

IMPLEMENTATION ELEMENT

EXECUTIVE SUMMARY

The purpose of this section is to explain how the comprehensive plan will be utilized to guide future growth and development in Linden and is intended to serve as the blueprint for the future. As change is inevitable, the plan may need to be amended to appropriately reflect major changes. Section I will review how each section of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. The final part of this Section is a discussion on how the plan will be updated at a minimum of once every ten years.

**Wisconsin State Statute 66.1001(2)(i)****(i) Implementation.**

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

IMPLEMENTATION POLICIES

- **Enforce local ordinances to maintain the character of existing and future land uses within the Town of Linden.**

Local ordinances must be enforced consistently to maintain the character of the town. Again the keyword is enforcement.

- **Update the Town of Linden comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

This plan needs to be updated at least once every ten years. Depending on development or other changes, the plan may need to be updated on a more frequent basis.

- **Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.**

Depending on what takes place in Linden in the next twenty years, this comprehensive plan and enforcement ordinance may need to be amended. This should be done with extreme caution. Amendments should not be made simply to avoid local planning pressure.

CONSISTENCY AMONG PLAN ELEMENTS

As required by Wisconsin State Statute 66.1001 all elements included in this plan are consistent with one another and no known conflicts exist. All nine elements included in this plan work to achieve the desired future for the Town of Linden.

PLAN ADOPTION

The first official action required to implement the Town of Linden comprehensive plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission adopts the plan by resolution, the Town Board then needs to adopt the comprehensive plan by ordinance as required by State Statute 66.1001. After the plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The plan is designed to guide development in a consistent manner.

LOCAL ORDINANCES AND REGULATIONS

The intent of the local ordinances and regulations is to control land development within the town. By carefully applying these local ordinances and regulations the Town of Linden will be accomplishing policies of the comprehensive plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. The Town of Linden will continue to use the Iowa County Zoning Ordinance as a primary tool of enforcement.

PLAN AMENDMENTS

The Town Board can amend the Town of Linden Comprehensive Plan at any time. Amendments would be any changes to plan text or maps. Amendments may be necessary due to changes in town policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the town. Proposed amendments should be channeled through the local Plan Commission and then final action should occur at the Town Board.

PLAN UPDATES

As required by Wisconsin State Statute, the comprehensive plan needs to be updated at least once every ten years. An update is different than an amendment, as an update is a major revision of multiple plan sections including maps. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

RURAL RESIDENTIAL SITING CRITERIA

The criteria in Table I.1 below must be met in order to comply with the Town of Linden and Iowa County's comprehensive plans. Items listed in Column A are standard across the county. Items in Column B are specific to the Town. See Section H, Land Use Element for more information on rural residential siting criteria.

Table I.1 – Town of Linden Rural Residential Siting Criteria

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	1. Column B Town of Linden Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement Required space to accommodate a septic system and back up system – unless connected to a municipal system.	<input type="checkbox"/>	<input type="checkbox"/>	1. Minimize impact on rural character a. Implement rest of criteria b. Prohibit subdivisions (3 or more contiguous lots or 5 acres or less, rezoned within 5 years)
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.	<input type="checkbox"/>	<input type="checkbox"/>	2. Maximize protection of agricultural land which has had a history of being farmed. a. Discourage building in middle of farm field or pasture – should be on edge b. Encourage any additional house on a farmstead be built within 300 feet of existing buildings.
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)	<input type="checkbox"/>	<input type="checkbox"/>	3. Minimize impact on open space. a. Density: 1 house per 35 acres b. Encourage building only along tree lines, driveways, property lines, etc.
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)	<input type="checkbox"/>	<input type="checkbox"/>	4. Minimize impact on forested lands. a. Preserve as many mature trees as possible
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)	<input type="checkbox"/>	<input type="checkbox"/>	5. Minimize erosion on steep slopes a. Building on slopes over 30% must take measures to reduce erosion
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)	<input type="checkbox"/>	<input type="checkbox"/>	6. Minimize conflicts with surrounding land uses. a. Building must send registered letter to all adjoining landowners informing them of his/her plan. b. Minimum set-backs from farms and lot lines in accordance with County guidelines.
<input type="checkbox"/>	<input type="checkbox"/>	7. Compliance Town Criteria (The rezone must comply with the minimum number of town standards required in Column B)	<input type="checkbox"/>	<input type="checkbox"/>	7. Comply with driveway ordinance.
			<input type="checkbox"/>	<input type="checkbox"/>	8. Comply with Land Use Map (which will be reviewed to reflect changes).
			<input type="checkbox"/>	<input type="checkbox"/>	9. Minimum lot size – 2 acres recommended.
			<input type="checkbox"/>	<input type="checkbox"/>	10. Comply with Town ordinances.
			<input type="checkbox"/>	<input type="checkbox"/>	11. Continue working on specific criteria to be completed by November 1, 2005.

COMMERCIAL SITING CRITERIA

Because commercial development can vary significantly from retail sales to heavy industrial, the criteria below are more general in nature. Individual towns may want to consider having more specific requirements for particular types of business. The concept here is similar to the process for rural residential siting criteria. Items listed in Column A are standard across Iowa County; items in Column B are specific to the Town of Linden.

Table I.2 – Town of Linden Commercial Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Linden Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)	<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business
			<input type="checkbox"/>	<input type="checkbox"/>	a. Business Plan: evidence of some research into probability of success.
			<input type="checkbox"/>	<input type="checkbox"/>	b. Financing: verification of adequate financing
			<input type="checkbox"/>	<input type="checkbox"/>	c. Phased Development: current plans for expansion
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well (Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.)	<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval – refer to the Town of Linden Driveway Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)	<input type="checkbox"/>	<input type="checkbox"/>	3. Social Impacts
			<input type="checkbox"/>	<input type="checkbox"/>	a. Traffic patterns: how much traffic/what kind/where: town, county, or state roads?
			<input type="checkbox"/>	<input type="checkbox"/>	b. Aesthetics: screening/fencing/landscaping to minimize negative visual impact.
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)	<input type="checkbox"/>	<input type="checkbox"/>	c. Potential Ancillary Development: what is potential for future businesses?
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	4. Natural Resource Impacts
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	a. Air Quality Impacts
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	b. Natural Resource Impacts - Water Quality Impacts
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	c. Natural Resource Impacts - Water Quantity: impacts on groundwater
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	d. Natural Resource Impacts - Erosion Potential
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	e. Natural Resource Impacts - Noise
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f. Natural Resource Impacts - Odor	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Natural Resource Impacts - Other Criteria: is business dependent on natural resources (e.g. water, timber)? Should environmental impact statements be required for businesses over a certain size?	
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)	<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (Business must be in accordance with the Town of Linden Land Use Map.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)	<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances (Business must be in accordance with Town of Linden ordinances.)

Table I.2 (cont.) – Town of Linden Commercial Siting Criteria

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Linden Criteria
<input type="checkbox"/>	<input type="checkbox"/>	7. Social impacts (Traffic patterns; compatibility with neighboring land use; ancillary development potential.)	<input type="checkbox"/>	<input type="checkbox"/>	7.
<input type="checkbox"/>	<input type="checkbox"/>	8. Impact on natural resources (Erosion control plan; air quality; water quality; chemical infiltration of soils; erosion potential; noises; odors)	<input type="checkbox"/>	<input type="checkbox"/>	8.
<input type="checkbox"/>	<input type="checkbox"/>	9. Business Plan (Growth potential, market, financing, phased developments, etc)	<input type="checkbox"/>	<input type="checkbox"/>	9.
<input type="checkbox"/>	<input type="checkbox"/>	10. Compliance Town Criteria (The rezone must comply with the minimum number of town standards required in Column B)	<input type="checkbox"/>	<input type="checkbox"/>	10.

IMPLEMENTATION MEASURES

The Town of Linden Comprehensive Plan Policy Summary Tables (below) list the Town’s policies by element and provides spaces for actions, implementation groups, and timeline to implement various aspects of this comprehensive plan.

Table I.3 – ISSUES AND OPPORTUNITIES

GOAL: ESTABLISH COMMUNITY STRENGTHS, WEAKNESSES, ISSUES AND OPPORTUNITIES			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Protect and improve the health, safety, and welfare of residents in the Town of Linden.			
Preserve and enhance the quality of life for the residents of the Town of Linden.			
Protect and preserve the small community character of the Town of Linden.			

Table I.4 – HOUSING

GOAL: ADEQUATE RANGE OF HOUSING TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE RESIDENTS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
An adequate supply of single-family homes to serve the current and future needs of all residents.			Ongoing
Promote the preservation and rehabilitation of the existing housing stock in the Town of Linden.		Town and County Plan Commissions	Ongoing
Preserve affordable housing for low and moderate-income individuals.		Individuals	Ongoing
Enforce the Iowa County Zoning Ordinance to maintain the character of existing and future residential neighborhoods.		County and Town Planning and Zoning Commissions	Ongoing
Utilize federal and state housing assistance programs.		Individuals	Ongoing
Discourage residential development in areas where soils, slope, environmental, or other topographical limitations prove to be unsuitable.		County and Town Planning and Zoning Commissions	Ongoing
Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.		County and Town Planning and Zoning Commissions	Ongoing
Continue to identify areas and designate land for future housing developments.		Town Plan Commission	Ongoing
Review new housing proposals and support those proposals and programs that meet the Town’s housing needs and are consistent with the policies outlined in the comprehensive plan.		Town Plan Commission	Ongoing

Table I.5 – TRANSPORTATION**GOAL: SAFE AND EFFICIENT TRANSPORTATION SYSTEMS, WHICH ACCOMMODATE THE MOVEMENT OF PEOPLE AND GOODS**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Aesthetics	<ul style="list-style-type: none"> Consider nominating appropriate qualifying roads for the state's Rustic Roads program. 	Town Board	Ongoing
Transit	<ul style="list-style-type: none"> Support paratransit services for local residents. Explore intergovernmental interest in the creation of a small, formal or informal Park-and-Ride possibly in or near Edmund. 	County	Ongoing
Land Use	<ul style="list-style-type: none"> During the planning process and beyond, coordinate with WisDOT so that designated sites for development, and the anticipated volume of traffic generated, will have safe access to the highway system via the local roads network. 	Town and County Plan Commissions	Ongoing
Cost	<ul style="list-style-type: none"> Maintenance and Improvement Funding Source. 	County, Town, and State	Ongoing

Table I.6 – UTILITIES AND COMMUNITY FACILITIES**GOAL: MAINTAIN AND ENHANCE FACILITIES AND SERVICES, WHICH CONTRIBUTE TO THE OVERALL WELL-BEING OF THE COMMUNITY**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Encourage well testing as a means of protecting drinking water supplies for private, individual well users.		County Health Dept./UW Extension	Ongoing
Educate landowners on the management and maintenance of private septic systems.		County Zoning	Ongoing
Develop a stormwater management strategy to protect ground and drinking water supplies.		DNR	Ongoing
Develop a strategy for siting telecommunication ("cell") towers.		County Zoning Office	Ongoing
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.		Town Plan Commission	Ongoing
Guide new growth to areas that are most efficiently served with utilities.		Town Plan Commission/Town Board	Ongoing

Table I.7 – AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**GOAL: PROTECT, CONSERVE, AND MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY THROUGHOUT THE COMMUNITY**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Routinely remind residents of the importance of their agricultural, natural, and cultural resources and the need for continued protection of local open spaces to provide recreational opportunities.		US Extension / DNR	Ongoing
Build partnerships with local clubs and organizations in order to protect important natural areas.		County and Clubs	Ongoing
Enforce noxious weed control ordinances.		Individuals/Town, perhaps in co-ordination with neighboring towns.	Ongoing
Maintain proper separation distances between urban and rural land uses to avoid conflicts.		Town Plan Commission	Ongoing
Identify recharge areas for local wells and inventory potential contaminant sources.		County / UW Extension	Ongoing
Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.		Town and County Planning and Zoning / DNR	Ongoing
Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical Markers Program, distributing bike trail maps, maintaining trails, and preserving the natural beauty of the area		Town Board and County	Ongoing
Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.		Town / County / State	

Table I.8 – ECONOMIC DEVELOPMENT

GOAL: PROMOTE ECONOMIC DEVELOPMENT THAT PROVIDES FOR A HEALTHY, DIVERSIFIED, AND GROWING ECONOMY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
The various interested communities, county representatives, and other parties including businesses and business organizations, should meet to discuss the creation of a countywide economic development corporation.		County and Town Board / Plan Commission	Ongoing
All incorporated jurisdictions, as well as the county, should provide for annual funding of economic development needs, including, but not limited to membership dues in organizations that promote economic development beneficial to the county.			
Each community should create a community fund through the Community Foundation of Southern Wisconsin, especially if there is not an alternative vehicle for encouraging local charitable contributions that go toward overall community betterment.			
Utilize the availability of training programs to enhance local capacity building for purposes of community and economic development.		County / UW Extension / SWWRPC	Ongoing
Develop necessary information to market the community and the available business sites and available buildings within the community on the Internet.		County	Ongoing
Work on tourism potential as tourism is one of the assets of Iowa County.		County	Ongoing
Make historic preservation and tourism a fundamental economic development strategy of community and county efforts.		County	Ongoing
Conduct a housing needs assessment in all areas interested in housing development, and make housing development a fundamental economic development strategy in areas where this is desired, but evaluate proposals by doing a feasibility analysis.		Town Plan Commission / Board	Ongoing
Become familiar with new Tax Increment Financing (TIF) and the Tourism, Agriculture, Forestry (TAF) laws. This is pertinent for any jurisdiction, even towns, as there may be considerable opportunities for economic development.		County	Ongoing

Table I.9 – INTERGOVERNMENTAL COOPERATION

GOAL: PROMOTE COOPERATIVE RELATIONSHIPS WITH ADJACENT AND OVERLAPPING JURISDICTIONS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain established intergovernmental relationships.		Town Board	Ongoing
Explore new opportunities to cooperate with other local units of government.		Town Board	Ongoing
Establish written intergovernmental cooperation agreements.		Town Board	Ongoing

Table I.10 – LAND USE

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.		Town Plan Commission	Ongoing
Protect active agricultural lands from encroachment by incompatible uses.		Town Plan Commission / Board	Ongoing
Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.		Town Plan Commission / Board	Ongoing
Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.		Town Plan Commission / County Zoning	Ongoing
Restrict airport expansion.		County Airport Commission	Ongoing
Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.		Town Plan Commission / Board / WisDOT	Ongoing

Table I.10 – LAND USE

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.		Town Plan Commission / Board	Ongoing
Assure to the greatest extent possible that all proposals for future development or redevelopment will not negatively impact the overall quality of life.		Town Plan Commission / Board	Ongoing
LAND USE POLICIES – Rural Residential Siting Criteria			
1. Minimize impact on rural character	a. Implement rest of criteria b. Prohibit subdivisions (3 or more contiguous lots or 5 acres or less, rezoned within 5 years)	Town Plan Commission / Board	Ongoing
2. Maximize protection of agricultural land which has had a history of being farmed.	a. Discourage building in middle of farm field or pasture – should be on edge b. Encourage any additional house on a farmstead be built within 300 feet of existing buildings.	Town Plan Commission / Board	Ongoing
3. Minimize impact on open space.	a. Density: 1 house per 35 acres b. Encourage building only along tree lines, driveways, property lines, etc.	Town Plan Commission / Board	Ongoing
4. Minimize impact on forested lands.	a. Preserve as many mature trees as possible	Town Plan Commission / Board	Ongoing
5. Minimize erosion on steep slopes	a. Building on slopes over 30% must take measures to reduce erosion	Town Plan Commission / Board	Ongoing
6. Minimize conflicts with surrounding land uses.	a. Building must send registered letter to all adjoining landowners informing them of his/her plan. b. Minimum set-backs from farms and lot lines in accordance with County guidelines.	Town Plan Commission / Board	Ongoing
7. Comply with driveway ordinance.		Town Plan Commission / Board	Ongoing
8. Comply with Land Use Map (which will be reviewed to reflect changes).		Town Plan Commission / Board	Ongoing
9. Minimum lot size – 2 acres recommended.		Town Plan Commission / Board	Ongoing
10. Comply with Town ordinances.		Town Plan Commission / Board	Ongoing
11. Continue working on specific criteria to be completed by November 1, 2005.		Town Plan Commission / Board	Ongoing

Table I.11 – IMPLEMENTATION POLICIES

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Enforce local ordinances to maintain the character of existing and future land uses within the Town of Linden.			Ongoing
Update the Town of Linden comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.			Ongoing
Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.			Ongoing