

## CHAPTER TWELVE: IMPLEMENTATION

### Introduction

In order for any plan to be effective, there must be a way to implement the plan. This chapter takes a look at some of the land use tools available to the Town and how these tools can be utilized to fit into the plan.

### Implementation Tools

**Official Maps** – Creating and using maps is an integral aspect planning. Using a variety of maps helps to establish the best suited uses for the land as well as establish appropriate geographic locations for zoning areas.

**Zoning** – Zoning is an essential tool in comprehensive planning often used to protect community resources, separate incompatible land uses, and allow for logical growth. Zoning is a flexible tool and is subject to change as the community's needs change.

### Immediate Recommended Implementation Items

Following is a prioritized list of items that are recommended by the Planning Commission for immediate implementation.

1. Update the existing official zoning map adopted in 1978 to a digital format. Research all zoning land use changes that have been adopted by the Town Board and include them in the updated zoning map.
2. Establish a system to track and include future land use zoning changes approved by the Town Board into the official zoning map.
3. Review and update the current Town of Waubeek Zoning Ordinances to remove ambiguous language, unused land types and conflicting land use classifications with the official zoning map.

### Future Zoning and Land Use Planning

As the Town of Waubeek continues to develop and land use concerns change, the following items could be added to the Comprehensive Plan and Zoning Ordinances in the future.

- Additional subdivision requirements
- Establishment of development rights
- Purchase of development rights
- Transfer of development rights
- Conservation subdivisions
- Planned urban developments
- Cluster developments
- Municipal sewer and water service
- Tax increment financing

### **Process for Updating the Comprehensive Land Use Plan**

The Town of Waubeek Planning Commission recommends that the Comprehensive Land Use Plan be reviewed on a bi-annual basis.

FINAL DRAFT