

**CHAPTER 4:
IMPLEMENTATION**

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INTRODUCTION

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

RESPONSIBILITIES OF LOCAL OFFICIALS

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

CONSISTENCY WITH EXISTING PLANS, REPORTS, AND STUDIES

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

UPDATING THE COMPREHENSIVE PLAN

The Plan Commission is the lead entity in amending/updating the *Town of Stiles 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. It is recommended that the town's comprehensive plan be reviewed/updated by the Town Plan Commission based on the following schedule:

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

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

IMPLEMENTATION OF LOCAL LAND USE CONTROLS IN CONJUNCTION WITH COUNTY ZONING

Zoning

Oconto County Zoning Ordinance

Oconto County maintains and administers a countywide zoning ordinance. This means the county has jurisdiction over all zoning in the unincorporated communities of the county, while the incorporated communities administer their own zoning ordinances. Oconto County uses these zoning ordinances to promote public health, safety, and welfare; to protect natural resources; and to maintain community character. Zoning districts were established to avoid land use conflicts, protect environmental features, promote economic development, and to accomplish land use objectives laid out by a comprehensive plan. Please refer to the Oconto County Zoning Ordinances for detailed information on zoning districts, regulations, restrictions, permitted uses, and zoning maps.

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

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

Official Mapping

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

The official map serves several important functions:

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

Floodplain Ordinance

Oconto County recognizes that uncontrolled development within floodplains or too close to rivers or streams can be an issue of public health, safety, and general welfare of its residents. The Oconto County Floodplain Ordinance regulates development in flood hazard areas for the protection of life, health and property while providing a uniform basis for the preparation, implementation and administration of sound county floodplain regulations.

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

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

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

Any further development in the town of Stiles will comply with the Oconto County Floodplain Ordinance. The town will continue to cooperate with Oconto County, WDNR, FEMA, and other appropriate agencies when updates to the Oconto County Flood Insurance Rate Maps and the Oconto County Floodplain Ordinance are proposed.

Shoreland Ordinance

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

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

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

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

- Further development in the town of Stiles will comply with the Oconto County Shoreland Ordinance.

Land Division/Subdivision Ordinance

A subdivision ordinance, as authorized by s. 236, Wis. Stats., 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.” Please see the Oconto County Land Division Ordinance for further information.

Local Town Ordinances

The town of Stiles has adopted a Subdivision Ordinance in 2003 under the authority granted by secs. 60.22(3), 61.34(1), and 236.45, Wis. Stats. The ordinance is intended to regulate the division of land within the town in order to promote the public health, safety, aesthetics and general welfare of the community. In part, the ordinance seeks to promote planned and orderly layout and appropriate use of land and supplement the Oconto County land division, zoning, and land use controls to help implement the town’s comprehensive plan and other town codes and ordinances. Please see ordinances for further information and details.

A Land Division Ordinance was adopted by the town of Stiles in 2000 and updated in 2021 to set a more restrictive buildable lot size for residential development than set by the Oconto County Board of Supervisors and set forth in the Oconto County Zoning Ordinance and Oconto County Land Division Ordinance. For more information on this ordinance, please contact the town of Stiles. In all instances where land located within the town of Stiles is to be divided for residential development (RR, R-1, R-2, or R-3), the following shall apply as minimum lot sizes:

- A. If the land is located north of State Highway 22, the minimum lot size per residential dwelling shall be five (5) acres.
- B. If the land is located south of State Highway 22, the minimum lot size per residential dwelling shall be one and one half (1.5) acres within planned residential areas and two (2) acres outside of planned residential areas.

The town of Stiles has adopted the following local land use ordinances that will be referenced during the implementation of the town's comprehensive plan:

- Town Road Construction and Acceptance Standards
- Mobile Homes
- Regulation of Junk Yards
- Comprehensive Zoning Ordinance
- Signs
- Wisconsin Uniform Dwelling Code

Other Ordinances and Regulations

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

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

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The town of Stiles Plan Commission, with cooperation from Oconto County, will be directly responsible for, or oversee the implementation of most of the development strategies (goals, objectives, policies, and programs) with the Town Board ensuring the plan is being implemented in a timely manner. In total, there are eleven general goals 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 Stiles intends to take in order to efficiently develop over the next 20 years. A majority of the strategies were taken from the town's current land use plan adopted in 1999 and revised to reflect the responses of the Nominal Group discussion and other public involvement steps.

Goals, Objectives, Policies and Programs

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

- **Goals** - describe desired situations toward which planning efforts should be directed. They are broad and long range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** - are rule(s) or course(s) of action used to ensure plan implementation.
- **Programs** – an action or a coordinated series of actions to accomplish a specific policy.

Note: Since many planning issues are interrelated (e.g., land use and transportation), the goals, objectives and policies of one element may relate to those stated in other elements.

LAND USE

GOAL: *To ensure the town is developed/preserved according to the land use recommendations developed as the basis of the General Plan Design (Chapter 3 of this document).*

COMMUNITY PLANNING

GOAL: *To provide a development pattern which meets the needs of the citizens through a coordinated mix of land uses that minimize 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 retain the unique rural and natural character of the town.

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 ordinances to address issues specific to the town.
 - Adopt new or revised ordinances that address issues as they arise to enable the town to implement this comprehensive plan.
- C. Encourage cooperation and communication between the town, neighboring municipalities, and Oconto County in implementing this 20-year plan.

Programs:

- Present a copy of the adopted 20-year comprehensive plan to neighboring municipalities and Oconto County.
- Participate in meetings with adjacent municipalities to discuss implementation of the individual comprehensive plans.
- Continue to work with county officials on the review, updating, and enforcement of county zoning ordinances.
- 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 in 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. Work with Oconto County and local communities in the maintenance and implementation of the *Oconto County Multi-Hazards Mitigation Plan*.
- D. Review the comprehensive plan as needed with plan updates scheduled for every five to ten years or as needed.
- E. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the town's comprehensive plan.

NATURAL RESOURCES

GOAL: *To maintain a healthy environment for both residents and visitors to enjoy and utilize.*

Objective 1: Maintain a working knowledge of the comprehensive plan and use it as an educational reference document when making future land use decisions impacting the town's natural resources.

Policies:

- A. Work with residents to better educate them on the types and locations of the town's natural features.

Programs:

- Maintain and display 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.
 - Continue to monitor proceedings with the Drainage District that could impact future land use decisions within the town.
- 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 explore the option of establishing a sanitary district around the Machickanee Flowage area.
- 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 Machickanee Flowage and Oconto River.
- Encourage the inclusion of environmental corridors, buffer zones, grasslands and other natural areas in any future residential and commercial development.

- Encourage the development of larger residential lots through local ordinances to prevent clustering as a means to protect water resources and quality.
- C. Work with Oconto County and Wisconsin Department of Natural Resource officials any county or regional initiatives to further explore ways to best utilize or preserve natural features within the town
- 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. 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.
- B. Support studies that monitor the number of wells being constructed, closed, and measure the level of general water quality within the town.
- C. Promote the use of sound agricultural and soil conservation methods that minimize groundwater contamination and erosion of topsoil.
- D. Work with officials to monitor the paper mill discharge and its impact on the flowage.

AGRICULTURAL RESOURCES

GOAL: To protect valuable farm and open space land from uses that may conflict or compromise their usage and aesthetics.

Objective 1: Maintain large contiguous prime agricultural tracts and open spaces through promotion of larger lot sizes in order to preserve the town’s rural atmosphere and existing farming operations.

Policies:

- A. Establish and maintain guidelines, in conjunction with Oconto County, to protect existing agricultural operations and rural character.
- B. Encourage residential and small commercial development to locate in designated areas along USH 141, State Highway 22, and to smaller, less productive agriculture tracts.

Program:

- Consider establishing a development agreement with the City of Oconto Falls to promote more orderly and efficient development within the city’s extraterritorial boundary.
- C. Work with Oconto County officials to update the county’s farmland preservation plan.
- D. Maintain communication with county officials on farming legislation at both the state and federal levels that would impact the town’s farming community.

Objective 2: Work to minimize the potential for conflicts between farming and non-farming residents.

Policies:

- A. Explore the option of establishing a mandatory buffer strip and/or setback between farm operations and adjacent residential developments to minimize conflicts of farming operations on residential living.
- B. Support county and state initiatives that are designed to create safer travel between agricultural fields and farming operations.

CULTURAL RESOURCES

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

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

Policy:

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

Programs:

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

HOUSING

GOAL: *To 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 in residentially planned areas.
- B. Support housing developments in and near the area's incorporated communities for all persons including low and moderate income, elderly, and residents with special needs.
- C. Adopt a subdivision ordinance that matches the expectations of a majority of town residents.
- 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.
 - Address inadequate and substandard housing conditions through the development and enforcement of local ordinances.
- E. The town may obtain annual data from the state, county, and BLRPC to monitor the town's population growth and characteristics to stay informed of changing demographics/characteristics within the town.

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

Policies:

- A. Direct higher density residential development to areas that minimize impacts upon low density areas, natural features, viewsheds, and farming operations.
- B. Maintain the existing rural nature of the town through promotion of larger residential lot sizes.
- C. Use the town's General Plan Design to locate future residential development in areas that have been identified as suitable for housing and will not negatively impact natural resources and other land uses.
- D. The construction of new homes and the remodeling of existing residences should be regulated by county building codes and ordinances.
- E. Encourage residential development in areas planned for residential development that is in scale with the existing development.

ECONOMIC DEVELOPMENT

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

Objective: Future businesses should be located in areas that maintain the town's rural character.

Policies:

- A. Direct commercial and light industrial development to designated areas along USH 141, State Highway 22, and at the intersection of USH 141 and STH 22 where it can be served by existing infrastructure and compatible zoning.
- B. Work with the City of Oconto Falls to consolidate commercial and industrial development and professional buildings along STH 22 where needed services exist or can be readily extended.
- C. Work with county and city officials to control the location and amount of signage, lighting, landscaping, buffering, and access of business sites located in the town along USH 141 and STH 22.
- D. Work with Oconto County and local municipalities to prepare and adopt a design standards ordinance for businesses locating along the USH 141 corridor.

- E. Allow “at home” businesses to locate within the town until such time a zoning change is needed.
- F. Partner with county and regional economic development professionals and City of Oconto Falls officials to attract businesses that support the area’s local economy.

TRANSPORTATION

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

Objective 1: Promote a transportation system that is consistent with surrounding land uses and 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 and the Wisconsin Department of Transportation to develop a long-range maintenance and improvement program for town roads.
- B. Work with the City of Oconto Falls and the Wisconsin Department of Transportation to establish safe efficient multi-modal movement within the city’s extraterritorial boundary that will likely encompass commercial, industrial, and public facility land uses.

Program:

- Monitor the need for construction of adequate traffic controls (e.g., turning lanes, signage, pedestrian lanes, and frontage roads) near businesses located along the USH 141 corridor and along the city border.
- C. Work with local clubs to properly mark and sign town trails.

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. Evaluate the need for update of the town’s local sign ordinance to maintain aesthetically pleasing transportation corridors.
- C. Ensure town roads can be safely traveled by farmers utilizing equipment and transporting equipment, feed, and livestock.
- D. Promote a transportation system that facilitates energy conservation.
- E. Encourage transportation corridor preservation techniques to minimize the negative impacts caused by future development.

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:

- Ensure all community facilities meet Americans with Disabilities Act requirements and have the capability to be upgraded to handle future technology driven equipment.
 - Replace equipment on an as needed basis.
- C. Work with the City of Oconto Falls to address the need for joint planning of future services such as long term care facilities for older adults.

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

- A. Work cooperatively with service providers to upgrade telecommunication, 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 advocate for a variety of recreational opportunities for town residents and visitors to use and enjoy.

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

Policies:

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

Programs:

- Provide input for the *Oconto County Comprehensive Outdoor Recreation Plan*.

- Identify cultural resources that can be jointly utilized for marketing of the area.
- B. Explore the opportunity to better utilize the town’s natural features to enhance and/or expand on existing recreational opportunities.
- C. Consider access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc.

INTERGOVERNMENTAL COOPERATION

GOAL: To coordinate with the City of Oconto Falls, Oconto County and other interested groups/agencies on future planning projects.

Objective: Promote cooperation between the town of Stiles and Oconto County, City of Oconto Falls, or any other government entity that can make decisions impacting the town and surrounding area.

Policies:

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

Programs:

- Encourage neighboring communities to participate in meetings, workshops, mutual planning activities, etc.
- Meet annually with Oconto County officials to discuss zoning issues impacting the town.
- Work with neighboring communities and agencies regarding any water issues and other land uses which lie across town lines such as Oconto River and the Machickanee Flowage.
- 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 means to provide services.
- Continue to support the Oconto Falls Public Library, museum, and other local community and cultural facilities.
- C. Promote cooperation and communication with the each of the local school districts to collectively support quality educational and recreational opportunities.
- D. Work with county officials to implement and maintain the *Oconto County Multi-Hazards Mitigation Plan*.
- E. 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.

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 as needed. 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 infrastructure, 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 Stiles has many tools available for the implementation of the stated development strategies over the 20-year planning period. Within the appendices of this document, there are comprehensive lists of financial and technical resources to implement many of the strategies listed for the housing, economic development, and transportation elements of the plan.
6. The implementation of this plan should be evaluated and revised as needed. Town officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changes in local demographics and to the regional economic climate.

Stakeholders

Bay-Lake Regional Planning Commission
Civic and Recreation Clubs
City of Oconto Falls
Lena School District
Oconto County
Oconto County Highway Department
Oconto County Land Conservation Department
Oconto County Planning/Zoning/Solid Waste Department
Oconto County UW-Extension
Oconto Falls School District
Wisconsin Department of Administration
Wisconsin Department of Natural Resources
Wisconsin Department of Transportation

Implementation Timetable

To efficiently implement the *Town of Stiles 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 Stiles is provided below.

Ongoing

1. The town, in cooperation with Oconto County, should continue to maintain ordinances that address particular issues impacting the town. The town may want to consider adopting additional ordinances that are more protective than those currently being enforced by Oconto County in order to provide additional protection to its natural features when appropriate. Note: The preparation and adoption of some local ordinances may take one to two years to be completed.
2. There should be continued discussion between the City of Oconto Falls and the town of Stiles regarding all development options within the extraterritorial planning area to include the Machickanee Flowage residential developments: commercial development along State Highway 22; parks and recreation; access to the flowage, county forest, and Oconto River; and siting of future utilities and infrastructure.
3. Town officials should work with Oconto County, Oconto Falls School District, 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. The town should work with Oconto County and other local, state and federal agencies to minimize the impact of future development on agriculture land and natural features.
6. There should be continued monitoring of proceedings taking place with the Drainage District that could impact future land use decisions within the town.

Annual

1. Town officials should review the comprehensive plan on an annual basis, including land use trends, changes in demographics, and new county and state regulations and ordinances that 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 General Zoning Ordinance in order to help work toward the vision statement established in the *Town of Stiles 20-Year Comprehensive Plan*.
3. The town should participate as needed in meetings with adjacent communities to discuss implementation of comprehensive plans.

4. For reference and information purposes, Stiles should maintain and display 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.

As Needed

1. Town officials should assess the need for a design plan for current and future business locating along the USH 141 corridor that would include traffic flow, connectivity, signage, structures, landscaping, parking, and storage.
2. The town, with the assistance of Oconto County, may want to explore developing plans and processes aimed at protecting the quality and quantity of the town's water resources. This could include, but is not limited to projects such as: developing a stormwater management plan; identifying and developing a plan to protect vital groundwater recharge areas; developing and enforcing erosion control measures; and the restoration of wetlands.
3. Stiles should work with Oconto County on the updating of the county's Farmland Preservation Plan, Outdoor Recreation Plan, and the implementation and maintenance of the Multi-Hazards Plan.
4. The town of Stiles has several historic resources that may be valuable in the preservation and promotion of the town's history. The town is encouraged to inventory and map those resources and work with county and state staff to identify tools to preserve and promote those assets.
5. With limited municipal services and an aging population, the town should be working with City of Oconto Falls officials and adjacent municipalities on the future need for long term care facilities to service the people of that area.