

## Chapter 10

### **IMPLEMENTATION RECOMMENDATIONS**

The recommended land use plan presented in the previous chapter provides a design for the attainment of the urban and rural development and open space preservation objectives contained in the plan. The implementation recommendations pertaining to the urban development areas, rural development areas, environmentally sensitive areas and other land use plan implementation measures are summarized below. Upon adoption of the land use plan, the Town of Genesee will take the necessary action which will implement this plan. The implementation element is a compilation of programs and specific actions to be completed to implement the objectives, policies and procedures contained in the plan. Table X-1 provides a detailed list and timeline of the major action that the Town should complete to implement the land use plan. The Town should evaluate its progress toward achieving the recommendations of the land use plan and amend and update the plan as necessary. The Town should monitor and track their progress in the implementation of their plan. Town Plan Commission and Town Board should work together and create a checklist that they can use to track their progress.

### **Implementation Recommendations for Development Areas**

#### **Mixed-Used Development**

Residential development in mixed-use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed-use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or other civic uses. The Town of Genesee will need to provide guidelines for development of the mixed-use development areas shown on the plan. The Town may want to establish an architectural control ordinance and an architectural control committee to maintain the rural character of the Town.

#### **Residential Cluster Development**

A residential development pattern characterized by a unified site design for a number of housing units, clustering buildings and providing common open space, potential density increases, and a mix of building types. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis.

In addition to plans for developing neighborhoods, detailed plans should also be prepared for mature neighborhoods showing signs of land use instability or deterioration. Such plans should identify areas recommended for redevelopment to a different use, areas recommended for rehabilitation, any local street realignment or improvements, and other public utility and facility improvements. Redevelopment plans should seek to preserve those historic, cultural, and natural features of the urban landscape which provide for neighborhood identity. Plans should maximize opportunities for the provision of living arrangements and

**Table X-1**

Element	Program/Recommended Action	Implementation Date
Issues, Trends & Opportunities; Agricultural, Natural & Cultural Resources; Housing; Economic Development; Land Use; Utility & Community Facilities.	Public Information Meeting, Public Hearing and Plan Adoption.	Spring 2009
Intergovernmental Cooperation	Work with neighboring communities to establish permanent boundaries and shared services	2010
Agricultural, Natural & Cultural Resources	Following completion of the Regional Water Supply Plan or availability of sufficient data, the planning objectives and standards used to prepare this plan may need to be refined to address groundwater supply and recharge issues.	2009-2010
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Zoning Map Amendments to ensure Land Use Plan and Zoning Map are consistent	Winter 2009
Economic Development; Land Use; Utility & Community Facilities, Intergovernmental Cooperation	Discussion on potential combined fire services	On-going
Housing; Agricultural, Natural & Cultural Resources; Housing; Land Use; and Transportation.	Prepare an Official Map	Fall 2009
Transportation	Evaluate impacts of S.T.H. 83 reconstruction on future land uses in the Town	On-going
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Update Land Division and Development Ordinance to accommodate cluster developments	Winter 2009
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Work with Waukesha County on updating Zoning Text to make it consistent with Land Use Plan	On-going
Utility & Community Facilities; Intergovernmental Cooperation, Land Use, housing, Transportation	Review potential funding options available to the Town.	On-going
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Economic Development; Land Use; Utility & Community Facilities; and Housing	Update Town Park and Recreation Plan	On-going
All Elements	Review and Update Progress of Implementing Land Use Plan.	On-going
Transportation	Update Road Plan and Establish Policy for Road Improvements.	On-going
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Provide protection for the Historical Landmarks in the Town of Genesee	On-going
Issues, Trends & Opportunities; Economic Development; Land Use; Utility & Community Facilities; and Housing	Development of a Downtown Business Zoning District.	2009-2010

amenities that are unique to older cities in the County, such as “downtown” housing development.

“Sub-urban density” development is not consistent with many of the planning standards and objectives; however, it is recognized that the Town of Genesee may desire infill between existing subdivision plats consistent with adjacent developments and, also, in growth areas, without utilizing the cluster design concept.

As defined previously in Chapter 9 5-acre residential development areas are sparsely developed areas where land is used primarily for farming, resource extraction, landfills, very low density residential uses (one unit per five acres or less), or other open spaces uses, and includes corridors and isolated natural resource areas. Planning and zoning should be carried out in such a manner as to preserve rural character. New residential development when determined by the Town Board should be limited to an overall density of no more than one dwelling unit per five acres of open land, unless a density bonus is allowed as a result of utilizing the open space or cluster design concept.

In addition, in order to support open space or conservation design developments and to preserve rural character, it would be appropriate to permit lands in the 5-Acre Residential category to develop at an overall density of 3.5 acres per dwelling unit, rather than no more than 5 acres per dwelling unit, if said lands will be developed as Planned Unit Developments or conservation design developments utilizing conservation design standards. The idea is that a slight increase in density in otherwise rural areas is a reasonable trade-off in order to achieve more sustainable development design that conserves natural features, creates more open space within developments, protects the rural atmosphere and causes less need for infrastructure, such as roads and stormwater management facilities. Clustering may be accommodated in rural areas through a variety of zoning approaches. Clustering may be permitted by conditional use or by right in a basic district or through an overlay district. In addition, when the concept of the transfer of development rights is used, residential clustering principles can be used on a communitywide basis to achieve better site designs and preserve open space. Subdivision regulations regarding street improvement standards, storm water management, landscaping, and open space preservation may also need revision to adequately promote and regulate cluster development. Because density bonuses are increasing densities from 5 to 3.5 residential units per acre, the density increase may outpace projected population and projected housing needs in the municipality. Therefore, the Town of Genesee should consider additional growth management tools, such as an allotment system. Residential cluster provisions should require the use of legal restrictions to ensure the preservation of lands, which are to be permanently preserved in agricultural or other open space use. The Town of Genesee should amend their Land Division and Development Ordinance to promote residential cluster type developments. The standards should be similar to those established in the Comprehensive Development Plan for Waukesha County.

## Environmentally Sensitive Lands

The plan seeks to protect and preserve Primary Environmental Corridors to the greatest extent possible and locates new development outside the wetland and lowland areas of the Town. Environmental corridors and isolated natural resource areas should be placed in one of several zoning districts, depending upon the type and character of the natural resource features to be preserved and protected. All lakes, rivers, streams, wetlands, and associated undeveloped floodlands and shorelands should be placed in lowland conservancy or floodplain protection districts. Upland woodlands and areas of steep slopes should generally be placed in appropriate upland conservancy, 5-Acre Residential area or park and recreation districts. Through proper zoning, residential development should be confined to upland portions of environmental corridors, excluding areas of steep slopes, and should be limited to a density of no more than one dwelling unit per five acres, with provision made as may be appropriate for clustering. Zoning applied to the environmental corridors should, however, accommodate necessary public facilities, such as crossings by streets and highways, utility lines, and engineered flood control facilities, but should require that the location, design, and development of the facilities concerned be sensitive to the protection of the existing resource features, and require that, to the extent possible following construction, disturbed areas be restored to preconstruction conditions.

## Implementation Procedures

After formal adoption of the Land Use Plan via Ordinance, the Town Board and Town Plan Commission must commit to the underlying objectives of the plan. After the Town adopts the plan, the Town should evaluate the plan at set intervals to determine if they are following the plan. The Town Plan Commission shall implement the adopted plan, which may require changes or amendments to the Land Division and Control Ordinance as well as the Town establishing its own Zoning Ordinance. The Plan Commission shall seek to preserve and protect the natural resource base by continuing to regulate residential development.

The Land Division and Development Ordinance is an important means available to shape growth and development in accordance with adopted land use objectives. Under the State comprehensive planning law (s.66.1001 Wisconsin Statutes), “beginning on January 1, 2010, if a local governmental unit engages in official mapping, subdivision regulation, zoning ordinance enacted or amended, and zoning of shorelands or wetlands in shorelands, those actions shall be consistent with that local governmental unit's comprehensive plan”. Accordingly, upon adoption of this plan, the Town should review the text of the ordinance and adjust as necessary to carry out the various implementation recommendations contained in the Plan. Such changes should include rezoning to use districts consistent with present uses so as not to prezone, consider allotment system to evaluate and grade proposed developments which carry out the recommendations in this Plan and review of proposed developments for consistency with the recommendation of this Plan.

## Official Mapping

Adoption of an “Official Map” can contribute significantly to the implementation of the recommended Town Land Use Plan. The Town should prepare and adopt an “Official Map” pursuant to Section 62.23(6) of the Wisconsin Statutes, showing thereon lands needed for future public use as streets, highways, drainageways, parks and playgrounds. The official map should be amended from time to time to incorporate the additional street and other public land requirements identified in detailed neighborhood unit development plans or rural area development plans, as those plans are prepared over time.

## Land Division Ordinance

The Land Division Ordinance should be adopted by the Town as a basis for the review and approval of subdivision plats and certified survey maps. Any proposed departure from adopted land use plans should be carefully considered and approved only if such departures are found to be in the public interest.

## Park and Recreation

Amendments to the Park & Recreation Plan objectives of the Land Use Plan require continued public interest. The Town may acquire more land for outdoor recreation and open space uses and the Town may acquire other lands for park and open space purposes as recommended in the plan. Private conservancy organizations are encouraged to supplement public open space acquisition efforts, as appropriate, to ensure the preservation of important natural areas.

## Municipal Boundary Agreements

Although the Town of Genesee has boundary agreements with two (2) of its neighbors (village of North Prairie and Village of Wales), the Town should continue work with their neighbors on boundary issues and shared services. The *Wisconsin Statutes* establish a number of arrangements for cooperation among communities with regard to sharing of municipal services.

## Consistency Among Plan Elements

The comprehensive planning law requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the plan.” All elements of this comprehensive plan were prepared simultaneously, by the same person, with great care given to ensure internal consistency among the various elements and with the notion of being consistent with the Development Plan for Waukesha County. The Town of Genesee Comprehensive Plan objectives and standards described in Chapter 2 are consistent with Waukesha County. It should be recognized that it is unlikely that the plan can meet all of the standards completely. It should also be recognized that some objectives are complementary, with the achievement of one objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through consensus building and/or compromise.

## Plan Review and Amendment Process

The Town of Genesee plans to go through a Comprehensive Plan process at a minimum of every five years to see if amendments are necessary. The Town could develop a specific time when to hold a plan review meeting (open to the public) where citizens and developers could propose changes to the Land Use Plan. The property Owner should sign any proposed changes not initiated by the Town. According to Section 66.1001 (4) of the Wisconsin State Statutes, any change to the comprehensive land use plan must be adopted by Ordinance. The Town should establish minimum guidelines/procedures for amending the plan and the plan amendment may coincide with the zoning amendment process. The proposed amendment will require a public hearing and comment before the Town Board acts on the request.