

## **CHAPTER 9 – IMPLEMENTATION**

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### **INTRODUCTION**

It is important that Town officials quickly understand the connection between planning and land use controls (e.g., zoning and subdivision ordinances). Planning by itself accomplishes little; only when the recommendations made in the plan are *implemented* through actions — such as amending a map, adopting a new policy, or revising an ordinance, for example — does real change come about.

#### 66.1001(2)(i)

*Implementation element.* 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 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.

This chapter also provides information on the comprehensive plan amendment/update process and its overall use by the Town of Lima.

### **ROLE OF THE COMPREHENSIVE PLAN**

Wisconsin Statute 66.1001 (3) stipulates that the land controls governing a community be consistent with the community's adopted comprehensive plan. The Town of Lima Plan Commission's primary responsibility is to implement this Comprehensive Plan and to ensure that all supporting Town ordinances are consistent with the Plan. When reviewing any petition or when amending any land controls within the Town, the Plan shall be reviewed, and a recommendation will be derived from its vision statement, goals, objectives, policies, programs, and 20-Year Potential Land Use Map. If a decision needs to be made that is inconsistent with the Comprehensive Plan, then the Comprehensive Plan must be amended to include this change in policy before the decision can take effect.

### **ROLE OF LOCAL OFFICIALS**

#### **Elected Officials**

The Town's elected officials should strive to become familiar with the contents of this Comprehensive Plan. It should be their primary guide, although not their only guide. Town Board members must make their decisions from the standpoint of overall community impact — tempered by site specific factors. In this task, board members must balance the recommendations made in this Plan with the objectives of developers and residents, the technical advice of Town staff, and the recommendations of advisory boards, along with their own judgment on the matter at hand.

The Town Board must also see that community support and resources are maintained to ensure the Town of Lima 20-Year Comprehensive Plan stays current and viable.

**Plan Commission**

Plan commissioners need to become very familiar with this Plan's maps and text, as well as its stated vision, goals, objectives, policies, and programs. The Plan Commission will likely need to make appropriate amendments to the Plan from time to time in order to adapt to changing circumstances. The Commission should also ensure that existing and future ordinances (or other Town land controls) are consistent with the Comprehensive Plan. Finally, the Commission will need to be sure that the Comprehensive Plan is updated at least once every 10 years.

**Board of Appeals**

Like the recommendations of the Town Plan Commission and the decisions of the Town Board, the decisions of the Town of Lima Board of Appeals need to be consistent with the Town's adopted Comprehensive Plan.

**ROLE OF LOCAL ORDINANCES****Zoning**

The Town of Lima has an established Zoning Ordinance. Several of the future land use recommendations may ultimately need re-zoning in order to take place. This Comprehensive Plan recognizes the preferred land use has a horizon year of 15 to 20 years in the future, while zoning's authority is immediate upon adoption and posting. Therefore, instances of current use and planned use may conflict, yet it would *not* be prudent to immediately make a current use non-conforming to meet the preferred land use. Much of the timing of re-zoning will depend heavily on market forces, the current political climate, and the accuracy of this Plan's assumptions.

The Comprehensive Plan's preferred land uses need to be compared to the zoning map to determine compatibility and realignment within various districts. The Town Plan Commission and Town Board will need to judge when re-zoning will occur, for it is not the intent that a zoning ordinance become a direct reflection of a plan in all instances. A comprehensive plan looks out to the future while an ordinance deals with present day.

**Other Controls**

There are a number of other controls, such as the Sheboygan County Subdivision Ordinance, that impact planning in the Town of Lima. Since this Comprehensive Plan includes a number of specific implementation activities directly related to some of these controls, it will be important to periodically review existing Town codes to ensure consistency with this Plan's vision, goals, objectives, policies, and programs.

Changes in standards and policies administered by the state, Sheboygan County, and other municipalities may also effect the implementation of this Plan and should, therefore, be monitored in order to allow the Town to make adjustments as necessary.

**IMPACT OF ECONOMIC DEVELOPMENT****Government Economic Development Initiatives**

Economic development programs and initiatives are often a primary means of implementing goals in a comprehensive plan. The implementation of most, if not all, of these economic development initiatives will be planned in advance by local officials; therefore, there should be ample opportunity to make sure the impacts of these initiatives will be in harmony with this Comprehensive Plan. It is important that such a comparison takes place. Usually, the impacts are positive, but there may also be

downsides. If it is anticipated that an economic development program or initiative being considered for the Town may significantly change the character of the Town — and therefore run counter to the vision and goals of this Plan, the economic development program should either be reconsidered, or the Comprehensive Plan should be revisited and amended to allow for the change in character.

### **Non-Government Economic Development Activities**

Sometimes, economic development takes place unexpectedly. A small business might greatly expand seemingly overnight, a highway interchange might be constructed, or a similar economic catalyst may occur. It is difficult to stop the momentum generated by such activities, and indeed it is often best to encourage such activities. Nevertheless, it is once again possible that this type of economic development can change community character. Further, since it is unplanned by the local government, this kind of economic development frequently outstrips the community's existing infrastructure and begins a sometimes never-ending cycle of “catching up,” as the community tries to provide adequate services.

If it becomes increasingly apparent that a privately initiated economic development “boom” is underway, the Town must analyze whether the character of the community will be significantly altered and then decide how to respond in a proactive rather than reactive way. It is likely that at least some of the elements in this Comprehensive Plan would have to be revisited and amended.

### **ROLE OF PUBLIC INVESTMENT**

#### **Capital Improvements Program (CIP)**

A CIP is a tool used to ensure a community regularly budgets for and schedules the construction and maintenance of infrastructure. This is typically a major tool in implementing the recommendations made throughout a comprehensive plan — especially the “Transportation” and “Utilities and Community Facilities” chapters.

#### **Impact Fees and Land Dedications**

Impact fees and land dedications are an appropriate mechanism for financing improvements directly related to new development. For example, a recommendation in a comprehensive plan calling for improved pedestrian facilities can be partially implemented by new walkways resulting from land dedications.

#### **Special Assessments**

Special assessments are a tool that local governments have commonly used in Wisconsin for financing public facilities since the late nineteenth century. Special assessments are important because unlike impact fees, special assessments can be applied to existing development and can be used to fund existing deficiencies. The Town of Lima has this tool available to use. The Town primarily uses this assessment to collect unpaid, overdue sewer bills.

#### **Development Review Cost-Recovery**

Many communities can begin to achieve some of their goals and carry out associated policies by requiring developers to reimburse the community for expenses related to ensuring a quality development is constructed. For example, while a community may strongly support the preservation of critical habitat areas, it may not have the means to follow through. However, by requiring a developer to pay for an independent study identifying these areas prior to breaking ground, the community is able to take the first step toward realizing a goal and implementing a policy without having to allocate funding or personnel.

Currently, the Town of Lima has this tool available to recoup costs for engineering studies for new development. In this way, the Town is able to take the first steps toward implementing its goals and policies regarding stormwater management and sound transportation and utility infrastructure.

## **ROLE OF INTERGOVERNMENTAL COOPERATION**

### **Boundary Agreement**

A boundary agreement is a formal effort to identify precisely which extraterritorial areas may be annexed to a village or city. An agreement may also spell out terms for revenue sharing of current and future property taxes in specified areas, among other things. As an implementation tool, a boundary agreement's ultimate purpose is to promote the goal of harmonious relations between adjacent communities. Since the City of Sheboygan Falls and Village of Oostburg are adjacent to the Town of Lima, the Town is open to entering into possible boundary agreements.

### **Official Map**

An official map helps a community implement goals and policies regarding safe and efficient transportation systems. Such a map may also be used to reserve land for other future public uses, in particular those identified in a community's comprehensive plan, recreation plan, or other plans. Due to the rural nature of the Town of Lima, the Town does not currently use this implementation tool.

## **COMPREHENSIVE PLAN INTERNAL CONSISTENCY**

This Comprehensive Plan was developed as a unified whole under a single vision statement with supportive goals, objectives, policies, and programs. UW-Extension Sheboygan County and the Town of Lima's Smart Growth Committee participated in a nominal group session to identify key issues within each of the nine elements of the Plan and then created community survey questions regarding these issues. Using the survey results, along with information regarding natural features, past population and housing data, and infrastructure, the Committee and UW-Extension used the identified vision, goals, and strategies expressed within this Plan to determine the 20-Year Potential Land Use Map, as well as the implementation actions the Town will undertake throughout the 20-year planning period.

In some instances, a single goal applies to more than one element of the Plan and is restated in multiple chapters. Therefore, when preparing any amendments to this Comprehensive Plan or its individual elements, the Town Plan Commission should undertake an overall review of all nine elements, along with their identified goals, objectives, policies, and programs, in order to ensure consistency within and between elements before any amendment that might affect more than one element is approved.

## **IMPLEMENTATION SCHEDULE**

The implementation steps, Figure 9.1, show each policy/program from each chapter and the lead entity, cooperators, and the timetable for each policy/program. "Ongoing" indicates the activity has already been underway and will continue to be carried out as necessary; "Immediate" indicates the activity should be initiated before the end of 2010 if possible; "Mid-Term" generally indicates the activity should be initiated sometime before 2015; and "Long-Term" generally indicates the activity should be initiated some time toward the latter half of the 20-year planning period. Detailed step-by-step instructions on how to accomplish each of the activities are beyond the scope of this Plan. It is recommended, however, that local officials develop their own "plan of action" to ensure the activities listed below have a chance to be accomplished.

<b>Figure 9.1 – Town of Lima Implementation Steps</b>			
<b>Agricultural, Natural, and Cultural Resources</b>			
<i>Goals and Objectives:</i>			
1) The Town of Lima has a proven history of plentiful, quality groundwater and its protection is a high priority of Lima citizens.			
2) The Town of Lima supports the state’s “Right to Farm” law.			
3) Lima Town government supports agricultural land preservation as a priority goal.			
4) The Town of Lima supports the lake management district to protect the Hingham Mill Pond.			
<b>ACTIVITY</b>	<b>LEAD ENTITY</b>	<b>COOPERATORS</b>	<b>TIME PERIOD</b>
1- Identify the recharge areas for wells to recognize the areas that need to be protected.	Plan Commission	Town Board; Town Clerk; WDNR; County Planning Department	Ongoing
1- Identify potential contaminant sources within the recharge areas for wells in order to identify threats to the water.	Plan Commission	Town Board; WDNR; County Planning Department	Ongoing
1- Continue to work with Sheboygan County ensuring that all septic systems are in good working order and giving citations to residents that are not complying.	Town Clerk	Town Board; Plan Commission; County Planning Department	Ongoing
1- Coordinate with surrounding areas to ensure their ordinances are protecting the quality and quantity of groundwater.	Town Clerk	Town Board; WDNR; Neighboring Municipalities	Ongoing
1- Work with the County to help ensure understanding of and compliance with the <i>Sheboygan County Erosion Control and Stormwater Management Ordinance</i> .	Plan Commission	Town Board; Town Clerk; County Planning Department	Ongoing
1- Work with Sheboygan County and the WDNR to regularly test private wells.	Town Clerk	Town Board; County Planning Department; WDNR	Ongoing
1- Encourage residents and businesses to properly seal abandoned wells.	Town Clerk	Town Board; WDNR	Ongoing
1- Strive to help landowners become aware of potentially tax deductible options for land preservation offered by Conservancy Organizations.	Town Clerk	Town Board; Plan Commission; Conservancy Agencies	Ongoing
2- Establish a brochure or pamphlet, to be distributed to new residents considering building or moving into the Town of Lima, informing them of the farming conditions and the Towns’ support of the “Right to Farm” law before they build or move to the Town.	Plan Commission	Town Clerk; Town Board	Mid-Term

<p>2- Create awareness of the intensity and importance of agriculture through a variety of methods that may include special “AG District” signage; road restrictions; lower speed limits; a town board “buyer/seller beware” conflict policy; and a “buyer beware” statement on Certified Survey Maps protecting the right to farm in the Town of Lima.</p>	<p>Town Board</p>	<p>Plan Commission; Town Clerk</p>	<p>Ongoing</p>
<p>2- Consider informing farmers that in order to be protected by the “right to farm” law they must use best practices such as nutrient management plans, soil erosion plans, or any other state or federal conservations or nonpoint law, which in turn lower the number of possible nuisance complaints in regards to agricultural lands.</p>	<p>Town Clerk</p>	<p>Town Board; Plan Commission</p>	<p>Ongoing</p>
<p>2- Partner with Sheboygan County UW-Extension and similar agencies to help local farmers become more aware of Best Management Practices (BMPs) for pesticide and fertilizer application, erosion control, environmentally friendly tilling strategies, etc.</p>	<p>Town Clerk</p>	<p>County Land &amp; Water Department; UW-Extension; Town Board; Plan Commission</p>	<p>Ongoing</p>
<p></p>	<p></p>	<p></p>	<p></p>
<p>3- Consider joining countywide effort to develop the Site Assessment of the LESA score.</p>	<p>Town Board</p>	<p>Plan Commission; Town Clerk</p>	<p>Immediate</p>
<p>3- Continue using a checklist to help analyze land parcels for potential zoning changes out of A-1 Prime Ag. Criteria for land analysis might include the County’s Land Evaluation and Site Assessment (LESA) score; the recent use of the parcel and adjacent parcels; and the presence of natural buffers.</p>	<p>Plan Commission</p>	<p>Town Board; Town Clerk; UW-Extension</p>	<p>Ongoing</p>
<p>3- Develop and distribute, either directly or through area realtors, a “Rural Code of Conduct” form that outlines the traditional community norms and expectations for residents.</p>	<p>Plan Commission</p>	<p>Town Board; Town Clerk; UW-Extension</p>	<p>Immediate</p>
<p>3- Continue to use the Agricultural zoning districts to preserve productive farmlands in the Town, except in growth areas designated on the 20-Year Potential Land Use Map.</p>	<p>Plan Commission</p>	<p>Town Board</p>	<p>Ongoing</p>
<p>3- Consider maximum driveway lengths or maximum front yard setbacks for new residential and commercial development in order to limit fragmentation of lands.</p>	<p>Plan Commission</p>	<p>Town Board; Town Clerk</p>	<p>Immediate</p>
<p></p>	<p></p>	<p></p>	<p></p>

4- Uphold the current shoreland, wetland, and stormwater management ordinances. Protect environmental corridors, using conservancy zoning.	Town Clerk	County Planning Department; Plan Commission; Town Clerk	Ongoing
4- Support the enhancement of the Hingham Mill Pond.	Town Board	Town Clerk; Plan Commission; WDNR	Ongoing
4- Support the acquisition of property that would help to conserve the Hingham Mill Pond as an asset to the Town.	Town Board	Town Clerk; Plan Commission; WDNR	Ongoing
4- Assist and support the lake management district if they apply for WDNR grants and other protection grants as needed.	Town Board	WDNR; Town Clerk; Plan Commission	Ongoing
4- Encourage the use of vegetative buffers along lakes, streams and tributaries. Financial incentives are currently available through CREP and may be available in the future through the Sheboygan County Land & Water Conservation Department’s Vegetated Buffer Strip Program.	Town Board	County Land & Water Conservation Department; Town Clerk; Plan Commission	Ongoing

<b>Housing and Population</b>			
<i>Goals and Objectives:</i>			
1) Lima Town government concurs with the town residents in that historic growth rates are preferred/acceptable.			
2) If residential development occurs in the Town of Lima, the types of residential development Lima residents prefer are single-family housing and housing for senior citizens.			
<b>ACTIVITY</b>	<b>LEAD ENTITY</b>	<b>COOPERATORS</b>	<b>TIME PERIOD</b>
1- The Town of Lima will explore a variety of growth management options.	Plan Commission	Town Board; Town Clerk; County Planning Department; UW-Extension	Mid-Term
2- The Town of Lima will utilize its’ 20 Year Potential Land Use Map and zoning map to steer residential development toward the already “built-up” areas of Hingham, Gibbsville and Ourtown.	Plan Commission	Town Board; Town Clerk	Ongoing
2- Encourage future residential development in areas that have minimal impact of agricultural operations.	Plan Commission	Town Clerk; Town Board	Ongoing
2- Consider maximum driveway lengths or maximum front yard setbacks for new residential and commercial development in order to limit fragmentation of lands.	Town Board	Plan Commission	Mid-Term

2- The Town land use map and zoning ordinance will favor single-family housing, but some provision may be made for a limited number of other housing types.	Town Board	Town Clerk; Plan Commission	Ongoing
2- The Town will amend its zoning ordinance, if necessary, to provide more flexibility and options for housing.	Town Board	Plan Commission	Long-Term
2- Cooperate with adjacent units of government on future developments adjacent to the Town boundaries.	Town Board	Plan Commission; UW-Extension, Neighboring Municipalities	Immediate
2- New housing should consider the senior & disabled population and make sure there are adequate provisions for ADA accessible and elderly residents.	Town Board	Plan Commission	Ongoing

<b>Economic Development</b>			
<i>Goals and Objectives:</i>			
1) The primary economic development strategy within the Town of Lima will focus on maintaining and enhancing the local farm economy.			
2) Due to the agricultural/residential nature of the Town of Lima, industrial development may be better suited in designated industrial areas.			
3) The Town of Lima supports the continuation of rail service in Sheboygan County to service Lima agriculture and businesses.			
<b>ACTIVITY</b>	<b>LEAD ENTITY</b>	<b>COOPERATORS</b>	<b>TIME PERIOD</b>
1- Work with farmers to offer viable alternatives to keep their lands in agriculture and agricultural related activities, utilizing state and federal programs to offer consulting.	Town Board	Plan Commission; Town Clerk; County Planning Department	Ongoing
1- The Town will generally discourage development in economically productive farming and foresting areas that is incompatible with the continued viability of these industries.	Town Board	Town Clerk; Plan Commission	Ongoing
1- New businesses or expansions should not adversely threaten critical natural or historic resources.	Town Board	Plan Commission; Town Clerk	Ongoing
1- Encourage allowing Ag-related businesses in the rural areas of the Town.	Town Board	Town Clerk; Plan Commission	Ongoing
1- Work with the county and state in identifying the possible use of Purchase of Development Rights (PDR), Transfer of Development Rights (TDR) and/or Purchase of Agricultural Conservation Easement (PACE) Program within the county, to assist farmers and to help preserve farming within the Town.	Town Board	Plan Commission; WDNR; Town Clerk	Mid-Term



1- Consider developing and implementing techniques that preserve or protect agricultural land.	Town Board	Plan Commission; Town Clerk; County Planning Department; UW- Extension	Ongoing
2- The Town will strongly consider steering large commercial and industrial development to nearby communities better suited to such development.	Plan Commission	Town Board; UW- Extension; Neighboring Municipalities	Ongoing
2- Monitor any commercial or industrial developments that occur adjacent to the town to ensure that the growth is compatible with the town's rural nature and in order to lessen potential conflicts.	Town Board	Plan Commission; Town Clerk	Ongoing
2- The Town will continue to work with future developers to approve compatible hours of operation, signage, lighting, parking, and landscaping requirements to meet the Town's desire for well planned growth and rural character preservation.	Town Clerk	Town Board; Plan Commission; Developers	Ongoing
3- The Town of Lima will strive to remain involved and active in proposed changes and/or additions to rail service within the Town.	Town Board	Town Clerk; Plan Commission; WisDOT	Ongoing
3- Identify those businesses and farmers in the Town that actively rely on direct and indirect rail service to support their business.	Town Clerk	Town Board; Plan Commission	Ongoing

<b>Transportation</b>			
<i>Goals and Objectives:</i>			
1) The Town of Lima will provide safe, well-maintained roads.			
2) Lima town government will actively participate in transportation activities (state, county, and rail-related) that impact the town.			
3) The Town of Lima supports the continuation of rail service in Sheboygan County to service Lima businesses and agriculture.			
4) The Town supports the development of County nonmotorized transportation facilities.			
<b>ACTIVITY</b>	<b>LEAD ENTITY</b>	<b>COOPERATORS</b>	<b>TIME PERIOD</b>
1- In order to promote traffic safety and maintain the efficiency of arterials, the Town should work within WisDOT and County policies to minimize, as much as possible, direct access to arterials. This can be achieved by requiring adequately spaced access points, frontage roads for access to numerous properties, connections between adjacent parking lots, and driveway accesses that are able to serve more than one property.	Town Board	WisDOT; Plan Commission; Town Clerk; County Planning Department; UW-Extension	Ongoing
1- Strive to keep vision triangles and “arcs” at intersections and roundabouts clear of obstructions.	Town Board	WisDOT; Plan Commission; Town Clerk	Ongoing
1- Support County and State efforts to improve or replace aging pavement and bridges.	Town Board	Plan Commission; County Highway Department; WisDOT	Immediate
1- Periodically monitor accident rate data compiled by the Sheboygan County Sheriff’s Department and support improvements to curtail abnormally high accident rates at problem locations.	Plan Commission	County Sherriff’s Department; Town Board; Town Clerk	Ongoing
1- Continue to utilize the Wisconsin Information System for Local Roads (WISLR) pavement management system to monitor the physical condition of roadways. Strive to tie this data into a long-term maintenance schedule, using a capital improvement program and outside funds to address ongoing needs.	Town Board	Plan Commission; Town Clerk	Ongoing
2- The Town should obtain copies of State, Regional, and County transportation plans, and should strive to become aware of future projects that could impact the Town.	Town Clerk	Town Board; WisDOT; County Planning Department; BLRPC	Immediate

2- As the need arises, the Town should share its comprehensive plan with appropriate transportation agencies in order to encourage future transportation improvements to be consistent with the Town’s vision and land use goals.	Town Clerk	Town Board; WisDOT; Plan Commission; UW-Extension	Ongoing
2- The Town will actively provide input on the need for the designs, engineering, and construction of any proposed roundabouts or similar facilities to accommodate truck traffic and the vehicles and equipment of the businesses operating in the Town.	Town Board	Plan Commission; Town Clerk	Ongoing
3- The Town of Lima will strive to remain involved and active in proposed changes and/or additions to rail service.	Town Board	Town Clerk; WisDOT	Ongoing
3- Support businesses and farmers in the Town that actively rely on direct and indirect rail service.	Town Clerk	Town Board; Plan Commission;	Ongoing
4- The Town will strive to remain knowledgeable on the Sheboygan County nonmotorized transportation facilities.	Town Board	Town Clerk; Plan Commission; County Planning Department	Ongoing
4- The Town will identify areas within the Town that are in potential need of a designated nonmotorized transportation facility.	Plan Commission	Town Board; Town Clerk	Immediate

<b>Utilities and Community Facilities</b>			
<i>Goals and Objectives:</i>			
1) The Town of Lima strives to provide a high level of service for the following: <ul style="list-style-type: none"> <li>• Waste disposal</li> <li>• Road repair and maintenance</li> <li>• Snow removal</li> <li>• Constable protection</li> <li>• Fire protection</li> <li>• Ambulance and rescue protection</li> </ul> at an affordable cost to the taxpayer.			
2) Future recreational needs in the Town should primarily be met by the county and state.			
<b>ACTIVITY</b>	<b>LEAD ENTITY</b>	<b>COOPERATORS</b>	<b>TIME PERIOD</b>
1- Continue to provide a “public comment” opportunity at Town Board meetings and be attentive to comments regarding utilities and facilities in the Town.	Town Board	Plan Commission; Town Clerk	Ongoing

1- Work with local volunteer fire departments and/or area businesses to continue offering a length of service award and other incentives.	Town Board	Town Clerk; Area Businesses	Ongoing
1- Continue to provide adequate police and fire protection to all areas of the community.	Town Board	County Sherriff's Department; Oostburg Fire Department	Ongoing
1- Continue to provide currently offered services and seek to reduce service costs and/or increase level of satisfaction with services provided, with no additional cost to the taxpayer.	Town Board	Town Clerk	Ongoing
1- Explore the possibility of alternative energy production and use at community utilities/facilities (i.e. at the Gibbsville and Onion River Wastewater Treatment Facilities).	Town Board	Town Clerk; Plan Commission; County Planning Department; Hingham and Gibbsville Wastewater Commission	Ongoing
1- Intergovernmental agreements should be used reduce costs and duplication of facilities and services in Lima, where appropriate.	Town Board	Town Clerk; Neighboring Municipalities	Ongoing
2- The Town will identify possible recreational needs within the Town of Lima.	Town Clerk	Town Board; Plan Commission	Ongoing
2- Consider applying for state and Sheboygan County Stewardship funds for recreational needs, once identified by the Town Board.	Town Board	Plan Commission; Town Clerk	Ongoing
2- Provide an updated inventory of existing Town park lands and improvements to Sheboygan County whenever the County's <i>Comprehensive Outdoor Recreation and Open Space Plan</i> is revised.	Town Clerk	Town Board; Plan Commission	Mid-Term
2- Support the reenactment of the Park land dedication fee from developers of new subdivisions.	Town Board	Town Clerk; Plan Commission	Immediate
2- Work with County, WDNR and other government entities as appropriate to ensure parklands and recreational resources within the Town are managed wisely.	Town Board	Town Clerk; Plan Commission; WDNR; County Planning Department	Ongoing

<b>Intergovernmental Cooperation</b>			
<i>Goals and Objectives:</i>			
1) The Town of Lima seeks to achieve compatible land uses at or near its borders.			
2) The Town of Lima considers it important to have boundary agreements with adjacent units of government, especially with the City of Sheboygan Falls and Village of Oostburg.			
3) The Town of Lima currently cooperates with other entities to provide numerous services to its citizens, knowing that intergovernmental cooperation is important to Lima’s future.			
4) The Town of Lima will always look for opportunities to cooperate and coordinate additional services.			
<b>ACTIVITY</b>	<b>LEAD ENTITY</b>	<b>COOPERATORS</b>	<b>TIME PERIOD</b>
1- The Town of Lima will attend meetings, when appropriate, and provide comments to neighboring communities when amendments to neighboring comprehensive plans are made.	Town Board	Plan Commission; Town Clerk; County Planning Dept.; UW-Extension	Ongoing
1- The Town will attend and make their comment known at neighboring City, Village or Town meetings, in which possible annexation and/or border lands of the Town of Lima are discussed.	Town Board	Plan Commission; Town Clerk	Ongoing
2- Work to establish an agreed-upon growth area boundary, giving consideration to each municipality's comprehensive plan. Likewise, the city and/or village agrees to limit its expansion to defined areas where it plans to provide municipal services within a defined time period.	Town Board	Plan Commission; Town Clerk; UW-Extension; County Planning Department	Mid-Term
2- In lieu of a formal boundary agreement, establish a formal policy to use the 20-Year Potential Land Use Maps in the comprehensive plans of the City of Sheboygan Falls, Village of Oostburg and Town of Lima to provide official guidance for growth patterns in the transition areas between city, village and town.	Town Board	Plan Commission; Town Clerk; City of Sheboygan Falls; Village of Oostburg	Mid-Term
2- To ensure continued consistency and compatibility between plans, ordinances, regulations, and policies, an official Comprehensive Plan Amendment Procedure will be mutually established by the four Towns (Lima, Plymouth, Sheboygan and Sheboygan Falls) within two years of adoption of the four comprehensive plans. This process will be facilitated by UW-Extension or similar organization.	Town Board	UW-Extension; County Planning Department; Towns of Plymouth, Sheboygan and Sheboygan Falls	Mid-term
2- Inform other area municipalities when an Intergovernmental Agreement between the Town and adjacent municipalities is being considered.	Town Clerk	Town Board	Ongoing

<p>2- Encourage neighboring municipalities to establish Intergovernmental Agreements between one another.</p>	<p>Town Board</p>	<p>Plan Commission; UW-Extension; County Planning Department</p>	<p>Ongoing</p>
<p>3- Keep the surrounding towns and school districts aware of any significant development proposals or changes to the Town’s 20-Year Potential Land Use Map.</p>	<p>Town Clerk</p>	<p>Town Board</p>	<p>Ongoing</p>
<p>3- Continue mutual aid agreements and all other current intergovernmental cooperation activities and policies of benefit to Town of Lima residents.</p>	<p>Town Board</p>	<p>Town Clerk</p>	<p>Ongoing</p>
<p>3- Continue to work with state agencies such as WisDOT and WDNR to promote wise management of STH 28 and STH 32, and proper stewardship of natural resources such as groundwater, wetlands, surface waters and environmental corridors.</p>	<p>Town Board</p>	<p>Town Clerk; Plan Commission; WDNR; WisDOT</p>	<p>Ongoing</p>
<p>3- Continue to coordinate emergency response services with the Adell, Gibbsville and Town of Sheboygan Falls First Responders, the Cities of Sheboygan Falls and Plymouth, the Village of Oostburg, the Town of Sheboygan Falls, the Sheboygan County Sheriff’s Department, and Orange Cross, Oostburg, and Plymouth Ambulance Services.</p>	<p>Town Board</p>	<p>Town Clerk; County Sherriff’s Department; First Responder Groups; Area Municipalities; Area Ambulance Services</p>	<p>Ongoing</p>
<p>3- The Town of Lima shall continue to cooperate with the Cities of Sheboygan Falls and Plymouth, the Towns of Sheboygan Falls, Plymouth, Sheboygan, Sherman, Holland, Wilson and Lyndon and the Villages of Oostburg, Waldo, and Kohler, and Sheboygan County in order to minimize land use and policy conflicts, and to achieve economies of scale.</p>	<p>Town Board</p>	<p>Town Clerk; Plan Commission; County Planning Department; UW-Extension; Neighboring Municipalities</p>	<p>Ongoing</p>
<p>4- Cooperate with and support Sheboygan County on its comprehensive planning and implementation efforts.</p>	<p>Town Board</p>	<p>Town Clerk; Plan Commission</p>	<p>Ongoing</p>
<p>4- Continue to consider opportunities for future shared initiatives, purchases, services, and/or facilities with other nearby governmental units.</p>	<p>Town Board</p>	<p>Town Clerk; Neighboring Municipalities; County Finance Department</p>	<p>Ongoing</p>

<p>4- Establish a regular and ongoing (at least annual) intergovernmental forum to discuss boundary issues, shared service opportunities, and any other items of mutual concern. Such a meeting will be facilitated by UW-Extension or similar organization. Representatives from the Town of Lima, surrounding Towns, Village of Kohler and Village of Oostburg and Cities of Sheboygan Falls and Plymouth will include the board president/chair, a board member-at-large from each community, and a plan commission member-at-large from each community, for a total of an odd number of representatives. Recommendations resulting from these joint meetings will be brought back to the appropriate governmental bodies for final review and consideration.</p>	<p>Town Board</p>	<p>UW-Extension; County Planning Department; Neighboring Municipalities; Town Clerk; Plan Commission</p>	<p>Immediate</p>
<p>4- Coordinate the implementation of the Town’s Comprehensive Plan with the Towns of Plymouth, Sheboygan, Sheboygan Falls and with Sheboygan County.</p>	<p>Town Board</p>	<p>Plan Commission; County Planning Department; UW-Extension; Neighboring Municipalities</p>	<p>Ongoing</p>
<p>4- Review as part of the Town’s annual budgeting process, the opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.</p>	<p>Town Board</p>	<p>Town Clerk; Neighboring Municipalities</p>	<p>Immediate</p>

<p><b>Land Use</b></p>			
<p><i>Goals and Objectives:</i></p>			
<p>1) To preserve agricultural land in the Town of Lima, future residential development should be concentrated in sewerred areas or areas adjacent to sewerred areas.</p>			
<p>2) The Town of Lima shall be involved in land use planning</p>			
<p>3) River and stream corridors are important in the Town of Lima and should be left in their natural state with limited recreational use.</p>			
<p>4) Based on strong support from its citizens, the Town of Lima had managed and will continue to focus future growth and development within its three established development districts</p>			
<p><b>ACTIVITY</b></p>	<p><b>LEAD ENTITY</b></p>	<p><b>COOPERATORS</b></p>	<p><b>TIME PERIOD</b></p>
<p>1- Guide the future location of residential development away from prime agricultural lands and established agricultural operations.</p>	<p>Plan Commission</p>	<p>Town Board</p>	<p>Ongoing</p>
<p>1- Discuss land conservation and alternative development options for landowners who own property in critical resources areas.</p>	<p>Town Board</p>	<p>Plan Commission; Town Clerk; UW-Extension</p>	<p>Ongoing</p>

<p>1- Promote cooperation and open communication between agricultural and non-agricultural residents in order to foster working relationships and a positive community identity.</p>	<p>Town Clerk</p>	<p>Town Board; Plan Commission; UW-Extension</p>	<p>Ongoing</p>
<p>2- Every rezoning request should initially be evaluated by whether the request is consistent with the use shown on the 20-Year Potential Land Use Map. If a request comes before the Town for a particular type of land use, the Town has the ability to approve the request if the proposed use is less intensive than the use intended for the site. If not, the request must be evaluated in the context of all nine plan elements, especially the vision goals, and policies/programs described in this Plan, and handled through the statutory plan amendment process.</p>	<p>Plan Commission</p>	<p>Town Board</p>	<p>Ongoing</p>
<p>1- Agriculture is the economic backbone of the Town and influences the character of the Town more than any other land use. Therefore, the amount of agricultural land that transitions to development should be kept to a minimum, and rezonings should be encouraged primarily near the Development Districts.</p>	<p>Plan Commission</p>	<p>Town Board; Developers</p>	<p>Ongoing</p>
<p>2- Since there are already established development districts with public sewer in the Town, it makes sense to encourage most new development to occur in these already developed areas rather than scattered throughout the Town. The Hingham, Gibbsville, and Ourtown areas on the 20-Year Potential Land Use Map are areas where residential development would be preferred over the next 20 years; these areas are cross-hatched. Depending on the request, the Zoning Ordinance may also indicate that other areas are appropriate for certain types of residential development.</p>	<p>Plan Commission</p>	<p>Town Board; Developers</p>	<p>Ongoing</p>
<p>2- The cross-hatched areas on the 20-Year Potential Land Use Map are areas where commercial/industrial development would be preferred. The types and sizes of businesses that currently exist in these areas are good examples of what might be appropriate in the future, although many other types of businesses might also be welcome and some could even be somewhat larger than what currently exists. The Zoning Ordinance may also indicate that other areas are appropriate for certain types of commercial/industrial development.</p>	<p>Plan Commission</p>	<p>Town Board; Developers</p>	<p>Ongoing</p>



<p>2- The cross-hatched areas on the 20-Year Potential Land Use Map are areas where light industrial or manufacturing might be appropriate. Other industrial development during the planning period would likely be similar to the extractive uses currently seen in scattered portions of the Town. While Figure 8.7 provides some general indication of potential sites, it is difficult to predict and map specific locations. Depending on the request, the Zoning Ordinance may also indicate that other areas are appropriate for certain types of industrial development.</p>	<p>Plan Commission</p>	<p>Town Board; Developers</p>	<p>Ongoing</p>
<p>2- Because these uses are relatively rare, and/or it is difficult to predict their future locations, however land within the cross-hatched areas are specifically allocated on the 20-Year Potential Land Use Map for multiple uses. The Town, however, recognizes the potential importance of these uses and is not opposed to considering appropriate requests as needed if they do not conflict with the Zoning Ordinance, existing uses, or the vision/goals/policies of this Comprehensive Plan.</p>	<p>Plan Commission</p>	<p>Town Board; Town Clerk</p>	<p>Ongoing</p>
<p>2- The Plan Commission will write and distribute an annual newsletter to keep residents informed about current issues in the Town and to offer opportunities for public input, when needed. This newsletter may be included with the annual property tax bill.</p>	<p>Plan Commission</p>	<p>Town Board; Town Clerk</p>	<p>Immediate</p>
<p>2- Maintain the rural and cultural character of the Town by implementing programs that maintain and preserve historical buildings and sites within the Town.</p>	<p>Town Board</p>	<p>Town Clerk; Plan Commission</p>	<p>Mid-Term</p>
<p>3- Ensure that land uses and structures are properly set back from streams, lakes, ponds, and wetlands.</p>	<p>Plan Commission</p>	<p>Town Board; County Planning Department</p>	<p>Ongoing</p>
<p>3- Discourage unsightly land uses to preserve the Town’s scenic rural landscape and overall quality of life.</p>	<p>Plan Commission</p>	<p>Town Board; Developers; Town Clerk</p>	<p>Ongoing</p>
<p>3- Encourage landowners in the Town to participate in programs that protect and restore stream banks and help maintain or enhance forested bluffs, wetlands, and other sensitive areas near rivers and streams.</p>	<p>Town Board</p>	<p>Town Clerk; County Land &amp; Water Conservation Department</p>	<p>Ongoing</p>
<p>3- Strive to raise awareness of the importance of surface waters through town, school and citizen education programs.</p>	<p>Town Clerk</p>	<p>Town Board; Plan Commission; WDNR; Local School Districts</p>	<p>Immediate</p>

<p>4- Continue using the land division/zoning change checklist of required information. This information will be utilized by the Plan Commission and Town Board to evaluate and decide upon proposed land division and building projects.</p>	<p>Plan Commission</p>	<p>Town Board; Town Clerk; County Planning Department; UW-Extension;</p>	<p>Mid-Term</p>
<p>4- Encourage the placement of new buildings which preserve productive agricultural lands, forested areas and the overall appearance of the town.</p>	<p>Plan Commission</p>	<p>Town Board; Town Clerk; Developers</p>	<p>Ongoing</p>

**PLAN REVIEW TIMELINE**

Approximately five years after the initial adoption of this Comprehensive Plan, the Town Plan Commission will review the vision, goals, objectives, policies, and programs in the Plan to determine whether they are still applicable, and if so whether progress has been made in accomplishing them. The Commission and Town Board will consider adjustments as necessary.

No more than ten years after the initial adoption of this Comprehensive Plan, the Town Plan Commission will update and amend the Plan as required by ch. 66.1001(2)(i).

**PROCESS FOR ADOPTING OR AMENDING THE PLAN**

As directed by 66.1001, *Wisconsin Statutes*, a plan commission may recommend by resolution the adoption or amendment of a comprehensive plan only by majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted or amended comprehensive plan shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Lima.
2. The clerk of every local governmental unit that is adjacent to the Town of Lima.
3. The Wisconsin Department of Administration.
4. The Bay-Lake Regional Planning Commission.
5. The local public library.

No comprehensive plan that is recommended for adoption or amendment may take effect until the Town Board enacts an ordinance that adopts the plan or amendment. The Town Board may not enact an ordinance unless the comprehensive plan contains all of the elements specified in ch. 66.1001. An ordinance may be enacted only by a majority vote of the members-elect, as defined in 59.001 (2m), *Wisconsin Statutes*, of the Town of Lima Board. An ordinance that is enacted, and the plan to which it relates, shall be filed with at least all of the entities specified in the list numbered 1-5 above.

The Town Board may not enact an ordinance unless the Board holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The Town Board may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

At least 30 days before the hearing is held, the Town Board shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under s.295.12 (3) (d).
2. A person who has registered a marketable nonmetallic mineral deposit under s.295.20.
3. Any other property owner or leaseholder who has an interest in property pursuant to which  
the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing.

The Town of Lima shall maintain a list of persons who submit a written request to receive notice of any proposed comprehensive plan ordinance that affects the allowable use of the property owned by the person. At least 30 days before the public hearing is held, the Town Board shall provide written notice, including a copy of the proposed ordinance, to all such persons. The notice shall be by mail or in any reasonable form that is agreed to by the person and the Town of Lima. The Town of Lima may charge each person on the list who receives a notice a fee that does not exceed the approximate cost of providing the notice to the person.

### **Additional Plan Amendment Considerations**

In addition to the requirement in ch. 66.1001 for amending a comprehensive plan at least once every ten years, it is possible that more limited amendments for specific issues may arise for consideration at any time. The Town of Lima, in planning cooperatively with Sheboygan County, realizes that certain specific amendments to its Comprehensive Plan might have significant ramifications for other governmental units. Therefore, the Town of Lima will strive to 1) communicate in advance all proposed Town of Lima 20-Year Comprehensive Plan amendments, and 2) invite the participation of other governmental units in the decision making process for any Major Amendments.