

IMPLEMENTATION

In order to fully realize the Vision identified in the Town of Grafton Comprehensive Plan: 2035, the items in this section should be accomplished.

MONITORING THE PLAN

The Plan must reflect the current values, objectives and development policies of the Town at all times.

The Plan should be fully reviewed by Town staff annually with the following in mind:

- New land use opportunities
- Further plan detail and refinement
- Market shifts
- Economic and demographic changes and growth patterns
- Unforeseen challenges
- Changes in legislation

Development within the Town should also be monitored on an ongoing basis and compared against the Town goals and objectives outlined in each element of this Plan to ensure that the current policies are achieving the intended results.

AMENDING THE PLAN

The Plan should be reviewed and amended periodically. Suggestions for amendments may be brought forward by Town staff, officials, and residents, and should be consistent with the overall vision of the plan. Proposed amendments could originate in any of the following ways:

- Amendments proposed as corrections of clerical or administrative errors, mapping errors, and updated data for text, tables, and maps. Such amendments would be drafted by Town staff.
- Amendments proposed as a result of discussion between officials and citizens.

- Amendments proposed as a result of recommendations discussed during a Town planning process.

When a change is proposed, it should follow this general procedure:

- Recommendation by the Plan Commission to conduct a review process for the proposed amendment.
- Facilitation of public hearings as required by applicable Wisconsin Statute and/or ordinance.
- Recommendation from the Plan Commission to the Town Board.
- Consideration and decision by Town Board.

Plan amendments and updates should coincide with the annual monitoring schedule.

PLAN ELEMENT CONSISTENCY

The individual elements of this Plan reinforce the goals, objectives, and policies of each of the nine Smart Growth elements. As future amendments and updates are made, consistency between the Plan elements must be ensured.

PLAN RECOMMENDATIONS

The implementation element prioritizes recommendations presented in the Town of Grafton Comprehensive Plan: 2035, so that the Town is able to work towards accomplishing their Vision.

The following matrix lists each of the policies identified in the Plan elements. For each recommendation, the party responsible for implementing the policy is indicated. A prioritization level is also assigned to each recommendation, as follows:

- Ongoing - This policy is currently in effect and should continue to be implemented.
- 1 - This policy is not currently in effect, but should be implemented by the responsible party upon Plan adoption.
- 2 - This is a short-term recommendation, to be implemented before 2015.
- 3 - This is a mid-term recommendation, to be implemented before 2025.
- 4 - This is a long-term recommendation, to be implemented before 2035.
- Complete - The Town has already accomplished this recommendation.

| ELEMENT/CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|--|--|--|----------------|
| <i>Agricultural, Natural, and Cultural Resources</i> | Explore the use of program to allow the transfer of development rights (TDR) and the purchase of development rights (PDR) for significant cultural features, natural areas, and environmental corridors. | Town Staff, Plan Commission, & Town Board | 4 |
| | Encourage deed restrictions on unique/sensitive areas as part of new development or redevelopment to preserve open space. | Town Staff | 1 |
| | Promote Managed Forest Law (MFL) or similar programs as incentives to encourage the sustainability of woodlands. | Town Staff | 1 |
| | Promote the implementation of a Tree Preservation Ordinance. | Town Staff | 1 |
| | Promote the implementation of a Park and Open Space Plan. | Town Staff, Open Space Preservation Commission | 1 |
| | Discourage new development on hilltops and ridges and encourage significant housing setbacks from major roads. | Town Staff | Ongoing |
| | Encourage “parkway” streetscapes along major roadways. | Town Staff | 1 |
| | Promote the use of agricultural tax incremental financing (TIFs) to maintain, attract, or expand agricultural and agricultural related uses. | Town Staff, Plan Commission, & Town Board | 3 |
| | Promote the unique agricultural uses (i.e. forestry, tree farms, vegetable farms, equestrian facilities, etc.). The Town should explore incentive programs to attract these types of uses. | Town Staff, Open Space Preservation Commission | 1 |
| | Manage conflicts between agricultural uses and residential development. | Town Staff | Ongoing |

| ELEMENT/CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|---|--|--|----------------|
| <p><i>Agricultural, Natural, and Cultural Resources</i></p> | <p>Achieve a balance between residential development and maintaining the rural character and identity of the Town.</p> | <p>Town Staff</p> | <p>Ongoing</p> |
| | <p>Authorize limited non-agricultural commercial activities that meet applicable regulations pertaining to home occupations/professional home offices, or, in the case of utilizing outbuildings, such commercial activities that are low profile in nature, be operated by the owner of the premises, employ no more than two non-resident employees, produce no light or noise, be compatible with the agricultural setting of the area, and be a commercial activity that would not be better suited to be maintained in a traditional commercial setting or business park.</p> | <p>Town Staff</p> | <p>Ongoing</p> |
| | <p>Actively participate with Ozaukee County and the Wisconsin Department of Natural Resources in zoning and conditional use deliberations for the establishment, maintenance, operation, and reclamation of any existing or future mineral extraction sites.</p> | <p>Town Staff, Plan Commission, & Town Board</p> | <p>Ongoing</p> |

| ELEMENT/CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|------------------|---|--|----------------|
| <i>Land Use</i> | Utilize the description of each Land Use District, the outlined development policies, and the identified design standards as a basis for land use decision making when reviewing development proposals. | Town Staff, Plan Commission, & Town Board | Ongoing |
| | Encourage the creation of a Planned Unit Development (PUD) ordinance as a flexible land use tool to be used by the Town for unique developments. | Town Staff, Plan Commission, & Town Board | Complete |

| ELEMENT/CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|------------------|--|---|----------------|
| <i>Housing</i> | Encourage a mix of housing types in the Town. Encourage a mixture of housing types in larger developments at a ration of 70% single-family detached units and 30% multi-family units (i.e. duplexes, townhomes, condominiums, and apartments). | Town Staff, Plan Commission, & Town Board | 2 |
| | Locate affordable housing choices within close proximity of major arterials and support services (i.e. retail shopping, health care, and other public services). | Town Staff, Plan Commission, & Town Board | 2 |
| | Promote housing programs in the County to attain affordable housing choices and reduce the high housing cost burden in the Town. | Town Board | 2 |
| | Promote flexibility in existing zoning districts and ordinances to allow for smaller lot sizes and housing unit sizes to achieve affordable housing products. | Plan Commission, & Town Board | Ongoing |
| | Develop public services and infrastructure within the Town to allow for the development of elderly units and/or elderly developments. | Town Board | 3 |
| | Promote programs that provide funds and labor to adapt homes to the needs of the elderly population. | Town Board | 3 |
| | Promote Federal, State, and County government housing programs that have the potential to increase the availability of elderly oriented housing in the County and Town. | Town Board | 3 |
| | Maintain housing care for existing elderly care facilities in the County. | Town Board | Ongoing |
| | Require inspections and approval, by qualified personnel, for all new residential construction and renovation activities. | Town Staff (Building Inspector) | Ongoing |

| ELEMENT/CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|-----------------------------|--|---|----------------|
| <i>Economic Development</i> | Pursue and assist appropriate business and industry prospects to locate in the Town. | Town Staff, Plan Commission, & Town Board | 1 |
| | Support and promote the use of economic development programs to attract, retain, and expand businesses and industries in the Town. | Town Staff, Plan Commission, & Town Board | 1 |
| | Ensure new development is compatible with nearby land uses, architecture, and landscaping. | Town Staff | Ongoing |
| | Enforce current design standards as identified in the Land Use chapter and Zoning Code for each district. | Town Staff | Ongoing |

| ELEMENT/CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|-----------------------|---|--|----------------|
| <i>Transportation</i> | Encourage the implementation of changes in service hours and frequency for the Ozaukee County Express Bus System to ensure that residents of the Town can access urban centers and major transportation facilities seven days a week. | Town Board | 2 |
| | Coordinate with WisDOT on the Midwest Regional Rail Initiative to establish a feeder bus route that adequately serves residents of the Town. | Town Board | 2 |
| | Provide new and enhanced bicycle and pedestrian routes in the Town that serve as linkages between commercial centers and residential neighborhoods. | Town Staff & Open Space Preservation Commission | 1 |
| | Provide new equestrian trails in the Town that serve as linkages between several of the existing equestrian centers, existing subdivisions, and open spaces. | Town Staff & Open Space Preservation Commission | 1 |
| | Promote educational opportunities that incorporate elements of bicycle and pedestrian awareness. | Town Staff & Open Space Preservation Commission | 2 |
| | Pursue grant funds to develop recommended trail and bicycle routes through the Town. | Town Staff, Open Space Preservation Commission, & Town Board | 1 |
| | Support programs that provide transit services for the elderly, persons with disabilities, and other persons who cannot drive or who have difficulty in using private automobiles. | Town Board | 2 |
| | Ensure implementation of the State Trails Network Plan so trails in the Town provide access to other areas in the region. | Town Staff & Open Space Preservation Commission | 2 |

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|-----------------------|--|--|----------------|
| <i>Transportation</i> | Consider adopting trail and path requirements for new residential subdivision to provide both safe and convenient opportunities for walking. These trails should connect to adjacent trail and path systems, as well as existing subdivisions and open spaces. | Town Staff & Open Space Preservation Commission | 1 |
| | Utilize the current "Pavement Maintenance Program" to place emphasis on streets in the Town that need major improvement. | Town Staff & Board | Ongoing |
| | Work with the County, State, various federal entities, and other sources to explore funding availability and secure monies for transportation programs and projects. | Town Staff & Board | 3 |

| ELEMENT/CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|---|---|---|----------------|
| <i>Utilities and Community Facilities</i> | Review all development proposals for efficiency in delivery of public services (e.g. snow removal, refuse collection, utility extensions, etc.). | Town Staff | Ongoing |
| | Continue to work with the Village of Grafton regarding shared services and facilities. | Town Staff & Ad Hoc Committee | Ongoing |
| | Follow recommendations made in the Town's Comprehensive Outdoor Recreation Plan, including the need for active recreational space in the Town. | Town Staff & Open Space Preservation Commission | 1 |
| | Ensure that all parks in the Town are interconnected by a system of trails and pathways for bicycle, pedestrian, and/or equestrian traffic. | Town Staff & Open Space Preservation Commission | Ongoing |
| | Require that all new and replacement electric and telecommunications distribution and service lines be located underground. | Town Staff | Ongoing |
| | Require the development of residential, commercial, and industrial uses at densities that are cost effective to serve (e.g. snow removal, refuse collection, utility extensions, etc.). | Town Staff & Plan Commission | Ongoing |
| | Explore grants and funding opportunities available for utilities and community facilities that work collaboratively with Town impact fees. | Town Staff & Board | Ongoing |
| | Promote the use of rain barrels, rain gardens, porous pavement, and gree roof systems in all new development and redevelopment efforts in the Town. | Town Staff | 3 |
| | Continue to investigate the need for proper sump pump discharge. | Town Staff | Ongoing |

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|--------------------------------------|---|--------------------------------|----------------|
| <i>Intergovernmental Cooperation</i> | Continue to utilize the JETZCO process with the necessary communities to prevent and resolve land use issues. | Town Staff & appropriate JETZO | Ongoing |
| | Conduct periodic meetings with the Village of Grafton to review common issues. | Town Staff & Ad Hoc Committee | Ongoing |
| | Coordinate land use plans with those of adjacent municipalities to ensure the implementation of the Town of Grafton Comprehensive Plan: 2035. | Town Staff | Ongoing |