

9.1 IMPLEMENTATION

The policies, goals, and objectives are an interrelated set of desired states or conditions that a community hopes to establish or maintain. They move from the more abstract and general policy statements that express desired states and a general way to achieve them, to increasingly specific, concrete, and measurable actions.

Policies, goals, and objectives should relate to one another systematically. That is, one should be able to trace one's way, either from assembling the concrete objectives to formulate reasonable policies and goals, or by deriving objectives from policies and goals. Logical and meaningful relationships should exist among the mission, policy, and goal statements and the objectives. All of these items should, of course, relate strongly to the way the land is currently being used, how people in the Town of Theresa perceive the land, and what they hope for the future of the community and the land.

A policy is a general statement of philosophy that guides the planning process in generally accepted directions. People in a community may express a desire to achieve a higher level of economic activity and growth. This could be stated in the form a policy. Also, however, the method used to achieve such a level of economic activity could be stated. A policy could specify an ethical path, for example, stating that the community should be "self-reliant," and "rely to the degree possible on internal resources." Policies rarely change unless the philosophy of the population changes.

Goals are statements of conditions that are to be maintained or achieved at some time in the future. Goals do not have specific time frames and usually cannot be measured. Goals seldom change unless they have been achieved, and then usually only to maintain the condition that has been achieved.

Objectives are actions to be taken in order to achieve one or more goals. Objectives change frequently because we expect to achieve them and then move on to something else. Objectives usually have a time frame; they are scheduled to occur or be achieved within a certain time frame, and often in a defined sequence relative to other objectives. Objectives are, in this way, easy to measure. We set the objective to be reached by a certain date and in coordination with other objectives, and we either reach it or we do not. Objectives are also measurable in terms of quantities, like "attract at least 5,000 tourists," "dedicate 80 acres of wetlands to a conservancy," and so on. Objectives should be reviewed periodically to assess progress in implementing the plan. Once an objective is achieved, it should then be removed. Completion of an objective may suggest new objectives. We may change or remove an objective even if it is not achieved. We may observe that an objective seems to have had no effect on a goal. In such a case, we should consider recasting or redeveloping an objective, goal, or policy. This is not always pleasant, for it might involve an admission that we have been wrong. On the other hand, we may be enlightened by knowledge of where we have been wrong, and how we can now improve. The failure of an objective also may simply mean that conditions have changed.

Sometimes, we know our objectives before we are aware of our goals and policies. We could, for example, drive by a place where there are rusted out automobiles, junked washing machines, and abandoned farm machinery, all overgrown with weeds, and we could very quickly develop a fully measurable objective. We could formulate: "By the end of the year, removal of junk on such and such property from the side of such and such road." In this way, we are prodded by events to identify things to do that in turn help us to formulate more generally what it is that we want, in this case, a clean environment.

Objectives will often be repeated under different goals. This redundancy is not unnecessary, but helps us to understand our priorities. It also suggests that the planning document is coherent, well thought out, and consistent with the desires of the community.

We structure our public thinking and actions in this way for several good reasons. We want the plans to make sense and be coherent. We want them to be fair from one case to another. We want to use our scarce resources efficiently. We would like to draw citizens into the planning exercise so that they are not only informed of impending plans, but so that they can inform the process. Knowledge that local people have of their towns, villages, and cities is crucial to the planning process. Finally, we would like the reasons for our actions to be clear to all. We encourage accountability in this manner. If we propose actions (objectives) that are at great variance with our stated mission, policies, and goals, this would then be obvious because of the contrast. We would be held accountable and expected to explain why we act in such a way.

The policies, goals, and objectives will help to direct plan implementation activities and development of the Town of Theresa. They are the core of the Town's comprehensive plan. They reflect the deliberations of the Comprehensive Planning Committee and the Town Board based on the comments and opinions of the people of Theresa.

9.2 Implementation Goals, Objectives, Actions, Recommendations

Goal: Promote consistency between plan recommendations, ordinances, and other land use regulations.

Action: Refer to the Town of Theresa Comprehensive Plan and other tools during deliberations about land use, petitions for rezoning, conditional use permit applications, variance petitions, minor land division applications, etc.

Tools: Soils Map

Future Land Use Map

Town of Theresa Zoning Map

Soil Survey of Dodge County

Topographic Map of Town of Theresa

Town of Theresa Land Use Map

Wisconsin DNR webview maps

Action: Produce a realistic, credible zoning map that reflects current development trends and Town of Theresa plans for future development.

Action: Revise the Town and County Zoning Maps to conform with the Town's Land Use Plan.

Recommendation: Adopt a Land Division Ordinance that efficiently assists the Town of Theresa in meeting its development goals.

Recommendation: Pending completion of the Wisconsin Working Lands Initiative legislation, amend Town of Theresa Zoning Ordinance conditional and permitted uses under A-I Prime Agricultural Zoning District to conform with the updated Wisconsin Farmland Preservation Statutes.

Recommendation: Amend the Town of Theresa Zoning Ordinance to certify lands placed in the Conservancy District as exclusively agricultural, thereby allowing landowners to collect tax credits.

Objective: Encourage citizen participation in order to increase local input in the decision making process.

Recommendation: Allow residents to petition the Town Board to change the Zoning Ordinance when improvements are needed.

Recommendation: Place public notices as required by statutes and post on the Town's website.

Recommendation: In order to have up-to-date Town zoning that reflects Theresa's development goals and assures a quick and efficient process, the Town's comprehensive plan and zoning ordinance must be reviewed periodically.

Recommendations:

1. Review the comprehensive plan ten years after implementation.
2. Periodically review the zoning map to evaluate its relevance.
3. Periodically review the list of zoning districts to determine which are not used in Theresa and assess their usefulness for the Town.
4. Periodically assess the Town Zoning Ordinance and procedures to determine if they require revision to meet the needs of Theresa's citizens.
5. Review land use ordinances one year after implementation and on an annual basis thereafter. Amend and update as needed.

Recommendation: Periodically evaluate the County's Land Use Code and its administration to determine if revision might better meet the needs and aspirations of the Town. Petition the Dodge County Land Resources Department to amend the County's Land Use Code or revise the procedures for its administration when improvements are needed.

Recommendation: Develop and adopt siting standards for wind farms.

Recommendation: Review current land use ordinances, then develop and adopt a Land Use Code that includes:

- a Zoning Ordinance
- a Land Division Ordinance
- adoption of State and County Land Use regulations, policies and procedures where necessary

Recommendation: The Comprehensive Planning Committee strongly recommends that the following ordinances be reviewed and updated by the Town Board in the near future:

1. Town of Theresa Zoning Ordinance
(WI Statutes 60.61, 60.65, Chapter 91, 93.90)
2. Town of Theresa Building Code Ordinance
(WI Statutes 60.61, 62.17, 101.65, 101.76, 101.86)
3. Town of Theresa Driveway/Highway Access Control Ordinance
(WI Statutes 66.0425, 86.07)
4. Town of Theresa Public Nuisance Control Ordinance
(WI Statutes Chapter 823)
5. Town of Theresa Salvage and Junked Motor Vehicle/Implement Ordinance
(WI Statutes 175.25)

Recommendation: The Comprehensive Planning Committee strongly recommends that the following ordinances be developed and adopted by the Town Board in the near future:

1. Town of Theresa Plan Commission Ordinance (WI Statutes 60.62)
2. Town of Theresa Land Division Ordinance (WI Statutes Chapter 236)

Recommendation: The Comprehensive Planning Committee recommends that the following ordinances be considered for development and adoption by the Town Board:

1. Town Solid Waste/Hazardous Waste Facility Storage Treatment and Disposal Ordinance (WI Statutes Chapter 289)
2. Town Metallic and Non-Metallic Facility Control Ordinance
(WI Statutes Chapters 293, 295)
3. Town Manure Storage/Livestock Operation Facility Control Ordinance
(WI Statutes Chapter 92)
4. Town Communication Tower Broadband Control Ordinance
5. Town Wind Turbine Control Ordinance (WI Statutes 66.0401, 66.0403)
6. Town Manufactured Home/Mobile Home Control Ordinance
(WI Statutes 66.0435)
7. Architectural Conservancy District Ordinance (WI Statutes 66.1007)
8. Large Assemblage Control Ordinance
9. Open Burning/Outdoor Furnace Control Ordinance
10. Construction Site Erosion Control and Stormwater Management Ordinance

(WI Statutes 92.11, 60.627)

11. Historic Preservation Ordinance (WI Statutes 60.64)

12. Town Citation Ordinance (WI Statutes 66.0113) for enforcement of all ordinances

9.3 Implementation Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Wisconsin Department of Natural Resources (WDNR) Plan Implementation Tools

The WDNR offers a listing of implementation tools through its website including zoning and model ordinances, resource-based planning tools, and planning related grants and funding.