



## **Introduction**

The implementation chapter is the ‘how to’ portion of the plan. It describes the actions necessary to realize the visions presented in this document through the goals, objectives, and policies associated with each chapter. The information included herein represents the commitment the Town has made to achieve its desired future.

## **Comprehensive Planning Law**

Wisconsin’s Comprehensive Planning Law (Section 66.1001(2)(g), Wis. Stats.) requires that the implementation element of a comprehensive plan contain all of the following:

- A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained within this plan.
- A description of how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.
- A mechanism to measure progress toward achieving all aspects of the comprehensive plan.
- A description of the process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

### **Implementation Vision**

*The Town of Linn will act in good faith to implement the approved goals, objectives, and policies presented in this comprehensive plan and will, from time to time, pursue amendments to the plan in order to respond to changing needs and priorities as they may arise.*

## **Measuring Progress**

Milestone dates are provided for each policy task so that the Town may track progress and ensure that the plan is fully implemented. The Town Board reviewed and approved the milestone dates presented in the tables that follow.

## **Review and Update Process**

The comprehensive plan may be revised at any time. However, state statutes require that a comprehensive plan be updated no less than once every ten years. The Town of Linn will adhere to the following comprehensive plan review timeline:

- **Five-year Review** – Within five years of plan adoption, the Plan Commission will undertake a thorough review of the document to determine whether revisions are warranted. Following the review, the Plan Commission staff will prepare a report summarizing their findings and present it to the Town Board.



- Ten-year Update – Within ten years of plan adoption, the Plan Commission will update the plan as required under Chapter 66.1001(2)(i), Wis. Stats., and consistent with all other requirements of Wisconsin’s Comprehensive Planning Law.

## Petitions for Plan Revision

Any interested party may petition the Plan Commission for a revision to the comprehensive plan. The process for revising the plan would entail:

- Submittal of a request to have a *petition for revision* placed on the agenda of the next regularly scheduled meeting of the Plan Commission.
- Plan Commission review of request and recommendation to the Town Board.
- Town Board approval of opening the comprehensive plan to potential revision.
- Once the Town approves opening the plan for potential revision, the process must adhere to all plan development and adoption requirements as per Chapter 66.1001, Wis. Stats.

## Goals, Objectives, and Policies

### Housing Vision

*Through policies, programs, and residential development procedures created in consultation with residents, landowners, developers, and other stakeholders, the Town of Linn will ensure a diverse and well-maintained housing stock and provide a growing array of residential living options to meet the needs of current and future generations.*

### Housing Goals, Objectives, and Policies

**Housing Goal #1: Ensure that the Town possesses the tools necessary to manage and guide future residential development.**

**Objective: Adopt land use regulations to assume local control of the residential development process.**

<u>Policies</u>	<u>Milestone Dates</u>
Adopt a Town of Linn Land Division and Subdivision Ordinance to ensure that future residential development occurs in a manner consistent with the comprehensive plan.	2018
Define what constitutes a conservation subdivision in the Town, including: <ul style="list-style-type: none"> <li>• Setting minimum preserved open space requirements.</li> <li>• Identifying secondary conservation areas.</li> <li>• Identifying preferred mechanism(s) for managing open space and common facilities.</li> </ul>	2018
Consider utilizing density bonuses to encourage developers to encourage the use of alternative energy systems, and alternative wastewater treatment systems in areas not served by municipal sewer.	2018
Encourage or require pedestrian and bicycle facilities as an integral component of all future subdivisions; preserve additional ROW to accomplish the same.	2018
Consider requiring that Traffic Impact Analyses be undertaken for all proposed subdivisions of 20 or more lots to ensure that the local road network is adequate to support future residential development.	Ongoing
Consider adopting and administering a Town zoning ordinance.	2019



**Housing Goal #2: Preserve the legacy of the lakeshore.**

**Objective: Utilize the comprehensive plan, subdivision ordinance, and zoning ordinance to prohibit the conversion of residential parcels to non-residential uses and zoning classifications.**

<u>Policy</u>	<u>Milestone Date</u>
Work with Walworth County to ensure that all proposed development and redevelopment on the south shore of Geneva Lake occurs consistent with the Future Land Use map.	Ongoing

**Housing Goal #3: Provide a diverse array of housing options to meet the needs of a growing and evolving demographic base.**

**Objective: Ensure that local land use tools allow for diversity in lot sizes.**

<u>Policies</u>	<u>Milestone Dates</u>
Consider utilizing density bonuses to encourage developers to include a variety of lot and home sizes in proposed subdivisions.	2018
Consider amendments to land use ordinances that provide incentives to developers to create unique housing options based on market demand for special housing sectors (senior, elderly, disabled).	Ongoing
Utilize zoning as a tool to encourage transitional zoning schemes to ensure gradual change in housing density between abutting subdivisions.	Ongoing
Encourage the principles of Traditional Neighborhood Design within future subdivisions.	Ongoing

**Housing Goal #4: Ensure that future residential development occurs in harmony with the agricultural, natural, and cultural landscape of the Town.**

**Objective: Protect locally valued ecosystems and natural resources during and following the development process.**

<u>Policies</u>	<u>Milestone Dates</u>
Ensure that all relevant Town permitting procedures include confirmation of compliance with county, state, and federal environmental ordinances, regulations, and statutes.	Ongoing
Review local ordinance to ensure that residential development is prohibited within and immediately adjoining floodplains, wetlands, and environmentally sensitive areas.	Ongoing
Determine what constitutes a secondary conservation area in the Town (i.e., diverse upland wood lots, fencerows, wildlife habitat, structurally-sound barns, etc.), and incorporate procedures to protect such areas within the subdivision ordinance.	2018
Encourage that new developments provide abundant green space and access to open spaces for residents.	Ongoing
Adopt policies to encourage the principles of low impact development during and following residential development to reduce stormwater runoff and flooding.	2018
Include provisions within the subdivision ordinance to ensure that historic and cultural resources are preserved during residential development.	2018

**Objective: Protect and preserve the long-term viability of productive farmland and the Town's agricultural heritage.**

<u>Policies</u>	<u>Milestone Dates</u>
Prohibit concentrated residential development within areas identified as 'Agricultural Preservation' on the future land use map.	Ongoing
Encourage developers to incorporate existing farm structures (barns, silos, fence lines, etc.) into proposed residential development projects.	Ongoing



**Housing Goal #5: Preserve the quality of existing housing and maintain housing values over time.**

**Objective: Develop the appropriate land use tools and programs necessary to maintain a desirable housing stock.**

<u>Policies</u>	<u>Milestone Dates</u>
Develop, administer, and enforce the residential codes and ordinances necessary to ensure that properties are well maintained.	Ongoing
Promote inspection, maintenance, and rehabilitation programs that aid homeowners in maintaining current dwellings.	Ongoing

**Transportation Vision**

*The Town of Linn will develop and maintain a diverse multi-modal transportation network balancing a residential system that fosters a sense of neighborhood and community, roads that effectively serve the agricultural community, and collectors providing efficient access for commerce and industry with expanded facilities for bicyclists, pedestrians, equestrians, and other alternative transportation modes.*

**Transportation Goals, Objectives, and Policies**

**Transportation Goal #1: Ensure that the Town possesses the tools necessary to adequately implement the Transportation Plan.**

**Objective: Maintain and improve Town streets and roads in a timely and well-planned manner.**

<u>Policies</u>	<u>Milestone Dates</u>
Develop a Capital Improvements Plan.	2020
Use PASER ratings, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance.	Ongoing

**Objective: Develop the tools necessary to implement the Transportation Plan.**

<u>Policies</u>	<u>Milestone Dates</u>
Adopt Land Division & Subdivision Ordinance.	2018
Explore feasibility of adopting zoning regulations.	2019
Consider adopting Driveway & Culvert Ordinance.	2019
Consider adopting Access Control Ordinance.	2019
Adopt Implements of Husbandry Ordinance.	2019

**Objective: Coordinate transportation planning with neighboring municipalities.**

<u>Policies</u>	<u>Milestone Dates</u>
Provide copies of the Comprehensive Plan to Walworth County, SEWRPC, and WisDOT.	2018
Encourage Walworth County, SEWRPC, and WisDOT to provide regular updates on pending and in-progress transportation projects to the Town Board.	Ongoing
Partner with SEWRPC, Walworth County, and adjoining municipalities to identify and secure state and federal transportation funding.	Ongoing

**Transportation Goal #3: Keep residents and business owners aware of pending transportation improvements.**

**Objective: Utilize website, social media, tax bills, and meeting announcements/agendas to inform stakeholders of transportation projects.**



<u>Policy</u>	<u>Milestone Date</u>
Provide information about pending projects at public meetings, via newsletters, on the Town website, social media, and through other means at the early planning stage.	Ongoing

**Transportation Goal #2: Create a diverse multi-modal transportation system to provide for the efficient, safe, and convenient movement of people, goods, and services.**

**Objective: Create an integrated pedestrian and bicycle system comprised of facilities to meet both transportation and recreation needs.**

<u>Policies</u>	<u>Milestone Dates</u>
Develop a Pedestrian and Bicycle Plan emphasizing connectivity with key Town destination nodes and local and regional trail systems and parks/open spaces.	2019
Incorporate the pedestrian and bicycle facilities within the Capital Improvements Plan.	2020
Pursue grant funding to develop recommended trail and bicycle routes through the Town.	Ongoing
Utilize the Pedestrian and Bicycle Plan to create multi-modal links between Zenda and the lakeshore.	Ongoing
Consider retrofitting streets and roads with excess capacity to provide pedestrian and bicycle access when a roadway is scheduled for reconstruction.	Ongoing
Require that residential developers design streets that provide for efficient traffic movement and a pedestrian- and bicycle-friendly neighborhood environment.	Ongoing
Within the Zoning and Subdivision Ordinance, encourage residential and commercial developers to incorporate trails and paths within proposed development projects with links to adjacent trail systems to provide safe and convenient opportunities to walk and bike, and to ensure the creation of a network of pedestrian and bicycle trails and paths throughout the Town.	2018
Work with Walworth County, SEWRPC, and WisDOT to accommodate pedestrian and bicycle facilities into the design of all bridges, overpasses, and other transportation structures during construction and reconstruction.	Ongoing

**Objective: Maintain support for a commuter train station in Zenda.**

<u>Policy</u>	<u>Milestone Date</u>
Work with WisDOT, SEWRPC, Walworth County, and the private sector to pursue opportunities to reestablish passenger rail service.	Ongoing

**Objective: Ensure dependable, high-quality transportation services for at-need population.**

<u>Policy</u>	<u>Milestone Date</u>
Work with Walworth County, neighboring municipalities, and the private sector to provide regular and affordable transportation services for seniors and people with disabilities.	Ongoing

**Utilities & Community Facilities Vision**

*The Town of Linn will provide well-planned, cost-effective infrastructure and municipal services, in harmony with its rural character and natural environment, to provide for the current and future needs of its residents, landowners, and businesses.*

**Utilities & Community Facilities Goals, Objectives, and Policies**

**Utilities & Community Facilities Goal #1: Provide public utilities and services in a manner that will promote efficient and orderly growth and development.**

**Objective: Promote the availability of state-of-the-art utilities including on-site wastewater treatment, telecommunications technologies, high speed internet, electricity, and natural gas.**

<u>Policies</u>	<u>Milestone Dates</u>
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## Chapter 9: Implementation



Consider incorporating density bonuses within Subdivision Ordinance to:	
<ul style="list-style-type: none"> <li>Encourage or require developers to utilize clustered alternative wastewater treatment systems outside of sewer service areas.</li> <li>Encourage developers to incorporate personal energy systems infrastructure within proposed subdivisions.</li> <li>Encourage developers to incorporate EV infrastructure within proposed subdivisions.</li> </ul>	2018
Explore public/private partnership to install EV charging stations in Zenda.	Ongoing
Utilize the Capital Improvements Plan to budget for desired parks and recreation facilities.	2020
Pursue grants to fund necessary and desired improvements.	Ongoing
<b>Objective: Ensure that future development occurs in harmony with the natural environment.</b>	
<u>Policies</u>	<u>Milestone</u>
	<u>Dates</u>
Consider potential environmental impacts during the review of all proposed development projects.	Ongoing
Support and participate in county, regional, and state efforts regarding groundwater protection.	Ongoing
Identify stormwater infiltration and drainageway features to be protected during development to allow for natural infiltration and groundwater recharge to the maximum extent practicable.	Ongoing

<b>Utilities &amp; Community Facilities Goal #3: Maintain a high quality of life in the Town.</b>	
<b>Objective: Provide adequate police protection, fire protection, and emergency services to all areas of the Town.</b>	
<u>Policies</u>	<u>Milestone</u>
	<u>Dates</u>
Periodically undertake an analysis of police, fire, and EMS response times throughout the Town.	Every 5 years
Continue to cooperate with other local units of government in providing effective, efficient, law enforcement, fire protection, and EMS services.	Ongoing
<b>Objective: Provide sufficient parks and recreational facilities to meet the needs of a growing population.</b>	
<u>Policies</u>	<u>Milestone</u>
	<u>Dates</u>
Adopt Comprehensive Outdoor Recreation Plan.	2019
Ensure that all current and future parks and recreation areas provide equal access for all residents.	Ongoing
Create a diverse system comprised of active and passive parks and recreational areas.	Ongoing
Promote the preservation of wildlife habitat and the protection of surface waters and wetlands.	Ongoing
Work with Walworth County and neighboring communities to create pedestrian and bicycle connections between local and regional parks, recreational areas, the shore path, and state trails.	Ongoing
Support federal and interstate efforts to fully realize the Hackmatack Wildlife Refuge.	Ongoing
Explore opportunities to expand and enhance public access to Geneva Lake.	Ongoing

<b>Objective: Coordinate planning activities with the school districts.</b>	
<u>Policy</u>	<u>Milestone</u>
	<u>Date</u>
Inform the school districts of residential subdivisions proposed for development within their boundaries.	Ongoing

### Agricultural, Natural, & Cultural Resource Vision

*The Town of Linn will adopt policies and programs to preserve its prime agricultural lands, unique natural environment, and cultural and historic resources to ensure that these assets remain available for the benefit and enjoyment of future generations.*



**Agricultural, Natural, & Cultural Resource Goals, Objectives, and Policies**

<b>Agricultural, Natural, and Cultural Resources Goal #1: Preserve the agricultural, natural, and cultural heritage of the Town for the enjoyment and benefit of future generations.</b>	
<b>Objective: Preserve the natural resource base, environmentally sensitive areas, and surrounding agricultural lands, which contribute to maintaining the ecological balance, natural beauty, economic wellbeing, and quality of life of the Town.</b>	
<i>Policies</i>	<i>Milestone Dates</i>
Utilize the Comprehensive Plan, Subdivision Ordinance, and zoning review to guide development away from significant natural resources and productive agricultural lands.	Ongoing
Utilize the Comprehensive Plan and Subdivision Ordinance to establish a network of green corridors to provide functional open space, link fragmented habitats, and create wildlife migration routes.	Ongoing
<b>Objective: Partner with landowners, developers, land trusts, and other organizations to preserve environmentally significant areas.</b>	
<i>Policies</i>	<i>Milestone Dates</i>
Consider offering density bonuses to residential developers who agree to permanently preserve functional habitat and open space.	Ongoing
Assist willing landowners in establishing conservation easements to permanently preserve valuable natural resources and ecosystems.	Ongoing
Partner with Walworth County, WDNR, the State of Illinois, US Fish & Wildlife Service, US Forest Service, and the private sector to establish conservation easement within the proposed Hackmatack National Wildlife Refuge.	Ongoing
<b>Objective: Maintain a sustainable and economically viable agricultural sector for the long-term.</b>	
<i>Policies</i>	<i>Milestone Dates</i>
Regularly review permitted and conditional uses in the Zoning Ordinance to ensure that they adequately support local farm operations and small specialty farms in order to maintain agriculture as a productive part of the rural landscape.	Every five years
Assist interested farm owners in researching and creating Community Supported Agriculture operations.	Ongoing
Consider the adoption of local ordinances regulating Concentrated Animal Feeding Operations.	2019
Establish a weekly or bi-weekly Farmers Market, prioritizing agricultural products from local farm operations.	2018
<b>Objective: Identify, mitigate, and avoid the spread of terrestrial and aquatic invasive plant species</b>	
<i>Policies</i>	<i>Milestone Dates</i>
Utilize the Zoning Ordinance and Subdivision Ordinance to prohibit the use of species identified by WDNR as invasive in residential, commercial, and industrial landscaping.	Ongoing
Distribute information to landowners related to the identification and removal of harmful invasive species.	Ongoing
Work with Walworth County and adjoining municipalities to amend ordinance to prohibit the use of invasives in landscaping.	Ongoing

<b>Agricultural, Natural, and Cultural Resources Goal #2: Preserve the water resources of the Town.</b>	
<b>Objective: Establish procedures to protect water quality and aquatic habitat during the process of development.</b>	
<i>Policies</i>	<i>Milestone Dates</i>
Utilize land use ordinances to establish riparian buffers for all streams, creeks, and wetlands.	2018-19
Encourage developers to consider native alternatives to traditional turf grass lawns.	Ongoing
Encourage or require that developers utilize rain gardens within proposed subdivisions to reduce runoff and increase infiltration.	2018
<b>Objective: Protect and enhance groundwater resources.</b>	



<u>Policies</u>	<u>Milestone Dates</u>
Identify those areas within the Town where susceptibility to groundwater contamination is highest and develop plans to ensure that land use within these areas occurs in a manner consistent with protecting groundwater.	Ongoing
Consider encouraging and/or requiring the use of alternative wastewater treatment systems for future and commercial residential development occurring outside of sewer service areas.	Ongoing
Utilize native plants as a significant component of the Town's stormwater management strategy.	Ongoing

<b>Agricultural, Natural, and Cultural Resources Goal #3: Preserve the cultural heritage of the Town.</b>	
<b>Objective: Identify and preserve the Town's cultural and historical resources.</b>	
<u>Policies</u>	<u>Milestone Dates</u>
Compile an inventory of historically and culturally significant structures and places within the Town.	2019
Incorporate historical preservation procedures into the subdivision ordinance.	2019
Adopt a Historic and Cultural Resource Preservation Ordinance.	2020
Upon adoption of Historic and Cultural Resource Preservation Ordinance, apply for Certified Local Government status.	2021
Work with Walworth County to create zoning overlays as a tool to protect important historical and cultural buildings and sites until such a time as the Town administers its own zoning code.	2019

## **Economic Development Vision**

*The Town of Linn will engage in a proactive approach to economic development by strongly supporting existing local businesses while actively engaging new start-ups. Our goal is to encourage economic diversity through quality agricultural, commercial, light manufacturing, high-tech, and home-based industries that are consistent with the character of our township, respectful of our natural environment, and capable of providing living wages for the residents of our community.*

## **Economic Development Goals, Objectives, and Policies**

<b>Economic Development Goal #1: Maintain and Diversify the Local Economic Base.</b>	
<b>Objective: Ensure that the Town is welcoming and helpful to businesses seeking to start, expand, or locate in Linn.</b>	
<u>Policies</u>	<u>Milestone Dates</u>
Evaluate and, if necessary, amend review processes for commercial and industrial development without sacrificing core Town principles.	Ongoing
Review local ordinances, site plan review processes, and permit application procedures to ensure that they clearly identify the path necessary to review and reach a decision on proposed development.	Every five years
Work with WDNR to prioritize cleanup of the environmentally contaminated sites in the Town best suited to commercial and industrial development; assist businesses in developing such sites.	Ongoing
Pursue state and federal funding opportunities to support economic and infrastructure development.	Ongoing
Evaluate potential opportunities available through Tax Increment Financing.	
<b>Objective: Develop the economic development tools necessary to effectively compete in the 21<sup>st</sup> century marketplace.</b>	
<u>Policies</u>	<u>Milestone Dates</u>
Ensure that the zoning code adequately accommodates home occupations and home-based businesses.	2018
Identify emerging businesses & technologies and support the development of businesses involved in these	Ongoing





fields.	
Consider developing and executing a Town Branding & Marketing plan.	2019
Consider developing an 'Economic Gardening' plan.	2020
<b>Objective: Provide support for and assistance to local businesses.</b>	
<u>Policies</u>	<u>Milestone Dates</u>
Connect existing employers with federal, state, and local incentive programs.	Ongoing
Ensure that adequate infrastructure is available to support desired economic development.	Ongoing
Provide assistance to businesses interested in expanding or relocating within the Town, including information related to county, state, and federal funding and grant opportunities.	Ongoing
Encourage the development of a Town of Linn Business Association.	2018
<b>Objective: Utilize the Town of Linn website as a marketing tool.</b>	
Feature a local 'Business of the Week' on the Town webpage and Facebook page.	2018
Post the Comprehensive Plan, ordinances and their relevant application forms, meeting schedules, and all other relevant information to the Town webpage.	Ongoing

<b>Economic Development Goal #3: Support Collaborative Efforts that Further the Growth of the Regional Economy.</b>	
<b>Objective: Work cooperatively with neighboring municipalities, Walworth County, and other organizations to strengthen and expand the regional economy.</b>	
<u>Policy</u>	<u>Milestone Date</u>
Develop partnerships and strategies with other communities, educational and healthcare institutions, utilities, and other organizations to promote local businesses and industries and to develop industry clusters.	Ongoing
Coordinate economic planning efforts with area economic development organizations and the private sector.	Ongoing

### Intergovernmental Vision

*The Town of Linn will continue to pursue opportunities for cooperation and collaboration with its neighbors when such actions provide a means by which the Town may improve services and reduce costs for its residents and businesses. Likewise, the township remains steadfast in its opposition to the annexation of its land base by adjoining municipalities.*

### Intergovernmental Goals, Objectives, and Policies

<b>Intergovernmental Goal #1: Continue to pursue opportunities for intergovernmental cooperation with neighboring communities, Walworth County, SEWRPC, WDNR, and WisDOT.</b>	
<b>Objective: Explore opportunities to coordinate local land use planning.</b>	
<u>Policies</u>	<u>Milestone Dates</u>
Provide copies of the Comprehensive Plan to all intergovernmental partners.	2018
Review the comprehensive plans of neighboring communities and the County to identify opportunities for collaboration and potential areas of conflict.	Ongoing
Notify adjoining municipalities of any future changes to the comprehensive plan.	Ongoing
Notify the school districts of pending residential development projects within their respective boundaries.	Ongoing
Undertake a fact-finding effort to evaluate the viability of incorporating as a Village.	2020
<b>Objective: Increase governmental efficiency and reduce costs for taxpayers.</b>	
<u>Policy</u>	<u>Milestone Date</u>
Identify opportunities for sharing services, facilities, equipment, and staff with neighboring municipalities.	Ongoing



**Land Use Vision**

*The Town of Linn will remain committed will continue to preserving the places most important to our community while allowing for well-planned residential and commercial development...where it is appropriate and when designed in harmony with the natural landscape...so as to ensure a safe, beautiful, and thriving township for future generations.*

**Land Use Goals, Objectives, and Policies**

<b>Land Use Goal #1: Effectively implement the Comprehensive Plan.</b>	
<b>Objective: Utilize the Future Land Use map to guide land uses decisions.</b>	
<u>Policy</u>	<u>Milestone Date</u>
Approve only those land uses that are consistent with the Comprehensive Plan; deny those that are otherwise.	Ongoing

**Implementation Vision**

*The Town of Linn will act in good faith to implement the approved goals, objectives, and policies presented in this comprehensive plan and will, from time to time, pursue amendments to the plan in order to respond to changing needs and priorities as they may arise.*

**Implementation Goals, Objectives, and Policies**

<b>Implementation Goal #1: Ensure that the Comprehensive Plan remains a viable tool for guiding land use.</b>	
<b>Objective: Update the Comprehensive Plan as required by state statute</b>	
<u>Policies</u>	<u>Milestone Dates</u>
Review the Comprehensive Plan to determine if updates are warranted.	2022
Begin the 10-year update process.	2027