

# **GOALS, OBJECTIVES, POLICIES, AND RECOMMENDATIONS FOR THE TOWN OF RANDALL**

## **General Overview**

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This section of the plan contains a listing of the goals, objectives and policies that were used to fashion the future land use plan, transportation plan and public facilities plan. In addition these goals, objectives and policies will help guide future development and redevelopment in the Town in the coming years. Recommendations are also included to address specific needs.

For the purpose of this plan, a goal is a statement that describes a desired future condition. Goals generally are intended to focus on a long-term end and in some cases may not be attained or maintained over a period of time. In contrast, an objective is a statement that describes a short-term end and can be achieved. Objectives are intended to help achieve goals. A policy is a principle that guides future decisions or actions and that is intended to achieve one or more objectives. A recommendation is an action, which supports a policy and will help the Town attain its goals.

## **Goals, Objectives, Policies and Recommendations**

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### **I. Issues and Opportunities Section**

The goals, objectives, policies and recommendations for Issues and Opportunities element are as follows:

#### **Policy:**

- By recognizing that the Plan Commission and Town Board are not legally responsible for all of the social, economic and physical aspects of the Town. However, they are best suited to monitor the “Big Picture” and manage the Town’s overall well being by directing actions of their own or by meeting with other organizations and institutions to support their activities or functions.

**Goal 1.** To organize and plan a complete strategy for Town improvement and growth management:

#### **Objectives:**

1. By establishing a community identity.
2. By maintaining an active historical record of the Town.
3. By preparing a plan for future roads and land uses for the Town.
4. By providing the needed infrastructure improvements in an affordable manner to serve existing development and planned growth.
5. By adopting a Smart Growth Comprehensive Plan.
6. By preserving the rural character.
7. By establishing a policy on the construction of stand alone communication towers.
8. By preparing plans for needed community facilities such as the parks, trails, etc.
9. By incorporating citizen participation into the comprehensive planning and plan implementation process.

10. By establishing and maintaining all types of youth participation programs.
11. By coordinating efforts of and communicating among service clubs, businesses, government agencies, schools and other participants that affect Randall's future.
12. By seeking grants from government and foundations and alternative methods of funding needed improvements.
13. By preparing the Town to deal with one-time decisions.
14. By increasing information to residents, particularly on implications of urban growth.
15. By working to first stabilize and then increase the tax base.
16. By taking advantage of the Town's location adjacent to Village of Twin Lakes.
17. By building on the excellent school systems.
18. By utilizing all of the assets provided by a rural community such as personal safety, community pride and friendliness.
19. By promoting the family and family values.

### **Recommendations**

1. The Town needs to establish a community identity. Build a new Town Hall and Fire Station in a campus setting. Consider installing signs on the Town boundaries and Municipal buildings welcoming people to your Town.
2. Prepare and maintain a historical record of the Town.
3. Adopt and implement the Smart Growth Plan for Land Use, Transportation and Community Facilities Plans. Apply for the Smart Growth dividend when it becomes available.
4. Continue to upgrade roads and needed infrastructure. This Plan will permit building infrastructure for more than a 20-year horizon.
5. Adopt the Smart Growth Comprehensive Plan after holding a public hearing.
6. Reduce development along collector roads, do not permit scattered development and eliminate blighted areas.
7. Participate in the SEWRPC Study to predetermine the appropriate locations for communication towers and services with other communities.
8. Implement the Community Facilities Plan.
9. To start new programs or change directions on existing programs is not always easy. For the Plan Commission and Town Board to have citizen support is important and hopefully helpful. The more citizen participation, the more support for the necessary change.
10. Work with the Village, schools and churches to establish a complete range of youth activities.
11. The Town should use all the resources, municipal and non-municipal, to the fullest extent possible. Although each organization will be responsible only for its own functions, the Town should help support activities that benefit the area.
12. Seek more alternative funding for projects. Grants could be used for affordable housing, economic development, park acquisition and infrastructure. The Town needs to dialog more with County Board Members to obtain more county participation in Town projects. Set up a community foundation for long-term community benefits.
13. The Town needs to give extra consideration to decisions that have the potential to change course and are non-retractable. Examples of non- retractable developments are developments that would close roads or block future road extensions, development that would create storm drainage problems, development without adequate access, sale of Town owned land with out guarantees of development, and approval of an appropriate land use for the Town in an inappropriate location.
14. The Town should continue to upgrade its website and continue to interact with the schools and other groups in the community.
15. Continue Town efforts, which have been so successful for increasing the tax base.
16. Partner with the Village to provide Town residents with more services.
17. The School Systems are both a source of pride and a real economic force. Work with the school districts at every opportunity. **Designate** a school liaison.

18. Market the strong attributes of friendliness; safe neighborhoods and community pride to further improve the Town.
19. Friendly neighborhoods, trails, good parks, youth activities, adequate highways, well-equipped and administered schools all promote family values.

**Goal 2.** To improve the quality of life within the Town:

**Objectives:**

1. By encouraging cultural activities through the schools, clubs, private organizations and foundations.
2. By encouraging the maintenance of public facilities, as well as necessary public and private recreational programs.
3. By encouraging policies and ordinances to enhance the physical appearance of the Town.
4. By working with new and existing businesses to minimize off-site impacts of sub-par aesthetics and storm water drainage.

**Recommendations:**

1. The Town should take the lead or partner with the Village in organizing group(s) to hold cultural events. Hold a well-publicized meeting to help organize the people who are interested in doing events. Utilize the school facilities to hold events.
2. Support adequate roads, parks, police, fire, and EMS Service, lake patrol and golf courses.
3. The Town needs to review new non-single family residential for aesthetics, develop a site review ordinance, adopt and enforce an existing building code ordinance.
4. Review all site plans for aesthetics and storm run-off. Approach existing businesses that might be able to use help and whose storm drainage may directly enter the lake.

**II. Housing Section**

The goals, objectives, policies and recommendations for the Housing element are as follows:

**Policies:**

- By locating new housing near existing urban development to take advantage of proximity to community facilities.
- By insuring that adjacent land uses are compatible to housing with regards to such factors as smoke, noise, odor, traffic and appearance.
- By controlling storm drainage to prevent local flooding and flooding downstream.
- By ensuring adequate water and sewer service to all new residential developments.
- By building new housing on soils suitable for excavation and site preparation.
- By ensuring access to existing and possible future development.

**Goal 1.** To promote the development of housing for residents of the town of Randall and provide a range of housing choices that meets the needs of person of all income levels and of all age groups and persons with special needs.

**Objectives:**

1. By adopting a Land Use Plan and implementing ordinances which provide an area and means for facilitating housing development of varying types and price levels.
2. By providing and maintaining an infrastructure which will support housing.

**Recommendations:**

1. Provide for a mix of housing types in the Future Land Use Plan including space for manufactured housing.
2. Require all new development to occur on public roads.

**Goal 2.** To maintain or rehabilitate Randall existing housing stock:

**Objectives:**

1. By conserving or improving the quality of existing single family housing stock and utilizing Kenosha County's Housing Rehabilitation Program.
2. By working with the Village to increase the supply of independent and assisted living facilities for elderly residents.
3. By increasing the supply of housing affordable to moderate income households.
4. By maintaining the environmental and cultural assets of the community so that it continues to be an attractive place to live.
5. By working with the Village to increase the supply of housing affordable to low income households.
6. By assuring that the fair housing rights of all citizens are protected.
7. By preserving existing housing by establishing an existing building code inspection program.

**Recommendations:**

1. The Town should utilize an Existing Dwelling Code ordinance and the CDBG Housing Rehabilitation Fund at the county level to rehabilitate houses.
2. Support assisted living units within the Village and the Town.
3. Work with the Village to designate areas on the Future Land Use Plan for multi-family residential.
4. Maintain the quality of the natural and man-made environment to preserve property values and the current way of life.
5. The Town and the Village should work together to provide low and moderate-income housing such as Habitat for Humanity Housing Projects in both communities.
6. Adopt and enforce a fair housing ordinance.
7. Adopt and enforce an existing building code.

**Goal 3.** To promote the construction of multi-family housing on public utilities in the appropriate sections of the Town:

**Objectives:**

1. By designating areas suitable for the development of apartments and similar medium density residential uses in selected areas suitable for that purpose and serving the areas with utilities.

**Recommendations:**

1. Use multi-family development to rejuvenate Bassett.
2. Negotiate a shared services agreement with Twin Lakes to provide sewer service to higher density areas in or near Bassett.

**Goal 4.** To preserve and develop high quality housing areas to satisfy the demand for an adequate amount of dwellings of various types and densities:

**Objectives:**

1. By providing and developing conveniently located areas suitable for housing.
2. By working with the Village to provide both renter and owner occupied housing of all types.
3. By eliminating any deteriorated dwelling.

**Recommendations:**

1. Permit residential development in accordance with the land use plan.
2. The Town needs to work with the Village to provide a variety of housing types and rental units. The Village has the best opportunity to provide affordable housing.

3. Utilize the County's Housing Rehabilitation Loan Program to apply for housing funds from the Department of Commerce. The Town can administer and install utilities in Bassett to support rehabilitation of that area.

### **III. Traffic and Transportation Section**

The goals, objectives, policies and recommendations for the Traffic and Transportation element are as follows:

#### **Policies:**

- By encouraging walking trails in the built up area of the Town.
- By improving roads generally as follows: separate local and through traffic; improve hazardous intersections; upgrade road paving conditions; encourage adequate setbacks and maintain vistas on scenic drives.
- By providing a right-of-way of 100 feet for arterial streets having a rural cross-section (shoulders rather than curb and gutter) and a right-of-way of 80 feet is desirable for arterial streets having a an urban cross-section (curb and gutter)as recommended by the Kenosha Jurisdictional Highway System Plan. These desirable rights-of-way are required for all planned arterial streets and highways. A right-of-way of 80 feet of right of way is required for all collectors.
- By building all collectors to County standards.

**Goal 1.** To plan for new roads and improve the efficiency of the major road network in the Planning Area:

#### **Objectives:**

1. By separating local and through traffic wherever feasible.
2. By connecting existing Town Roads.
3. By encouraging improvements on major transportation routes in and out of the Town.
4. By controlling access to Town roads.
5. By removing and preventing blighting influences along the transportation corridors.

#### **Recommendations:**

1. Design new subdivisions so they do not carry through traffic.
2. All new land divisions must connect with existing dead-end roads on adjacent property.
3. Work with the County to upgrade the County Highway System to County standards.
4. Adopt an ordinance controlling spacing and location of access to Town roads.
5. Develop a strategy to re-develop the Bassett area and otherwise remove blighting influences along the County Highway System.

**Goal 2.** To embrace other forms of transit other than automobiles:

#### **Objectives:**

1. By providing bicycle and pedestrian corridors and paths.
2. By insuring transit is available to all people including the elderly and the disabled.
3. By providing walkways along all county improved roads in built up areas.
4. By promoting more convenient Metra Service.

#### **Recommendations:**

1. Build new bicycle and walking paths into new developments and build the path on the old rail right-of-way as designated on the Plan map. Connect into the trail system at the New Munster Marsh.
2. Work with the County to provide transit for the elderly and disabled.
3. Provide wide shoulders and/or sidewalks along major roads.
4. Support efforts to improve the Metra Service in the area.

#### **IV. Community Utilities and Public Facilities Section**

The goals, objectives, policies and recommendation for the Utilities and Public Facilities element are as follows:

##### **Policies:**

- By sharing school and Town recreation facilities.
- By ensuring good, safe drinking water in all new developments according to the Department of Natural Resources.
- By evaluating the need for a new library.
- By maintaining public buildings in good condition and build new public buildings attractively in order to enhance the community and promote civic pride.

**Goal 1.** To maintain and improve the Town's park and open space areas:

##### **Objectives:**

1. By continuing to devote resources to first maintain and improve the existing park and open space areas and then to develop new parks and open space.
2. By using parks and open space as buffers between incompatible land uses, as delineators or constraints on urban development, or as necessary complementary uses for other land development.
3. By providing recreation facilities and programs to meet the needs of all age groups and persons of various financial means including the elderly and youth in Randall.
4. By establishing pedestrian and bicycle ways.
5. By participating in the state and county bicycle trail programs.
6. By preserving wetlands.
7. By encouraging the use of school/park combinations.
8. By tying into regional recreation facilities.
9. By implementing the Town's new Park Plan.

##### **Recommendations:**

1. The Town has an excellent park system. Implement the Park and Open Space Plan. Work with the Village to build a joint community park.
2. Parks can be used to do more than provide recreation and that includes acting as buffer zones.
3. In addition to the parks, work to provide programs for the youth and elderly. Work with the Village and School Districts on these efforts.
4. Develop new trails in the new subdivisions and as designated on the Transportation Plan.
5. The Town should participate in countywide bicycle planning and program implementation.
6. Wetlands are part of the passive quality of life in the Town and need to be preserved.
7. The Town and the school district should work together to develop and maintain facilities that would benefit both, such as recreational facilities, swimming pool or aquatic center, auditorium, meeting rooms, after hour walking area, tennis courts and a community winter event.
8. Participate in the development of the plan for the County Park. Improve access from the Town on the south into the active recreation areas of the park.
9. Implement the Town's new Park Plan.

**Goal 2.** To maintain an adequate system of public infrastructure and buildings in Randall:

##### **Objectives:**

1. By developing and implementing storm water drainage plan for the Town.
2. By developing and implementing a lake water quality plan for the Town.

3. By upgrading and maintaining streets to keep them safe and usable.
4. By providing a sanitary sewer system.
5. By maintaining the fire, police and EMS services at a continually high level.
6. By exploring combining the Village and Town Fire Departments.
7. By considering sidewalks in all urban subdivisions.

**Recommendations:**

1. The Town should prepare a storm drainage plan and implement that plan in all new subdivisions.
2. The Town in conjunction with the Lake District should develop a lake water quality plan for the Powers Lake Drainage Basin.
3. Continue to maintain the good quality Town Roads.
4. The Town should explore installing a sanitary sewer system at a minimum around Powers Lake.
5. The Town needs to continue to maintain fire and EMS service. Work to upgrade the EMS service to eventually obtain paramedic level. Work to develop the necessary police services.
6. Complete a study oriented at combining the 2 fire departments. Set a target date.
7. Consider sidewalks in all urban subdivisions, particularly any with central sewers.

**V. Agricultural, Natural and Cultural Resources Section**

The goals, objectives, policies and recommendation for the Agricultural, Natural Cultural Resources element are as follow:

**Policies:**

- By preserving scenic views.
- By preserving wetlands for the important functions they fulfill.
- By promoting tree cultivation.
- By conserving good farmland not designated for Village and Town expansion.
- By preserving the remaining woodlands.
- By prohibiting unplanned non-agriculture growth.

**Goal 1.** To recognize the majority of the Town's land is in agricultural use.

**Objectives:**

1. By preserving agriculture land for agricultural purposes.
2. By supporting the economic polices necessary to make agricultural practices successful.
3. By protecting the scenic character of the Town.
4. By exploring a Transfer of Development Rights and Purchase of Development Rights programs.
5. By understanding that the privately held agricultural lands are a large part of the rural character of the Town.
6. By exploring the possibility of financial involvement of the Town to preserve rural character.
7. By considering impacts to wetlands and the upper reaches of watersheds when making land use determinations.

**Recommendations:**

1. . Preserve the land and woodlands for this purpose through planning and zoning.
2. Review all proposed developments for their impact on the agricultural character. Set all developments back from the County Highways.
3. Review each new proposal for its aesthetic impact. Discourage houses from hilltops. Enforce zoning and nuisance ordinances.
4. Explore using Purchase of Development Rights or Transfer of Development Rights to preserve agricultural lands, permanently.

5. The rural character of the Town is comprised of agriculture, woodlands and large lot subdivisions.
6. The Town may need to spend money on development rights or land purchase to help preserve its rural character.
7. Conduct site review on all proposed developments to protect the wetlands and control run off. Conduct on-site visits as part of the review process.

**Goal 2.** To recognize the many natural resources of the area:

**Objectives:**

1. By respecting and protecting the environmental corridors in and around the Town of Randall.
2. By helping to preserve the agricultural areas not in the Town's growth areas.
3. By preserving the habitat of unique flora and fauna.
4. By preserving the natural wildlife.

**Recommendations:**

1. Protect environmental corridors and environmentally sensitive land, including wetlands, when acquiring land, when considering rezoning requests, when extending utilities and when doing new developments.
2. Agriculture lands need to be protected to the extent feasible.
3. Preserve all environmental corridors not currently developed.
4. Preserve all environmental corridors, wetlands, and woodlands. Prohibit development in those areas and manage adjacent development so as not to damage these environmentally sensitive areas.

**Goal 3.** To strengthen the human and cultural resources of the area:

**Objectives:**

1. By promoting and supporting the organizations in the Town and Village.
2. By promoting and supporting the efforts by the school systems and churches to provide extra-curricular activities for both adults and children.

**Recommendations:**

1. Encourage the development of more civic organizations. Encourage the cooperation between civic groups while maintaining the individuality of each. The individual groups acting together wherever possible will be stronger than just the individuals groups by themselves.
2. The Town should support the existing efforts and be open to new programs such as a senior citizen fitness program.

**Goal 4.** To recognize the value of the community's ground water:

**Objectives:**

1. By limiting or tightly controlling any use of hazardous material in the Town.
2. By monitoring sites with potential ground water contaminants.
3. By cleaning up currently contaminated sites.
4. By monitoring the quality of the ground water.
5. By studying the quality and quantity of the ground water.

**Recommendations:**

1. The Town needs to be vigilant to the dangers of hazardous waste materials. The groundwater supply is critical to the Town's well being and the Town should be proactive in monitoring any new uses in the Town.

2. The Town should set a volunteer monitoring program to test groundwater in various areas if the Town expects to change the groundwater quality.
3. Contaminated sites are currently not an issue. If new sites are discovered, the Town needs to be proactive in responding to their cleanup.
4. Develop a program to annually monitor ground water tests.
5. Conduct a study of the hydrology of the area including risks of ground water contamination and ground water shortages.

## **VI. Economic Development Section**

The goals, objectives, policies and recommendations for the Economic Development element are as follows:

### **Policies:**

- By maintaining the high quality of life in the Town.
- By improving education and promoting employment opportunities.

**Goal 1.** To accommodate the changing commercial economy:

### **Objectives:**

1. By understanding the town's role in the economic base of the area.

### **Recommendations:**

1. The Town is a player, if not a direct player in the area's economic base. The Town provides the scenery, housing and a limited number of jobs. It helps support the school system, retail and commercial businesses.

**Goal 2.** To place an emphasis on retaining business in the Planning Program:

### **Objectives:**

1. By communicating with existing business on a regular basis.
2. By accommodating existing businesses to grow and prosper as much as possible.

### **Recommendations:**

1. A spokesperson for the Town needs to meet annually with the existing businesses to determine what, if any, assistance from the Town is required by the business.
2. Support the existing businesses within the means available to the Town.

**Goal 3.** To assist with employee training:

### **Objectives:**

1. By encouraging schools to assist students by developing or assessing their skills as they relate to the local job market.

### **Recommendations:**

1. Work with the employers and the high school to provide computer literate graduates for the job market.

## **VII. Intergovernmental Cooperation Section**

The goals, objectives, policies and recommendations for the Intergovernmental Cooperation element are as follows:

### **Policies:**

- By continuing a dialog with the Village, adjacent municipalities, the county, the school districts and the vocational school district.
- By working with the Village to consolidate services and share equipment.

**Goal 1.** To recognize the importance of common concerns and interests of area governmental units:

**Objectives:**

1. By working with the school districts on their interests in transportation, enrollment, shared facilities and the student's general welfare.
2. By working with the Village to identify the need for growth, the need to protect the agriculture economy and the need to share loses.
3. By working with the Village and county to share equipment and services.
4. By working with the Village to establish a boundary agreement.

**Recommendations:**

1. Appoint a school district liaison to work with the school district liaison from the Village to explore with the districts their common needs and potential shared services.
2. The Town needs to meet with the Village to identify growth corridors, identify shared services and identify loses to be shared.
3. The Town needs to look for new ways of providing more efficient services by working with adjoining municipalities to explore sharing equipment and services.
4. The Town should continue the effort to secure a boundary agreement.

**VIII. Land Use Section**

The goals, objectives, policies and recommendations for the Land Use element are as follows:

**Policies:**

- By continuing the promotion of agriculture, including traditional farms, hobby farms and agribusiness.  
By ensuring adjacent land uses are compatible with regard to such factors as: smoke, noise, odor, traffic activity and appearance.
- By utilizing land that is adequately drained and reasonably level.
- By building on soils that have adequate bearing strength and are suitable for excavation and site preparation.
- By developing in a manner that protects the rural character.
- By implementing the Land Use Plan
- By utilizing the date of the moratorium's adoption as the base point for measuring the growth projections.
- By utilizing a 1.9 % average annual growth rate projection.
- By monitoring the growth of the Town at all times relative to the growth rate:
  - a. Monitor the impact of growth on cost and revenues by monitoring the impacts of the creation of new lots on school costs and quality of education and other aspects of public costs and revenues.
  - b. Require developers to estimate impacts by requiring developers of residential units (exclusive of residential units for elderly housing) to prepare a fiscal impact statement that describes the potential impacts on schools, infrastructure, and other public costs and revenues.
  - c. Standards and formats for such Impact Statements will be established by the Smart Growth Committee.
  - d. Continually evaluate the outcomes of lot approvals and consider alternative growth management policies, including moratoriums, if at any time it can be demonstrated that growth since 2004 has had a significant net negative impact on the communities and that such impacts are attributable to new growth and not other social and economic changes in the community.

- By requiring that at the time of the first land division within a 1/4 of ¼ section the landowner present a plan for development of all 40 acres including street lay outs and street connections or pedestrian ways to street ends on adjoining parcels.
- By requiring any land divisions of 35 acres or more set aside any land which State Regulations would require to be excluded from residential lots plus other land for permanent open space totaling 70% of the original parcel. Conservation subdivisions that set aside 75% of the total land may receive one additional lot.
- By permitting random residential lot development along existing roads to consist of 4 lots or less at five (5) acre minimum lot size. Lot depth may not exceed twice the width. Each two lots should share one driveway. Lots up to 10 acres should have a minimum frontage of 330 feet and lots 10 acres or greater should have a minimum of 500 feet of frontage.
- By requiring all land divisions over 4 lots be Conservation/Open Space Subdivisions. The Conservation Subdivision Design Guidelines are as follows:

<b>Net Density<sup>1</sup></b>	<b>5.0 acres per unit</b>
<b>Minimum Lot Size</b>	<b>1 acre</b>
<b>Percent Open Space<sup>2</sup></b>	<b>60%<sup>3</sup></b>

1. Net density is defined as the number of dwelling units permitted in a Conservation/Open Spaces subdivision prior to calculating and adding any development yield bonus. This number is obtained by performing the following calculation:

- a. Derive the net acreage for the Parent Parcel by subtracting from the gross acreages of the Parent Parcel the acreage consisting of the following , floodplains, wetlands, navigable waters, and ponds. Add to the density 2 acres for every one acre of existing woodland.
  - b. Determine the Density Factor as permitted for the Parent Parcel taking into account the recommendation of this plan as well as adjustments made by the Town Board to ensure a Density Factor that is consistent with surrounding neighborhood, and
  - c. Multiply the net acreage result under sub (a) times the applicable Density Factor under sub (b) to obtain the Density for the Parent Parcel.
- 2.If the open space percentage is increased to 65%, an additional lot may be created for each 35 acres.  
 3.Includes area occupied by trails.

- By requiring open space be protected from conversion to more intensive land uses in a conservation subdivision.
- By requiring all new residential growth and development to occur with proper buffers from neighboring uses.

**Goal 1.** To create a balanced pattern of related land uses:

**Objectives:**

1. By ensuring that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity and appearance.
2. By developing in a manner that storm drainage is not damaging downstream.
3. By building on soils which have adequate bearing capacity and are suitable for excavation and site preparation as much as possible.
4. By restricting development from wetlands and flood hazard areas.
5. By controlling development on steep slopes
6. By understanding the importance of aesthetics to a community.
7. By eliminating nonconforming uses.
8. By urging the County to strictly enforce the zoning ordinances.
9. By strictly controlling public costs of land divisions.

10. By approving subdivisions and certified surveys at a rate where the number of lots created does not exceed the annual growth rate per number of dwelling units.

**Recommendations:**

1. The Town needs to reserve areas for future growth through the use of a Land Use Plan and map. It is important that the plan does not “box in” future uses by permitting non-compatible uses that would not allow expansion of more appropriately planned uses or select sites that are subject to blighting influences.
2. While developing according to the Land Use Plan, make certain that resulting storm drainage doesn't damage down stream lands.
3. New development needs to mitigate soil limitations.
4. Wetlands and flood prone areas should be avoided.
5. Steep slopes should be avoided for new development.
6. The Town needs to help ensure that the natural and man-made environments need to be aesthetically pleasing. An unsightly development is a psychological negative and without question harms civic pride.
7. The Town needs to eliminate blighting uses. Do this in numerous ways. In Bassett provide sewer and housing rehabilitation funds. It may also involve a Community Development Authority. In other areas of the Town strictly enforcing the nuisance and zoning ordinances could do this.
8. Amend existing zoning regulations as may be necessary to implement the spirit and intent of this Plan in cooperation with the County.
9. The Town should ensure that developers pay their fair share of the costs created by the development and minimize the financial costs to existing taxpayers.
10. Approve the creation of lots at a rate not to exceed the number of dwelling units required based upon the growth rate.

**Residential**

**Policies:**

- By locating new residential uses near existing urban development.
- By providing housing opportunities while maintaining the rural character.
- By supporting affordable housing and special needs housing in the Village.

**Goal 1.** To preserve, enhance, and expand the residential character in areas of single-family housing in the Planning Area:

**Objectives:**

1. By preventing the incursion of incompatible, non-residential uses into single-family residential neighborhoods.
2. By providing, where feasible, a full range of community facilities on a neighborhood-by-neighborhood basis.
3. By infilling around existing development, both new and old.
4. By developing and adopting conservation subdivision regulations.
5. By controlling the placement of homes on parcels.
6. By discouraging non-local traffic from passing through residential neighborhoods.
7. By removing blighting influences from residential areas.
8. By clustering residential development.
9. By developing Transfer of Development Rights and/or Purchase of Development Rights programs.
10. By developing impact fees to include road, park, fire station, fire equipment, EMT equipment, library and storm water facility improvements.

**Recommendations:**

1. Areas designated for residential development should be protected and reserved for that use. Existing incompatible, non-residential uses should be removed. Residential densities and types can be mixed in the same development.
2. In each new neighborhood provide a park, trails, narrow roads and sewer service where available and sidewalks in urban density neighborhoods.
3. The Town should encourage infill development near existing subdivisions.
4. Develop and adopt conservation subdivision ordinance.
5. Adopt a site review ordinance with standards specifying where on a lot a house can be located on new lots created by a certified survey.
6. Design the subdivisions in such a manner as to make them inconvenient for through traffic.
7. The blighting influences should be removed from or separated from the residential areas.
8. The majority of new homes should be located adjacent to other residents.
9. Permanent agriculture land can be obtained through purchase, Purchase of Development Rights, or Transfer of Development Rights programs.
10. Development an Impact Fee program to collect fees for road, park, fire station, fire equipment, library and storm water facility improvements or acquisitions.

### **Commercial**

**Policies:**

- By recognizing the need for planned, new commercial development.
- By relying on most retail and commercial services to be provided in the Village.

**Goal 1.** To provide an adequate framework for the future expansion of commercial uses in the town of Randall:

**Objectives:**

1. By working to designate certain areas for commercial use.
2. By working with the Village where possible to provide needed retail and commercial services.
3. By involving existing business owners in planning for their improvements.

**Recommendations:**

1. Develop commercial enterprises in areas according to the Land Use Plan.
2. Support commercial services for the area within the Village.
3. The Town and Village need to work with the Chamber of Commerce and the businesses themselves to plan appropriately for changes in existing and new commercial areas.

### **Business/Industry**

**Policies:**

- By locating new industrial sites that are: (1) easily accessible to major roads; and (2) large, relatively flat, open sites with adequate space for off-street parking, loading and storage and expansion.
- By assisting existing industries to grow at the current locations.

**Goal 1.** To improve existing industrial development compatible with adjacent uses:

**Objectives:**

1. By providing land for new construction and expansion of existing industries.
2. By promoting the types of business Randall can expect to attract to the Town.

**Recommendations:**

1. Land for expansion has been provided on the land use plan.

2. Promote high skilled, high value-added businesses.

### **IX. Implementation Section**

The goals, objectives, policies and recommendations for the Implementation element are as follows:

#### **Policies:**

- By taking greater control of the Town's environment through financial planning, additional ordinances and ordinance enforcement.
- By updating the Comprehensive Plan whenever the circumstances upon which the current plan is based change significantly.

**Goal 1.** To coordinate and share community facilities and services where possible.

#### **Objectives:**

1. By exploring the possibility of jointly developing and managing new parks with the Village, the county and school districts.
2. By exploring the possibility of jointly developing youth activity programs with the Village, churches and school districts.
3. By exploring sharing or consolidating other facilities and services with the Village, other communities and the school districts.
4. By exploring the possibility of sharing multiple services.

#### **Recommendations:**

1. Work with the Village and the school districts to develop parks jointly. Explore with the County the role municipalities can have in developing the new county park.
2. Explore the multi jurisdictional opportunity to develop area youth programs.
3. Work with the fire departments and the Village to explore consolidating the services of the two fire departments.
4. Conduct studies to explore the consolidation of fire services, inspections, assessments, parks, street maintenance and police services.

**Goal 2.** To resolve annexation and boundary disputes with the Village.

#### **Objectives:**

1. By developing and signing a boundary agreement with the Village, that establishes an area for Village expansion and Town growth for a minimum of 20 years.

#### **Recommendations:**

1. Work with the Village to develop a boundary agreement that is favorable to both parties.

**Goal 3.** To insure the interested participation by the public in carrying out the Comprehensive Plan:

#### **Objectives:**

1. By utilizing available federal and state programs that will aid the Town in implementing its plans.
2. By encouraging specific projects and other needed actions, which will serve to implement the Plan.
3. By encouraging the County to revise its zoning ordinances to provide the Town with the controls needed to implement its comprehensive plan.
4. By seeking to establish innovative and collaborative programs in the Town.
5. By adopting and enforcing adequate codes and ordinances necessary to properly guide new development.
6. By continuing to update goals and objectives and monitor progress on an annual basis.

7. By participating in area wide community planning programs and discussion groups.

**Recommendations:**

1. The Wisconsin Department of Commerce has grant programs to aid in business park development that should be explored.
2. The Town needs to be a player in area proposals that improve the local economy.
3. Do work with the Village and County to improve the zoning ordinances controlling land in the Town.
4. Explore innovative programs and methodologies to improve the lives of Town residents.
5. Adopt the Land Use Plan, official map, a conventional subdivision ordinance, conservation subdivision ordinance, driveway access control ordinance, more restrictive nuisance ordinance and existing building code.
6. Regularly continue to update goals and objectives and monitor programs on an annual basis.
7. Be a part of area wide planning efforts and discussion groups.