

1 **I. IMPLEMENTATION**

2
3 The Town has invested considerable time and money in the revision and
4 implementation of the Comprehensive Plan. Continued effort will be required to
5 communicate with and educate Town members, write and update ordinances,
6 promote intergovernmental cooperation, and administer, update, and enforce
7 this plan.

8
9 The implementation strategy is presented in the following subsections:

- 10
11 Town Administration
12 Intergovernmental Coordination
13 Ordinance Development
14 Ordinance Revisions
15 Voluntary Implementation Tools

16
17 **Town Administration**

18
19 The Town Board appointed a Town Land Use Plan Commission composed of
20 individuals who represent a cross-section of the interests and view -points of
21 Town residents. The Plan Commission serves as advisor to the Town Board on
22 matters related to land use. The Town Board may also seek advise from
23 technical consultants and other advisory bodies.

24
25 The Land Use Plan Commission will continue to:

- 26
27 1. Assist and advise the Town Board with:
28 a. Ordinance development and maintenance
29 b. Reviewing development proposals, rezoning requests, and land
30 division requests
31 c. Reviewing and commenting on other governmental land use proposals
32 that may impact the Town of Menomonie.
33
34 2. Assist and advise the Town Board in order to ensure that Town policies,
35 ordinances, and decisions are made in conformance with the
36 comprehensive plan to the fullest extent possible.
37
38 3. Hold public forums on Town planning, land use and regulatory issues,
39 and voluntary land and resource programs to keep Town members
40 informed and interested in the comprehensive plan and its
41 implementation.
42
43 4. Serve as a point of contact to respond to inquires about Town planning
44 and development regulations.
45
46 5. Monitor land divisions, rezoning, and use permits for conformance with
47 the land use plan.

- 48 6. Prepare a yearly report summarizing implementation of the land use plan
49 and its effectiveness in meeting the goals of the plan.
- 50 7. Complete a comprehensive review of the land use plan every five years.

51

52 **Intergovernmental Coordination**

53

54 Actions taken by the Town of Menomonie will impact and be influenced by
55 actions taken in surrounding Towns, the City of Menomonie, Dunn County and
56 the state of Wisconsin. It is important for the various governmental units to
57 work together to make sure land use plans will be as consistent and easy to
58 administer as possible.

59

60 1. The Town comprehensive plan communicates the visions, goals,
61 objectives, and policies for managing growth and preserving natural resources.
62 In drafting and updating ordinances, and administrative procedures, the Plan
63 Commission should check similar documents from other governmental units to
64 obtain as much insight and consistency as possible. When incompatibilities are
65 identified, the commission should work with the entities involved to minimize or
66 eliminate the differences.

67

68 2. Some Town ordinances and procedures may also be applicable at the
69 county level. In that case the Town Board should ask Dunn County to
70 incorporate them into the county regulations. The Town's "Groundwater
71 Recharge Ordinance" is a good candidate for this.

72

73 3. The Town is an active participant in the joint City-Towns-County group.
74 This group includes representatives from Dunn County, the City of Menomonie,
75 and the Towns of Menomonie, Tainter, Dunn, and Red Cedar. Meetings are held
76 roughly every three months. The Town Board should also explore other areas for
77 partnering with surrounding governmental units to reduce duplication of
78 services and obtain greater efficiencies.

79

80 **Ordinance Development**

81

82 Ordinances are used to help achieve the visions, goals and objectives of the
83 comprehensive plan. They strengthen local control of land use decisions and
84 help insure the decisions are in agreement with the comprehensive plan. As
85 ordinances are developed and adopted, the Town should ensure there are
86 adequate opportunities for public input and participation. Ordinances need to
87 be evaluated on a regular basis so that they continue to serve the purpose for
88 which they were created. It is also necessary to continually monitor the Town's
89 ordinances so that they remain consistent with the Town's comprehensive plan,
90 state and local statutes and ordinances.

91

92 General Ordinances-For a complete list contact Town Board Chair.

93

94 Land Subdivision Ordinance

95 Groundwater ordinance

- 96 Driveway ordinance
- 97 Outdoor wood furnace ordinance
- 98 Public nuisance/Junk ordinance
- 99 Dog ordinance
- 100 ATV ordinance
- 101 No wake ordinance
- 102 Nonmetallic mine ordinance
- 103 Campground ordinance
- 104 Speed Zone ordinance
- 105 Town Road Standards for New Road Construction Ordinance
- 106 Ordinance of Citation Enforcement

107
108 The Land Use Plan Commission has not attempted to identify all of the
109 ordinances that will be required to meet the needs of the Land Use Plan. Other
110 ordinances, which may need to be considered include, but are not limited to:

111
112 **A Right-to-Farm ordinance** to protect farmers from anti-nuisance ordinances
113 and unreasonable control of farming operations. It could strengthen the legal
114 position of farmers in case neighbors sue them for a private nuisance.

115 116 **Ordinance Revisions**

117
118 Under Wisconsin Statutes, counties and local units of government are allowed to
119 adopt “zoning” ordinances. Zoning provides a method of implementing many
120 of the objectives of a land use plan. The Town’s comprehensive plan should
121 guide development of zoning ordinance specifications including district
122 descriptions, allowed densities, permitted uses, conditional uses, and the official
123 zoning map. See map 8.

124
125 The Town of Menomonie adopted the Dunn County Zoning Ordinance. The
126 Town prefers to have the county continue with the administration of zoning.
127 The advantages of county administration include:

128
129 minimizing the cost of zoning ordinance administration by sharing personnel,
130 record keeping and enforcement expenses with the rest of the county.

131
132 providing property owners and developers with consistent, countywide, zoning
133 regulations and administrative procedures.

134
135 reducing the time, cost and uncertainty of obtaining County Board approval on
136 Town zoning ordinances or amendments.

137
138 The Land Use Plan Commission and Town Board worked closely with the
139 County as it revised the Zoning Ordinance. The Board and Plan Commission
140 believe the new ordinance will help further the stated goals of the Town of
141 Menomonie comprehensive plan. The new zoning ordinance was adopted by the
142 county in October, 2014.

143

144 If existing Dunn County zoning districts and rules do not adequately meet the
145 full needs of the Town of Menomonie, the Land Use Plan Commission has the
146 option of working with the City of Menomonie to establish extraterritorial
147 zoning (ETZ) that is independent of the county zoning ordinance. This option
148 would only be possible within the current City ETZ area, currently 1.5 miles out
149 from the city limits.

150

151

152 **Voluntary Implementation Tools**

153

154 There are various federal, state, and local conservation programs available to
155 private landowners and /or local governmental units.

156

157 *Some programs to consider include:*

158

159 Wisconsin Farmland Preservation (under intensive agricultural zoning)
160 and Working Lands Initiative. (2009)

161

162 Partners for Fish and Wildlife—restore wetlands, grasslands, and
163 threatened and endangered species habitats. (US Fish and Wildlife
164 Service)

165

166 Forestry Incentive Program (FIP) was replaced by Forest Land
167 Enhancement Program in the 2002 farm bill.

168

169 Stewardship Incentive Program (SIP)— This program was terminated in
170 the 2002 the Farm Bill (P.L. 107-171), and replaced with the Forest Land
171 Enhancement Program (FLEP).

172

173 Managed Forest Law—promote good forest management through
174 property tax incentives.

175

176 Conservation Reserve Program (CRP)—reduce erosion, increase wildlife
177 habitats, improve water quality, and increase forest land.

178

179 Conservation Reserve Enhancement Program –

180

181 The programs above are administered by a variety of agencies; a) Wisconsin
182 Department of Agriculture, Trade and Consumer Protection; b) Wisconsin
183 Department of Natural Resources; c) USDA Farm Service Agency (FSA); d)
184 USDA Natural Resources Conservation Service; e) US Fish and Wildlife Service;
185 f) County Land Conservation Department; g) County Zoning Office.

186

187 Other programs or “tools” the Town may want to consider for meeting land use
188 goals include:

189

190 Public Ownership/Conservation Easements. Land purchased by the public can
191 be used to permanently protect important natural resources from development.
192 A landowner can also voluntarily place permanent development restrictions on

193 land through a conservation easement. The conservation easement is legally
194 recorded on the deed to the property, thereby restricting development by all
195 future owners. A landowner who chooses to establish a conservation easement
196 by donating development rights is entitled to a tax deduction and probably
197 reduced taxes in future years since a portion of the land's value is connected to
198 the easement.

199

200 Purchase of Development Rights. Landowners maintain ownership and the use
201 of the land for agricultural purposes, or preservation as open space. PDR
202 programs do not give other entities the right to develop the land. Development
203 rights could be extinguished in exchange for compensation.

204

205 An excellent summary of each of the voluntary implementation tools listed in
206 this section can be found in the Town of Tainter Land Use Plan 2000 (pp. 8-10
207 and 10-14).