

IMPLEMENTATION

In order to fully realize the vision presented in each element of this plan, the Town of Cedarburg should monitor the plan, make amendments as necessary, ensure consistency as discussed in this document, and address the recommendations made in each element.

MONITORING THE PLAN

The Plan must reflect the current goals, objectives and 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
- Demographic changes and growth patterns
- Unforeseen challenges
- Changes in legislation

Development within the Town should be monitored on an ongoing basis. Such development should also be compared with plan goals and objectives to ensure that current policies are achieving the intended results.

AMENDING THE PLAN

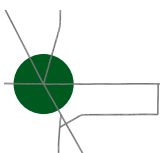
The Plan should be reviewed and amended periodically. Suggestions for amendments may be brought forward by Town staff, officials, and residents, and should be consistent with the overall vision of the plan. Proposed amendments could originate in any of the following ways:

- a) 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.
- b) Amendments proposed as a result of discussion with officials and citizens.
- c) 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 one another. As future amendments and updates are made, consistency between the plan elements must be ensured.

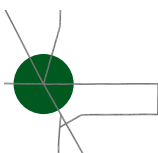
PLAN RECOMMENDATIONS

The implementation element prioritizes recommendations presented in the Comprehensive Plan so that the Town is able to accomplish its 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 priority level is also assigned to each recommendation. Policies listed as “Ongoing” are already in effect, and should continue to be implemented. The remaining priority levels are assigned to a given year (2010, 2015, 2025, and 2035). These policies are currently not in effect, but should be implemented by the responsible party before the start of the calendar year listed.

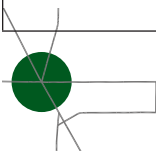
| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------|
| <i>Housing</i> | Require inspections and approval, by qualified personnel, for all new residential construction and renovation activities. | Town Staff | Ongoing |
| | Inform residents about housing programs that can assist in the upkeep and remodeling of the existing housing stock. | Town Staff | 2010 |
| | Encourage (based on market demands) the construction of duplexes, town homes, condominiums, and apartments within the Five Corners District. | Town Board Town Plan Commission Town Staff | 2015 |
| | Consider locating affordable housing options within the Five Corners District. | Town Board Town Plan Commission Town Staff | 2015 |
| | Promote the assistance of housing programs in the County to attain affordable housing options. | Town Board | 2015 |

| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------|
| <i>Economic Development</i> | Ensure new development is compatible with nearby land uses, architecture, and landscaping. | Town Board Town Plan Commission Town Staff | Ongoing |
| | Pursue and support consulting studies conducted to assist in the improvement and expansion of the Town's infrastructure. | Town Board | Ongoing |
| | Support and promote the use of economic development programs to attract, retain, and expand businesses and industries in the Town. | Town Board | 2010 |
| | Encourage the improvement of facades, landscaping, and signage of existing businesses within the Five Corners District through a matching grant program. | Town Staff | 2010 |
| | Pursue and assist appropriate business and industry prospects to locate in the Town. | Town Board | 2015 |
| | Establish business, commercial, and industrial design standards for new and expanding businesses in the Town. | Town Board Town Plan Commission Town Staff | 2015 |



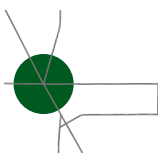
| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------|
| <i>Agricultural, Cultural, and Natural Resources</i> | Utilize the Town's preservation award program for historic significance. | Town Staff | Ongoing |
| | Encourage deed restrictions on unique/sensitive areas as part of new development or redevelopment to preserve open space. | Town Staff | Ongoing |
| | Encourage the implementation of the Park Plan recommendations (as they relate to significant cultural features, natural areas, and environmental corridors) for the Town of Cedarburg. | Town Staff Park Commission | Ongoing |
| | Discourage new development on hilltops and ridges and encourage significant housing setbacks from major roads. | Town Staff | Ongoing |
| | Encourage "parkway" streetscapes along major roadways in the Town of Cedarburg. | Town Staff | Ongoing |
| | Promote compliance with the Town's Planting Strip Guidelines for new major land divisions on arterial and collector roads. | Town Staff | Ongoing |
| | Manage conflicts between agricultural uses and residential development. | Town Staff | Ongoing |
| | Achieve a balance between residential development and maintaining the rural character and identity of the Town. | Town Staff | Ongoing |
| | Consider authorizing 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. | Town Staff | Ongoing |

| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------|
| <i>Agricultural, Cultural, and Natural Resources</i> | 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. | Town Board Town Plan Commission Town Staff | Ongoing |
| | Promote Managed Forest Law (MFL) or similar programs as incentives to encourage the sustainability of woodlands in the Town of Cedarburg. | Town Staff | 2010 |
| | Update the 1996 Landmarks Commission Barn Survey to include stone silos and other historic stone agricultural structures. | Landmarks Commission | 2010 |
| | Study the implementation of a Tree Preservation Ordinance for the Town of Cedarburg. | Town Staff | 2015 |
| | Promote unique agricultural uses (i.e. forestry, tree farms, vegetable farms, equestrian facilities, etc.). The Town of Cedarburg should explore incentive programs to attract these types of uses. | Town Staff | 2025 |
| | Explore the use of programs that allow the transfer of development rights (TDR) and the purchase of development rights (PDR) for significant cultural features, natural areas, and environmental corridors. | Town Board Town Plan Commission Town Staff | 2035 |
| | Promote the use of agricultural tax incremental financing (TIFs) to maintain, attract, or expand agricultural and agricultural related uses. | Town Board Town Plan Commission Town Staff | 2035 |
| | Promote agricultural use on parcels determined to be most suitable for long-term agricultural use, based in part on the results of the LESA analysis. | Town Board Town Plan Commission Town Staff | Ongoing |
| | Support Wisconsin's Working Lands Initiative recommendations. | Town Board Town Plan Commission Town Staff | Ongoing |
| | Support economic initiatives to ensure farming remains viable in the Town, including funding programs, agri-tourism, and direct marketing of farm products. | Town Board Town Plan Commission Town Staff | Ongoing |



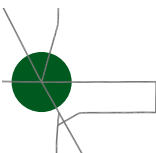
| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------|
| <i>Agricultural, Cultural, and Natural Resources</i> | Review and revise the Town Zoning Ordinance and Land Division Ordinance as necessary to ensure they are consistent with the Town comprehensive plan. | Town Board Town Plan Commission Town Staff | Ongoing |
| | Assign agricultural use to parcels identified as agriculture and agriculture-related uses that meet the Town and County criteria including orchards, nurseries, and special agriculture on the Town Planned Land Use Map. | Town Plan Commission Town Board | Ongoing |
| | Establish a program to promote agri-tourism in the Town through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. | Town Board Town Plan Commission | 2015 |
| | Implement programs recommended under the Farmland Protection and Land Evaluation and Site Assessment Analysis Issue to preserve agricultural activity in the Town, including support of the WI Working Lands Initiative recommendations. | Town Board Town Plan Commission Town Staff | Ongoing |
| | Discourage future incompatible uses near farms and large contiguous areas of agricultural use. | Town Board Town Plan Commission | Ongoing |
| | Encourage niche farming operations in the Town, such as organic farming and orchards. | Town Board Town Plan Commission | Ongoing |
| | Protect agricultural infrastructure in the Town to support farm operations. | Town Board Town Plan Commission | Ongoing |
| | Encourage farming by younger age groups in the Town. | Town Board Town Plan Commission | Ongoing |
| | Encourage retiring farmers to pass farms on to heirs or to sell farms to other farmers. | Town Board Town Plan Commission | Ongoing |
| | Support implementation of the Working Lands Initiative recommendation to establish a beginning farmer program to recruit and train the next generation of farmers. | Town Board Town Plan Commission | Ongoing |

| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
| <i>Land Use</i> | Construction of new roads should respect existing contours and meander around existing large trees (drip line). | Town Staff | Ongoing |
| | Disturbance resulting from the construction of roads, basins, and other improvements should be kept at a minimum. | Town Staff | Ongoing |
| | Disturbance on individual lots should be limited. | Town Staff | Ongoing |
| | Locate homes, when possible, adjacent to tree lines and wooded field edges, rather than isolated in the middle of open-view areas. | Town Staff | Ongoing |
| | Preserve existing trees and prohibit structures on lots with wooded slopes. | Town Staff | Ongoing |
| | Preserve, when possible, existing agricultural features and structures such as barns, silos, stone rows, and tree lines. | Town Staff | Ongoing |
| | Promote the use of existing farm roads into the design of proposed subdivisions. | Town Staff | Ongoing |
| | Allow for PUDs to encourage complementary developments that abut the City of Cedarburg. | Town Staff | Ongoing |
| | Encourage the use of residential districts that require common open space where appropriate to preserve rural character and foster unique subdivision design. | Town Staff | Ongoing |
| | Plan interconnected trail networks that will allow for exercise and movement among and between new developments. | Town Staff | Ongoing |
| | Preserve critical species habitats for wildlife to move throughout the area. | Town Staff | Ongoing |
| | Encourage and possibly require the clustering of lots in order to yield open space that can remain in active agricultural use. | Town Staff | Ongoing |



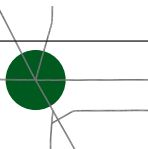
| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
| <i>Land Use</i> | Implement the Five Corners Master Plan and revise as needed. | Town Staff | Ongoing |
| | Utilize the descriptions of each Land Use Plan District and the development guidelines as a basis for land use decision making when reviewing development proposals. | Town Staff | 2010 |
| | Continue to apply the shared driveways ordinance to encourage infill development. | Town Staff | 2010 |
| | Consider establishing and reviewing amendments and additions to the zoning code to increase opportunities for the community as a whole to become more sustainable. | Town Staff | 2015 |
| | Promote the establishment of a senior care facility or retirement community in the Town. | Town Staff | 2015 |

| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------|
| <u>Transportation</u> | Ensure that all recommended improvements in the Master Bicycle and Pedestrian Route Plan are completed so bicycle and pedestrian routes are safely and properly aligned with vehicular traffic. | Town Staff Park Commission | Ongoing |
| | Explore the re-designation of speed limits in the Town, and work to implement traffic calming devices on major roadways where appropriate. | Town Board Town Staff Park Commission | Ongoing |
| | Provide new and enhanced bicycle and pedestrian routes in the Town that serve as linkages between commercial centers and residential neighborhoods. | Town Staff Park Commission | 2010 |
| | Pursue grant funds to develop recommended trail and bicycle routes through the Town. | Town Board Town Staff Park Commission | 2010 |
| | Utilize the PASER (pavement surface evaluation and rating) data and place emphasis on streets in the Town that need major improvement. | Town Board Town Staff | 2010 |



| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------|
| <u>Transportation</u> | 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 | 2015 |
| | Coordinate with WisDOT on the Midwest Regional Rail Initiative to establish a feeder bus route that adequately serves residents of the Town. | Town Board | 2015 |
| | Promote educational opportunities that incorporate elements of bicycle and pedestrian awareness. | Town Staff Park Commission | 2015 |
| | Update the Master Bicycle and Pedestrian Route Plan to reflect existing conditions and opportunities. | Town Staff Park Commission | 2015 |
| | 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 | 2015 |
| | Support the implementation of the State Trails Network Plan so trails in the Town of Cedarburg provide access to other areas in the region. | Town Staff Park Commission | 2015 |
| | Consider adopting trail and path requirements for new residential subdivisions to provide both safe and convenient opportunities for walking, and connections to adjacent trail and path systems. | Town Staff Park Commission | 2015 |
| | Work with the County, State, and various federal entities to explore funding availability and secure monies for transportation programs and projects. | Town Board Town Staff | 2025 |

| 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 toward equitable shared services with the City of Cedarburg when advantageous for Town residents. | Town Staff | Ongoing |
| | Follow recommendations made in the Town Comprehensive Park Plan. | Town Staff | Ongoing |
| | Work to ensure that all parks in the Town are interconnected by a system of trails and pathways for bicycle and pedestrian traffic. | Town Staff Park Commission | Ongoing |
| | Require that all new and replacement electric and telecommunications distribution and service lines be located underground when economically feasible. | Town Staff DPW | Ongoing |
| | Require the development of residential, commercial, and industrial uses at densities that are cost effective to serve. | Town Staff Park Commission | Ongoing |
| | Explore grants and funding opportunities (under the guidance of Ozaukee County) available for utilities and community facilities that work collaboratively with Town impact fees. | Town Board Town Staff | Ongoing |
| | Construct new park facilities and trails that accommodate access for handicapped persons and meet ADA requirements. | Park Commission | Ongoing |
| | Conduct a detailed analysis of the Five Corners area in regards to private on-site wastewater treatment systems (POWTS) and water supply. | Town Staff | 2010 |
| | Incorporate new facilities into the Capital Improvement Program and evaluate existing facilities to ensure efficient and effective delivery of Town services. | Town Staff | 2010 |
| | Work with the Cedarburg School District to plan school facilities effectively. | Town Staff | 2010 |
| | Promote the use of rain barrels, rain gardens, porous pavement, and green roof systems in all new developments and redevelopment efforts in the Town. | Town Staff | 2025 |



| ELEMENT / CATEGORY | RECOMMENDATION | RESPONSIBLE PARTY | PRIORITY LEVEL |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------|
| <i>Intergovernmental Cooperation</i> | Complete the cooperative planning process with the City of Cedarburg. | Town Board Town Staff | Ongoing |
| | Continue attending meetings for the Wisconsin Town Association. | Town Staff | Ongoing |
| | Attend pertinent County and school district meetings, and attend the City of Cedarburg shared services meetings. | Town Staff | Ongoing |
| | Coordinate with Ozaukee County to ensure that amendments to the Town plan are incorporated into the Multi-Jurisdictional Plan. | Town Staff | Ongoing |
| | Consider periodic meetings with adjacent municipalities to review common issues. | Town Board Town Staff | Ongoing |
| | Conduct an analysis of areas at risk for annexation in the Town. | Town Staff | 2010 |
| | Consider additional opportunities or the restructuring of current shared service agreements between the City of Cedarburg and the Town. | Town Staff | 2015 |
| | Consider coordinating with neighboring communities and the school districts when contracting private companies and similar services are needed (i.e. resurfacing, etc.). Negotiate for a reduced cost based on the larger project volume. | Town Staff | 2015 |
| | Consider opportunities to purchase expensive capital equipment jointly with neighboring communities in an effort to save through purchase and maintenance costs. | Town Staff DPW | 2015 |
| | Encourage the school districts to collaborate in ways that will allow the provision of additional services to Town residents (i.e. youth programs, community use of classrooms by seniors and community classes). | Town Staff | 2025 |