

IMPLEMENTATION for the TOWN of RANDALL

Implementation Schedule

Implementation of this plan is one of the last things to be done to ensure that the blueprint for community development is achieved. Without implementation, a plan is worth little. This section provides a listing of the specific actions that the Town will need to take. The action items are grouped into general categories for organizational purposes. Given the constraints of time and resources, this plan is to be implemented over a number of years. Some activities are easily accomplished in a short period of time and others are not. Some require urgent action, while others are less urgent. For these reasons, completion dates are included where applicable to help prioritize resources and personnel. However, to be consistent with state statutes (§66.1001 (3)), all ordinances, plans and regulations that relate to land use shall be consistent with this plan beginning on January 1, 2010.

The Town Board and Plan Commission should review this section at least once every year and update it as necessary. This structured review will help to identify items that have been completed and help to devise an annual work plan for the Plan Commission and community members.

Exhibit E-1. Implementation Schedule

Timing	Primary Responsibility	Description
General		
▪ Upon adoption	Town Clerk	Consistent with state law (§66.1001 (4)(b) Wis. Stats.), send a copy of the adopted plan and adopting ordinance to the Wisconsin Land Council, the Southeastern Wisconsin Regional Planning Commission and the clerk of the following jurisdictions: Kenosha County, and the towns of Wheatland, Salem, Bloomfield and the villages of Genoa City and Twin Lakes.
▪ Upon adoption	Town Clerk	Consistent with state law (§66.1001 (4)(b) Wis. Stats.), send a copy of the adopted plan and adopting ordinance to the Community Library so that it can be included in its collection for public review.
▪ Upon adoption	Town Board	Include "Implementation of the Comprehensive Plan" on the Town Board's monthly agenda.
▪ Annually	Town Board	Prepare a 5-year capital improvement program each year that will be adopted as part of the overall budget.
▪ Annually	Plan Commission	Prepare and submit a report (preferably written) to the Town Board concerning the progress that has been made towards implementing the plan.
▪ Ongoing	Plan Commission	Incorporate general information about the comprehensive plan and efforts to implement it in newsletters that the Town may send to residents.
▪ Ongoing	Town Board	Issue press releases to the local media (The Report) describing the status of implementing the plan.
▪ 2005	Town Board	Establish an endowment fund in an established foundation to accept donations to help fund special projects including funding & operating a new library and pool.
▪ 2005	Plan Commission	Prepare a one or two page description of the Town's comprehensive plan and make it available to the public at Town Hall.
▪ 2007	Plan Commission & Town Board	Conduct a first review of the Plan to determine if it is working as intended.
2009	Plan Commission & Town Board	Conduct a second review of the Plan to determine if it is working as intended.

▪	2014	Plan Commission	Take the steps necessary to ensure that the plan will be reviewed and updated within 10 years of adoption as required by state statutes (§66.1001(2)(i)).
Housing			
▪	Annually	Town Board	Utilize Kenosha County's Community Development Block Grants (CDBG) funds to help finance housing rehabilitation grants or apply again to the State for monies only to be expended in the Town.
▪	2006	Town Board	Adopt an existing building code to ensure that buildings in the Town do not become rundown or unsafe.
Transportation			
▪	Annually	Town staff	Continue to prepare a road surface management inventory each year consistent with state requirements and use the findings to help prioritize capital expenditures for road improvement projects.
▪	2005	Town Board	Work with Kenosha County's Highway Department to upgrade county highway profiles in the Town.
▪	As needed	Town staff	Conduct studies to investigate intersection improvements.
▪	As needed	Town Board	Send a letter to the Department of Transportation District Office to offer support for various road projects in the area that will benefit the Town.
Utilities and Community Facilities			
▪	Annually	Town Board	Investigate the use of CDBG funds to help finance public infrastructure and apply for grants when appropriate, particularly for a public water or sewer system.
▪	2005	Plan Commission	Complete a comprehensive review of existing development fees to ensure that developers are paying their fair share of the costs necessary to accommodate new growth and that conversely the fees are fair and equitable.
Agricultural Resources			
▪	2005	Town Board	Adopt regulations for conservation subdivisions where a portion of the project is reserved for agricultural and conservation purposes into perpetuity.
▪	On-going	Town Board	Consider adopting a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program to preserve agriculture.
Natural Resources			
▪	Annually	Town Board	Monitor the quality of private well water.
▪	2005	Town Board	In cooperation with the Village, conduct a hydrology study of the area.
▪	On-going	Town Board	Continue to monitor the water quality in Powers and Benedict Lakes.
Cultural Resources			
▪	2005	Town Board	Adopt an ordinance to protect important archaeological sites and burial sites.
▪	On-going	Town Board	Assist with the protection of the Nippersink Historic District.
Economic Development			
▪	On-going	Plan Commission and Town Board	Promote tourism and local festivals.
Intergovernmental Cooperation			
▪	Upon adoption	Town Board	Send a letter to the 3 school districts inviting a school representative to annually present a short report to the Town Board concerning issues important to the school districts.
▪	2005	Town Board	Work with the Village and the 2 elementary school districts to consolidate the districts.
▪	2005	Town Board	Investigate the feasibility of consolidating the Randall Fire Department and Twin Lakes Fire Department.
▪	2005	Town Board	Work with the villages of Twin Lakes and Genoa City to adopt a boundary agreement consistent with state law (§66.0307).
Land Use / Community Character			
▪	2005	Town Board	Work with Kenosha County to revise the existing zoning ordinance to implement the spirit and intent of this plan.
▪	Ongoing	Plan Commission & Town Board	Evaluate any request received for a mineral extraction operation. A plan Amendment will be required.

▪	2005	Plan Commission	Revise the existing land division ordinance to implement and reflect the spirit and intent of this plan.
▪	2005	Plan Commission	Adopt a Conservation Subdivision Ordinance. Include various methods of preserving the land dedicated to permitted open space. Develop a policy to handle land divisions of 4 parcels or less.
▪	2005	Plan Commission	Adopt standards for reclaiming land after mineral extraction.
	2005	Plan Commission	Request the county or work with the Village on Extra-territorial Zoning for the Bassett area to permit mixed use development.
	2005	Plan Commission	Develop and adopt an Impact Fee Ordinance designed to obtain the maximum fee possible.
▪	2005	Plan Commission	Develop an Official Map consistent with state law (§62.23 (6)) that shows the location of various public facilities to be constructed in the coming years.
▪	Ongoing	Plan Commission	Consult this plan when reviewing rezoning requests.
▪	Ongoing	Plan Commission	Consult this plan when reviewing subdivision proposals.
▪	2005	Town Board	Create an oversight committee to make recommendations to the Plan Commission and Town Board interpreting and applying the principals of the Joint Smart Growth Comprehensive Plan: 2005-2024

Internal Consistency

When drafting a comprehensive plan for a community, the possibility exists that the individual pieces of the plan may not support other elements to the extent they should or, in the worst case, contradict other elements.

As envisioned and crafted, the elements of this plan fit together into a cohesive direction for future decision making in Randall. The real danger comes in when amendments are made in the coming years to address a particular issue without regard to the rest of the plan.

One of the major determinants of this plan is the population projection. The population projections on which this plan is based were developed with considerable public input and were used throughout this plan in the following areas: in projecting the number of housing units that will be added during the next 20 years, in projecting how much land to allocate for different land uses and in assessing the adequacy of transportation systems, utilities and community facilities.

Plan Monitoring

Monitoring of the adopted plan is another important ingredient for a successful planning process. Without a regular and objective evaluation, the adopted goals and objectives soon lose their weight and the plan becomes irrelevant as conditions change. Within two years of adoption, the Plan Commission should review this plan. Following that initial review, the Commission should annually conduct a review.

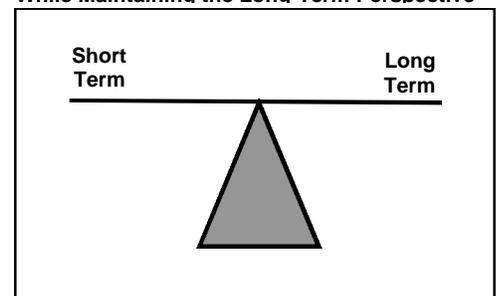
The purpose of these reviews is to identify those objectives that have been accomplished and those that are effective, ineffective or causing unintended results. Those objectives that are ineffective or are causing unintended negative results should be deleted or changed to produce the desired result. In addition, the review should include a critique of efforts to implement the action items outlined in the implementation schedule.

If monitoring shows that the plan contains the best available data and reflects the desired direction of the community, then it will not be necessary to initiate the amendment process. If the review shows that changes should be made, the amendment process would then be initiated. Only by monitoring this plan can citizens and governmental leaders alike measure the community’s progress in achieving the intent of this plan.

■ Plan Amendments

As a result of the monitoring process, the plan should be amended in the future to incorporate new information and to address new challenges and opportunities facing the community¹. It is envisioned that minor amendments be made as needed, but not too often that this plan simply reflects what we may want today with little thought for the coming years. The struggle is to keep the plan focused with a long-term view and current to address new ideas and opportunities. All amendments must be made consistent with state statutes.

Amendments Should Keep the Plan Current While Maintaining the Long-Term Perspective



It is recommended that amendments should be done no more than twice a year. Proposals for amendments can come from town residents, from the Plan Commission and from the Town Board.

Although state statutes (§66.1001 (2)(i)) require that this plan be updated no less than once every 10 years, it is recommended that the Plan Commission undertake a major review at least once every 5 years.

Rather than doing a complete revision all at one time, the Plan Commission could revise 1 or 2 elements at a time on a regular cycle. In this way, the costs to the Town could be spread out over a number of years rather than concentrated into 1 or 2 budget cycles. Further, this type of approach will keep the purpose of this plan in the forefront of everyone’s mind. However, if this type of amendment cycle is used, it is imperative that the whole plan remains internally consistent as changes are made to selected elements.

■ Goals, Objectives, Policies and Recommendations

Goals, Objectives, Policies and Recommendations for the Implementation Element are listed in Section B.

¹ The Town Clerk has a computer file of this document and can be used as a basis for future amendments.