

## 9. Plan Goals and Implementation

This section includes goals, objectives, policies and programs that will guide future development in the Town. These are based on analysis of the information reported on in earlier sections of this Plan as well as the Town survey and the three public information meetings held on the Plan. Goals are broad statements that the Town desires to achieve. Some of the goals are straight forward in explaining what needs to be done others have objectives, policies and programs listed beneath them that are designed to help achieve a given goal.

The goals followed by numbers and/or letters in parentheses are identified in State Statutes as planning efforts the Town and other local governments agreed to address to the extent practical in order to receive a planning grant to help pay for their plans.

### 1. Issues and Opportunities Goals

01. Due to annexation and land conservancy purchases, conduct a cost benefit analysis on the long-term viability of the Town. As can be viewed from the various maps in this Plan, parts of the Town continue to be annexed to either the City of La Crosse or City of Onalaska. In addition the Mississippi Valley Conservancy is acquiring land adjacent to Hixton Forest and along its adjoining ridge top. Due to this continual loss of land the Town must consider at what point does it no longer make sense for it to be a Town. Since annexations and conservancy land purchases are done on a piece meal basis it may be a viable option for some parts of the Town to merge with the Towns of Barre or Shelby.
  02. Strive to maintain the serene - rural settings of Peters Valley, Smith Valley, Miller Valley and Kiel Coulee. These valleys are unique because of their location so close to the City of La Crosse and within a Metropolitan Service Area.
  03. Determine what the word "rural" means to the Town of Medary. Over 82% of Town survey responses indicated they agree or strongly agree with maintaining the Town's rural character and many written comments also relayed this message. If the Town develops over the next 20 years as this Plan illustrates will it be maintaining its rural character?
  04. Strive to improve communication and cooperation with surrounding town, city and county governments.
- 2. Housing Goals.** The following housing goals are based on an analysis involving age, structural value and occupancy characteristics of the Town's housing stock, sloping landscape challenges and infrastructure condition the Town must consider to appropriately plan for new housing. Input provided from the Town survey and public meetings were also considered in developing these goals.
01. Provide an adequate supply of affordable housing for individuals of all income levels (4)(b)9.
    - a. The areas shown on the Town's Recommended Land Use Map as Mixed Use or Conservation Mixed Use provide an adequate supply of land for affordable housing options.
  02. Promote the use of innovative housing techniques such as planned unit developments, clustering, conservation subdivisions and accessory apartments that are compatible with existing neighborhoods and are designed to better protect the natural environment.
  03. The Town will consider providing or sponsoring federal, state, local and private resources that are designed to maintain or rehabilitate its existing housing stock.
  04. Utilize the Town's Public Utilities and Community Facilities; Transportation; Agricultural, Natural and Cultural Resources and Recommended Land Use maps to help identify locations for new housing development alternatives.
- 3. Transportation Goals.** Efficiently moving people and goods to their destination in a safe and environmentally sound manner is the overall goal of transportation planning. To accomplish this the Town is proposing the following.

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01. Develop a high quality transportation system that balances the needs to move people and goods with preserving quality of life and the natural open space environment that characterizes so much of Town.
02. Encourage neighborhood designs that support a range of transportation choices (4)(b)2.
  - a. Public transit stops and walking and bike paths will be considered for all new development projects in the Town.
03. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens (4)(b)14.
  - a. Develop a bike and walking trail along the east side of Smith Valley Road. This path would originate across the road from the Town Hall and then extend north to the Northwoods Elementary School, see Map 9.1.
  - b. Develop a new road to serve Smith Valley. This road will serve as an additional north south collector. It will begin as an extension of Sablewood Road at or near the east La Crosse City limits and run south for approximately one mile up the valley to a point where it would connect with Hidden Springs Road, see Map 9.1.

### **4. Utilities and Community Facilities Goals.** Chapter six of this plan points out that the Town has no public water or sewer service nor does it have any police, fire or public works department. Goals and recommendations for this section are therefore not as comprehensive as other local units of government may have.

01. Develop storm water management plans for Smith, Miller and Peters Valley and Kiel Coulee that manage storm water in as natural way as practical to reduce public expenditures on storm water infrastructure costs. The amount of housing development and accompanying storm water in these valleys is going to continue and the Town needs a plan on how to best manage increasing storm water.
02. Research grants to help fund storm water management plans and projects.

### **5. Agricultural, Natural and Cultural Resources Goals**

01. Protect natural areas, including wetlands, wildlife habitats, lakes, rivers, woodlands, open spaces and groundwater resources (4)(b)3.
  - a. The Town will review all new development proposals in regard to their impacts on the above natural resources.
02. Preserve cultural, historic and archaeological sites (4)(b)6.
  - a. Chapter 8 has documented 3 sites in the Town that are on the Wisconsin Architecture and History Inventory. One is the Town Hall - Smith Valley School the other two are houses both located on Smith Valley Road. The Town will utilize this information when reviewing new developments.
03. Protect economically productive areas including farmland and forests (4)(b)4.
  - a. Promote Exclusive Agricultural Zoning and accompanying State tax credits as a viable option for landowners to look into if they desire to keep their land in agricultural use.
  - b. Existing development limitations on slopes from 20% to less than 30% and prohibiting development on slopes 30% or greater will assist in protecting the Town's forested valleys.
  - c. Promote purchase of development rights programs with conservancy organizations to help property owners maintain their lands in agricultural and forestry use.

### **6. Economic Development Goals.**

01. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels (4)(b)11.

- a. Investigate how the town's existing agricultural lands in Smith, Miller and Peters Valley and Kiel Coulee can further support the region's agricultural and food processing industry and agri-energy production. Small farm and direct to consumer agriculture, community supported agricultural production systems and organic farming are gaining economic strength throughout the state.
- b. Investigate the concept of the Town Hall and Park or other areas in the Town serving as a farmers market or other use to provide income opportunities for agricultural landowners and gardeners.
- c. Promote small home occupation businesses that have less of an environmental impact as a way for the Town to maintain its economic base and rural lifestyle.
- d. Encourage industrial and institutional development to locate in other places in the region due to unsuitable land areas for these uses and road capacity concerns in the Town.

**7. Intergovernmental Cooperation Goals.**

**01. Encourage coordination and cooperation among nearby units of government (4)(b)7.**

- a. Continue to participate in the La Crosse Area Planning Committee
- b. Continue to work with the County Highway Department, Wisconsin DOT and neighboring local governments in developing road maintenance and construction efficiencies and cost sharing arrangements.
- c. Continue to participate in the Wisconsin Department of Transportation WISLER program to help ensure state road aid funding and identifying budgeting efficiencies.
- d. Continue to participate in the La Crosse Chapter of the Wisconsin County Towns Association to improve communication with towns and other governments and agencies.
- e. Utilize the La Crosse County Planning Departments website to provide information about the Town.
- f. Review and evaluate neighboring towns comprehensive plans to identify conflicts and/or coordination opportunities.
- g. Continue to work with the three school districts that serve the Town and facilitate to the extent practical any resources the Town has they could assist the School Districts in their missions.
- h. Continue to work with the County and other local governments on joint purchases resulting in quantity discounts on products and services.
- i. Continue to participate in planning efforts that address interests of overlapping or neighboring jurisdictions such as the joint grant application used to fund this plan and other local governments in the County 4(a).

**8. Land Use Goals.** The Land Use Element is a key section of the Comprehensive Plan and takes into consideration trends in land supply, demand, and prices as well as potential areas of future land use conflicts.

01. Promote the Redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures (4)(b)1.
  - a. The Town will look for redevelopment opportunities where practical but redevelopment opportunities in the Town are limited due to its rural nature, rough terrain, no blighted areas and most development activity being fairly recent.
02. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs (4)(b)5.
  - a. The Town will encourage developments that are at densities that allow for efficient and economical public services including police, fire, roads, water, sewer, storm water, electrical, energy and public transportation services.
03. Identify "Smart Growth Areas". Smart growth areas are defined by Wisconsin Statutes as an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities that have relatively low municipal, state governmental and utility costs 4(c).

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- a. The Recommended Conservation Mixed Use (CMU) and Mixed Use Development (MU) areas along State Highway 16 and the Mixed Use Development area on the North end of Smith Valley near County Highway B are the areas that best qualify as Smart Growth Areas due to City of La Crosse boundary and water and sewer lines adjacent to or near these areas. In addition State Highway 16 and County Trunk Highway B both designated as principal traffic arterials have better capacity to more efficiently serve these areas.
04. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential commercial and industrial uses (4)(b)10.
- a. The Town's recommended Land Use Map shows locations where residential and commercial developments are being recommended. Industrial uses in the Town outside of the area North of Gillette Street and East of River Valley Road are not recommended in the Town due to lack of suitable sites and road capacity concerns in the Town.
05. Balance individual property rights with community interests and goals (4)(b)12.
- a. The Town's Public Participation Plan calling for a Town resident survey, public information meetings and a public hearing prior to developing the Comprehensive Plan is how the Town intends to balance individual property rights with community interests and goals.
  - b. The Town will also provide opportunity for input at public meetings where changes to the Comprehensive Plan or when zoning changes are being considered that balance both individual property rights and community interests and goals.
  - c. Encourage the Mississippi Valley Conservancy to better mark their boundaries and inform the public about the location of adjacent private properties to reduce trespassing.
06. Plan and develop land uses that create or preserve varied and unique urban and rural communities (4)(b)13.
- a. The Town will strive to maintain the unique rural setting of Smith Valley, Miller Valley, Peters Valley and Kiel Coulee. These are unique rural communities due to their scenic and serene rural character within a growing metropolitan area and adjacent to the City of La Crosse.
07. Areas designated on the Town's recommended land use map as Conservation Mixed Use (CMU) or Mixed Use (MU) are to be interpreted as areas where mixed uses involving higher density residential and commercial uses may be more appropriate and are not to be interpreted as areas where all types of residential and commercial uses are to be allowed due to impacts many forms of development within these land use classes can have.
08. Industrial and institutional uses are not to be permitted in Areas shown as Conservation Mixed Use (CMU) or Mixed Use (MU) on the Town's Recommended Land Use Map due to terrain, traffic and incompatible impact concerns these uses would have in these areas.

The various land uses shown on the Town's Recommended Land Use Map are not to be construed as automatic "Permitted Uses". Zoning, slope and subdivision regulations and input provided during public meetings related to these regulations will ultimately determine whether a given development may occur or not. The Town's Recommended Land Use Map and goals developed in conjunction with it are to be viewed as guides developed from an overall perspective as uses more appropriate for a given area. There may be development impact concerns that arise during the permitting process that makes a recommended land use inappropriate. From an overall perspective though proposed land uses that are consistent with the Town's Recommended Land Use Plan should fair better in the permit approval process because of consistency with it.

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*\*4a, 4b (1) through 4b (13) and 4c all refer to sections under Wisconsin's planning grant Statute 16.965 that calls for grant recipients to address these planning goals in their planning efforts.*

### **Land Use Classification System**

This section defines the land uses that are being recommended this Plan and illustrated on Map 9.1. This land use classification system is the same used by La Crosse County but in some districts such as the Rural Residential and Single Family Categories additional classes have been added due to the generalized nature of the County system that could cause development of higher density in areas that are not suitable due to slope and road capacity. For example the Rural Residential District is defined as allowing one dwelling unit on one to five acres, which is a considerable variance, and could cause land use problems if this wide range of development densities would be allowed.

Each category of land use contains an overall purpose statement that describes the intent of each district and its allowable uses. The capitalized letters in parentheses indicate how that land use is represented on the Town's Recommended Land Use Map.

**(a) Residential.** A residential district includes land uses where the predominant use is housing. In areas that are zoned residential, buildings may include single family housing, multiple family housing (apartments, duplexes, townhomes, and condominiums) or mobile homes. Zoning for residential use may permit some services or work opportunities or may totally exclude business and industry. Residential development in La Crosse County may include the following types:

1. Single-Family. A single-family home is a detached, free-standing residential structure. Single-family residential development in La Crosse County includes the following:
  - a. Rural Residential 1 (R1). This district is generally intended to preserve agricultural lands and provide for very low-density rural, single-family detached residential development at a density of approximately 1 dwelling unit per 10 acres.
  - b. Rural Residential 2 (R2). This district is generally intended for low-density rural single-family detached residential development at a density of at least 1 dwelling unit per 5 acres.
  - c. Rural Residential 3 (R3) This district is generally intended for low-density single-family detached residential development at a density of 1-5 acres per dwelling unit.
    - i. Rural Residential 31 (R31) Approximately 1 acre per dwelling unit.
    - ii. Rural Residential 32 (R32) Approximately 2 acres per dwelling unit.
    - iii. Rural Residential 33 (R33) Approximately 3 – 4 acres per dwelling unit.
    - iv. Rural Residential 35 (R35) Approximately 5 acres per dwelling unit.
  - d. Single Family 1 (S1). This district is generally intended for low-density suburban single-family detached residential development at a density between two and five homes per acre.
    - i. Single Family ½ (SF1/2) Approximately ½ acre per dwelling unit.
  - e. Single Family 2 (SF2). This district is generally intended for single-family detached residential development up to a maximum density of six dwelling units per acre.
2. Multi-Family 2-4 Units (MF1). This classification includes housing where multiple, separate housing units are contained within one building.
3. Multi-Family 5+ Units (MF2). This classification includes housing where five or more separate housing units are contained within one building. This district includes the most “dense” residential structures found in La Crosse County. Large apartment buildings, student housing, and senior-care facilities are common examples. Care needs to be taken with development of these facilities to ensure adequate parking, access, and traffic facilities exist to accommodate many users.

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4. Planned Neighborhoods (PN). This classification refers to a planned mixture of predominantly single-family residential development, combined with one or more of the following land use types: two-family/townhouse residential, mixed residential, neighborhood office, neighborhood business, institutional, and public open space. Planned neighborhoods generally have a minimum size of 40 acres. Sites larger than 120 acres should be developed as multiple neighborhoods, with each neighborhood designed to be integrated into an overall plan. Open space should be provided in each neighborhood.
5. Conservation Subdivision (CS).
  - a. Wisconsin law (s. 66.1027) defines a conservation subdivision as “a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.” Conservation subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area. The clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The open space is permanently protected and held in common ownership.
  - b. Conservation subdivisions are an alternative approach to conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a parcel with little regard to the impact on the natural and cultural features of the area. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.<sup>1</sup>
6. Mobile Home District. (MH)
  - a. These districts include accommodations for mobile homes, or manufactured housing. These structures are generally defined as those built in factories, rather than on site, that are delivered to the location where they will be occupied. They are usually transported by semi-trucks over public highways. They are less expensive per square foot than site-built homes, and are often associated with rural areas and high-density developments, sometimes referred to as trailer parks.
  - b. A “Mobile Home District” often requires additional requirements and regulations. These may include permanent foundations, minimum footprints, minimum roof pitches, and other standards to control for design and appearance of these housing units.
7. Institutional Living (IL). These structures include accommodations for people under formally authorized supervised care or custody. Populations residing in these units include patients or inmates. Residential living activity associated with dormitories, group homes, barracks, retirement homes, nursing homes, etc. would all fall within this category. These activities may occur in any number of structural types (single-family homes, multi-family homes, manufactured homes, etc.) but the activity characteristics of such living is not the same as the other subcategories under residential activities.
8. Transitional Areas Residential (TR). Growth areas identified in local plans or intergovernmental agreements that are anticipated to require municipal water, sewer, or other related service.

**(b) Non Residential.** A non-residential district includes uses that are business related, including commercial, retail, or industrial. Zoning for these areas is established to provide separation from incompatible uses, which may include residential neighborhoods. Non-residential development in La Crosse County may include the following types:

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<sup>1</sup> Information from UW Extension Conservation Subdivision Ordinance Guide

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1. Commercial – Retail (CR). This district includes areas dedicated to the sale of goods or merchandise for personal or household consumption. Structures include neighborhood stores, or designated shopping districts such as a downtown area. Commercial districts may also include malls or areas of intensive transportation access, such as interchange areas off highways and interstates.
2. Office (O). Office developments include buildings that provide a workplace for primarily administrative and managerial workers. Office uses can occur in almost any building, though modern technical requirements (such as internet access) limit some older structures for reuse. A typical office building may be divided into sections for different companies or may be dedicated to one company. Large companies may develop a campus-like environment including landscaping, fountains, or other natural or artistic elements. These uses generally require sewer and water facilities and large parking lots to accommodate commuters. Considerations for development include many of the same elements as “Commercial” uses, including signage, building and lighting standards, appropriate access, and compatibility with surrounding uses.
3. Mixed Use (MU). Mixed-use development refers to the practice of containing more than one type of use in a building or set of buildings. This includes a combination of residential, commercial, industrial, office, institutional, or other uses.
4. Conservation – Mixed Use (CMU). A combination of residential, commercial, industrial, office, institutional, or other uses developed in an environmentally low-impact manner. It is generally recommended that at least 50% of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area.
5. General Industrial (GI). All industrial activities are allowed in this district including assembly plants, manufacturing plants, industrial machinery, shipping, and trucking.
6. Light Industrial (LI). Light industrial is usually a less intensive use than “General industrial,” and is more consumer-oriented than business-oriented (i.e., most light industry products are produced for end users rather than for use by other industries). Light industrial has less environmental impact than heavy industrial and is more tolerated in residential areas.
7. Transitional Areas Non Residential (TNR). Growth areas identified in local plans or intergovernmental agreements that are anticipated to require municipal water, sewer, or other related service.

**(c) Public/Institutional (PI).** This district encompasses a range of public, social, and institutional uses. These uses are public or semi-public, and generally tax exempt. Specific uses include schools, libraries, parks, municipal buildings, emergency response and public safety buildings, health care facilities, travel-related facilities, places of worship, or other governmental lands. As a broad policy plan, the County Land Use Plan will not depict the exact location of these facilities. Siting guidelines for new facilities are proposed in the recommendations section of this chapter.

**(d) Agricultural and Rural.** The Agricultural and Rural District is established for areas in which agricultural and certain compatible low intensity uses are encouraged as the principal uses of land.

1. Exclusive Agricultural Preservation Areas (EA).
  - a. The purpose of the Exclusive Agricultural District is to preserve agricultural land for food and fiber production; protect productive farming by preventing conflicts between incompatible uses; maintain a viable agricultural base to support agricultural processing and service industries; reduce costs of providing services to scattered non-farm uses; promote orderly urban growth; implement the provisions of the County Farmland Preservation Plan, when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under ss. 71.09(11), Wis. Stats.

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- b. This district is generally intended to apply to lands which include all classes of soils in the County that are in productive agricultural use including, but not limited to, land demonstrated to be productive for forestry, dairy, livestock raising and grazing; lands historically farmed which are integral parts of farm operations; lands for the production of specialty crops; and lands that are potentially productive given improvements such as irrigation or drainage.
- c. A developer or land owner wishing to remove property from Exclusive Agricultural Preservation Areas shall provide adequate evidence to Town and County governments that the proposal meets the following criteria:
  - i. The development proposal is consistent with the locally adopted land use plan map and related policies.
  - ii. Land proposed for rezoning does not have a history of productive farming activities or is not viable for long-term agricultural use.
  - iii. Land is too small to be economically used for agricultural purposes or is inaccessible to the farm machinery needed to produce and harvest agricultural products.
  - iv. The land is located such that there would be minimum conflicts with surrounding agricultural uses.
  - v. The land does not include natural features such as wetlands, floodplains, steep slopes, or significant woodlands that would be adversely affected by non-farm development.
  - vi. The lay of the land will allow for construction of a road or driveway that is suitable for emergency vehicle travel. Safe access from the road or driveway onto existing roadways shall be required.
  - vii. A need for additional non-farm development can be demonstrated in the community.
  - viii. Outside of existing or planned sanitary district limits, only land that is comprised of soils that are suitable for on-site septic systems shall be considered.
  - ix. Provision of public facilities to accommodate the proposed development will not place an unreasonable burden on the ability of the community and County to provide those facilities.

**2. General Agricultural Areas (GA).**

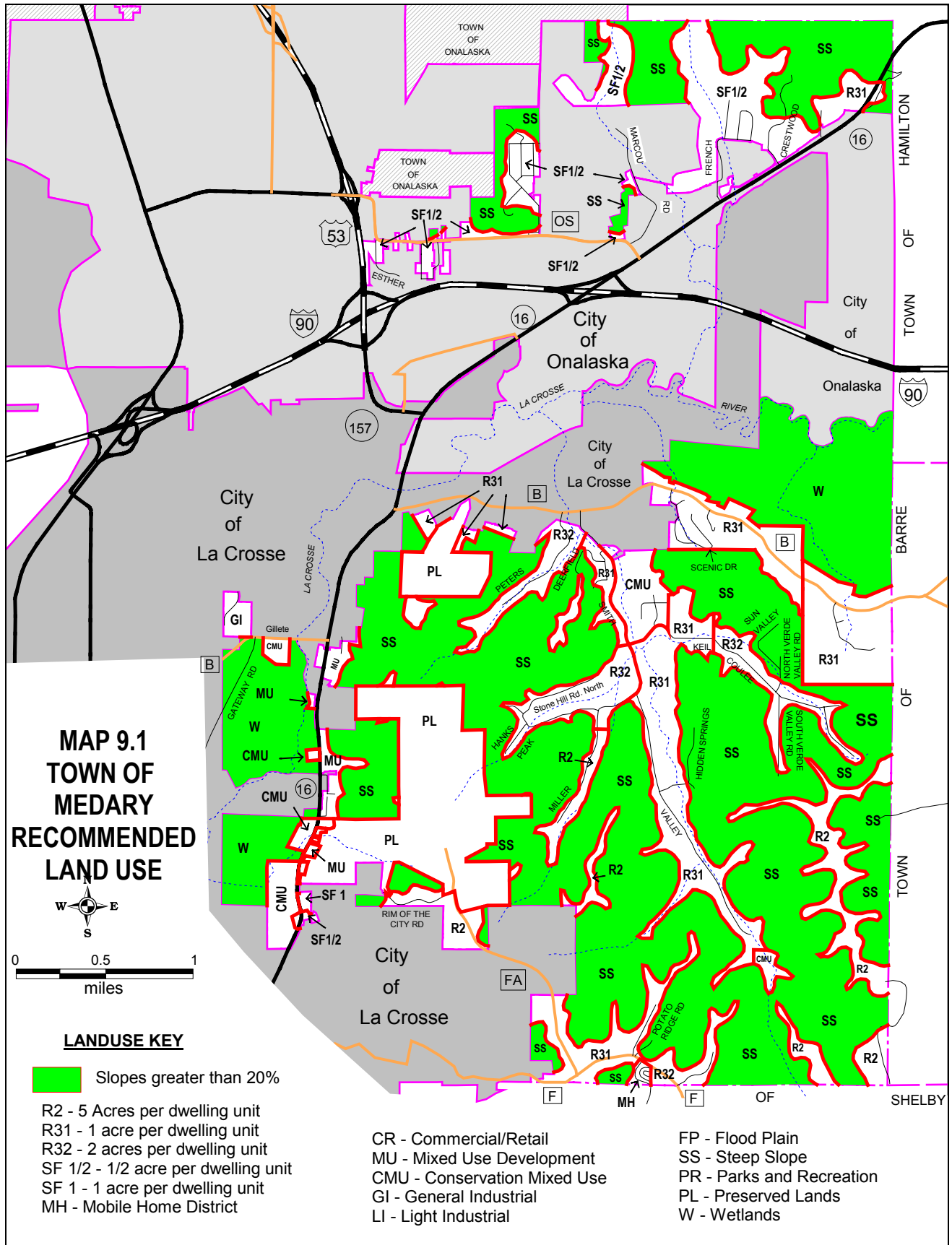
- a. This category indicates other rural and agricultural areas that are not designated as planned exclusive agriculture areas. New residential development should be limited to a density of one home per 20 acres. However, this district does not require a 20 acre minimum lot size. Splits and land divisions within this category will be limited to one split per five years. Lot size and physical constraints will be determined by local and County ordinances.
- b. New developments are strongly encouraged to utilize cluster and conservation housing principles (described in Section 6.2).

**(e) Environmental.** The Environmental District includes areas where special protection is encouraged because of unique landscape, topographical features, wildlife, or historical value. They contain the best remaining woodlands and wetlands, wildlife habitats, undeveloped shorelands and floodlands, groundwater recharge and discharge areas, and steeply sloped lands in the County. In developed areas, this designation also refers to parks and open spaces used for recreation or environmental purposes.



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1. Floodplain (FP) A floodplain is flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood but which do not experience a strong current.
2. Steep Slopes (SS). Slopes are the grade of the land determined by the vertical rise or fall in feet, per horizontal length in feet, measured perpendicular to the land contour and expressed as a percentage. The County prohibits development on slopes of 30% or greater. This Plan recommends that development be limited on slopes greater than 20% but less than 30% as development in these areas create an erosion hazard and the potential for off-site damage to public and private property. It is recommended that ordinances are updated to revise this standard.
3. Wetlands (W). Wetlands are those areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions and indicated on NRCS or County wetland inventory maps.
4. Parks and Recreation (PR). Land and water resources designated for recreation where people can engage in active and passive recreation activities.
5. Preserved Lands (PL). In La Crosse County, these include lands owned by a non-profit land trust for permanent conservation purposes. Lands may include blufflands, prairies, wetlands, and streams.
6. Open Space (OS). Structured or unstructured open space areas required for various types of development, or reserved for recreation or aesthetic purposes. These spaces are generally suited for passive recreational pursuits, and are sometimes developed or reserved to buffer different types of land uses or resources.
7. Overlay Districts (OD). This category includes any local or County adopted “overlay” districts prepared to protect viewsheds, historic, archeological, or culturally significant sites. Specific guidelines for each overlay will be enforced through the plan and applicable ordinances.



### **Comprehensive Plan Implementation**

This Comprehensive Plan will only be beneficial if it influences how Town and County officials make land use and project budgeting decisions. It is hoped that the planning process used to develop this plan is sustainable and this Plan will create increased habits for use and become a key policy document for local officials. This chapter identifies actions that need to be undertaken to implement this Comprehensive Plan.

### **Plan Element Integration and Consistency Requirement**

Wisconsin Statutes call for all Comprehensive Plans to include an Implementation Element. This element is to have a description of how each of the plan elements in the Comprehensive Plan will be integrated and made consistent with the other elements of the comprehensive plan. This integration and consistency requirement for the Town's Plan was achieved through developing this Plan holistically under one continuous planning process starting in the fall of 2005 and culminating with the Plan's adoption in late 2008. State Statutes also allow for communities to develop and adopt each plan element independently. Under this arrangement integration and consistency is a bigger challenge due to lack of information about the contents of elements yet to be developed.

The Town's planning process involved: designing, mailing and tabulating resident surveys; reviewing drafts of each element independently and for consistency with the other elements; and developing the Town's goals, policies and program's collectively for each of the elements for accuracy and consistency purposes. In addition the same Town Planning Committee was in charge of the planning process from beginning to end. Due to this holistic – complete system planning process the elements of the Town's Comprehensive Plan have been thoroughly integrated and are consistent with one another.

### **Plan Update and Amendments**

State Statutes call for all Comprehensive Plans to be updated at least once every ten years. An update is a major rewrite of the entire plan and maps. An amendment can be made at any time as long as appropriate public notices and meetings have occurred to allow for the amendment.

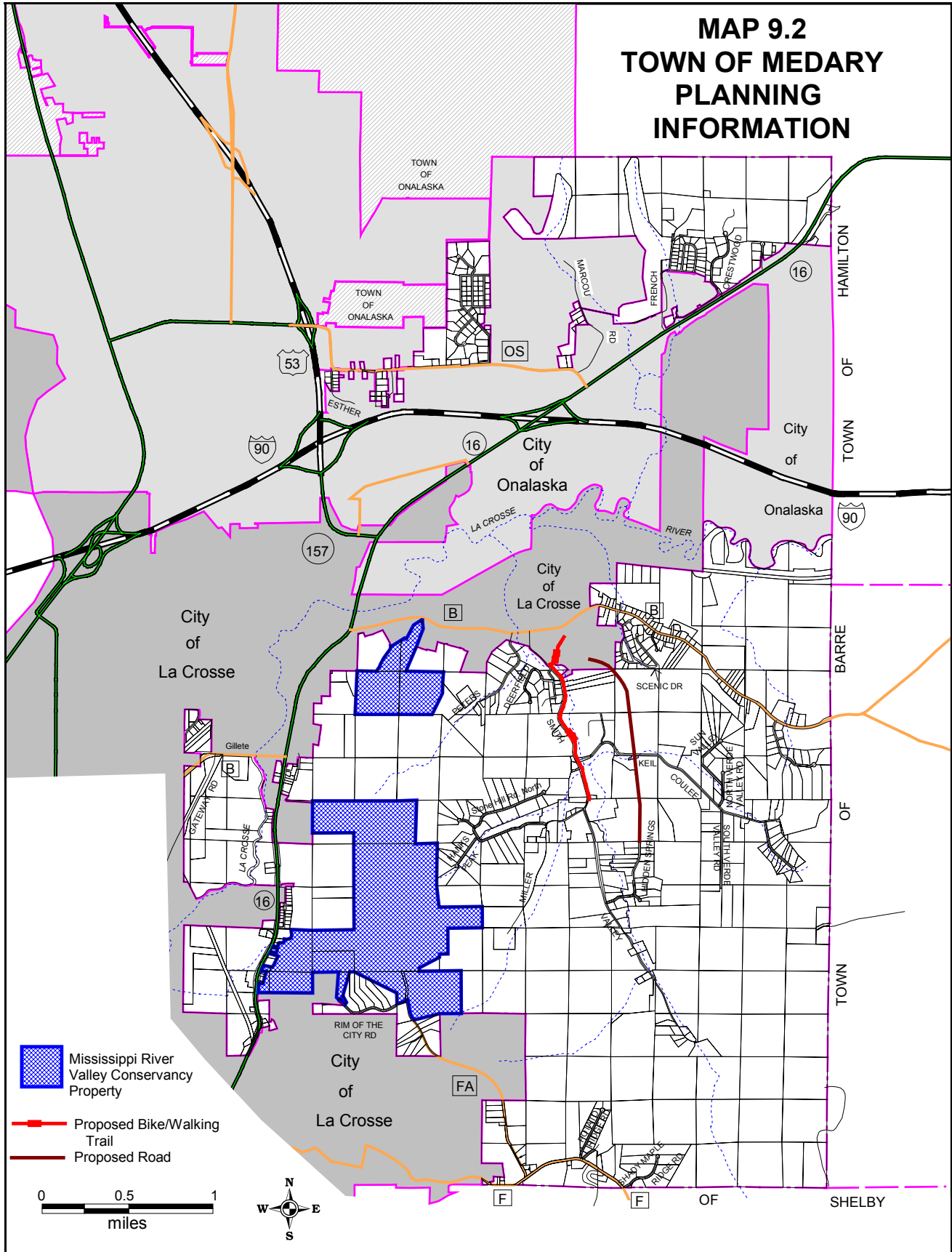
The Town will evaluate the Plan's need for amendments at least every five years and update it pursuant to State Statutes every ten years.

### **Comprehensive Plan Implementation Schedule**

State Statutes call for Comprehensive Plans to develop a compilation of programs and specific actions in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps or subdivision ordinances to implement the goals policies and objectives listed in a local governmental unit's comprehensive plan and provide a mechanism to measure the local governmental unit's progress toward achieving all aspects of their Comprehensive Plan. The following is the Town of Medary's Comprehensive Plan Implementation schedule.

<b>Table 9.1 Comprehensive Plan Implementation Schedule</b>			
1= High or Short Term Priority 2 = Medium or Mid-Term Priority 3 = Long Term or Continual Priority			
Action #	Priority	Action	Responsible Party
1	1	<b>Land Use Regulations.</b> Work with La Crosse County in updating the County Zoning Ordinance, Subdivision Ordinance, Site Plan Review Ordinance, Sign Regulations and Conservation Subdivision Design Standards within the County's Subdivision and Platting Ordinance (Ch.18).	Town Planning Commission and Town Board.
2	1	<b>New Walking/Bike Path.</b> Develop new walking and bike path from the Town Hall -Smith Valley School to North Woods Elementary School.	Town Planning Commission and Town Board
3	1	<b>Reduce Trespassing on Private Property.</b> Encourage the Mississippi Valley Conservancy to better mark their boundaries and inform the public about the location of adjacent private properties to reduce trespassing.	Town Planning Commission and Town Board
4	2	<b>Farmers Markets and Agri-Energy.</b> Direct to consumer agriculture markets, organic farming, and community supported agricultural production systems for food and energy show great regional growth potential. Investigate how the Town Hall location or other locations could help provide income opportunities for the Town's landowners to help maintain its agricultural economic base.	Town Planning Commission and Town Board
5	2	<b>Define Rural.</b> The Town Survey and Plan place a priority on maintaining a rural character. This term needs to be better defined for what it means in the Town of Medary.	Town Planning Commission and Town Board.
6	3	<b>Town Viability Analysis.</b> Prepare cost benefit analysis to determine at what point it may no longer make sense for the Town to maintain its self as a local Government due to annexation and land conservancy purchases.	Town Planning Commission and Town Board.
7	3	<b>Storm Water Management Plans.</b> Develop Storm Water Management Plans for Smith, Peters and Millers Valley and Kiel Coulee that manage storm water in as natural way as practical to decrease future public infrastructure costs as development continues in these valleys.	Town Planning Commission and Town Board
8	3	<b>New Road.</b> Investigate the feasibility of developing a new road from Hidden Springs Road north to Sablewood Road in the City of La Crosse.	Town Planning Commission and Town Board
9	3	<b>New Development Consistency With Town Comprehensive Plan.</b> When any new development is proposed in the Town it will be evaluated based on the goals, policies, programs and maps in the Town's Comprehensive Plan.	Town Planning Commission and Town Board
10	3	<b>Intergovernmental Cooperation.</b> Work to improve communication and cooperation with surrounding town, city and county governments.	Town Planning Commission and Town Board
11	3	<b>Town Plan Annual Review.</b> The Town will annually review the Town Comprehensive Plan relating to needed amendments and in regard to achieving goals and actions identified in the plan.	Town Planning Commission and Town Board

# MAP 9.2 TOWN OF MEDARY PLANNING INFORMATION



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