

Introduction

The Implementation Chapter is the “how to” portion of the plan. It prescribes those actions necessary to realize the visions presented in this document. The actions include revisions to existing ordinances if needed as well as recommendations regarding new tools to aid the Town in implementing the plan.

This chapter includes a strategy for measuring progress, identified the parties responsible for implementation, and includes recommendations for the timely review and, when necessary, amendment of the plan. It also includes policies, goals, and objectives for each of the nine elements and lists primary and available sources of funding for implementation.

Upon approval and adoption of the Comprehensive Plan by the Town Board, and as required by the Wisconsin Comprehensive Planning Law (66.1001 State Stats.), the Town of Clearfield must ensure that ***all local land use decisions are consistent with the policies, goals, and objectives*** of this plan. Once the plan is adopted and distributed as per state requirements, the Town must review and, if necessary, revise existing land use tools so that they conform to Comprehensive Plan recommendations. In addition, the Town must begin the process of implementation, which may require the adoption of new land use tools capable of achieving plan goals.

Visions, Objectives, Policies, and Goals

Wisconsin’s Comprehensive Planning Law requires that the Implementation Element contain a compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans, and programs contained in the previous elements. The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan shall be updated no less than once every 10 years.

Relationship between Chapters

Coordination between the nine required plan elements has been highlighted throughout the plan. In this chapter, those relationships are presented within the tables pertaining to each previous chapter of the plan.

Measuring Progress

To track planning progress and help to ensure that the plan is implemented, milestone dates (see definition in box at top right of following page) are provided for each objective. Special attention

has been given to the milestone dates to ensure that individual objectives act in harmony with other stated goals and objectives. Town Board members and the Planning Committee have reviewed the milestone dates to ensure that they are feasible expectations for the Town.

Comprehensive Plan Review and Update Process

A Comprehensive Plan may be revised at any time (see *Petition for Plan Revision* section below); however, State statutes require that a Comprehensive Plan be updated no less than once every ten years.

- **Ten-year Review** – As required by state statutes, the Planning Committee will undertake a broad review of the Comprehensive Plan to identify the specific revisions necessary to update the document. Prior to beginning this process, the Town of Clearfield will notify all intergovernmental partners that it will be reviewing and updating the Plan. As with the initial development of the Comprehensive Plan, the Town must abide by all public participation requirements as per the Wisconsin Comprehensive Planning Law.

What is a Milestone Date?

A milestone date is a specific date, after the adoption of the Comprehensive Plan, when the Town will review the plan implementation action to see if the objective has been met and consider additional implementation strategies to achieve the stated goal. It would be preferable to complete each implementation action prior than the milestone date assigned to it.

Responsibilities

Implementation of the Town of Clearfield Comprehensive Plan will be the primary responsibility of the Planning Committee under the authority of the Town Board. The Planning Committee and Town Board will make decisions and recommendations pertaining to land use and development issues in accordance with this Comprehensive Plan.

Policies, Goals, and Objectives

The policies, goals, and objectives of the Town of Clearfield Comprehensive Plan were developed to ensure that Clearfield:

- *Remains a rural place to raise a family for the next 20 years, and well into the future.*

Housing Element

Housing Policies

1. Utilize the patterns presented on the Future Land Use Maps as a guide for development.

GOAL 1: Develop the appropriate local land use tools to manage and guide future residential development.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Revise the Town of Clearfield Zoning Ordinance if needed to be consistent with this plan.	Town Budget	Plan Commission Juneau County	2010

GOAL 2: Maintain housing values over time.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Enforce residential codes and ordinances to ensure that properties are well maintained.	Town Budget	Plan Commission Zoning Administrator Building Inspector Juneau County	Continuous

Transportation Element

Transportation Policies

1. Develop a Capital Improvements Plan and utilize it to effectively plan and budget future improvements and enhancements to the Town’s transportation network.
2. Regularly monitor the condition of Town roads to maintain safety and ensure that necessary improvements are undertaken in a timely manner.
3. Provide a greater range of transportation choices, including quality streets, roads, and highways.
4. Discourage the development of roadways in environmentally sensitive areas such as wetlands, floodplains, prime agricultural lands, and soils with severe engineering limitations.

GOAL 1: Maintain and improve Town Roads in a timely and well-planned manner.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	In accordance with state law, using PASER, continue to update road ratings, as required. Seek to increase local funds for road maintenance to support PASER recommendations.	WisDOT	Town Board Highway Superintendent	Continuous

Utilities & Community Facilities	Use PASER results, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (e.g., municipal building upgrades, equipment purchases, etc.).	Town Budget	Town Board	2011
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GOAL 2: Support the long-term viability of area roads.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Intergovernmental	Consider larger setbacks along highway right-of-ways to ensure adequate available space for future expansion.	NA	Town Board WisDOT Juneau County Highway Commissioner	Continuous
Implementation	Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits along area roads.	Juneau County	Juneau County Sheriff	Continuous
Land Use	Consider including language in future subdivision ordinance requiring that residential developers complete traffic impact analyses for new subdivisions to ensure that the road network can accommodate the additional traffic volumes resulting from the proposed development.	NA	Town Board	2011

GOAL 3: Partner with the County, NCWRPC, and WisDOT to plan and coordinate transportation improvements.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Intergovernmental	Communicate and coordinate transportation improvements and plans with WisDOT, NCWRPC and the Juneau County Highway Department.	Town Budget	Planning & Zoning Administrator	Continuous

Intergovernmental	Provide copies of this plan and subsequent updates to WisDOT, NCWRPC, and Juneau County.	Town Budget	Town Clerk	Continuous
Intergovernmental	Encourage WisDOT, Juneau County, and NCWRPC to directly notify residents and businesses of anticipated transportation projects and provide regular work schedule updates.	WisDOT	WisDOT Juneau County Town Board	Continuous

GOAL 4: Keep residents informed of transportation improvements.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Issues & Opportunities	Provide information about future road improvements at public meetings.	Town Budget	Town Highway Superintendent	Continuous
Issues & Opportunities	Provide information about transportation improvements to the community.	Town Budget	Town Highway Superintendent	Continuous
Housing Economic Development	Consider adoption of Access Control and Driveway/Culvert Ordinances to ensure adequate and desired spacing of ingress and egress points along all Town Roads	Town Budget	Juneau County Town Board	2011

GOAL 5: Develop the transportation network in accordance with adopted land use plans, economic considerations, physical constraints, and community desires to meet local travel needs.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Develop and maintain an Official Map to plan for roadway extensions and improvements over time.	Town Budget	Town Highway Superintendent	Continuous
Land Use	Review the Transportation Map at least every five (5) years to ensure that it accurately reflects changes indicated on Town Official Map and any current development plans.	Town Budget	Town Highway Superintendent Town Board	Every Five Years

Utilities & Community Facilities Element

Utilities & Community Facilities Policies

1. It is the policy of the Town of Clearfield to ensure that all Town residents are aware of available community facilities and services.
2. Pursue shared service opportunities when mutually beneficial (i.e. cost savings) to improve the efficiency and quality of utilities and community facilities
3. Require developers to pay their “fair share” for improvements needed to support new development requests.

Goal 1: Ensure that all Town development is served by efficient, cost-effective services and infrastructure within the Town’s capacity to provide services and facilities.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Transportation Implementation	Consider the development of a Capital Improvements Program to be used as a central tool to implement this Comprehensive Plan. The CIP should help the Town plan for needed utilities and community facilities improvements, as well as transportation, and other improvements.	Town Budget	Town Board	2011

Goal 2: Continue to ensure that Clearfield is a safe community by meeting or exceeding recognized standards for public safety.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Intergovernmental	Coordinate with neighboring communities to maintain adequate fire department staff coverage.	Fire Administration Grants	Fire Departments	As Needed
Housing Land Use	When new subdivision, commercial, or industrial development requests are submitted to the Town, consider submitting the requests to the Sheriff Department and applicable fire department for review and recommendation.	Town Budget	Town Clerk	Continuous

Agricultural, Natural, and Cultural Resources Element

Agricultural, Natural, and Cultural Resources Policies

1. Protect the biodiversity and scenic splendor of the community.
2. Preserve the natural resource base and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, economic well being, and quality of life of the Town.
3. Protect groundwater and develop programs to ensure the long-term viability of the aquifer as a source of potable water.
4. Support local family farm operations and small specialty farms to maintain agriculture as a productive part of the rural landscape.
5. Maintain the Town’s rural character.
6. Preserve the cultural and historical heritage of the Town for future generations.
7. Preserve the natural resource base and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, and economic well-being of the Town.
8. Protect floodplains and other areas having severe soil restrictions from development through local ordinances.
9. Discourage development that will interfere with important natural resources, including area streams, wetlands, and steep slopes.

GOAL 1: Protect wetlands in the Town of Clearfield.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Land Use	Wetland areas adjacent to the Lemonweir and Little Yellow Rivers and along other area streams having special wildlife and other natural values, and having an area of one acre or more, should not be allocated to any residential or commercial development and should not be drained or filled.	Town Budget	Town Board Plan Commission	Continuous
Housing Economic Development Land Use	To the extent practicable, areas immediately adjacent to and surrounding wetlands should be developed using techniques to minimize effects on wetlands (e.g. buffers, setbacks, etc.).	Town Budget	Town Board Plan Commission	Continuous

GOAL 2: Preserve rural character and support country living by maintaining open space, natural areas, and farmland.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Utilities & Community Facilities Land Use	Using the Future Land Use Map as a guide, seek to direct future development to certain areas, including those areas least suited for farming, with soils that support foundations and septic systems.	Town Budget	Town Board Plan Commission	Continuous
Housing Economic Development Land Use	Individual lot development on farmland should be directed to the edges of farm fields so as to preserve contiguous blocks of farmland that can continue to remain productive.	Town Budget	Town Board Plan Commission	Continuous

GOAL 3: Preserve and enhance wildlife habitat.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Intergovernmental Cooperation	Consider coordinating with WDNR to better identify and protect wildlife habitats, particularly those unique to the community.	Town Budget WDNR	Town Board Plan Commission WDNR	Continuous
Land Use	Discourage habitat fragmentation by encouraging development adjacent to existing development.	Town Budget	Town Board Plan Commission	Continuous

GOAL 4: Protect the quality of surface and groundwater.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Utilities & Community Facilities Land Use	Encourage conservation design principles for all residential development occurring in sensitive ecological areas or prime agricultural lands.	Town Budget	Town Board Plan Commission Consultant	2010
Land Use	Encourage farmers to use best management practices and technologies.	Town Budget USDA	Town Board Plan Commission Juneau County	Continuous

<p>Housing Land Use Intergovernmental Cooperation</p>	<p>Consider creating, maintaining and enhancing natural buffers along rivers and streams. Consider working with Juneau County, WDNR, and the Wisconsin Department of Agriculture, Trade and Consumer Protection to promote and help fund riparian buffers along streams and lakeshores. Consider educating residents about the importance of environmental corridors.</p>	<p>Town Budget Juneau County WDNR DATCP</p>	<p>Town Board Plan Commission Juneau County WDNR</p>	<p>Continuous</p>
<p>Land Use Intergovernmental Cooperation</p>	<p>Consider coordination with Juneau County and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution.</p>	<p>Town Budget Juneau County WDNR</p>	<p>Town Board Plan Commission Juneau County WDNR</p>	<p>Continuous</p>
<p>Housing Utilities & Community Facilities Intergovernmental Cooperation</p>	<p>Consider coordinating with Juneau County and NCWRPC to educate homeowners on the need for proper maintenance of private well and onsite wastewater treatment systems, periodic testing of private well water, and planning for eventual well, pump or drain field replacements.</p>	<p>Town Budget Juneau County NCWRPC</p>	<p>Town Board Plan Commission Juneau County NCWRPC</p>	<p>Continuous</p>

GOAL5: Preserve and protect the Town of Clearfield’s groundwater to ensure a long-term, viable source of potable water for current and future residents of the Town.

<p>Related Element(s)</p>	<p>Objectives</p>	<p>Potential Funding Source</p>	<p>Champion/Partner</p>	<p>Milestone Date</p>
<p>Land Use</p>	<p>Consider identifying those areas within the Town where susceptibility to groundwater contamination is highest and consider developing plans to ensure that land use within these areas occurs in a manner consistent with protecting groundwater.</p>	<p>Town Budget Juneau County WDNR</p>	<p>Town Board Plan Commission Juneau County WDNR</p>	<p>Continuous</p>

Economic Development Element

Economic Development Policies

1. Provide assistance to persons and organizations interested in developing new, or expanding existing, small businesses in the Town.
2. Enhance the natural character of the community to ensure the attractiveness of the Town to tourists.
3. Support local agriculture as an integral part of the Town’s economy.
4. Follow the pattern on the Future Land Use Maps when evaluating locations for new residential and business development and to preserve suitable land for agricultural uses

GOAL 1: Encourage local economic development opportunities that exist in harmony with Clearfield’s rural atmosphere and support the local tax base.

Related Chapter	Supporting Objectives	Potential Funding Source	Champion / Partner	Milestone Date
Issues & Opportunities	Utilize the Town web page as a targeted economic marketing tool for desired local business endeavors. Provide demographic, market, site locations, cost, and other information about the community for prospective entrepreneurs. Maintain a list of current businesses.	Town Budget & Development Application Fees	Town Web Administrator	2009-10
Land Use	Revise the Zoning Ordinance if needed to ensure that future economic development occurs in a manner consistent with the Comprehensive Plan.	Town Budget	Town Board Juneau County NCWRPC	2011

Land Use Element

Land Use Policies

1. Protect and preserve the rural character of Clearfield.
2. Ensure that development and redevelopment is done in accordance with the policies and goals of the Comprehensive Plan.

3. Protect prime agricultural lands.

GOAL1: Develop effective tools to guide future development and maintain the rural character of the Town of Clearfield.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
All	Revise the Zoning Ordinance if needed to be consistent with the Comprehensive Plan	Town Budget	Plan Commission Consultant	2010

Intergovernmental Element

Intergovernmental Policies

1. Cooperate with all neighboring municipalities, Juneau County, NCWRPC, state agencies and the local school districts.
2. Continue to work with adjoining governments as the Town revises and updates its comprehensive plan in coming years and will coordinate future planning and development activities in boundary areas.

Goal 1: Maintain and enhance opportunities to improve communication with neighboring communities, the school districts, WDNR, WisDOT, Juneau County, NCWRPC and other intergovernmental partners.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Econ Dev U&CF	The Town will maintain open lines of communication to encourage coordinated planning efforts, particularly at shared boundaries.	Town Budget	Plan Commission Juneau County	Continuous