

**CHAPTER 4:
IMPLEMENTATION**

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INTRODUCTION

This chapter outlines a variety of actions and activities necessary to implement the intent and vision of the *Town of Little Suamico 20-Year Comprehensive Plan*. In addition, there is a description of how each of the plan elements are integrated and made consistent with each other; a process for amending/updating the comprehensive plan; and a mechanism used to measure the progress toward achieving the plan is also provided.

RESPONSIBILITIES OF LOCAL OFFICIALS

As directed by the Town of Little Suamico Town Board, the Plan Commission has the primary responsibility to implement the comprehensive plan. The Little Suamico Plan Commission will be working in conjunction with Oconto County officials to assist in the implementation of the plan. Elected officials and members of the Plan Commission need to be familiar with the maps and text, in addition to the vision statement and future development strategies found within the plan. The comprehensive plan should provide much of the rationale elected officials need in making a land use decision or recommendation. When reviewing any petition or when amending any land controls within the town, the comprehensive plan shall be reviewed, and a recommendation will be derived from its identified strategies, goals, objectives, vision statement and General Plan Design. Additionally, the town will consult the comprehensive plan when working with Oconto County to develop land use ordinances or make land use recommendations. If a decision needs to be made that is inconsistent with the comprehensive plan, the comprehensive plan must be amended to reflect this change in policy before it can take effect.

CONSISTENCY WITH EXISTING PLANS, REPORTS, AND STUDIES

This plan was created in a manner to promote consistency amongst all the elements and their respective development strategies. It is important elected officials and Plan Commission members periodically review the plan elements and development strategies for applicability and consistency. These reviews will also ensure the plan contains the most current information available to make land use decisions. Any town ordinances and regulations that are not maintained and enforced by Oconto County need to be periodically reviewed for consistency with the *Town of Little Suamico 20-Year Comprehensive Plan*. In addition, the town should continue to work cooperatively with Oconto County to ensure all land use ordinances and maps are consistent with the town's comprehensive plan. A glossary of Planning and Zoning Terms is provided as Appendix E of *Volume I: Town Plan*.

UPDATING THE COMPREHENSIVE PLAN

The Plan Commission is the lead entity in amending/updating the *Town of Little Suamico 20-Year Comprehensive Plan*. Any changes to the comprehensive plan should follow s. 66.1001(4)(b), Wis. Stats. and the procedures for fostering public participation approved by the town. The town's comprehensive plan should be updated at least once every 10 years as required by s. 66.1001(2)(i), Wis. Stats.

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

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

IMPLEMENTATION OF LOCAL LAND USE CONTROLS IN CONJUNCTION WITH COUNTY ZONING

Zoning

Oconto County Zoning Ordinance

Oconto County maintains and administers a countywide zoning ordinance. This means the county has jurisdiction over all zoning in the unincorporated communities of the county, while the incorporated communities administer their own zoning ordinances. Oconto County uses this zoning ordinance to achieve community goals, such as promoting public health, safety, and welfare; protection of natural resources; and to maintain community character. Zoning districts were established based on land suitability, avoidance of conflict with nearby uses, protection of environmental features, economic factors, and other locally determine land use objectives laid out by a comprehensive plan. Refer to the zoning ordinances of the Oconto County for detailed information on zoning districts, regulations, restrictions, permitted uses and, zoning maps.

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

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

Official Mapping

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

The official map serves several important functions:

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

Floodplain Ordinance

Oconto County recognizes that uncontrolled development and use of floodplains, rivers or streams can adversely affect the public health, safety, convenience and general welfare of its residents and also impair the tax base of the County. The Oconto County Zoning Ordinance regulates development in flood hazard areas to protect life, health and property and to provide a uniform basis for the preparation, implementation and administration of sound floodplain regulations for all county floodplains.

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

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

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

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

Shoreland Ordinance

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

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

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

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

- Further development in the Town of Little Suamico will remain consistent with the Oconto County Shoreland Zoning Ordinance.

Land Division/Subdivision Ordinance

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

Oconto County does have a Land Division Ordinance in place. The ordinance applies to “any act of division of a lot, parcel, or tract which existed on the effective date of this ordinance by the owner thereof or his agent for the purpose of transfer of ownership or building development where the act of the division creates one or more new lots, parcels, tracts or units, if the lot, parcel, tract or unit being created is equal to or smaller in area than ten (10) acres in size, determined by the right of way.” into lots for the purpose of sale or building development. The town may regulate, by ordinance, the subdivision of land within its boundary. The subdivision ordinance is related to the zoning ordinance as it regulates the type of development that takes place on a parcel and the subdivision ordinance regulates how the parcel is created and made ready for development.

Local Town Ordinances

The Town of Little Suamico has a Land Division Ordinance adopted in 2003 under authority granted by secs. 60.22(3), 61.34(1), and 236.45, Wis. Stats. This ordinance is intended to regulate the division of land within the Town of Little Suamico in order to promote the public health, safety, aesthetics, and general welfare of the community. Please see ordinance for details.

Other Town of Little Suamico ordinances involving land use include:

- Road Ordinance
- Driveway Zoning Ordinance

Other Ordinances and Regulations

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

- Building/Housing Codes
- Blighted Building Ordinance
- Landscape Ordinance
- Road Ordinances
- Driveway Ordinance
- Erosion and Stormwater Control Ordinances
- Design Review Ordinance
- Historic Preservation Ordinances

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

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

The following statements specifically describe the steps the Town of Little Suamico intends to take in order to efficiently develop over the next 20 years. A majority of the strategies were taken from one of the town's current land use plan adopted in 2000 and revised to reflect the responses of the Nominal Group discussion. These strategies were revised accordingly based on feedback received during the public review steps-Open House, the 30 day review, and the plan adoption process.

Goals, Objectives, Policies and Programs

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

- **Goals** - describe desired situations toward which planning efforts should be directed. They are broad, long range, and represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** - are a set rules or a defined course of action to work toward accomplishing an objective.
- **Programs** - are a coordinated series of actions to carry out a stated policy.

LAND USE

GOAL: *To use the Town of Little Suamico 20-Year Comprehensive Plan as a guide for ensuring future development occurs in an efficient, sequential, orderly manner through the centralization of commerce, entertainment, and employment activities to create identifiable, vigorous community commercial centers and livable residential neighborhoods.*

COMMUNITY PLANNING

GOAL: *To provide a development pattern through a coordinated mix of land uses that minimizes conflicts while enhancing the quality of life for town residents.*

Objective 1: Utilize this 20-year comprehensive plan as an expression of the town's development policy.

Policies:

- A. Consultation by the Town Plan Commission and Town Board of this 20-year comprehensive plan before making any decision regarding changes to land uses and ordinances.

- B. Ensure future development occurs in a planned and coordinated manner to maximize land uses and minimize the impact on the town’s natural features.

Programs:

- Continue to review existing town ordinances to ensure they are consistent with the land use recommendations and development strategies.
 - Evaluate the need to adopt additional ordinances that supplement county zoning ordinances to address issues specific to the town.
 - Adopt new or approve revised ordinances that address issues as they arise to enable the town to implement this comprehensive plan.
 - Identify resources such as tax incremental financing that can be used to maximize the use of land along the USH 141/41 corridor and within Sobieski and Little Suamico.
 - Maintain a good working knowledge of county zoning ordinances to better advise residents seeking to develop residential, commercial, and industrial land uses.
- C. Encourage cooperation and communication between the town, neighboring municipalities, and Oconto County in implementing this 20-year plan.

Programs:

- Present a copy and/or notice of availability on the town and/or county website of the adopted 20-year comprehensive plan to neighboring municipalities and Oconto County.
- Continue to work with Oconto County on the review, updating, and enforcement of county zoning ordinances.
- Continue to work with Oconto County to ensure issues specific to the town and the area are sufficiently addressed in the *Oconto County 20-Year Comprehensive Plan*.

Objective 2: Review and update of the town’s comprehensive plan is the responsibility of the Town Board and Town Plan Commission.

Policies:

- A. Work with Oconto County to maintain maps relevant to the implementation of the comprehensive plan and to monitor land use changes within the town.
- B. Continue to be involved on planning initiatives undertaken by Oconto County such as updating of the county’s farmland preservation and outdoor recreation plans to ensure local issues are addressed and that these plan recommendations do not contradict implementation strategies outlined in the town’s comprehensive plan.
- C. Review the comprehensive plan on an annual basis with plan updates scheduled for every five years.

- D. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the town’s comprehensive plan.

INTERGOVERNMENTAL COOPERATION

GOAL: *To coordinate with the Oconto Falls School District Pulaski School District, Oconto County and other interested groups/agencies on future planning projects.*

Objective: Promote cooperation between the Oconto County, Oconto Falls School District, Pulaski School District or any other government entity that can make decisions impacting the town.

Policies:

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

Programs:

- Participate in meetings with adjacent municipalities to discuss implementation of the individual comprehensive plans and potential boundary land use conflicts as needed.
 - Meet with Oconto County officials to discuss zoning issues impacting the town as needed.
 - Work with neighboring communities and agencies regarding the preservation and use of any natural resources which lie across town lines such as the Green Bay of Lake Michigan and Little Suamico River.
 - Periodically communicate with the Green Bay Municipal Sewer District on the feasibility of connecting the town’s sanitary district with the metro system.
- B. Develop coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible.

Programs:

- Continue to utilize “mutual aid agreements” as a cost effective method to provide services.
 - Continue to support the Pulaski School District, Oconto Falls School District, and the activities undertaken by local civic groups.
- C. Utilize the Wisconsin Towns Association (WTA) as a means to assist the town and its officials in developing and interpreting ordinances impacting land use decisions.

NATURAL RESOURCES

GOAL: *To preserve unique and significant open space and natural areas of the town.*

Objective 1: Consider the impact to the town’s natural features and open spaces when evaluating all future projects-residential, economic, and recreational.

Policies:

- A. Maintain a working knowledge of the comprehensive plan and use it as educational reference document when making future land use decisions impacting the town’s natural resources.

Programs:

- Work with residents to better educate them on the types and locations of the town’s natural features.
 - Work with Oconto County to maintain a current map of the town’s natural features-wetlands; floodplains; lakes, rivers, and streams; woodlands; prime soils; and soils that comprise areas of steep slope.
- B. Carefully review all development proposed for areas adjacent to rivers, streams, wetlands, woodlands, and on soils types noted as steep slopes.

Programs:

- Continue to evaluate the need to expand the boundaries of the existing sanitary district to more efficiently serve areas of the town most likely to develop denser land uses.
 - Maintain familiarity with Oconto County’s Zoning Ordinances and state regulations that directly address development in and around the town’s natural features such as the Green Bay of Lake Michigan and Little Suamico River.
 - Encourage the inclusion of environmental corridors, buffer zones, grasslands and other natural areas in any future residential and business development.
 - Follow the General Plan Design and land use recommendations to better direct development to areas of the town that will result in greater protection of open space, natural resources, agriculture land, and water quality.
- C. Work with Oconto County and Wisconsin Department of Natural Resource officials on any county or regional initiatives to further explore ways to best utilize and preserve the abundance of the town’s natural features.
 - D. Support the efforts of civic and recreational groups on the preservation and appropriate use of the town’s significant natural areas.

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

Policies:

- A. Maintain a current sanitary sewer district plan.
- B. Consider adopting a stormwater management plan that includes the Sobieski, Little Suamico, the 141/41 corridor, Green Bay of Lake Michigan, and Little Suamico River.
- C. Work cooperatively with surrounding municipalities, Oconto County, Wisconsin Department of Natural Resources, and other stakeholders to identify opportunities to further protect surface and groundwater resources.

Programs:

- Support studies that monitor the number of wells being constructed, closed, and measure the level of general water quality within the town.
- Promote the use of sound agricultural and soil conservation methods that minimize groundwater contamination and erosion of topsoil.
- Encourage the utilization of erosion control techniques such as buffer strips, land use controls, etc. to minimize ground and surface water contamination.

CULTURAL RESOURCES

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

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

Policy:

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

Programs:

- Inventory, map, and maintain a list of the town’s historic resources.
- Work with state and county agencies to identify funding sources for preservation of the town’s historic assets.
- Work with private owners of these historically significant features to identify technical and financial resources to preserve and enhance these valuable assets.

HOUSING

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

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

Policies:

- A. Follow the land use recommendations established for housing that promote orderly development, with higher densities within and adjacent to Sobieski, Little Suamico, and the sanitary district.
- B. Ensure there is an adequate amount of land dedicated to future residential development or development.
- C. Direct multi-family housing developments designed for persons of low and moderate income, elderly, and residents with special needs to locate within the town’s sanitary district or in appropriate areas where services are available.

- D. Advocate for the maintenance, preservation and rehabilitation of the existing housing stock.

Programs:

- Direct residents to Oconto County and NEWCAP, Inc. to obtain educational materials and information on financial programs for home repairs and modifications.
 - Work with Oconto County to address inadequate and substandard housing conditions through the development and enforcement of local ordinances.
 - Protect the older residential neighborhoods from inappropriate and incompatible land uses.
- E. Review data from the state, county, and BLRPC to monitor the town’s population growth and characteristics.

Objective 2: New single family housing development should be planned for in a manner that does not negatively impact the environment or compromise adjacent land uses.

Policies:

- A. Direct higher density residential development to Sobieski, Little Suamico, the sanitary district, and other designated areas shown on the General Plan Design to minimize impacts upon lower density areas and natural features.
- B. Maintain the existing rural nature of the town through promotion of clustered and conservation by design residential development.

Programs:

- Ensure emergency vehicles have access to any new developments.
 - Promote street grid patterns that will enhance the opportunity for connectivity with nearby neighbors to promote walking, hiking, and biking.
 - Work with Oconto County to ensure county zoning ordinances sufficiently address a range of housing densities and lot sizes.
 - Establish uniform setbacks for housing adjacent to industrial and commercial land uses.
- C. Regulate the construction of new homes and the remodeling of existing residences through the enforcement of building codes and ordinances.
- D. Encourage residential development that is in scale with the existing developments.
- E. Encourage residential developments to incorporate walking paths and areas for recreational opportunities into their plans.

ECONOMIC DEVELOPMENT

GOAL: To encourage small scale economic development that does not compromise the town’s rural atmosphere.

Objective: Promote quality business development that will offer a variety of job opportunities to local residents.

Policies:

- A. Monitor the needs of existing businesses in order to ascertain their needs and when possible, assist them in meeting their needs.
- B. Locate future businesses in areas that maintain the town’s rural character, are compatible with existing land uses, and can take advantage of existing infrastructure.
- C. Consider opportunities to market the community to recruit retail services such as a grocery store, hardware store, restaurants, and financial institutions to locate in the town.
- D. Consider revitalization efforts in the Sobieski area.

Programs:

- Consider options to remove blighted structures and inappropriate land uses and renovate existing structures.
 - Encourage existing land owners to improve the look of their properties.
 - Consider implementing a design plan.
- E. Direct larger commercial and light industrial development designated areas along USHs 41/141, at the USHs 41/141 intersection with County Highway S, and the sanitary district where it can be served by existing infrastructure and is within a compatible zoning district.

Program:

- Consider developing and maintaining a well-planned corridor development plan to include design standards, set-backs, and access roads.
- F. Consider establishing a business park to attract smaller industrial and commercial businesses to the town.

Programs:

- Investigate the feasibility of establishing a tax incremental financing district to finance the installation of infrastructure.
 - Consider design standards that preserve the value and look of the park and encourage the attraction of additional businesses.
 - Work to strengthen the physical and visual appearance of the USHs 141/41 highway corridor and along County Highways S and J.
- G. Work with county officials to control the location and amount of signage, lighting, landscaping, buffering, and access of business sites located in the town along USHs 41/141.
 - H. Allow “at home” businesses to locate within the town until such time a zoning change is needed.

- I. Partner with county and regional economic development professionals to attract businesses that support both the area’s recreational economy and provide goods and services to the town’s residents.
- J. Ensure information on the town’s historic and natural resources are included in any county promotional materials.
- K. Maintain an official town website and consider providing information on local business resources, available buildings and greenspace, and general data on the local economy.

TRANSPORTATION

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

Objective 1: Promote a transportation system that can be efficiently upgraded and expanded to meet future needs.

Policies:

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

Program:

- Work with the Oconto County Highway Commission, the Wisconsin Department of Transportation, and the Bay-Lake Regional Planning Commission to develop a long-range maintenance and improvement program for town roads.
- B. Continually assess the need to install traffic controls (e.g., turning lanes, signage, pedestrian lanes, frontage roads) near businesses located along the USHs 41/141 corridor.
 - C. Establish a sidewalk repair and expansion program to promote pedestrian in developing areas of the town.
 - D. Work with local clubs to properly mark and sign town trails for snowmobile and ATVs.

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

Policies:

- A. Advocate for well maintain transportation corridors that allow for safe travel of residents and visitors.
- B. Advocate for a pedestrian friendly trail system that connects all areas of the town-highway corridor, Sobieski, Little Suamico, and county trails.
- C. Evaluate the need for a local sign ordinance to maintain aesthetically pleasing transportation corridors.
- D. Ensure town roads can be safely traveled by trucking companies transporting goods within and through the town.

- E. Promote a transportation system that facilitates energy conservation while minimizing associated pollution effects.
- F. Encourage transportation corridor preservation techniques to minimize the negative impacts caused by future development.
- G. Work with Oconto County officials on the extension of trails through the public owned property within the town.

UTILITIES/COMMUNITY FACILITIES

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

Objective 1: Plan for the expansion and maintenance of community facilities to meet future needs.

Policies:

- A. Continue to encourage the concept of “mutual aid agreements” for all public services being provided (e.g., emergency medical, fire, etc.).

Program:

- Continually monitor quality and cost of mutual aid services.
- B. Prepare an annual capital improvement budget to address expansion and upgrades to facilities and equipment owned by the town.

Programs:

- Replace town equipment on an as needed basis.
- Investigate the need for a multi-generational community center.
- Investigate the need to build an ambulance station.

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

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

PARKS AND RECREATION

GOAL: *To provide and maintain a system of outdoor recreation areas that offers a diversity of recreational areas for town residents and visitors to use and enjoy.*

Objective: Promote quality recreational activities that are available to residents and visitors.

Policies:

- A. Participate in any planning efforts initiated by Oconto County, Oconto Falls School District, and Pulaski School District to expand or enhance the area’s recreational facilities.

Programs:

- Maintain a Park Commission to oversee the use, condition, and changing needs of the town’s recreational facilities.
 - Provide input for the Oconto County Comprehensive Outdoor Recreation Plan.
 - Identify cultural resources that can be jointly utilized for marketing of the area.
 - Work with Oconto County officials to improve recreational opportunities within the county owned properties through better signage and access.
- B. Provide diversified recreational facilities and programs for all age groups designed to serve changing needs and preferences.

Programs:

- Ensure access for the disabled and elderly when planning, designing, and constructing all new or rehabilitation existing recreational facilities including parking and general accessibility.
 - Acquire, as appropriate, land for the expansion or building of new recreational facilities.
- C. Work to better promote existing and future recreational facilities.
- D. Explore ways to better utilize the town’s natural features to enhance and/or expand on existing recreational opportunities.
- E. Encourage the inclusion of open space and recreational areas into new housing development.

Implementation Steps

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

1. To ensure the comprehensive plan remains current, the Plan Commission and Town Board should review and document any concerns or items that need to be addressed. The review of the comprehensive plan should include assessment of the town’s land use control tools (e.g., ordinances and regulations).
2. The Plan Commission and Town Board should identify policies and programs that are considered a priority. These priority strategies will lead to the implementation of additional policies and programs in subsequent years.
3. Town officials should identify key stakeholders and collaborators to assist in the implementation of the development strategies. A list of some of those entities is provided at the end of this chapter.

4. The priority policies and programs should be separated based on topic such as housing, economic development, transportation, parks and recreation. The separation of policies and programs by topic will allow for the delegation of projects to other entities.
5. The Town of Little Suamico has many tools available for the implementation of the stated development strategies over the 20-year planning period.
6. The implementation schedule should be evaluated and revised as needed. Town officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changing conditions of the Town of Little Suamico.

Stakeholders

Bay-Lake Regional Planning Commission
 Oconto County
 Oconto County Highway Department
 Oconto County Land Conservation Department
 Oconto County Planning/Zoning/Solid Waste Department
 Oconto County UW-Extension
 Oconto Falls School District
 Pulaski Area School District
 Wisconsin Department of Administration
 Wisconsin Department of Commerce
 Wisconsin Department of Natural Resources
 Wisconsin Department of Transportation

Implementation Timetable

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

Ongoing

1. The town, in cooperation with Oconto County, should continue to maintain ordinances that address particular issues impacting the town.
2. There should be continued discussion between the Village of Suamico and the Town of Little Suamico regarding all development options within the extraterritorial planning area to include residential developments: commercial development along the USH 41/141 corridor; parks and recreation; and siting and expansion of future utilities and infrastructure.
3. Town officials should work with Oconto County, Pulaski Area School District, Oconto Falls School District, the towns of Chase and Pittsfield, and recreation clubs to investigate the location and types of recreational facilities needed in the future for all entities.

4. The town should continue to work with surrounding communities and Oconto County to ensure that public services provided are efficient, done so at a high level, and are cost-effective. As part of this, the town should continue to evaluate all mutual-aid agreements that are in place and evaluate any other potential opportunities.
5. Town officials should continue to work with the Little Suamico Sanitary District Board on how well the district will serve future development needs of Little Suamico.
6. Town officials should continue working on the implementation of the *Town of Little Suamico Comprehensive Outdoor Recreation Plan*.
7. The town should work with Oconto County and other local, state and federal agencies to minimize the impact of future development on open space and natural features.

Annual

1. Town officials should review on an annual basis the comprehensive plan, including land use trends, changes in demographics, and new county and state regulations and ordinances they impact the town's ability to implement their plan.
2. The town should continue to work cooperatively with Oconto County to update the Oconto County Zoning Ordinance in order to help work toward the vision statement set out in the *Town of Little Suamico 20-Year Comprehensive Plan*.
3. During preparation of the annual budget, the capital improvements portion of the town's budget should include an assessment of town functions, services, and properties to determine the need to add staff, decide the need for additional and/or ongoing staff training, invest in new technology, renovate or build new facilities, or buy equipment.
4. The town should participate as needed in annual meetings with adjacent communities to discuss implementation of the individual comprehensive plans.
5. For reference and information purposes, Little Suamico should maintain and display maps of the town's natural features-wetlands; floodplains; lakes, rivers, and streams; woodlands; prime soils; designated farmland preservation areas; and soils that comprise areas of steep slope.
6. Town officials should maintain contact with the Oconto County Historical Society to ensure the town's inventory of historically significant sites and buildings are properly noted and to potentially attract resources for the upgrade and promotion of these valuable assets.
7. Little Suamico should maintain its annual membership with the Wisconsin Towns Association as an important resource for information on issues that will impact the town.

As Needed

1. The town, with the assistance of Oconto County, may want to explore developing plans and processes aimed at protecting the quality and quantity of the town's water resources. This could include, but is not limited to projects such as: developing a stormwater management plan; identifying and developing a plan to protect vital groundwater recharge areas; developing and enforcing erosion control measures; and the restoration of wetlands.

2. Little Suamico should work with Oconto County on the updating of the county’s Farmland Preservation Plan, Outdoor Recreation Plan, and the implementation and maintenance of the Multi-Hazards Plan.
3. With limited municipal services, the town should be working with the Village of Suamico officials on the future need for long term care facilities to service the people of that area.
4. The Town of Little Suamico should meet with county economic development officials to define a plan to generate more jobs locally through the development, attraction, and expansion of businesses.
5. The town should explore the possibility of connecting to the Green Bay Metropolitan Sewage and Water systems to accommodate the anticipated growth projected within the town.

