwest Wisconsin.
4. A comprehensive network of bicycle and pedestrian trails provides non-motorized transportation options to the region.
5. An extensive multi-use trail network connects communities, resources and recreational opportunities across northwest Wisconsin.
6. The Port of Duluth-Superior is a vibrant economic engine and market gateway to the world.
- 7.

Northwest Region Objectives:

- (a) Improve freight rail service within the region.
- (b) Need for alternative sources of transportation funding.
- (c) Improve rural transit options.
- (d) Promote development and enhancement of the Port of Superior. (Ex. Find suitable markets for dredge material – promote beneficial reuse)
- (e) Promote safety improvements in the transportation system (i.e. STH 53 interchange reconstruction)
- (f) Promote the development of multi-use trails throughout the region that would connect the scenic/recreation corridors and existing trail links.

Policy/Recommendation	Lead/Partners	Timeframe
Assist local units of government in the preparation of grant applications for transportation-related projects and facilities.	NWRPC, Counties, Local	Ongoing
Implement targeted capacity improvements to improve traffic flow along major transportation corridors (U.S. Highway 2, U.S. Highway 51S to U.S. Highway 8, U.S. Highway 8).	STATE, FED	Long
Strengthen rail as a competitive transportation option.	STATE, FED	Ongoing
Identify where improvements are needed to expand rail service. <i>(Action) Identify suitable locations for transload or intermodal facilities in the region.</i>	STATE, NWRPC, Counties, Local	Ongoing
Conduct a regional operational capabilities assessment for the region. Identify of the rail facilities in the region, document the location, condition and capabilities of existing rail spurs, sidings and transload yards in the region, and evaluate where rail-related improvements could be made to benefit the entire region.	STATE, NWRPC, Counties, Local, ED	Ongoing
Communicate with businesses to identify the volume and types of commodities that could be transported by rail.	STATE, Counties, Local, ED	Ongoing

Communicate with rail service providers to identify opportunities for transporting commodities on rail cars and service expansion plans.	STATE, Counties, Local, ED	Ongoing
Explore opportunities for regional transit service.	NWRPC, Counties, Local	Ongoing
Establish a regional network of designated bicycle routes consisting of bicycle lanes, shared lanes, and shoulders.	STATE, Counties, Local	Ongoing
Incorporate bicycle and pedestrian facilities into transportation improvement projects wherever possible.	STATE, Counties, Local	Ongoing
Develop new multi-use recreational trails in the region and seek ways to connect existing trail systems and communities.	STATE, NWRPC, Counties, Local, ED, Tourism	Ongoing
Address transportation issues on a regional scale.	STATE, FED, NWRPC	Ongoing
Enhance connectivity between and within municipalities.	STATE	Ongoing
Manage access along the U.S. Highway 53 corridor.	STATE	Ongoing
Maintain a strong relationship with the Duluth-Superior Metropolitan Planning Organization and the Wisconsin Department of Transportation.	NWRPC, MIC	Ongoing

INFRASTRUCTURE AND COMMUNITY SERVICES

Regional Trends	<ol style="list-style-type: none"> 1. Increasing demand for support services for elderly. 2. Increasing costs of maintaining county 911 systems. 3. Increasing demand for rural mental healthcare services. 4. Broadband communications coverage gaps 5. Lack of water/sewer/gas infrastructure in communities. 6. Increasing costs of government service delivery. 7. Declining enrollments challenge local school districts.
Regional Opportunities	<ol style="list-style-type: none"> 1. Generally high quality infrastructure, 2. Cooperation and coordination among units of government could enhance service delivery and reduce costs. 3. Improving telecommunications coverage and capacity. 4. Ample access to clean water for domestic and business use. 5. High quality schools
State Planning Goal(s):	
(a) Providing infrastructure, services & developable land adequate to meet market demand residential, commercial and industrial uses.	
Northwest Region Goals:	
1. Communities of the region provide sustainable and efficient infrastructure which advances economic growth and promotes	

- community revitalization.
- 2. The coordination of municipal services/facilities and regionalization of community services is promoted and encouraged.
- 3. Municipal infrastructure and services accommodate the growth needs of the region.
- 4. The region's education system consists of financially strong and stable schools.
- 5. The region's education system provides comprehensive learning opportunities for residents of all ages and provides a distinct advantage in attracting new businesses and encouraging business expansion.
- 6. High quality emergency services and medical care are accessible to all residents of the region.

Northwest Region Objectives:

- (a) Ensure adequate public services and facilities to meet present and future needs.
- (b) Improve broadband Internet access throughout the region.
- (c) Municipal water and sewer systems are well maintained, with maximized efficiency and well-defined boundaries that are used to control the location of new development. The municipal well fields are protected from negative impacts.
- (d) Improve rural healthcare options in rural areas.
- (e) Improve compliance monitoring of PDWTS systems.
- (f) Improve stormwater management infrastructure in rural areas.

Policy/Recommendation	Lead/Partners	Timeframe
<p>Promote community development activities across the region. Community development is a process which involves a broad base of community representatives and stakeholders who collaborate to identify actions and generate solutions to common local and regional problems. To be effective, community development efforts require a close working relationship between federal, state and local agencies and adjoining local units of government. NWRPC should be a leader in promoting communication and encouraging regional cooperation in community development and should work to foster a strong link between:</p> <ul style="list-style-type: none"> • Adjacent municipalities. • County agencies • UW-Extension • Economic development groups • School Districts • State agencies, through the staffs of state representatives, who frequently attend NWRPC meetings. • Federal agencies • Residents • Neighborhood organizations • Lake associations • Civic groups 	<p>NWRPC, Counties, Local, ED</p>	<p>Ongoing</p>

<ul style="list-style-type: none"> • Businesses • Institutions • Property owners • Other community partners 		
Serve as a regional leader in organizing and facilitating asset-based community development programs and projects to promote healthy, active and sustainable communities.	NWRPC	Ongoing
Create a partnership of telecommunications providers; business and industry and local government to sponsor and conduct regional forums on how telecommunications technology can be used to expand economic development.	Counties, Local, ED	Ongoing
Support efforts to expand broadband communications throughout the region.	STATE, NWRPC, Counties, Local, ED	Ongoing
Provide grant writing and technical assistance to communities and/or entities applying for Broadband Expansion Grants through the Wisconsin Public Service Commission (PSC).	NWRPC	Ongoing
Continue to provide technical assistance and grant writing assistance to communities seeking Community Development Block Grant (CDBG) funding for community infrastructure development.	NWRPC	Ongoing
Encourage the expansion of natural gas service to underserved areas of the region.	STATE, NWRPC, Counties, Local, ED	Ongoing
Support cooperative efforts on behalf of governmental entities to share and/or consolidate services.	STATE, NWRPC, Counties, Local, ED	Ongoing
Promote community support of and involvement in schools through: <ul style="list-style-type: none"> (a) Support of local and state educational priorities (b) Encouraging community mentoring and apprenticeship programs 	STATE, NWRPC, Counties, Local	Ongoing

LAND USE

Regional Trends	<ol style="list-style-type: none"> 1. Increased land use conflicts 2. Nonmetallic and metallic mining 3. Increasing recreational development 4. Agricultural and forest fragmentation
Regional Opportunities	<ol style="list-style-type: none"> 1. Redevelopment, reuse and infill development options are available. 2. A strong commitment to preserving environmentally sensitive areas. 3. A strong community identity and sense of place. 4. Ample supply of developable land. 5. Existing traditional neighborhoods

- State Planning Goal(s):**
- (a) Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
 - (b) Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
 - (c) Building of community identity by revitalizing main streets and enforcing design standards.
 - (d) Balancing individual property rights with community interests and goals.
 - (e) Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Northwest Region Goal:

- Northwest Region Objectives:**
- (a) Promote the redevelopment of blighted areas (brownfields) and adaptive reuse of existing abandoned structures.
 - (b) Promote a separation between conflicting land uses.
 - (c) Provide an adequate supply of developable land to meet forecast demand.
 - (d) Encourage and support local government control and land use decision making at the local government level.
 - (e) Promote efforts to minimize fragmentation of forestlands.

Policy/Recommendation	Lead/Partners	Timeframe
An adequate supply of developable land accommodates the region's growth needs.	Counties, Local	Ongoing
Valued natural resources are protected and restored.	STATE, Counties, Local	Ongoing
Urban development is designed to incorporate a mix of uses and densities and provides convenient access to retail, services, parks and other community assets.	Local	Ongoing
Historic neighborhoods are revitalized.	Local	Ongoing
Brownfield, underutilized and infill sites are reinvented, reused and redeveloped.	Local	Ongoing
Land uses are harmonious with surrounding uses.	Counties, Local	Ongoing
Rural residential development is consistent with traditional rural lifestyles and rural character.	Counties	Ongoing
Participate, review and comment on local community and comprehensive plans and updates in relation to the goals of the Northwest Region Comprehensive Plan.	NWRPC	Ongoing
Improve regional data collection, monitoring, and analysis tools to assist counties and local units of government in planning and land use decision-making.	NWRPC	Ongoing
Maintain and distribute "best practices" information related to land use and sustainable development.	NWRPC, Counties, Local	Ongoing

Provide technical assistance to communities to revise zoning and land use codes.	NWRPC	Ongoing
Foster community understanding of the regional impacts of local planning.	NWRPC	Ongoing
Develop model ordinance language and recommended best practices which are applicable to the unique needs of northern Wisconsin communities. Topics addressed could include: <ul style="list-style-type: none"> • Form-based zoning applications and model language • Firewise development standards (zoning and subdivision) • Wellhead protection • Protection of Riparian corridors • Wetland protection • Consolidation and/or sharing of municipal services 	NWRPC	Short
Educate local officials, developers, and the public regarding the necessity for land use management regulations, including consideration of alternative or innovative methods and techniques and assist local governments with implementation.	NWRPC, Counties, Local	Ongoing
Promote the value of planning and encourage communities to develop or update comprehensive plans in accordance with §66.1001.		Ongoing
Encourage the continued use of the official map to identify and preserve future open space areas. Create a regional working map that illustrates municipal official maps to clearly show regional connections or gaps among municipalities.	NWRPC, Counties, Local	Ongoing
Encourage communities to implement land use controls to guide development toward suitable sites and away from sensitive natural resources.	Counties, Local	Ongoing
Encourage new uses within neighborhoods to be compatible with existing development patterns. Sustain the vitality of existing residential neighborhoods and preserve the character and integrity of traditional areas.	Counties, Local	Ongoing
Encourage inter-municipal and interagency cooperation in the planning and community development decision-making process.	NWRPC, Counties, Local	Ongoing
Encourage the use of form-based zoning (FBZ) as an alternative to traditional Euclidean zoning. FBZ focuses on the form of development, while conventional Euclidean zoning focuses on the use. FBZ is gaining popularity in communities across the nation due, in part, to its flexibility, ease of administration and simplicity.	NWRPC, Counties, Local	Ongoing