

12.0 IMPLEMENTATION

Table of Contents

Introduction.....	159
Relationship Between Elements	159
Measuring Progress.....	159
Responsibilities	159
Updating the Comprehensive Plan.....	159
Special Implementation Considerations	160
Agricultural Committee	160
Purchase of Development Rights (PDR).....	160
Advantages and Disadvantage of PDR.....	161
How to Establish and Operate a PDR Program.....	161
County Zoning and Future Land Use Maps	162
Overall Policies.....	162
Housing Agenda.....	163
Transportation Agenda.....	164
Utilities & Community Facilities Agenda.....	165
Agricultural, Natural & Cultural Resources Agenda.....	166
Economic Development Agenda.....	168
Intergovernmental Cooperation Agenda.....	170
Land Use Agenda.....	171
Implementation Agenda.....	173

12.0 IMPLEMENTATION

Introduction

The Implementation Element is the “how to” portion of the plan. It prescribes actions necessary to realize the visions, proposed changes to any applicable zoning ordinances, to site plan regulations, to subdivision ordinances and development of a design review ordinance.

This chapter serves as the master “to do” list for implementing the plan’s goals, objectives and policies highlighted in previous chapters.

Relationship Between Elements

Throughout the plan, coordination between the nine (9) required elements has been highlighted as a special section of each element chapter. A single objective may apply to more than one element.

Special attention has been given to the **milestone dates** (see definition in box) to ensure that individual objectives act in harmony with other stated goals and objectives. To ensure that the plan elements are understood in their totality over the life of the plan, the Town of Nekimi Plan Commission will annually review the goals and objectives. This effort will include addressing conflicts that may arise among the nine elements.

Milestone Date

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.

Measuring Progress

To track progress towards goals and objectives and to help ensure this plan is being implemented, milestone dates are provided for each objective. The Town Plan Commission and Town Board have reviewed the milestone dates to ensure that they are feasible expectations for the town.

Responsibilities

This plan was developed by the Town of Nekimi Plan Commission. Implementation of the Town of Nekimi Comprehensive Plan will be the responsibility primarily of the **Town of Nekimi Plan Commission**. In accordance with this plan, the Plan Commission will make recommendations pertaining to development issues for the Town Board and Winnebago County to consider when making final decisions.

Updating the Comprehensive Plan

As stipulated in 1999 Wisconsin Act 9, this comprehensive plan must be updated at least once every 10 years. To ensure that the town’s plan is an effective management tool, the Town of Nekimi Plan Commission will **review the plan goals and objectives annually** to track those activities that have been completed and add additional objectives as needed to accomplish the stated goals.

In 2003, based on current scheduled release dates, the Town Plan Commission will review the population projection information available from the Wisconsin Department of Administration. Any mutually agreed upon annexation areas will also be updated on the *20-Year Future Land Use Map*.

The Town of Nekimi Plan Commission will initiate its **first major update and revise this plan by 2013**. The 2010 census will be available to update several information tables. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the Town Plan Commission and Town Board will coordinate with all partners identified in the Intergovernmental Element Chapter to understand any external changes that may impact the plan. Finally, the Plan Commission will complete a comprehensive review of all visions/policies, goals, objectives and programs outlined in this plan to evaluate progress and consider additional opportunities.

Special Implementation Considerations

Over the course of the planning effort, some specific implementation considerations were raised. To adequately address these topics, information is provided in this section.

Agricultural Committee

Farmland preservation is a priority in the Town of Nekimi. The town realizes that development pressure is also great. The Town of Nekimi will establish an agricultural committee to help minimize farmland conflicts. This committee will respond to concerns and or complaints of rural residents pertaining to farming operations. A similar committee was established in the Town of Freedom in Outagamie County. This committee has had success mitigating disputes between landowners. In the Town of Freedom, if a farm operation is adhering to required ordinances and standard operating procedures the policy of the town is not to interfere with the farming operation.

Purchase of Development Rights (PDR)

One of the most serious land use problems facing Wisconsin today is the accelerating rate at which prime farmland is being sold, subdivided and developed for non-agricultural use. Evidence of rural land conversion can be seen virtually everywhere. The Town of Nekimi is no exception.

The purchase of development rights (PDR) is one way of protecting farmland. PDR is a voluntary program, in which a land trust or some other agency usually linked to local government makes an offer to a landowner to buy the development rights on the parcel. The landowner is free to turn down the offer or negotiate for a higher price.

When the development rights to a farm are sold, the farmer receives payment equal to the difference between the fair market value of the land a developer would pay if it could be developed and the price the land would command for agricultural use. In return for this payment, a conservation easement is recorded on the deed to the property. This easement stays with the land so it is binding on the current owner and future owners of the property.

When the development rights to a farm are sold, the farm itself remains in private ownership. The private landowner still retains the right to occupy and make economic use of the land for agricultural purposes. The landowner gives up the right to develop the property for non-farming use in the future. Farmers are not compelled to sell their development rights. Participation in PDR programs is entirely voluntary.

Advantages and Disadvantage of PDR

Restrictions on land use, including zoning, have been used to protect agriculture for many years. One of the main benefits of PDR, is that it is completely voluntary. Under PDR, the landowner is not deprived of any of the property value. This is very important because many farmers rely on their property to fund their retirement. Simply using zoning restrictions can deprive them of the opportunity to realize the full economic value of their property. Doing so has important ethical, socioeconomic, and perhaps legal ramifications. Zoning regulations are all too readily adversely changed to suit future situations.

The main advantage of PDR over other approaches to farmland preservation is that it offers a permanent, long-lasting solution. PDR virtually assures that land will remain forever in agriculture because it eliminates the right to develop agricultural land for non-agricultural uses. Farmland preservation tax credits and use value assessment of agricultural land encourage farmers to keep their land in agricultural use somewhat longer than otherwise might be the case,. These other factors do not assure that land will remain in agricultural use.

Another major advantage of PDR is that it is perceived as an equitable, fair, and voluntary way to preserve agricultural land.

A third advantage is that it provides a way to correct a major shortcoming of the current Farmland Preservation Program. It targets limited financial resources to preserve and protect agricultural land most worthy of preservation.

Another benefit of PDR is that it makes it much easier for a farmer to pass their farm on to an heir interested in farming the land. Once the development rights have been separated from the land, the value of the parcel typically declines to its agricultural value. This generally has an enormous effect on reducing the inheritance tax liability. If taxed at the full development value, many parcels are simply taxed out of agriculture, because the heirs are not able to pay the taxes without selling the land.

The main disadvantage of PDR is cost. Development rights can be expensive to purchase, and so funding for PDR needs to be selectively targeted to preserve and protect agricultural land that is most worthy of preservation. As a result, not every farmer who wants to sell his or her development rights will be able to do so.

How to Establish and Operate a PDR Program

The establishment of a PDR program should begin with the Town of Nekimi. Any Town Agricultural Committee and the Town Plan Commission would share the

responsibility for the implementation of this program. The first step toward establishment of a PDR Program would be to raise the capital needed to purchase local development rights. This may mean asking residents to consider a tax increase or seek foundation or grant funds to initiate the program.

Once a pool of funds has been established, the Plan Commission and Agricultural Committee would review applications of landowners who wish to sell development rights. This process would require obtaining appraisals, prioritizing parcels, negotiating agreements, and ensuring that deed restrictions are enforced.

County Zoning and the Future Land Use Maps

Winnebago County Zoning is in effect in the Town of Nekimi. Current requirements are highlighted in the Land Use Chapter. As is discussed in the Future Land Use Chapter, the *Future Land Use Maps* are a tool to guide development in the town. The plan maps are not designed to be interpreted as rigidly as zoning maps. The *Future Land Use Maps* present a pattern for development in the town. The *Future Land Use Maps* are not designed to be updated with every rezoning request. The Town of Nekimi Plan Commission will review development and rezoning requests to determine their consistency with the plan. Rezoning requests that are not in conformance with the plan will still be reviewed in accordance with the guidelines outlined in the Future Land Use Chapter.

Overall Policies

In addition to presenting policy statements for each element, this plan also includes a series of vision statements. These visions represent the desired future and act as policy when considering proposals. To compliment these visions, additional policies are included in the plan. The policies developed for each element are provided on the pages that follow.

Housing Agenda

It is the policy of the Town of Nekimi to discourage residential development in prime farmland areas.

ELEMENT (S)	OVERALL GOALS
Housing Ag., Nat. & Cult.	Maintain the environmental assets and rural character of the community so that it continues to be an attractive place to live.
Housing	Conserve or improve the quality of existing single-family housing and maintain housing values.
Housing Issues & Opportunities	Provide opportunities for the development of alternative housing to accommodate the needs of residents of all ages (i.e. senior housing facilities and duplexes).
Housing Ag., Nat. & Cult.	Encourage residential development opportunities that compliment the rural character of the Town and protect valuable natural resources.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Housing Utilities & Community Facilities	Encourage future single-family residential developments where services are readily available, conflicts with agricultural uses are minimized, and efficient, cost effective development is most likely.	Continuous
Housing Ag., Nat. & Cult. Resources	Seek to encourage the preservation of natural areas, buffers, and protect farmland in the town to ensure that at least 80 percent of new residential development occurs in conservation subdivisions.	Continuous
Housing Ag., Nat., & Cult. Resources Land Use	Encourage “low impact” development within the town that can help reduce stormwater runoff and flooding.	Continuous
Housing Intergovernmental	<p>Support existing efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes. This may include coordination with the City of Oshkosh to direct alternative and multiple family developments to areas where appropriate services can be made available.</p> <p>a. Develop articles for the town newsletter that describe available services and that lists contact persons.</p> <p>b. Develop a brochure of assistance programs available through the county and private organizations (i.e. home maintenance programs, transportation services, visiting nurses, meals on wheels, etc.)</p> <p>c. Coordinate with the local school districts to provide opportunities for students to volunteer time assisting seniors with special projects on occasions like “Make a Difference Day” or through other groups coordinated by the school district like the National Honor Society, Student Council, etc.</p>	<p>a. Annually beginning in 2005</p> <p>b. 2006</p> <p>c. Continuous</p>
Housing	Educate town residents about the importance of property maintenance by developing articles for the town newsletter that highlight property maintenance techniques and benefits.	Annually beginning in 2005

Transportation Agenda

It is the policy of the Town of Nekimi to ensure that private roads adhere to basic standards to ensure adequate access for emergency vehicles.

ELEMENT (S)	OVERALL GOALS
Transportation	Maintain and improve town roads in a timely and well planned manner.
Transportation Land Use	Ensure that the road network provides access to developed areas and can safely accommodate emergency equipment.
Transportation	Seek to expand opportunities for alternative transportation in the Town of Nekimi.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Transportation Utilities/Community Facilities	Develop a Capital Improvements Program and Budget (CIP/B) to coordinate and plan for annual roadway improvements and maintenance as well as other capital improvements.	2010
Transportation	Provide the WisDOT with copies of all planning materials prepared by the town.	Continuous
Transportation Intergovernmental	Coordinate with Winnebago County to help ensure that proposed on-road bicycle trail routes outlined in the Winnebago County Transportation Element are completed in the Town of Nekimi in a coordinated fashion with road improvement schedules.	Continuous
Transportation Land Use Intergovernmental	<p>As stipulated in the Transportation Plan Element of the Winnebago County Comprehensive Plan, the Town of Nekimi will address the following activities.</p> <ol style="list-style-type: none"> a. Coordinate with Winnebago County to develop town road standards which seek to maintain the quality of road surface and structures. b. Develop a local policy to support access control standards which limit ingress and egress from county roads in order to protect the function of these corridors. c. Annually review accident reports for the town to identify priorities for transportation improvements to protect public safety. d. Review town street standards, particularly with respect to development in conservation and cluster subdivisions, to ensure that the design standards are adequate for legal speeds, sizes and weights of vehicles. e. Using the <i>Future Land Use Maps</i> as a guide, seek to prevent the location of roadways through environmentally sensitive lands in the Town of Nekimi. f. Seek to protect scenic areas when constructing new or improving existing transportation facilities. g. Encourage the development of bicycle and pedestrian trails, in accordance with WisDOT recommendations and the <i>Transportation Plan Element of the Winnebago County Comprehensive Plan</i>. h. Review standards for town road development to ensure that roads are sensitive to the natural landscape by minimizing unsightly views such as junkyards, billboards, and strip commercial development in more rural areas and the use of native vegetation along roadsides is encouraged to protect wildlife, reduce the use of herbicides, and cut maintenance costs. 	<ol style="list-style-type: none"> a. Continuous b. 2006 c. Annually d. 2007 e. Continuous f. Continuous g. Continuous h. 2007
Transportation	Using the Transportation and Existing Land Use Maps in this Plan, adopt and maintain an official map at the Town Hall.	2012

Utilities & Community Facilities Agenda

It is the policy of the Town of Nekimi to support the efficient provision of services by promoting development densities in accordance with the adopted Town of Nekimi Subdivision Ordinance.

It is the policy of the Town of Nekimi to ensure that development is provided with available utilities.

It is the policy of the Town of Nekimi to ensure that residents are aware of available community facilities and services.

ELEMENT	OVERALL GOALS
Utilities & Comm. Facilities Intergovernmental	Support the continued operation of community facilities provided by Winnebago County, City of Oshkosh, local school districts, private companies and other neighboring communities, which serve residents of the Town of Nekimi.
Utilities & Comm. Facilities	Seek to ensure that all development is served by adequate utilities.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Utilities & Community Facilities Intergovernmental	As desirable, issue permits for innovative waste treatment systems (pursuant to the requirements of COMM 83) that will provide safe and effective results for commercial development opportunities near STH 44 and STH 26.	Continuous
Utilities & Community Facilities Economic Development	Work with Winnebago County, and if necessary adopt a town policy and supporting zoning requirements, to encourage developers to consider alternative waste treatment systems in support of innovative subdivision designs (i.e. cluster and conservation subdivisions).	2006
Utilities & Community Facilities Intergovernmental	Seek to inform residents of the Town of Nekimi about available community facilities in the area through a community newsletter and web site, particularly to ensure that populations in need can obtain services.	Annually beginning in 2005
Utilities & Community Facilities	Coordinate with Winnebago County to ensure that the county cellular tower ordinance provides adequate protection and provisions for the Town of Nekimi. The ordinance should encourage co-location, stealth technologies, and other techniques to minimize the visual impact of cellular towers. Furthermore, the ordinance should address policies with respect to the location of towers on town property.	Continuous
Utilities & Community Facilities Intergovernmental	Complete all requirements stipulated by the EPA Storm Water Phase II Regulations in accordance with Federal and State Laws. As part of this effort, continue to coordinate with Winnebago County, UW -Extension and the WDNR.	2004

Agricultural, Natural & Cultural Resources Agenda

It is the policy of the Town of Nekimi to support local farmers and protect farming operations from development pressures.

It is the policy of the Town of Nekimi to protect farmland, natural resources and wildlife habitats by directing development away from these areas and utilizing conservation-based residential development designs.

ELEMENT (S)	OVERALL GOALS
Ag., Nat. & Cult. Resources Land Use	The Town of Nekimi will preserve the capacity of productive agricultural areas.
Ag., Nat. & Cult. Resources	Preserve natural areas, open spaces and wildlife habitat.
Ag., Nat. & Cult. Resources	Protect environmentally sensitive lands.
Ag, Nat. & Cult. Resources Util. & Comm. Fac.	Establish additional park and recreation facilities in the town.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Ag., Nat. & Cult. Resources Land Use	Educate local farmers and builders about the potential for conservation subdivisions, cluster development and mixed-use development in the Town of Nekimi.	Continuous
Ag., Nat., & Cult. Resources Land Use	Continue to support <u>effective</u> farmland preservation programs at the county and state levels.	Continuous
Ag., Nat., & Cult. Resources Land Use	Support the efforts of Winnebago County to enforce stream and lake setback requirements by enforcing local zoning requirements and policies established in the Winnebago County Land and Water Resource Management Plan.	Continuous
Ag, Nat., & Cult. Resources Economic Development Land Use	Educate developers and landowners about the “right-to-farm.” Coordinate with local realtors and builders associations to disseminate information. Possibly develop a brochure. If, in the future, the town decides to develop a web page or town newsletter include information there as well.	Continuous
Ag., Nat., & Cult. Resources Land Use	Coordinate with local quarry operators to ensure that operations adhere to the requirements of NR 135.	Continuous
Ag., Nat., & Cult. Resources Utilities & Comm. Fac.	Establish a town park facility.	2015

<p>Ag., Nat., & Cult. Resources</p> <p>Land Use</p> <p>Intergovernmental</p>	<p>Participate in the planning efforts of Winnebago County to ensure that the county comprehensive plan represents the interests, visions, and expectations of the Town of Nekimi.</p>	<p>2003 - 2005</p>
<p>Ag., Nat., & Cult. Resources</p> <p>Land Use</p> <p>Intergovernmental</p>	<p>To protect wildlife habitat areas in the town, beyond regulated wetlands, floodplains and shorelands, identify natural areas and grasslands in the town seeking assistance from the WDNR and its wildlife biologists. Using this information:</p> <ul style="list-style-type: none"> a. Build partnerships with local habitat conservation organizations (ducks unlimited, trout unlimited, etc.) to help with wildlife protection and education. b. Consider revisions to the conservation areas and future land use maps to reflect these areas. c. Seek grant-funding sources available through the WDNR and other agencies to help protect wildlife habitat areas for future generations to enjoy. 	<ul style="list-style-type: none"> a. Continuous b. 2006 c. 2008
<p>Ag., Nat. & Cult. Resources</p> <p>Issues & Opportunities</p>	<p>When available, review the results of the 2002 Agricultural Census for the Town of Nekimi.</p>	<p>2004</p>
<p>As., Nat. & Cult. Resources</p> <p>Intergovernmental</p>	<p>Coordinate with the WDNR to obtain copies of local Concentrated Animal Feeding Operation Permits for town records.</p>	<p>2004</p>

Economic Development Agenda

It is the policy of the Town of Nekimi to support local farmers and protect farming operations from development pressures.

It is the policy of the Town of Nekimi to support the establishment of home occupations, provided such uses do not constitute a nuisance to neighboring properties (i.e. excessive noise, traffic, odors, vibration, etc.) or deter from the rural character of the area (i.e. signage, lighting, etc.).

It is the policy of the Town of Nekimi to support the use of COMM 83 to promote business and residential development opportunities.

ELEMENT	OVERALL GOALS
Economic Development Ag., Nat. & Cult.	Support local farmers and farm operations as the primary economic activity in the town.
Economic Development	Support additional business development along the highway corridors.
Economic Development	Sustain the long-term viability, importance and environmental compatibility of quarry operations in the town.
Economic Development	Encourage local entrepreneurs who seek to expand and diversify the town's economy by opening home occupations.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Economic Development Land Use	Through appropriate zoning and communication with local realtors, seek to concentrate new commercial and industrial development around existing development in areas identified on the <i>Future Land Use Maps</i> . a. A copy of this plan will be available upon request and available at the nearest public library for local businesses. b. Make recommendations to the county on all rezonings in a manner that is consistent with the Future Land Use Maps. c. Work with county officials to ensure that the county zoning code adequately permits commercial and industrial uses with appropriate signage, lighting, and landscaping.	a. 2004 b. Continuous c. Continuous
Economic Development	Develop a guide for local property owners who wish to establish a home occupation. Include criteria for site development and zoning approvals.	2008
Economic Development	Coordinate with county and regional organizations to market the Town of Nekimi for economic growth opportunities. a. Develop a web site to provide demographic, market, site locations, cost, and other information about the community for prospective entrepreneurs. b. Maintain the list of current businesses on the web site.	a. 2006 b. Annually after 2006

<p>Economic Development</p> <p>Ag., Nat. & Cult.</p> <p>Land Use</p>	<p>Continue to communicate regularly with local quarry operators to:</p> <ul style="list-style-type: none"> a. Ensure that local quarries continue to operate without creating undue hardships for nearby development. b. Enforce compliance with requirements stipulated in local agreements and in state regulations. 	<p>Continuous</p>
<p>Economic Development</p>	<p>Improve communication with local business owners to remain aware of local economic conditions and challenges.</p> <ul style="list-style-type: none"> a. Through the establishment of a web page, provide business owners with opportunities to interact with the town to express questions, concerns, and comments. b. Host a meeting with local business owners once every 5 years to discuss local business concerns in the context of this chapter. This meeting should coincide with the town’s annual review of implementation strategies. 	<ul style="list-style-type: none"> a. 2006 b. Begin in 2005
<p>Economic Development</p> <p>Land Use</p>	<p>Seek to ensure that the town’s development is distinguishable from development in adjacent communities.</p> <ul style="list-style-type: none"> a. Coordinate with Winnebago County to ensure that site design requirements are distinguishable from the City of Oshkosh, particularly requirements related to landscaping, signage, and building façade improvements. b. Seek to integrate the town logo on road signs. c. Locate identification signage at prominent locations along USH 41, STH 24 and STH 44. d. Develop directional and information signage for Ring. 	<ul style="list-style-type: none"> a. Continuous b. 2009 c. 2011 d. 2012

Intergovernmental Cooperation Agenda

The Town of Nekimi will seek to cooperate with all neighboring municipalities, the county, state agencies, and school districts for mutual benefit.

ELEMENT(S)	OVERALL GOALS	MILESTONE DATES
Intergovernmental	Maintain and seek additional opportunities to improve communication with neighboring communities, school districts, the ECWRPC and state agencies.	Continuous
Intergovernmental Land Use	Resolve annexation and boundary disputes in a mutually beneficial manner.	Continuous
Intergovernmental Utilities & Comm. Facilities	Continue to seek new ways to coordinate and share community facilities and services with neighboring communities and Winnebago County whenever efficient.	Continuous

ELEMENT(S)	OBJECTIVES	MILESTONE DATES
Intergovernmental	Host a summit every 2-years with the governmental units and agencies identified in this plan to discuss concerns, plans, exchange ideas and report implementation achievements. As part of this effort, encourage neighboring communities to pass resolutions recognizing receipt of the Town of Nekimi plan in order to ensure neighboring communities are aware of town visions, goals, and objectives for the future.	Begin in 2005
Intergovernmental	Continue to actively participate in the “Smart Growth” planning activities of neighboring communities, Winnebago County, and the ECWRPC	Continuous through 2010
Intergovernmental Land Use	Coordinate with Winnebago County to develop a rural overlay zone as described in the <i>Future Land Use Chapter</i> of this plan.	2009
Intergovernmental Utilities & Comm. Facilities	Ensure that local school districts are notified about proposed residential developments and rezonings so the district may plan accordingly for additional school children. Encourage the school districts to provide input into these decisions.	Continuous
Intergovernmental Transportation Land Use	Ensure that WisDOT is notified of proposed development projects and rezonings near USH 41, STH 26 and STH 44 so WisDOT may plan accordingly for needed improvements.	Continuous
Intergovernmental Land Use Ag., Nat., & Cult. Resources Utilities and Comm. Facilities	Coordinate with WisDOT and WDNR to help ensure transportation facilities are safe and that natural features and farmland are protected.	Continuous
Intergovernmental Transportation Ag., Nat., & Cult. Resources	As desirable, continue to pursue the development of a boundary agreement with the City of Oshkosh to establish expansion areas for a minimum of 10 years. This effort may be coordinated with other communities adjacent to the City of Oshkosh.	Continuous
Intergovernmental Land Use	Expand and continue to explore the potential for mutual services with neighboring towns (including road development and maintenance, garbage collection, etc.).	Continuous

Land Use Agenda

To maintain its community identity, promote its rural values and preserve its tax base, the Town of Nekimi supports efforts to maintain its boundaries and eliminate future annexations.

It is the policy of the Town of Nekimi to protect farmland areas and rural character.

It is the policy of the Town of Nekimi to promote the use of conservation-based subdivision designs.

It is the policy of the Town of Nekimi to promote town living to residents as an alternative to annexation.

It is the policy of the Town of Nekimi to deny spot zoning requests.

ELEMENT	OVERALL GOAL
Land Use	Maintain the rural atmosphere and the characteristics associated with the town's values.
Land Use	Discourage the location of conflicting land uses adjacent to one another, including residential development adjacent to quarry operations.
Land Use Economic Dev.	Commercial development in the Town of Nekimi should be of a high quality, compatible with adjacent land uses and the town's rural vision.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Land Use	Use the <i>Future Land Use Maps</i> as the primary guide for making rezoning and other development decisions.	Continuous
Land Use Intergovernmental	Enforce town and county zoning and subdivision ordinance requirements. <ul style="list-style-type: none"> a. Coordinate with Winnebago County to prohibit billboards along town, county and state highway corridors in the Town of Nekimi. b. Coordinate with Winnebago County to establish overlay requirements related to rural development (i.e. landscape buffers, managed roadway access, outdoor lighting, billboards, etc.). c. Encourage Winnebago County to consider revisions to the sign ordinance to further restrict the height and size of on-site signage in rural areas of the county. 	a. 2004 b. 2009 c. 2006
Land Use Ag., Nat. & Cult. Resources	Permit the development of cluster or conservation subdivisions to maintain open spaces and scenic vistas within the town and create a buffer between residential and agricultural development.	Continuous
Land Use	Comply with all EPA Phase II Stormwater Permit Requirements. This effort will require coordination with Winnebago County and neighboring communities.	2004

Land Use	<p>Minimize adverse visual impacts of housing on the rural farmland character of the town.</p> <ul style="list-style-type: none"> a. Discourage structures from being placed in open fields. b. Seek to locate homes adjacent to tree lines and wooded field edges. c. Where conservation-based approaches will yield open space that can remain in active agriculture or important natural resources will be protected, its use should be explored and possibly required. 	Continuous
Land Use	<p>Retain rural features.</p> <ul style="list-style-type: none"> a. Existing farm roads should be incorporated into subdivision designs. b. Stone rows and tree lines should be preserved. c. Existing agricultural structures such as barns and silos should be preserved, where feasible to retain a sense of community history. 	Continuous
Land Use	<p>Minimize site disturbance.</p> <ul style="list-style-type: none"> a. Roads should be designed to follow existing contours b. Disturbance from the construction of roads, basins and other improvements should be kept at a minimum. c. Disturbance of natural features on individual lots should be limited. 	Continuous
Land Use Ag, Nat. & Cult. Resources	<p>Promote community identity with effective signage.</p> <ul style="list-style-type: none"> a. Design unique road signs (color, font style, inclusion of a logo) for all town roads and post these signs on all town roads. b. Design and locate Town Entrance Signs along USH 41, STH 26, and STH 44 welcoming people to the Town of Nekimi. This will require coordination with WisDOT. c. Design and locate directional signage on STH 26 for Ring. 	<ul style="list-style-type: none"> a. 2011 b. 2012 c. 2013
Land Use	<p>Educate residents and landowners about the virtues of town living.</p> <ul style="list-style-type: none"> a. Provide information about the advantages of town living in the Town Newsletter. b. Provide information about the advantages of town living on the Town Web Site. c. Study the impacts of annexation on the Town of Nekimi. <ul style="list-style-type: none"> ? Survey residents to understand attitudes and reasons for annexation. ? Develop material to inform residential about the benefits of town landownership. Distribute this information through a town newsletter, annual meeting and town internet web page. 	<ul style="list-style-type: none"> a. 2005 b. 2006 c. 2009
Land Use	<p>If an opportunity arises to get out of county zoning, the Town of Nekimi will consider the option and develop a town zoning ordinance.</p>	Open

Implementation Agenda¹

ELEMENT	OVERALL GOAL
Implementation	To ensure that the <i>Town of Nekimi Comprehensive Plan</i> is an effective tool for making local land use decisions.

ELEMENT (S)	OBJECTIVES	MILESTONE DATE
Implementation	Annually review the goals and objectives presented throughout this chapter to assess implementation success and consider additional objectives.	Annually
Implementation	As available, incorporate updated information to supplement the plan information (i.e. updated county zoning map, updated population projections, U.S. Agricultural Census Data, future local survey results, etc.)	Annually
Land Use Implementation	Coordinate with Winnebago County to establish a rural overlay zone to preserve agricultural/rural areas. This ordinance must address provisions for rural landscape screening, agricultural buffers (in the sanitary districts and beyond), managed roadway access, night lighting, and billboards.	2008
Land Use Implementation	Consider developing a town PDR program. <ul style="list-style-type: none"> • Investigate potential funding sources • Provide residents with additional information about the benefits and limitations of PDR programs . • Coordinate with Winnebago County to determine potential for shared funding and shared administration of such a program. 	2014
Land Use Ag., Nat. & Cult. Resources	Establish and Agriculture Preservation Committee to: <ol style="list-style-type: none"> a. Educate local farmers and builders about the potential for conservation subdivisions, land trusts and purchase of development rights in the town. b. Coordinate with the Plan Commission to explore the potential for establishing a town purchase of development rights program. c. Coordinate with the Plan Commission to identify and seek to protect areas of prime agricultural land in the town through appropriate land use controls and cluster/conservation subdivision design options. Coordinate these efforts through Winnebago County. d. Mitigate disputes between residents living adjacent to farmland. e. Generally seek to preserve farmland in the town. 	2007

¹ As part of this element, the town determined no changes were needed to existing building, mechanical, housing, and sanitary codes to implement this plan. Existing code requirements are consistent with the recommendations of this plan.