



CHAPTER #12

IMPLEMENTATION

CHAPTER 12: IMPLEMENTATION

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CHAPTER 12: IMPLEMENTATION

INTRODUCTION

The Implementation Element is the “how to” portion of the plan. It describes those actions necessary to realize the visions, including proposed changes to any applicable zoning ordinances, sign regulations, site plan regulations, design review ordinances, and subdivision ordinances. The purpose of the planning effort is to develop a plan that will guide both public and private decisions. In order to follow the plan, it is necessary to implement the goals, objectives and recommendations as outlined on a continual basis. If the plan is to be successful it must be implemented meaningfully and aggressively.

This chapter includes the goals, objectives, and policies developed to support the elements of this plan. Goals are defined as broad, long-range statements which describe a desired future condition. Objectives are statements which describe specific conditions which will help attain the stated goals. Finally recommendations are specific actions which must be performed to implement the goals and objectives.

Implementation tables at the end of the chapter prescribe a series of actions and ongoing efforts to be completed by the Town of Buchanan. Ongoing efforts are presented as a list and are assigned primary responsibility. Recommendations provide specific action steps, such as regulations, ordinances, incentives, expenditures; information and education need to fulfill a specific objective. Actions are presented in table format by primary responsibility and priority/timeline. In this way, this chapter serves as the master “to do” list for implementing the plan.

ROLE OF THE PLAN

All land controls governing the Town of Buchanan must be consistent with the adopted comprehensive plan.¹ The Town’s Plan Commission is responsible for ensuring this plan is used as a guide to update and/or replace ordinances to reflect the goals of this plan. When the Plan Commission reviews any petitions for development, the plan should be reviewed; any recommendations for future development must be based on the identified goals, objectives and recommendations and the proposed land use patterns within this plan. If the Plan Commission must ultimately make a decision that is inconsistent with the plan, the plan must be amended to reflect the change in policy.

¹ Wisconsin State Statutes 66.1001.

RELATIONSHIP BETWEEN ELEMENTS

Throughout the plan, coordination between the nine required elements has been highlighted as a special section of each element chapter. In several instances, a single objective and theme applies to more than one element of the plan and was reprinted in several chapters. To further highlight the interconnected nature of the elements, within the tables provided a column titled “Related Recommendation” is included.

MONITORING PROGRESS

It is the responsibility of the Plan Commission to monitor the progress of implementation utilizing Implementation Tables found at the end of this chapter. The progress of plan implementation should periodically be reported to the Town Board. Additionally the Plan Commission should annually review the goals, objectives and recommendations and address any conflicts which may arise between the elements of the plan. While it is the responsibility of the Plan Commission to monitor progress, others may also check progress including community members, Town staff and citizen groups.

To track planning progress and help to ensure that the plan is implemented, milestone dates are provided for each recommendation. Special attention has been given to the milestone dates to ensure that individual recommendations act in harmony with other stated goals, objectives and recommendations and are feasible expectations for the Town.

To assist the Plan Commission with monitoring the plan, it may be necessary to develop and implement a variety of informal tools and techniques. Items for consideration may include:

- creation of development review ‘checklists’ to assist with determining a proposal’s consistency with the comprehensive plan;
- integration of plan recommendations into a ‘performance-based budgeting’ initiative;
- development of an annual ‘work plan’ for the Plan Commission;
- placing the comprehensive plan as an item on every Plan Commission meeting agenda so that either the public and/or Plan Commission members can discuss items related to the plan, or to use the time to evaluate implementation progress;
- developing articles for the Town newsletter which focus on certain recommendations or objectives within the plan and calling for public input or volunteers to work on an item; and
- designation of an official “Comprehensive Planning Day” within the Town and have activities or workshops related to this subject so as to build awareness (perhaps associated with the month of October which is the American Planning Association’s formal “Community Planning Month.”

RESPONSIBILITIES

Elected Officials

Elected officials must make their decisions on criteria regarding how development will affect the entire community, as well as how it will influence a specific site. As a result, elected officials make complex decisions based upon the comprehensive plan, the goals of the applicant, technical advice from staff, citizen input from advisory boards, and their own judgment on the specific development. The comprehensive plan provides much of the factual information an elected official will need for decision making. Elected officials must familiarize themselves with the contents and overall goals of the plan in order to ensure the plan remains viable.

Plan Commission

The powers and duties of planning commissions have been established by Wisconsin Statutes. The Town of Buchanan Plan Commission is the primary entity responsible for implementing and updating this comprehensive plan. As such, the Plan Commission must promote good planning practices within the Town. Commission members should be knowledgeable about the contents, visions, goals, objectives and recommendations of the comprehensive plan. Moreover, the Plan Commission must promote active citizen participation in future planning efforts, and should strive to keep the citizens and elected officials informed of any technical issues and proceedings regarding current planning issues. The Plan Commission is responsible for periodic amendments to the comprehensive plan so that regulations and ordinances are in compliance with the plan. Likewise, the Plan Commission must review all new ordinances to verify they are compliant with the goals, objectives and recommendations of the comprehensive plan.

UPDATING THE COMPREHENSIVE PLAN

A comprehensive plan must be updated at least once every ten years². However, it is strongly recommended that the Plan Commission annually review both the implementation schedule and current planning decisions to ensure compliance with the overall goals of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a “major” plan amendment is required.

The comprehensive plan is a dynamic document. The plan should be updated when new demographic, economic, and housing data are released by the U.S. Census Bureau. It is anticipated that the land use element will likely require updating over the course of the plan due to growth and change that the Town may experience. Other elements are less likely to need updates. Furthermore, as community values change, some goals, objectives and recommendations may no longer be relevant. The update to a plan should take less time than the full comprehensive planning process, but should include public participation.

² Wisconsin State Statutes 66.1001(2)(i).

The Town of Buchanan will initiate its next comprehensive update of this plan by 2028. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the Town will coordinate with all partners identified in the Intergovernmental Element to understand any external changes that may impact the plan. Finally, the Town will complete a comprehensive review of all visions/policies, goals, objectives, recommendations and programs outlined in this plan to evaluate progress and consider additional opportunities. Given the anticipated growth rates in the Town, comprehensive updates should be scheduled on a ten-year basis to ensure that this plan remains an up-to-date and effective tool for decision-making.

IMPLEMENTATION

The following policies, goals, objectives, and recommendations provide an overall framework for the development of the Town of Buchanan over the next twenty years. This framework is meant to guide the development of future land use policies, regulations, and individual decisions and should be considered somewhat flexible in nature. The plan policies, goals, objectives, and recommendations are arranged by the nine elements of the comprehensive plan: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural and Cultural Resources, Economic Development, Land Use, Intergovernmental Cooperation and Implementation.

ISSUES AND OPPORTUNITIES GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

Intertwined boundaries between the Town and its neighbors, the unincorporated community of Darboy, and a lack of consistent signage and community entrances have resulted in confusion and a need to establish a unique identity for the Town of Buchanan. Darboy, as an unincorporated community, predates the formation of the sanitary district, and goes back to 1848 when the area was first settled by the Dutch. As a result, the name and resulting identity of Darboy has been ingrained in the fabric of the local area. Since the unincorporated community of Darboy encompassed areas within both Buchanan and Harrison, some residents from both communities associate themselves with Darboy, and not necessarily Buchanan or Harrison.

“Sense of Community”

Sense of Community is a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together.
(McMillan, 1976)

To strengthen community identity the Town should be looking at ways to increase community interactions that will result in an enhancement of “sense of community”. This could include utilizing “placemaking” concepts to develop temporary and/or permanent public spaces, encouraging neighborhood interactions and relationship building, and increasing internal

“Placemaking”

Placemaking’ is a multi-faceted approach to the planning, design and management of public spaces. Put simply, it involves looking at, listening to, and asking questions of the people who live, work and play in a particular space, to discover their needs and aspirations. – Project for Public Spaces
http://www.pps.org/reference/what_is_placemaking/

communication and walkability. The Town should be identifying unique features that can be incorporated into the Town’s identity. Some of examples of unique features include promoting the Town as a “river community” due to its location along the Fox River; or using the Town’s inclusion in the Wisconsin Ledge

AVA to encourage wineries to locate in the Town. Finally, the Town will need to establish a unique image or brand that is recognizable throughout the Town.

The issues and opportunities goals and objectives were developed to ensure that Buchanan:

- strengthens community identity;
- increases community interactions; and
- increases “sense of community”.

Issues and Opportunities Policies

- Provide distinctive signage, banners and other amenities that are unique and provide identity to the Town.
- Encourage activities that promote community and neighborhood interactions.

Issues and Opportunities Goals, Objectives and Recommendations

Goal IO 1: Enhance the Town’s quality of life and sense of community.

Objective IO 1.1: Encourage activities and land use patterns that strengthen and promotes community interaction and sense of community.

- *Recommendation IO 1.1.1: Work with local residents and businesses to develop an annual or ongoing event. The event could be organized and sponsored by local civic organizations and businesses, as a way to promote community interaction. Events that could be considered may include Music in the Park, Taste of Buchanan, Make a Difference Day, etc.*
- *Recommendation IO 1.1.2: Utilize “Placemaking” to create temporary and permanent public and quasi-public spaces for the community to come together. Utilize empty parking lots, public parks, and the Town Hall site for community gatherings. (Town of Buchanan Economic Development Strategy)*
- *Recommendation IO 1.1.3: Contact the Department of Landscape Architecture at UW-Madison and apply for their Graduate Community Design Assistance Program to create*

a town center development plan and design recommendations for the Town that focus on the built and natural environment, including streetscaping improvements. (Town of Buchanan Economic Development Strategy)

- *Recommendation IO 1.1.4: Consider establishing distinctive signage and amenities for the Town of Buchanan as a way to establish community identity and a community brand. This could include distinctive streetlights, banners, wayfinding signage, park signage, street signs, etc. (Recommendation ED 1.3.4)*
- *Recommendation IO 1.1.5: Create welcoming and aesthetically pleasing entry points into the Town. Identify areas for key entry points into the Town.*
- *Recommendation IO 1.1.6: Support efforts by others to utilize the undeveloped Fox River shoreline for a future trail / park system that would tie in with the Fox Wisconsin Heritage Parkway. A trail along the Fox River could be used to strengthen the Town's identity as a "river community". (Recommendation ED 3.1.2)*
- *Recommendation IO 1.1.7: Utilize "Placemaking" and the "Main Street Mall" concept to create a gradual development plan to transform the Kohl's shopping center and Appleton East Cinema areas into more pedestrian scaled town center projects. This plan could include housing. (Town of Buchanan Economic Development Strategy)*
- *Recommendation IO 1.1.8: Market the Town as a Viticulture Area, and encourage the development of local vineyards by utilizing the Town's location as part of the Wisconsin Ledge AVA. (Recommendation ED 3.1.1)*

"Main Street Mall" Concept

The conversion of former shopping malls and strip centers into town centers and main streets. –
Charles C. Bohl, Place Making

Objective IO 1.2: Enhance and strengthen neighborhoods to increase a sense of place and belonging.

- *Recommendation IO 1.2.1: Support the creation of neighborhood organizations and provide a framework to partner with neighborhoods on planning efforts. (Recommendation H 2.1.2)*

HOUSING GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

Based on population projections and the predicted reduction in household size over that same period, it is estimated that approximately 1,562 housing units will be needed by the year 2040. To ensure that these units are of a high quality, goals, objectives and recommendations are included in Chapter 12 based on the information gained from community visioning and input from the Town Plan Commission.

The housing goals, objectives and recommendations were developed to ensure that Buchanan:

- remains a community with a variety of housing opportunities;
- limits new development to options that retain the Town’s rural character, particularly in the easternmost areas;
- protects existing agricultural operations; and
- enhances community identity.

Housing Policies

- Enforce Town ordinance and the Uniform Building Code to ensure that properties are in good condition.
- Utilize the patterns presented on the Future Land Use Map as a guide for development approvals.
- Require new subdivision developments to provide abundant green space and access to planned trails.
- Provide a range of housing styles, types and price ranges to support lifestyle needs and preferences.
- Preserve prime farmland and wildlife habitat.
- Limit residential development in floodplains, wetlands, and environmentally sensitive areas.
- Encourage “low impact” development, including conservation subdivisions, within the eastern portion of the Town to reduce stormwater runoff and flooding.
- Require pedestrian and bicycle access and amenities (e.g., trails and sidewalks) to be considered as part of all residential development projects. This includes considering location choices for developments catering to individuals of all ages that provide opportunities to walk or bike to important destinations like schools, parks, and shopping.
- Promote infill development of existing subdivisions.
- Encourage investment in existing neighborhoods.

Housing Goals, Objectives and Recommendations

Goal H 1: Maintain the environmental assets and rural character of the community so that it continues to be an attractive place to live.

Objective H 1.1: Protect the rural character and ability to farm.

- *Recommendation H 1.1.1: Encourage the development of conservation subdivisions instead of conventional subdivisions in the eastern portion of the Town.
(Recommendation LU 1.1.1)*
- *Recommendation H 1.1.2: Educate potential developers and residents about the benefits of conservation subdivisions.*

- *Recommendation H 1.1.3: Promote infill development of existing subdivisions. (Recommendations LU 1.1.3, CF 1.2.1 and AG 1.1.1)*

Goal H 2: Preserve and / or improve the quality and integrity of the existing housing stock and the cultural identity and history of the area.

Objective H 2.1: Promote continuous improvement and preservation of the Town's established neighborhoods.

- *Recommendation H 2.1.1: Coordinate with the area school districts, local churches and community service organizations to provide volunteer services on "Make A Difference Day" as well as a regular program to assist seniors and disabled residents in need of home maintenance services.*
- *Recommendation H 2.1.2: Support the creation of neighborhood organizations and provide a framework to partner with neighborhoods on planning efforts. (Recommendation IO 1.2.1)*

Objective H 2.2: Promote the benefits of remaining in the Town.

- *Recommendation H 2.2.1: Develop articles for the Town newsletter / website that highlight the benefits of remaining in the Town versus annexation.*

Objective H 2.3: Encourage preservation and renovation of historic homes.

- *Recommendation H 2.3.1: Develop an inventory of historical and architecturally significant homes in the Town.*
- *Recommendation H 2.3.2: Encourage eligible homeowners to seek federal and state tax credits that can be used for preservation and renovation activities.*

Goal H 3: Provide housing choices, which reflect the needs of individual households.

Objective H 3.1: Support existing efforts, consider new programs and support proposals that will provide additional elderly and disabled resident housing opportunities and services in Buchanan.

- *Recommendation H 3.1.1: Coordinate with Outagamie County to encourage surveys of area seniors to understand needed services.*
- *Recommendation H 3.1.2: Support proposals for senior type housing that would include smaller houses, low maintenance and close proximity to amenities.*

- *Recommendation H 3.1.3: Support proposals for additional disabled resident housing that would be within close proximity to transit and amenities.*

Objective H 3.2: Support collaboration between governmental, private and non-profit sectors to encourage opportunities around affordable housing.

- *Recommendation H 3.2.1: Encourage existing non-profits to work closely together and with the private sector to meet community needs.*

Objective H 3.3: Encourage residential developments that promote a variety of different housing types.

- *Recommendation H 3.3.1: Investigate new emerging trends in housing such as tiny houses, granny flats and cohousing and revise zoning ordinance, if necessary.*

Objective H 3.4: Maintain the ability to build varied types and sizes housing in the Town.

- *Recommendation H 3.4.1: Conduct an internal review of Town codes and ordinances every five years to consider amendments to address housing concerns as it relates to the economy.*
- *Recommendation H 3.4.2: Conduct a housing study that includes a housing market analysis. The plan should:*
 - *determine gaps in the housing market;*
 - *identify demand for additional housing units by type, price, and amenities; and*
 - *include an analysis of gaps in the senior housing market (independent and assisted living facilities).*

TRANSPORTATION GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

It is Buchanan's vision that residents will enjoy safe roads with minimal traffic congestion and safe bike/pedestrian routes and trails. Since the Town has limited control over county and state highways, the goals, objectives and policies in this plan are related to actions that the Town can control. The Town of Buchanan will work, in accordance with the Intergovernmental Cooperation Element, with Outagamie County and WisDOT to ensure that adequate community transportation facilities are available to serve the area.

The transportation goals, objectives and recommendations were developed to ensure that Buchanan:

- Provides safe pedestrian and bike connections to residential neighborhoods; existing and proposed local and regional trails and bicycle routes; adjoining communities, local

(parks, schools, YMCA, churches, retail businesses, town hall, doctors, etc.) and regional destinations (High Cliff State Park, WIR, etc.).

- Enhance “walkability” within the community by providing sidewalks and trail connections to schools, parks, shopping areas, services, churches, etc.
- Continue and enhance public transit options.
- Increase overall road network connectivity.
- Increase safety at specific intersections and reduce congestion on major roadways.

Transportation Policies

- Provide a broad range of transportation choices; including well maintained local roads, county, state and federal highways, sidewalks, bike lanes, trails, and public transportation to meet the diverse needs of residents.
- Support ADA and elderly transportation options.
- Provide a safe and efficient transportation network that will increase accessibility between interdependent land uses such as commercial, industrial, residential, and recreational.
- Improve connectivity through the Town by planning for a system of evenly spaced minor collectors that will collect traffic from local roads. Encourage more of a grid-like street pattern, as opposed to multiple cul-de-sacs and dead end roads, which will allow for better connectivity within and between neighborhoods.
- Consider roundabouts, where appropriate and if space allows, as an alternative to stop lights.
- Discourage the development of roadways in environmentally sensitive areas such as wetlands, floodplains, prime agricultural lands, and on soils with severe engineering limitations.
- Encourage communication and coordination between the Town, Outagamie and Calumet County Highway Departments and WisDOT on transportation improvements and plans.
- Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits.

Transportation Goals, Objectives and Recommendations

Goal T 1: Ensure that the Town’s road system is well maintained, safe and operates efficiently.

Objective T 1.1: Address identified safety and congestion concerns.

- *Recommendation T 1.1.1: Work with Outagamie and Calumet County, WisDOT, ECWRPC, the Fox Cities MPO to address safety and congestion concerns. (Recommendation LU 1.5.3)*
 - *Intersection Improvements:*

- CTH N and Emons/Buchanan Road. Intersection improvements are planned.
- CTH CE and Buchanan Road. Intersection improvements are planned.
- CTH N and CTH KK. Address pedestrian/bikes during CTH KK Highway Study.
- Eisenhower Drive and Emons Road. Address when Emons Road is reconstructed.
- CTH KK and State Park Road. Contact Outagamie and Calumet County Highway Departments to discuss difficulty in crossing CTH KK at certain times of the day.
- CTH CE and Eisenhower Drive. Multi-lane roundabout is confusing for motorists. Pedestrians and bikes have difficulty crossing. (Provide education materials for safely navigating roundabouts on the Town's website. Encourage Outagamie County Highway Department to look at ways to raise awareness of pedestrian crosswalks.)
- CTH CE and CTH N. CTH CE and CTH N Corridor Study – Intersection Improvements are being looked at to address difficulty turning left from the off ramp. A temporary traffic signal has been installed on the south side of CTH CE and CTH N and will become permanent. While a traffic signal on the north side is being considered.
- Congestion
 - CTH N. CTH N, CTH KK to Emons Road project is being done to address congestion.
 - CTH KK. Address during CTH KK, John Street to CTH N Traffic Study is being done to address traffic congestion.

Objective T 1.2: Provide a well maintained transportation network.

- *Recommendation T 1.2.1: Continue to update road ratings using PASER evaluations, every 2 years.*
- *Recommendation T 1.2.2: Use a Capital Improvement Plan (CIP), PASER results, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (e.g. municipal building upgrades, equipment purchases, etc.).*
- *Recommendation T 1.2.3: Update the street sign inventory.*

Objective T 1.3: Ensure that the road network operates as an efficient system.

- *Recommendation T 1.3.1: Annually review and update the Town's Official Map to ensure that it is current and reflects ongoing changes and future improvements to the Town's*

transportation system. The Town's Official Map should reflect the recommendations contained within this plan.

- Recommendation T 1.3.2: Determine locations for future major rural collectors in the eastern portion of the Town; revise the Official Map.
- Recommendation T 1.3.3: Revise the Chapter 460: Subdivision of Land to require that residential developers complete a traffic impact analysis for new subdivisions to ensure that the road network can accommodate the additional traffic volumes resulting from the proposed development.
- Recommendation T 1.3.4: Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits along area roads.
- Recommendation T 1.3.5: Create design standards and sections for different functionally classified local roads.
 - Urban Collector
 - Bike / Pedestrian On and Off-Road Facilities
 - Sidewalk and on-road bike lanes
 - Multi-use trail
 - Rural Major Collector
 - Bike On-Road or Multi-use trail
 - On-road bike lanes
 - Multi-use trail
 - Urban Local Street
 - Some local streets such as Springfield Drive, Block Road and Main Street may potentially function more like a collector. The Town may want to consider providing bike and pedestrian standards similar to "urban collector" for identified roads.
 - Sidewalks, as noted on the bike / pedestrian plan.
 - Rural Local Street
- Recommendation T 1.3.6: Work with Outagamie and Calumet County, WisDOT, ECWRPC, the Fox Cities MPO to review the road classification system, as needed, so that the most important roads are eligible for federal funding.
- Recommendation T 1.3.7: Add directional signage to key Town destinations to improve wayfinding.

Goal T 2: Promote a multi-modal transportation system for efficient, safe, and convenient movement of people, goods, and services.

Objective T 2.1: Provide opportunities for active lifestyles.

- *Recommendation T 2.1.1: Develop a bike and pedestrian plan. Consider connections between residential, retail, parks, schools and major destinations in the Town as well as links to existing and proposed regional trails. Trails could also be proposed through undeveloped areas and incorporated into new subdivisions as they are developed. Utilize information depicted on Map 5-1. (Recommendation CF 2.1.5)*
- *Recommendation T 2.1.2: Using the bike and pedestrian plan, prioritize bike and pedestrian infrastructure needs. Incorporate recommendations into the Town's 5 Year Capital Improvement Plan and implement as budgets allow. Revise the Official Map, as needed.*
- *Recommendation T 2.1.3: Pursue grant funds to develop the recommended trail and bicycle infrastructure through federal, state and local funding sources.*
- *Recommendation T 2.1.4: Utilizing the bike and pedestrian plan, consider that in certain areas, new subdivisions incorporate planned trails into their design.*
- *Recommendation T 2.1.5: Periodically update the bike and pedestrian plan as new areas are developed.*
- *Recommendation T 2.1.6: Consider adopting a "Complete Street" policy and process to better guide infrastructure decisions.*
- *Recommendation T 2.1.7: Consider adopting a sidewalk policy.*

What are Complete Streets?

Complete Streets enable safe access for all users. Pedestrians, bicyclists, motorists and public transportation users of all ages and abilities can safely move along and/or cross the street.

Objective T 2.2: Encourage the availability of public and private transportation services.

- *Recommendation T 2.2.1: Work with Valley Transit to survey residents regarding transit needs.*
- *Recommendation T 2.2.2: Work with Valley Transit to monitor existing routes and expand or revise scheduled bus service as needed.*
- *Recommendation T 2.2.3: Support the continuation of ADA and Senior Transportation services within the Town.*

Goal T 3: Promote communication and coordination on transportation improvements and planning efforts.

Objective T 3.1: Keep residents informed of pending transportation improvements.

- *Recommendation T 3.1.1: Continue to provide information about road improvements at public meetings.*
- *Recommendation T 3.1.2: Continue to provide information about transportation improvements on the Town website, via newsletters, and other media sources, as needed.*

Objective T 3.2: Partner with the Calumet and Outagamie counties, ECWRPC, the Fox Cities MPO, WisDOT and the WDNR to plan and coordinate transportation improvements.

- *Recommendation T 3.2.1: Work with Calumet and Outagamie county highway departments, ECWRPC, the Fox Cities MPO and WisDOT on the various transportation studies and projects that are currently being worked on in the Town.*
- *Recommendation T 3.2.2: Maintain contact with the Calumet and Outagamie county highway departments, ECWRPC, the Fox Cities MPO and WisDOT to ensure coordination on area, regional and statewide transportation projects and plans that may impact the Town.*

UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

It is the primary goal of the Town that future utility and community facilities needs be met. Buchanan will also encourage the continued efforts of neighboring communities, school districts, Outagamie County, and private companies, all of which provide community facilities and utilities which can be used by residents.

The utilities and community facilities goals and objectives are related to actions that the Town can control. Other agencies, private companies and Outagamie County will establish their own objectives and priorities for the future. The Town will work, in accordance with the Intergovernmental Cooperation Element of the Wisconsin Comprehensive Planning Law, with neighboring communities and school district to ensure that adequate community and utilities facilities are available to serve the area.

The utilities and community facilities goals and objectives were developed to ensure that Buchanan:

- provides quality cost-effective public facilities and services;
- encourages cost-effective extension of public infrastructure; and
- coordinates with neighboring communities and Outagamie County to efficiently provide needed utilities and community facilities.

Utilities and Community Facilities Policies

- Pursue shared service opportunities when mutually beneficial (e.g. cost savings) to improve the efficiency and quality of utilities and community facilities.
- Locate park, trail and open space areas throughout the community to ensure all neighborhoods have access to recreational choices.
- Encourage the involvement of citizens in the planning and improvement of Town parks.
- Ensure that all Town residents are provided with necessary utilities and community facilities.
- Seek to inform Town residents about available community facilities and services.
- Require developers to pay their “fair share” for improvements needed to support new development requests.

Utilities and Community Facilities Goals, Objectives and Recommendations

Goal CF 1: Provide high quality and efficient facilities and services to serve the needs of the current and future Buchanan community.

Objective CF 1.1: Provide adequate services and facilities in a fiscally responsible manner.

- *Recommendation CF 1.1.1: Use a Capital Improvements Program to address the Town’s future needs and implement this comprehensive plan. The CIP should help the Town plan for needed utilities and community facilities improvements, drainage basin issues, as well as transportation, and other improvements.*
- *Recommendation CF 1.1.2: Construct a garage behind the Town Hall so that Town equipment does not have to share space with the fire department.*
- *Recommendation CF 1.1.3: Investigate establishing a Town yard waste disposal site to allow residents to dispose of yard waste.*
- *Recommendation CF 1.1.4: Establish a method of communication with local school districts. The Town should be aware of any improvements and/or new facilities that the school district may be undertaking so the Town can plan for appropriate facilities and services. In addition the school districts may be willing to partner with the Town to encourage students to volunteer on community beautification projects, share current facilities (recreational facilities, meeting space, etc.) or encourage residents to volunteer within the school. (Recommendation IC 1.1.2)*
- *Recommendation CF 1.1.5: Consider adopting a stormwater management ordinance that would establish a stormwater utility for portions of the Town outside of the Garners Creek Stormwater Utility District. The Town is required to reduce stormwater runoff. A*

stormwater utility for the remaining portion of the Town would provide revenue to address stormwater management in the entire Town.

Objective CF 1.2: Promote the orderly extension of public sewer and water.

- *Recommendation CF 1.2.1: Encourage infill and new development to occur within the Darboy Sanitary District. (Recommendation AG 1.1.1, H 1.1.1 and LU 1.1.3)*
- *Recommendation CF 1.2.2: Explore opportunities to provide public sewer and water to parts of the eastern portion of the Town that are currently outside of the Darboy Sanitary District service area.*

Objective CF 1.3: Continue to ensure that Buchanan is a safe community by meeting or exceeding recognized standards for public safety.

- *Recommendation CF 1.3.1: Continue to work with Outagamie County and neighboring jurisdictions to provide police, fire and emergency protection. (Recommendation IC 1.2.1)*
- *Recommendation CF 1.3.2: Periodically review police, fire and emergency services response times and levels of service.*
- *Recommendation CF 1.3.3: When new subdivisions, commercial, or industrial development requests are submitted to the Town, submit the requests to the Buchanan Fire Department, Police and Emergency Response for review and recommendation.*

Goal CF 2: Establish a nature based park system to increase educational and recreational opportunities for Town residents and visitors.

Objective CF 2.1: Provide adequate active and passive recreational opportunities for local residents.

- *Recommendation CF 2.1.1: Address maintenance, upgrades and current needs identified in the recent Town of Buchanan Comprehensive Outdoor Recreation Plan.*
- *Recommendation CF 2.1.2: Pursue state and federal grant funds and loans to offset Town costs for park establishment.*
- *Recommendation CF 2.1.3: Preserve especially suitable areas for future parks, trails and utility purposes on an Official Map. (Recommendation CF 2.1.6 and LU 3.1.1)*
- *Recommendation CF 2.1.4: Coordinate with neighboring communities, Outagamie and Calumet counties, local environmental groups, civic organizations, youth groups, senior*

organizations, and other interested parties to aid in the planning, design, construction and maintenance of park and trail facilities. (Recommendation IC 1.1.1)

- Recommendation CF 2.1.5: Develop a bike and pedestrian plan to increase opportunities for safe biking and walking in the Town. According to the survey conducted during the development of the Town's outdoor recreation plan, 71% of respondents felt that the Town should invest in off road paved trails, 61% felt the Town should invest in bike lanes and 55% felt the Town should invest in off road unpaved trails. (Recommendation T 2.1.1)
- Recommendation CF 2.1.6: Identify areas for future parks. According to the Town of Buchanan Comprehensive Outdoor Recreation Plan, an additional 3 acres of recreational land will be needed over the life of the plan. According to the survey conducted during the development of the Town's outdoor recreation plan, 63% of the respondents felt that the Town should invest in more natural areas. (Recommendation LCF 2.1.3 and LU 3.1.1)
- Recommendation CF 2.1.7: Consider improving the small park area near the Allison Drive bridge.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

The residents of Buchanan value the community's rural character, scenic landscape, and natural environment. It is important that the community protect its woodland, wetlands, lakes, and streams so that they may continue to provide a high quality of life for residents and viable habitat for flora and fauna. Residential and commercial development will occur in harmony with the Town's natural environment. The Town will also work with neighboring communities, the school districts, Outagamie County, and the State of Wisconsin to ensure that natural resources are adequately protected for future generations.

The agricultural, natural and cultural resource goals and objectives were developed to ensure that Buchanan:

Agricultural Resources

- Protect the Town's viable farming operations and the Right to Farm; and
- Protect contiguous blocks of productive farmland for agricultural purposes.

Natural Resources

- Protect and preserve the Town's natural resource base: wetlands, floodplains, woodlands, groundwater, streams, and primary environmental corridors; and
- Control stormwater runoff.

Cultural Resources

- Preserves and protects the Town's historical and cultural resources.

Agricultural, Natural and Cultural Resource Policies

Agricultural Resources

- Preserve and protect the Town's viable farming operations and the "Right to Farm".
- Support local family farm operations, small specialty farms and maintain agriculture as a productive rural landscape.
- Preserve farmland and open spaces in the Town's eastern portion.
 - Encourage farmland preservation.

Natural Resources

- Limit or prevent development of wetlands, woodlands, and wildlife areas.
- Protect major environmentally sensitive areas including the Fox River corridor and the adjoining wooded ravines and riverbank area; and the Garners Creek and Kankapot Creek corridors as well as the woodlands and wetlands that can be found along these waterways.
- Preserve the natural resource base, primary environmental corridors, and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, and economic wellbeing of the Town.
- Protect floodplains and other areas having severe soil restrictions, from development, through local ordinances.
- Protect groundwater and develop programs to ensure the long-term viability of the aquifer as a source of potable water.
- Encourage the proper handling of wastes and chemicals so that they produce a minimum effect upon ground and surface water quality.
- Regulate the type of commercial and industrial development in the Town to minimize the chances of groundwater contamination.
- Discourage development that will interfere with important natural resources, including area rivers.
- Maintain the Town's rural character by:
 - Limiting residential development to areas with soils to support foundations and septic systems, or areas located within the sanitary district.
 - Communicating with local farmers who want to sell their property about options available through land trusts and conservation development design techniques.
 - Encouraging landowners to apply for grants and official historic site designation through the State of Wisconsin.

- Planning for and supporting the extension of public services in an orderly manner to discourage scattered rural development.

Cultural Resources

- Preserve and protect historical sites and structures, important and unique architecture and other significant cultural features.

Agricultural, Natural and Cultural Goals, Objectives and Recommendations

Agricultural Resources

Goal AG 1: Maintain the viability of the Town's agricultural community.

Objective AG 1.1: Preserve the Town's most productive farmland for continued agricultural activities.

- *Recommendation AG 1.1.1: Promote infill and / or direct development to areas within the existing sanitary district or adjacent to existing development. (Recommendations CF 1.2.1 and LU 1.1.3)*
- *Recommendation AG 1.1.2: Carefully consider rezoning requests in areas identified for agricultural preservation that would fragment and isolate existing farming operations. (Recommendation ED 4.1.2 and LU 1.1.4)*

Objective AG 1.2: Preserve the "Right to Farm" in the Town.

- *Recommendation AG 1.2.1: Invite farmers to an annual Town board meeting to keep communication open and to share ideas.*
- *Recommendation AG 1.2.2: Develop an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and that the hours of operation may begin before dawn and extend well past dusk, including weekends.*
- *Recommendation AG 1.2.3: Require that all new subdivisions that are developed adjacent to active farm properties contain a statement regarding the "Right to Farm". Revise the subdivision ordinance to include language regarding this statement. (Recommendation ED 4.1.1)*

Objective AG 1.3: Support opportunities for viable agricultural operations that minimize potential conflict with rural non-farm residential development.

- *Recommendation AG 1.3.1: Support alternative farming operations. Alternative farming operations could include equestrian facilities, orchards, vineyards, nurseries, etc.*

- *Recommendation AG 1.3.2: Encourage farmers to explore niche farming activities that provide specialty produce and value added products. Examples could include grapes, wheat for a local baker, hops and or barley for a local brewer, straw for local landscapers, organic vegetables and produce, pasture raised beef, honey, maple syrup, berry farm's etc.*
- *Recommendation AG 1.3.3: Review and revise the zoning ordinance to permit additional accessory uses in agricultural areas to help sustain local farming operations (e.g. farmers markets, horse boarding, bed and breakfast establishments, etc.) and allow for adequate on-site and directional signage for these uses.*

Natural Resources

Goal NR 1: Preserve and protect Buchanan's groundwater and surface water resources.

Objective NR 1.1: Ensure that adequate amounts of safe drinking water are available to area residents.

- *Recommendation NR 1.1.1: Coordinate with Outagamie County to encourage landowners to test private wells each year for coliform bacteria and nitrates.*
- *Recommendation NR 1.1.2: Ensure that land uses within high groundwater susceptibility areas occurs in a manner consistent with protecting groundwater.*
- *Recommendation NR 1.1.3: Work with Outagamie County, UW-Extension and the WDNR to provide educational material to residents regarding private well testing, maintenance and protection.*

Objective NR 1.2: Create, maintain and enhance natural buffers along stream banks.

- *Recommendation NR 1.2.1: Support the efforts of Outagamie County to enforce stream setback requirements by enforcing local zoning requirements and policies established by the Outagamie County Land and Water Conservation Board (OCLWCB).*
- *Recommendation NR 1.2.2: Work with Outagamie County Land and Water Conservation Board (OCLWCB), Outagamie County, WDNR and the Wisconsin Department of Agriculture Trade and Consumer Protection to promote and help fund riparian buffers along streams and rivers. (Recommendation LU 2.1.2)*
- *Recommendation NR 1.2.3: Educate residents about the importance of environmental corridors.*

Objective NR 1.3: Reduce non-point nutrient runoff into streams and rivers. (Recommendation IC 1.4.2)

- *Recommendation NR 1.3.1: Coordinate with the Outagamie County Land and Water Conservation Board (OCLWCB) and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution.*
- *Recommendation NR 1.3.2: Encourage residents to plant native species and install rain gardens to encourage infiltration of stormwater and recharge to groundwater.*
- *Recommendation NR 1.3.3: Review development standards in terms of reducing impervious areas. Consider revising parking standards and/or allowing pervious surfaces for parking. (Recommendation LU 1.3.5)*
- *Recommendation NR 1.3.4: Encourage and provide educational materials to residents regarding simple water conservation efforts that they can do to reduce water use within their homes and yard.*
- *Recommendation NR 1.3.5: Develop and adopt policies for low impact development to assist in stormwater management.*
- *Recommendation NR 1.3.6: Continue to work with the WDNR to comply with the requirements of the Town's MS4 permit.*
- *Recommendation NR 1.3.7: Continue to work with the Garners Creek Stormwater Utility to reduce peak flow rates, reduce stream bank erosion, and improve water quality within the Garners Creek watershed.*
- *Recommendation NR 1.3.8: Continue to work with the Northeastern Wisconsin Stormwater Consortium (NEWSC) and the Fox-Wolf Watershed Alliance to address stormwater runoff and water quality issues.*

Why plant native vegetation?

Native plants are adapted to local environmental conditions. They require less water and provide valuable habitat for birds, butterflies and other species.

What is low-impact design?

Low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. Examples of LID include: rain gardens, pervious or porous pavement, rain barrels, bio-swales, planter boxes and urban tree canopy.

Source: U.S. EPA.

Cultural Resources

Goal CR 1: Preserve and protect the historic resources of the Town to promote the educational, cultural and general welfare of residents of Buchanan and provide for a more interesting, attractive and vital community.

Objective CR 1.1: Preserve and protect historical sites and structures, important and unique architecture and other significant cultural features.

- *Recommendation CR 1.1.1: Stabilize the Allison Drive stone arch bridge.*
- *Recommendation CR 1.1.2: Coordinate with the Wisconsin Historical Society and Outagamie County Historical Society when considering long-term plans for Allison Drive Bridge.*
- *Recommendation CR 1.1.3: Work with residents and other interested groups to inventory historic properties and locations in the Town of Buchanan. Share this information with the State of Wisconsin Architecture and History Inventory.*
- *Recommendation CR 1.1.4: Develop and utilize existing local expertise on historic preservation issues. Individuals within the Town may have knowledge of the area's history, including past events and personalities, as well as sites and structures. These people would be an excellent resource that should be consulted when decisions are made.*

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

The Town of Buchanan will assist in creating new employment opportunities by providing assistance to persons interested in developing new, or expanding existing, small businesses in the Town.

The Town of Buchanan will continue to coordinate with the Darboy Sanitary District to support infrastructure investments that are necessary for economic development.

The economic goals and objectives were developed to ensure that Buchanan:

- provide opportunities for commercial and industrial expansion;
- support and retain existing businesses;
- maintain a high quality of life to attract new businesses, employers and residents to the Town;
- build regional competitiveness by capitalizing on the Town's connectivity potential;
- promote community identity and retain neighborhood business vitality;

- protect the Town’s viable farming operations;
- provide opportunities for residents and employees to safely walk and bike to key business and retail areas; and
- create harmony between economic development and the Town’s urban and rural character.

Economic Development Policies

- Build regional competitiveness by capitalizing on the Town’s location within the Fox Cities and along the USH 441 corridor to attract businesses.
- Preserve the “Right to Farm” in the eastern portion of the Town.
- Encourage new business development that complements existing businesses in the Town and area.
- Work with others to promote the Town of Buchanan and the Fox Cities area.

Economic Development Goals, Objectives and Recommendations

Goal ED 1: Retain neighborhood business vitality in business districts and promote community identity. The Town can promote community identity and retain business vitality by utilizing marketing tools, emphasizing the importance of placemaking, addressing design standard and making aesthetic improvements.

Objective ED 1.1: Utilize marketing tools to increase awareness and create a positive, growth-oriented image for business recruitment and retention.

- *Recommendation ED 1.1.1: Develop and maintain a current list of existing businesses, include a map of their location and contact information.*
- *Recommendation ED 1.1.2: Develop and maintain a list of available commercial and industrial properties. Utilize a current parcel level map to illustrate the location of available properties.*
- *Recommendation ED 1.1.3: Coordinate with regional organizations to make retention visits to local businesses and family farms. Annually track business retention visits and provide follow-up.*
- *Recommendation ED 1.1.4: Utilize and promote Locate in WI to businesses.*
- *Recommendation ED 1.1.5: Feature local businesses (including family farms) in the Town e-newsletter to increase “Sense of Community”.*
- *Recommendation ED 1.1.6: Provide information on local business updates in the Town e-newsletter.*

- *Recommendation ED 1.1.7: Annually survey businesses to determine issues of mutual concern and what they are interested in learning or receiving assistance with.*
- *Recommendation ED 1.1.8: Support a shop local environment to increase “Sense of Community” and improve awareness of local businesses.*

Objective ED 1.2: Encourage regional partnerships and collaboration between the public and private sectors.

- *Recommendation ED 1.2.1: Continue partnerships with regional and state economic development organizations. This could include the Fox Cities Regional Partnership, Fox Cities Chamber, Heart of the Valley Chamber and ECWRPC.*
- *Recommendation ED 1.2.2: Attend regional partnership meetings on a regular basis to build relationships and promote opportunities within the Town.*
- *Recommendation ED 1.2.3: Annually participate in the Comprehensive Economic Development Strategy (CEDS) update process and submit local economic and community development projects to ECWRPC for inclusion in CEDS as priority projects for U.S. Economic Development Administration funding consideration.*
- *Recommendation ED 1.2.4: Consider the creation of a Town Ad Hoc Economic Development Committee that would meet to advance regional projects, discuss training, education, communicate with businesses and leverage grants to increase the Town’s economic development capacity. This committee should meet quarterly. Committee members could include representatives from the Plan Commission and local businesses.*

Objective ED 1.3: Address design standards and make aesthetic improvements to shape future growth.

- *Recommendation ED 1.3.1: Consider form-based and rural-urban transect zone development standards to lessen parking requirements, streamline landscaping and screening standards, and allow for public art, farmers markets, food trucks, etc.*
- *Recommendation ED 1.3.2: Complete a comprehensive review of the Town’s zoning ordinance every ten years, and make amendments as needed.*

How does a form-based code differ from a conventional code?

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.
Source: <http://formbasedcodes.org/definition/>

- *Recommendation ED 1.3.3: Address property maintenance concerns. (Recommendation IO 1.1.4)*
- *Recommendation ED 1.3.4: Consider establishing distinctive signage for the Town of Buchanan as a way to establish community identity.*
- *Recommendation ED 1.3.5: Consider establishing certain landscape elements in commercial areas.*

Goal ED 2: Build regional competitiveness by capitalizing on the Town’s connectivity potential. The Town of Buchanan’s urbanized area is somewhat centrally located in the Fox Cities with easy access to CTH’s CE and N, STH’s 441, 10 and 55 and I-41.

Objective ED 2.1: Increase alternative forms of transportation to retail centers and key destinations.

- *Recommendation ED 2.1.1: Consider improvements to sidewalks and bicycle infrastructure to increase safety and accessibility to retail, parks, schools and residential neighborhoods.*
- *Recommendation ED 2.1.2: Work with others to complete key segments of the regional bicycle and pedestrian infrastructure within the Town of Buchanan. Regional segments would include CTH CE, CTH N, CTH KK, CTH GG, CTH Z, CTH ZZ and STH 55. (Recommendation LU 1.5.1)*

Objective ED 2.2: Promote the Town’s close proximity to STH 441 and I-41.

- *Recommendation ED 2.2.1: Develop a map showing existing and proposed linkages to key destinations within the Town and throughout the Fox Cities.*

Goal ED 3: Create harmony between economic development and the Town’s urban and rural character.

Objective: ED 3.1: Promote agricultural tourism and the Fox River shoreline.

- *Recommendation ED 3.1.1: Promote the Town as part of the Wisconsin Ledge American Viticulture Area (AVA). (Recommendation IO 1.1.8)*
- *Recommendation ED 3.1.2: Support efforts by other to utilize the undeveloped Fox River shoreline for a future trail / park system that would tie in with the Fox Wisconsin Heritage Parkway. A trail system could improve public access to the river and the Town’s connection to recreational activities. (Recommendation IO 1.1.6 and LU 2.1.3)*

Goal ED 4: Protect the economic viability of existing farm operations and the “right to farm”.

Objective ED 4.1: Minimize conflicts between ongoing agricultural operations and rural non-farm residents.

- *Recommendation ED 4.1.1: Require that all new subdivisions that are developed adjacent to active farm properties contain a statement regarding the “Right to Farm”. Revise the subdivision ordinance to include language regarding this statement. (Recommendation AG 1.2.3)*
- *Recommendation ED 4.1.2: Carefully consider rezoning requests in areas identified for agricultural preservation that would fragment and isolate existing farming operations. (Recommendation AG 1.1.2 and LU 1.1.4)*

Objective ED 4.2: Protect the economic viability of ongoing farming operations.

- *Recommendation ED 4.2.1: Consider opportunities to rezone viable agricultural areas to Exclusive Agricultural District (AED). Viable farming operations are found near CTH GG.*
- *Recommendation ED 4.2.2: Invite interested farmers in the eastern part of the Town to a meeting to gauge interest in rezoning to Exclusive Agricultural District (AED).*
- *Recommendation ED 4.2.3: Support the development and expansion of new complementary industrial and commercial agribusinesses.*

Objective ED 4.3: Promote locally grown food.

- *Recommendation ED 4.3.1: Keep a business listing of local farmers and their products.*
- *Recommendation ED 4.3.2: Encourage buying local on the Town’s website. Provide resources regarding seasonal products found locally and throughout the area.*

LAND USE GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

The land use chapter builds upon and brings together the recommendations from the housing, economic development, transportation, issues and opportunities, intergovernmental cooperation, utilities and community facilities and agricultural, natural and cultural resources.

The land use goals and objectives were developed to ensure that Buchanan:

- protect contiguous blocks of productive farmland for agricultural purposes;

- protect and preserve the Town's natural resource base: wetlands, floodplains, woodlands, groundwater, streams, and primary environmental corridors;
- enhance the ability to safely walk and bike within the Town by providing safe pedestrian and bike connections to residential neighborhoods; existing and proposed local and regional trails and bicycle routes; adjoining communities; and local and regional destinations;
- provide opportunities for a variety of housing choices;
- provide opportunities for commercial and industrial expansion; and
- ensure that land uses are compatible near shared borders with adjoining communities.

Land Use Policies

- Protect contiguous blocks of productive farmland for agricultural purposes.
- Support the extension of public services in an orderly manner to discourage scattered rural development.
- Work closely with Outagamie County and Calumet and Brown County, and the villages of Kimberly, Combined Locks and Harrison and the cities of Kaukauna and Appleton to coordinate present and future planning activities to ensure that land uses near common borders are compatible and consistent with the Town's comprehensive plan.
- Protect and preserve rural character in the Agricultural District in the eastern portion of the community.
- Use the comprehensive plan as a guide in the review of all development proposals that are presented to the Town of Buchanan Plan Commission.
- Preserve and enhance environmental corridors in order to protect water quality and wildlife habitat, and to maintain the rural character of the community.
- Ensure that environmentally sensitive areas such as wetlands, floodplains and surface water resources are protected.
- Encourage conservation-based residential development in the eastern part of the community.
- Consider cultural resources and historic preservation in all future land use decisions.
- Promote energy efficient building and design practices by encouraging development that complies with the Wisconsin Energy Star program.
- Support infrastructure improvements (i.e. walkways, trails, etc.) to improve the walkability of the community and to create connections between residential developments.

Land Use Goals, Objectives and Recommendations

Goal LU 1: Encourage of pattern of community development and growth that preserves and enhances the quality of life for Buchanan residents.

Objective LU 1.1: Maintain the rural character in the eastern portion of the Town of Buchanan, as identified on the future land use map.

- *Recommendation LU 1.1.1: In areas designated as rural residential (eastern portion of the Town), encourage the development of conservation subdivisions instead of conventional subdivisions. New development should be directed adjacent to existing development. (Recommendation H 1.1.1)*
- *Recommendation LU 1.1.2: Encourage lower density residential development in areas preserved for agricultural use. Major subdivisions should be directed towards areas in the Town where sewer and water is available or to areas designated for future residential development. Only limited Certified Survey Maps (CSM's) should occur in agricultural preservation areas.*
- *Recommendation LU 1.1.3: Promote infill development and / or direct development to areas within the existing sanitary district or adjacent to existing development. (Recommendation H 1.1.3, CF 1.2.1 and AG 1.1.1)*
- *Recommendation LU 1.1.4: Carefully consider rezoning requests in areas identified for agricultural preservation that would fragment and isolate existing farming operations. (Recommendation AG 1.1.2 and ED 4.1.2)*

Objective LU 1.2: Provide opportunities for denser residential, commercial, retail and mixed use developments on public sewer and water.

- *Recommendation LU 1.2.1: Give first priority to infill, redevelopment and new development within the Darboy Sanitary District and/or designated "Suburban Single Family Residential, Mixed Use Employment Intensification, Commercial and Retail Service Hubs and Short-Term Mixed Use Residential" on the future land use map.*
- *Recommendation LU 1.2.2: Allow for gradual transition of certain areas in the Mixed-Use Employment Intensification area to transform into pedestrian scale mixed use town center projects.*

Objective LU 1.3: Address design standards and make aesthetic improvements to shape future growth.

- *Recommendation LU 1.3.1: Establish commercial design criteria such as architectural treatments, color, etc.*
- *Recommendation LU 1.3.2: Investigate establishing residential design criteria.*
- *Recommendation LU 1.3.3: Review the existing sign ordinance to ensure that signs are not regulated based on use, revise as necessary.*

- *Recommendation LU 1.3.4: Review and revise the existing sign ordinance and how the Town's ordinance aligns with neighboring communities.*
- *Recommendation LU 1.3.5: Review parking requirements to reduce impervious area. (Recommendation NR 1.3.3)*

Objective LU 1.4: Promote economic growth and vitality that meets community needs.

- *Recommendation LU 1.4.1: Identify areas within the Town for future industrial and commercial growth that is compatible with existing land uses.*
 - *Mixed Use Employment Intensification Area*
 - *Commercial and Retail Service Hubs*
 - *Short-Term Mixed Use*
 - *Long-Term Mixed Use*

Objective LU 1.5: Ensure that the future transportation system is integrated with the future land use plan.

- *Recommendation LU 1.5.1: Work with others to complete key segments of the regional bicycle and pedestrian infrastructure within the Town of Buchanan. Regional segments would include CTH CE, CTH N, CTH KK, CTH GG, CTH Z, CTH ZZ and STH 55. (Recommendation ED 2.1.2)*
- *Recommendation LU 1.5.2: Provide pedestrian and bicycle connections to key destinations in the Town.*
- *Recommendation LU 1.5.3: Address mobility needs for automobiles, trucks, bicycles and pedestrians. Safety and congestion concerns were identified along CTH N, CTH CE and CTH KK. (Recommendation T 1.1.1)*

Objective LU 1.6: Ensure that land uses are compatible near common borders and consistent with the Town's comprehensive plan.

- *Recommendation LU 1.6.1: Establish periodic meetings with neighboring communities and Outagamie, Calumet and Brown County to share information and discuss items of mutual concern. (Recommendation IC 1.1.3)*

Objective LU 1.7: Ensure that future land use decisions are consistent with the comprehensive plan.

- *Recommendation LU 1.7.1: Develop a guidance document that can be used to determine compliance with the comprehensive plan whenever a development proposal is reviewed.*

Goal LU 2: Protect and preserve the Town’s natural resources and environmental features.

Objective LU 2.1: Ensure that environmentally sensitive areas such as wetlands, floodplains, streams and environmental corridors are protected.

- *Recommendation LU 2.1.1: Establish and preserve environmental corridors to reconnect fragmented wildlife habitat and provide recreational opportunities for residents and visitors. (Recommendation LU 3.1.2, ED 3.1.2, IO 1.1.6 and LU 2.2.4)*
- *Recommendation LU 2.1.2: Work with others to promote and help fund riparian buffers to protect water quality and preserve wildlife habitat along streams and rivers. (Recommendation NR 1.2.2)*
- *Recommendation LU 2.1.3: Support efforts by others to develop an education-oriented, ADA compatible pedestrian and bicycle trail system within the environmental corridor located along the Fox River in the northwest portion of Buchanan. Allow for the creation of passive recreational facilities within the corridor and adjacent to the trail. (Recommendations ED 3.1.2, IO 1.1.6 and LU 3.1.2)*
- *Recommendation LU 2.2.4: Consult the future land use map for environmentally sensitive areas prior to approving proposed development.*

Goal LU 3: Develop a Town Park System based upon neighborhood parks and nature-based facilities within selected environmental corridors.

Objective LU 3.1: Provide active and passive recreational opportunities for local residents.

- *Recommendation LU 3.1.1: Identify sites for the development of neighborhood parks in the western and central portion of Buchanan. (Recommendations CF 2.1.3 and CF 2.1.6)*
- *Recommendation LU 3.1.2: Work with others to establish nature-based park system within and adjacent to the Fox River corridor and other environmental corridors in the Town. (Recommendations ED 3.1.2, IO 1.1.6, LU 2.2.1 and LU 2.2.4)*

Goal LU 4: Stabilize Town boundaries.

Objective LU 4.1: Reduce the risk of future annexations of Town of Buchanan land base.

- *Recommendation LU 4.1.1: Pursue the development of boundary agreements with the Cities of Appleton and Kaukauna and the Village of Kimberly. Establish expansion areas for a minimum of 20 years. (Recommendation IC 2.1.1)*

INTERGOVERNMENTAL GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

Cooperative partnerships with surrounding communities, Outagamie County, surrounding fire departments, local school districts, civic organizations and state and federal agencies has enabled the Town of Buchanan to maintain existing infrastructure and to provide efficient, low cost and quality services to its residents. As a result, residents are able to enjoy a high quality of life that not only retains existing residents but attracts new residents to the Town.

In the future, the Town should continue to work with others to maintain existing infrastructure and provide cost-efficient and quality services to its residents.

The intergovernmental cooperation goals and objectives were developed to ensure that Buchanan:

- improves communication and establishes cooperative working relationships with neighboring communities, school districts, fire departments, civic organizations, county, state and federal agencies and others; and
- stabilizes its borders.

Intergovernmental Cooperation Policies

- The Town of Buchanan will seek to collaborate with neighboring municipalities, Outagamie County, Brown and Calumet County (when appropriate), ECWRPC, state agencies, and the school districts for mutual benefit.
- The Town of Buchanan will establish effective intergovernmental agreements with adjoining communities to stabilize existing borders and provide cost-effective services.

Intergovernmental Cooperation Goals, Objectives and Recommendations

Goal IC 1: Buchanan will maintain cooperative working relationships and seek additional opportunities to improve communication and work with neighboring communities, school districts, fire departments, civic organizations, the WDNR, WisDOT, Outagamie, Calumet and Brown counties, ECWRPC and other intergovernmental partners when opportunities and or/issues arise that can be more effectively addressed cooperatively.

Objective IC 1.1: Improve communication within the Town and between the Town and local school districts, neighboring communities, Outagamie County and state and federal agencies.

- *Recommendation IC 1.1.1: Establish a method of communication with community partners (civic organizations, churches, youth groups, the school districts and others) to discuss community needs. (Recommendation CF 2.1.4)*
- *Recommendation IC 1.1.2: Work with local school districts, to plan new facilities or expand existing. (Recommendation CF 1.1.4)*
- *Recommendation IC 1.1.3: Establish periodic meetings with neighboring communities, Darboy Sanitary District, Garners Creek Stormwater Utility, Outagamie, Calumet and Brown counties, state and federal agencies and others to discuss issues of common interest. (Recommendation LU 1.1.3)*
- *Recommendation IC 1.1.4: Actively participate in the comprehensive planning activities of neighboring communities, Outagamie County, and ECWRPC, as opportunities arise.*

Objective IC 1.2: Continue to work with others to explore opportunities for cost efficiencies through shared services.

- *Recommendation IC 1.2.1: Continue to work with neighboring communities, Outagamie County and others to provide road maintenance, public safety, fire protection, emergency services, transportation, recycling, and health and human services to the Town. (Recommendation CF 1.3.1)*
- *Recommendation IC 1.2.2: Collaborate with neighboring communities to ensure that services necessary to support an aging population are sufficient to meet current and future needs.*

Objective IC 1.3: Strengthen existing partnerships and build new relationships to promote and support economic development in the Town.

- *Recommendation IC 1.3.1: Continue to partner with regional and state economic development organizations. This could include the Fox Cities Regional Partnership, the Fox Cities Chamber, the Heart of the Valley Chamber and ECWRPC. (Recommendation ED 1.2.1)*

Objective IC 1.4: Partner with others to protect the Town's valuable natural resources.

- *Recommendation IC 1.4.1: Work with Outagamie County UW-Extension, WDNR and others to provide informational materials and encourage residents to properly maintain private wells. (Recommendation NR 1.1.3)*
- *Recommendation IC 1.4.2: Work with Outagamie County, Garners Creek Stormwater Utility, Northeastern Wisconsin Stormwater Consortium, Fox-Wolf Watershed Alliance and others to reduce streambank erosion and address stormwater runoff. (Objective NR 1.3)*

Objective IC 1.5: Work with Outagamie, Calumet and Brown counties, WisDOT and adjoining municipalities to ensure that the transportation system is safe and fills the diverse needs of area residents.

- *Recommendation IC 1.5.1: Work with Outagamie, Calumet and Brown counties and surrounding communities to coordinate short and long range transportation planning efforts. (Objective T 3.2)*
- *Recommendation IC 1.5.2: Work with neighboring communities to share road maintenance on common roads.*

Goal IC 2: Establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities.

Objective IC 2.1: Provide stability to the Town and its municipal boundaries.

- *Recommendation IC 2.1.1: Pursue the development of boundary agreements with the Cities of Appleton and Kaukauna and the Village of Kimberly. Establish expansion areas for a minimum of 20 years. (Recommendation LU 4.1.1)*

IMPLEMENTATION GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

The implementation goals and objectives were developed to ensure that Buchanan:

- Implements the plan;
- Updates the plan as necessary, but no less than every 10 years; and
- Works with others as necessary, to implement the plan.

Implementation Goals, Objectives and Recommendations

Goal I 1: Implement, to the extent possible, recommendations contained within the comprehensive plan update.

Objective I 1.1: Closely monitor the implementation of plan recommendations to ensure they are followed.

- *Recommendation I 1.1.1: The Plan Commission should periodically review the implementation schedule and update the Town Board as to the progress that is being made.*
- *Recommendation I 1.1.2: The Plan Commission should annually review the goals, strategies and recommendations and address any conflicts.*
- *Recommendation I 1.1.3: The Town Board should periodically include an agenda item for plan implementation progress.*

Objective I 1.2: Update the plan as necessary.

- *Recommendation I 1.2.1: The Plan Commission should recommend modifications to the plan as necessary.*
- *Recommendation I 1.2.2: The Town should update the comprehensive plan with a maximum of 10 years.*
- *Recommendation I 1.2.3: When available and if necessary, the Town should provide updated information to supplement the plan information.*

Objective I 1.3: Emphasize the need to intergovernmental cooperation throughout the implementation process.

- *Recommendation I 1.3.1: Solicit input from neighboring communities, Outagamie County, governmental agencies and others regarding how their activities relate to the recommendations in the Town's comprehensive plan.*
- *Recommendation I 1.3.2: Work with others as necessary, to implement the recommendations contained in the Town's comprehensive plan.*

IMPLEMENTATION SCHEDULE

The goals established in the implementation schedule should be applied over the planning period which begins in 2019 with the adoption of the comprehensive plan and runs through the planning period. They represent priorities for the Town of Buchanan. Objectives provide more detailed and readily measurable steps toward reaching each goal, while recommendations are specific actions used to ensure plan implementation.

Due to the nature of comprehensive planning, goals, objectives and recommendations of each particular element are interrelated. To ensure that implementation of the plan is achieved in a timely fashion, landmark dates have been set for each recommendation. During periodic reviews, the Plan Commission should verify that these deadlines have been met and consider additional recommendations to better achieve the stated goal, if necessary. Specific landmark dates have been established to ensure that individual recommendations complement one another in their implementation. The landmark dates have been reviewed by the public, the Plan Commission, the Town Board and Town staff to assure that they are feasible expectations.

The primary responsibility for implementing the plan recommendations contained in the implementation schedule lies with the Town Board. Secondary responsibility for performing the recommendations in the plan lies with the Plan Commission which is appointed by the elected officials, along with other key partners.

Recommendations fall into two broad categories, those that are ongoing efforts and those that require action. Recommendations requiring ongoing efforts are divided by primary responsibility: Town Board, Town Plan Commission and Town Administrator. Recommendations requiring action are also divided by primary responsibility: Town Board, Town Plan Commission, Town Administrator and Economic Development Committee. These recommendations are then further divided by priority/timeline date for completion. Tables 12-1 through 12-4 are a listing of recommendations requiring further action. A listing of ongoing efforts follows at the end of the chapter.

Priority Timeline

- Priority 1: 1 - 2 Years (2019 - 2020)
- Priority 2: 3 - 5 Years (2021 - 2023)
- Priority 3: 6 - 10 Years (2024 - 2030)
- Priority 4: 11 - 20 Years (2030 - 2040)
- Priority 5: 21 - 30 Years (2041 - 2050)

Table 12-1: Implementation Town Board

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
CR 1.1.1, CR 1.1.2	Stabilize the Allison Drive stone arch bridge.	Consider improvements, coordinate with the Wisconsin Historical Society	Town Administrator, Wisconsin Historical Society	Town Budget	1
CF 1.1.2	Construct a garage behind the Town Hall so that Town equipment does not have to share space with the fire department.	Construct garage.	Town Administrator	Town Budget	1
LU 4.1.1, IC 2.1.1	Pursue the development of boundary agreements with the Cities of Appleton and Kaukauna and the Village of Kimberly. Establish expansion areas for a minimum of 20 years.	Contact & work with adjoining communities.	C. Appleton, C. Kaukauna, V. Kimberly	Town Budget	1
ED 1.2.4	Consider the creation of a Town Ad Hoc Economic Development Committee.	Consider and if needed, establish an Ad Hoc Economic Development Committee.	Plan Commission, Town Administrator, Town Businesses	Town Budget	1
CF 2.1.1	Address maintenance, upgrades and current needs identified in the recent Town of Buchanan Comprehensive Outdoor Recreation Plan (CORP).	Use the CORP to prioritize needs.	Town Administrator	Town Budget	2/ Ongoing
H 2.1.2, IO 2.1.2	Support the creation of neighborhood organizations and provide a framework to partner with neighborhoods on planning efforts.	Contact and work with Neighborhood Partners and others	Neighborhood Partners, ECWRPC, Town Administrator	Town Budget	3
H 3.1.1	Coordinate with Outagamie County to encourage surveys of area seniors to understand needed services.	Contact Outagamie County Aging & Disability Resource Center (ARDC)	ARDC	Town Budget	3
ED 2.1.2, LU 1.5.1	Work with others to complete key segments of the regional bicycle and pedestrian infrastructure within the Town of Buchanan. Regional segments would include CTH CE, CTH N, CTH KK, CTH GG, CTH Z, CTH ZZ and STH 55.	Work with others as opportunities present themselves.	Plan Commission, Fox Cities Greenways, ECWRPC	Varies	3

Table 12-1: Implementation Town Board Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
ED 2.2.1	Develop a map showing existing and proposed linkages to key destinations within the Town and throughout the Fox Cities.	Contact and work with ECWRPC to develop the map. Update the map as necessary. Post on website.	Plan Commission	ECWRPC	3
IO 1.1.5	Create welcoming and aesthetically pleasing entry points into the Town.	Work with the Plan Commission to identify areas. Work on as part of community branding.	Town Administrator, Plan Commission	Town Budget	3
ED 1.3.4, IO 1.1.4	Consider establishing distinctive signage and amenities for the Town as a way to establish community identity.	Consider developing design criteria for Town welcome signage.	Plan Commission	Town Budget	3
T 1.3.7	Add directional signage to key Town destinations to improve wayfinding.	Utilize regional design standards. Determine locations for signage.	ECWRPC	Town Budget	3
T 2.1.6	Consider adopting a "Complete Street" policy and process to better guide infrastructure decisions.	Consider a "Complete Street" Policy	ECWRPC, Town Plan Commission	Town Budget	3
T 2.1.7	Consider adopting a sidewalk policy.	Consider a sidewalk policy.	Town Plan Commission, ECWRPC	Town Budget	3
CF 2.1.7	Consider improving the small park area near the Alison Drive bridge.	Consider improvements.	Plan Commission	Town Budget	3
ED 2.2.1	Work with others to complete key segments of the regional bicycle and pedestrian infrastructure within the Town of Buchanan.	Work with others to pursue funding to complete regional bicycle & pedestrian infrastructure.	Town Administrator, WisDOT, Outagamie County, Calumet County, ECWRPC		3
I 1.2.2	Update the comprehensive plan with a maximum of 10 years.	Update the comprehensive plan	Plan Commission, Town Administrator	Town Budget	3

Table 12-2: Implementation Town Plan Commission

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
LU 1.4.1	Identify areas within the Town for future industrial and commercial growth that is compatible with existing land uses.	Identify areas for future industrial and commercial growth on the future land use map.	Town Board, Town Administrator	NA	1
ED 4.2.1, ED 4.2.2	Consider opportunities to rezone viable agricultural acres to Exclusive Agricultural District (AED).	Identify and consider areas for agricultural preservation.	Town Board, Town Administrator, Farmers, Outagamie County	NA	1
ED 4.2.1, ED 4.2.2	Invite interested farmers in the eastern part of the Town to a meeting to gauge interest in rezoning to Exclusive Agricultural District.	Invite farmers to a Plan Commission meeting to gauge interest in AED.	Town Board, Town Administrator, Farmers, Outagamie County	Town Budget	1
T 1.3.2	Determine locations for future major rural collectors in the eastern portion of the Town; revise the Official Map.	Identify locations for future major road collectors.	Outagamie County Highway Department	Town Budget	1
CF 1.1.3	Investigate establishing a Town yard waste disposal site to allow residents to dispose of yard waste.	Look into establishing a yard waste site or coordinating with another community for joint use by Town residents.	Town Board, Town Administrator, Adjoining communities/counties	Town Budget	1
CF 2.1.3, CF 2.1.6, LU 3.1.1	Preserve especially suitable areas for future parks, trails and utility purposes on an Official Map.	Identify areas for future parks, trails and utilities. Indicate areas on official map.	Town Board, Town Administrator	Town Budget	1
AG 1.2.2	Develop an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and that the hours of operation may begin before dawn and extend well past dusk, including weekends.	Work with others to develop an informational fact sheet.	Town Administrator, Outagamie County	Town Budget	1
LU 1.3.3	Review the existing sign ordinance to ensure that signs are not regulated based on use, revise as necessary.	Review the existing sign ordinance.	Town Administrator	Town Budget	1
LU 1.3.4	Review and revise the existing sign ordinance and how the Town's ordinance aligns with neighboring communities.	Review the existing sign ordinance.	Town Administrator	Town Budget	1

Table 12-2: Implementation Town Plan Commission Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
LU 2.1.1, LU 3.1.2, ED 3.1.2, IO 1.1.6, LU 3.2.1	Establish and preserve environmental corridors to reconnect fragmented wildlife habitat and provide recreational opportunities for residents and visitors.	Identify environmental corridors.	ECWRPC, Outagamie County	Town Budget	1
H 3.1.1	Investigate new emerging trends in housing such as tiny houses, granny flats and cohousing.	Investigate new emerging trends in housing & revise the zoning ordinance if necessary.	Town Board	NA	2
H 3.4.2	Conduct a housing study that includes a housing market analysis.	Develop a housing study.	ECWRPC, City Administrator, Outagamie County Housing Authority	Town Budget	2
ED 2.1.1	Consider improvements to sidewalks and bicycle infrastructure to increase safety and accessibility to retail, parks, schools and residential neighborhoods.	Develop a bicycle and pedestrian plan and implementation schedule.	Town Board, Town Administrator, ECWRPC	Town Budget / Transportation Funding	2
ED 4.1.1, AG 1.2.3	Require that all new subdivisions that are developed adjacent to active farm properties contain a statement regarding the "Right to Farm".	Revise the subdivision ordinance to include language regarding this statement.	Town Board, Town Administrator, Outagamie County	Town Budget	2
T 1.3.3	Revise the Chapter 460: Subdivision of Land to require that residential developers complete a traffic impact analysis for new subdivisions to ensure that the road network can accommodate the additional traffic volumes resulting from the proposed development.	Revise ordinance Chapter 460: Subdivision of Land	Town Attorney	Town Budget	2
T 1.3.5	Create design standards and sections for different functionally classified local roads.	Create design standards	Town Engineer, Town Administrator, Town Board	Town Budget	2
T 2.1.1	Develop a Bike and Pedestrian Plan.	Develop a Bike and Pedestrian Plan	ECWRPC		2

Table 12-2: Implementation Town Plan Commission Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
T 2.1.2	Using the Bike and Pedestrian Plan, prioritize bike and pedestrian infrastructure needs. Incorporate recommendations into the Town's 5 Year Capital Improvement Plan and implement as budgets allow. Revise the Official Map, as needed.	Prioritize bike and pedestrian needs, incorporate recommendations with the Town's CIP. Revise the official map as needed.	ECWRPC	Town Budget	2 / Ongoing
CF 1.1.5/ NR 1.2.4	Consider adopting a stormwater management ordinance that would establish a stormwater utility for portions of the Town outside of the Garners Creek Stormwater Utility District.	Consider adopting a stormwater management ordinance.	Town Board, Town Administrator	Town Budget	2
AG 1.3.3	Review and revise the zoning ordinance to permit additional accessory uses in agricultural areas to help sustain local farming operations.	Review & revise the zoning ordinance as necessary.	Town Administrator, Outagamie County	Town Budget	2
LU 1.3.5/ NR 1.3.3	Review parking requirements to reduce impervious area.	Review development standards.	Town Administrator	Town Budget	2
NR 1.3.5	Develop and adopt policies for low impact development to assist in stormwater management.	Research & adopt policies.	Town Administrator, Outagamie County, WDNR, Town Engineer	Town Budget	2
LU 1.5.2	Provide pedestrian and bicycle connections to key destinations in the Town.	Determine as part of the development of a bike/pedestrian plan.	ECWRPC	State, Federal, local funding	2/Ongoing
LU 1.7.1	Develop a guidance document that can be used to determine compliance with the comprehensive plan whenever a development proposal is reviewed.	Work with other to develop a guidance document.	ECWRPC	Town Budget	2
T 2.1.4	Utilizing the Bike and Pedestrian Plan, consider that in certain areas, new subdivisions incorporate planned trails into their design.	Consult the Bike and Pedestrian Plan when reviewing new development proposals.	Town Administrator	NA	3

Table 12-2: Implementation Town Plan Commission Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
ED 1.3.5	Consider establishing certain landscape elements in commercial areas.	Consider and establish if necessary	ECWRPC, Outagamie County, Town Board	Town Budget	3
CR 1.1.4	Develop and utilize existing local expertise on historic preservation issues.	Develop a list of local experts. Consult as necessary.	Town Administrator	Town Budget	3
LU 1.3.1	Establish commercial design criteria such as architectural treatments, color, etc.	Develop commercial design criteria.	Town Administrator	Town Budget	3
LU 1.3.2	Investigate establishing residential design criteria.	Consider developing residential design criteria.	Town Administrator	Town Budget	3
IO 1.1.7	Utilize "Placemaking" and the "Main Street Mall" concept to create a gradual development plan to transform the Kohl's shopping center and Appleton East Cinema areas into more pedestrian scaled town center projects.	Contact & work with Department of Landscape Architecture at UW-Madison	Town Board	Town Budget	4

Table 12-3: Implementation Town Administrator

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
H 2.3.2	Encourage eligible homeowners to seek federal and state tax credits that can be used for preservation and renovation activities.	Make information available on the Town's website.	Wisconsin Historical Society	Town Budget	1 / Ongoing
ED 1.1.3	Coordinate with regional organizations to make retention visits to local businesses and family farms.	Annually track business retention visits and provide follow-up.	Fox Cities Regional Partnership, Businesses	Town Budget	1 / Ongoing
ED 1.1.5	Feature local businesses (including family farms) in the Town e-newsletter to increase "Sense of Community".	Include a featured business monthly in the Town e-newsletter.	Town Businesses	Town Budget	1 / Ongoing
ED 1.1.8	Support a shop local environment to increase "Sense of Community" and improve awareness of local businesses.	Write articles regarding the benefits, local products, etc.	Town Businesses	Town Budget	1 / Ongoing
ED 1.3.3	Address property maintenance concerns.	Enforce the existing ordinance.	Town Board	Town Budget	1
ED 4.3.1	Keep a business listing of local farmers and their products.	Develop the list and map, post information to the Town's website.	Family Farms, Town Businesses	Town Budget	1 / Ongoing
T 1.1.1/ LU 1.5.3	Work with Outagamie and Calumet County, WisDOT, ECWRPC, the Fox Cities MPO to address safety and congestion concerns.	Work with others to complete studies, design and construction.	Outagamie and Calumet County, WisDOT, ECWRPC, Fox Cities MPO	Federal, State, County and Town Budget	1 / Ongoing
T 1.1.1/ LU 1.5.3	Work with Outagamie and Calumet County, WisDOT, ECWRPC, the Fox Cities MPO to address safety and congestion concerns.	Contact Outagamie County regarding pedestrian crossing at CTH CE & Eisenhower Drive / CTH KK & State Park Road.	Outagamie and Calumet County, WisDOT, ECWRPC, Fox Cities MPO	Federal, State, County and Town Budget	1 / Ongoing
T 1.2.3	Update the street sign inventory.	Contact ECWRPC and request assistance under its TA program.	ECWRPC	ECWRPC	1 / Ongoing
CF 1.1.4/ IC 1.1.2	Establish a method of communication with local school districts.	Contact the local school districts to set up annual meetings.	School Districts	NA	1

Table 12-3: Implementation Town Administrator Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
CF 1.2.2	Explore opportunities to provide public sewer and water to parts of the eastern portion of the Town that are currently outside of the Darboy Sanitary District service area.	Contact the Darboy Sanitary District, C. Kaukauna, V. Harrison, V. Wrightstown.	ECWRPC, Darboy Sanitary District, C. Kaukauna, V. Harrison, V. Wrightstown	NA	1
CF 2.1.2	Pursue State and Federal grant funds and loans to offset Town costs for park establishment.	Pursue state & federal funding.	ECWRPC, WDNR, WisDOT	NA	1 / Ongoing
CF 2.1.4, IC 1.1.1	Coordinate with neighboring communities, Outagamie & Calumet counties, local environmental groups, civic organizations, youth groups, senior organizations, & other interested parties to aid in the planning, design, construction & maintenance of park & trail facilities.	Contact & set up periodic meetings to discuss needs.	ECWRPC, environmental groups, civic org., youth groups, senior org., neighboring communities, Outagamie & Calumet counties.	NA	1 / Ongoing
NR 1.1.1	Coordinate with Outagamie County to encourage landowners to test private wells each year for coliform bacteria and nitrates.	Provide information on Town website.	Work with Outagamie County, Town Clerk	NA	1
NR 1.1.3, IC 1.4.1	Work with Outagamie County, UW-Extension and the WDNR to provide educational material to residents regarding private well testing, maintenance and protection.	Provide information on Town website.	Work with Outagamie County, UW-Extension, WDNR. Town Clerk	NA	1
LU 1.6.1/ IC 1.1.3	Establish periodic meetings with neighboring communities and Outagamie, Calumet and Brown County to share information and discuss items of mutual concern.	Contact neighboring communities, Outagamie, Calumet and Brown County.	Neighboring communities, Outagamie, Calumet & Brown counties	Town Budget	1 / Ongoing
IO 1.1.1	Work with local residents & businesses to develop an annual or ongoing event.	Contact local businesses & civic organizations to determine interest. Form an event committee.	Town Board, Local Businesses, Civic Organizations	Local Businesses, Civic Organizations, Town Budget	2
H 1.1.2	Educate potential developers & residents about the benefits of conservation subdivisions.	Develop information packet. Post packet on Town website.	Town Clerk	Town Budget	2 / Ongoing

Table 12-3: Implementation Town Administrator Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
ED 1.1.4	Utilize and promote Locate in WI to businesses.	Provide a link on the Town's website.	Locate in Wisconsin	Town Budget	2 / Ongoing
EC 4.3.2	Encourage buying local on the Town's website. Provide resources regarding seasonal products found locally and throughout the area.	Provide a link on the Town's website.	Local businesses, Fox Cities Regional Partnership, Fox Cities Chamber, Heart of the Valley Chamber	Town Budget	2/ Ongoing
ED 3.1.1/ IO 1.1.8	Promote the Town as part of the Wisconsin Ledge American Viticultural Area (AVA).	Post information on Town Website.	Niagara Escarpment Resource Network, ECWRPC	Town Budget	2 / Ongoing
T 1.2.4	Implement a program that will allow residents to report specific areas where maintenance or safety issues are a concern.	Add an area on the Town's website where residents can report maintenance & safety issues.	Town Board	Town Budget	2
T 1.3.6	Work with Outagamie and Calumet County, WisDOT, ECWRPC, the Fox Cities MPO to review the road classification system, as needed so that the most important roads are eligible for federal funding.	Review the road classification system as needed.	Outagamie and Calumet County Highway Departments, WisDOT, ECWRPC, the Fox Cities MPO	Town Budget	2
T 2.1.3	Pursue grant funds to develop the recommended trail and bicycle infrastructure through the Town.	Pursue grants to develop bike/pedestrian infrastructure.	ECWRPC, WisDOT, Outagamie County Highway Department	Town Budget	2
NR 1.2.3	Educate residents about the importance of environmental corridors.	Provide information on Town website.	WDNR, Town Clerk	NA	2

Table 12-3: Implementation Town Administrator Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
NR 1.3.2	Encourage residents to plant native species and install rain gardens to encourage infiltration of stormwater and recharge to groundwater.	Provide information on Town website.	WDNR, Town Clerk	NA	2
NR 1.3.4	Encourage and provide educational materials to residents regarding simple water conservation efforts that they can do to reduce water use within their homes and yard.	Provide information on Town website.	WDNR, Town Clerk	NA	2
T 2.1.3	Pursue grant funds to develop the recommended trail and bicycle infrastructure through federal, state and local funding sources.	Identify grants to develop trail and bike infrastructure.	ECWRPC, Outagamie County, WisDOT	Town Budget	3
IO 1.1.3	Contact the Department of Landscape Architecture at UW-Madison & apply for their Graduate Community Design Assistance Program to create a town center development plan & design recommendations for the Town that focus on the built & natural environment, including streetscaping improvements.	Contact the Department of Landscape Architecture at UW-Madison.	Town Board	Town Budget	3
H 2.1.1	Coordinate with the area school districts, local churches and community service organizations to provide volunteer services on "Make A Difference Day" as well as a regular program to assist seniors and disabled residents in need of home maintenance services.	Contact & work with others.	Area school districts, local churches, community service organizations	Town Budget	3

Table 12-3: Implementation Town Administrator Continued

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
H 2.2.1	Develop articles for the Town newsletter / website that highlight the benefits of remaining in the Town versus annexation.	Develop newsletter articles. Post information on the Town's website.	Towns Association	Town Budget	3
H 2.3.1	Develop an inventory of historical and architecturally significant homes in the Town.	Contact the State Historical Society and work with others to develop an inventory.	Town Board, Town Plan Commission, Outagamie County Historical Society, Wisconsin Historical Society, residents	Wisconsin Historical Society	3
T 2.2.1	Work with Valley Transit to survey residents regarding transit needs.	Contact and work with Valley Transit to survey residents.	Valley Transit	Town Budget/ Valley Transit	3
T 2.2.2	Work with Valley Transit to monitor existing routes and expand or revise scheduled bus service as needed.	Contact and work with Valley Transit.	Valley Transit	NA	3
CR 1.1.3	Work with residents and other interested groups to inventory historic properties and locations in the Town of Buchanan.	Contact the Wisconsin Historical Society (WHS) for possible funding.	Wisconsin Historical Society, residents, Outagamie County Historical Society	Town Budget, WHS	3

Table 12-4: Implementation Economic Development Committee

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
ED 1.1.1	Develop and maintain a current list of existing businesses, include a map of their location and contact information.	Develop the list and map, post information to the Town's website.	Town Administrator, Town Businesses, ECWRPC	Town Budget / ECWRPC TA	1 / Ongoing
ED 1.1.2	Develop and maintain a list of available commercial and industrial properties.	Develop a list and map. Post on Town website and regional economic development websites	Town Administrator, Fox Cities Regional Partnership, ECWRPC, Property Owners	Town Budget / ECWRPC TA	1 / Ongoing
ED 1.1.7	Annually survey businesses to determine issues of mutual concern and what they are interested in learning or receiving assistance with.	Develop an annual survey and email to businesses.	Town Administrator, Town Businesses	Town Budget	1 / Ongoing
ED 1.1.6	Provide information on local business updates in the Town e-newsletter.	Keep informed about local business updates and provide in e-newsletter / website.	Town Administrator, Town Businesses	Town Budget	1 / Ongoing
NR 1.3.3 /LU 1.3.5	Review development standards in terms of reducing impervious areas. Consider parking standards.	Review development standards.	Town Administrator, Outagamie County	Town Budget	2

Table 12-4: Implementation Board of Adjustment

Related Recommendation	Recommendation	Required Action	Secondary Partner	Funding Source	Priority / Timeline
H 3.3.1	Conduct an internal review of Town codes and ordinances every five years to consider amendments to address housing concerns as it relates to the economy.	Review existing ordinances to ensure that it matches the needs of the community.	Town Board, Town Plan Commission	Town Budget	2023, 2028, 2033
ED 1.3.1	Consider form-based and rural-urban transect zone development standards to lesson parking requirements, streamline landscaping and screening standards, and allow for public art, farmers markets, food trucks, etc.	Investigate form-based codes.	ECWRPC, Outagamie County, Town Board, Town Administrator	Town Budget / ECWRPC	3
ED 1.3.2	Complete a comprehensive review of the Town's zoning ordinance every ten years, and make amendments as needed.	Review the Town's zoning ordinance and make amendments as needed.	ECWRPC, Outagamie County, Town Board, Town Administrator	Town Budget	3 / Ongoing

ONGOING EFFORTS: TOWN BOARD

The following is a list of recommendations that the Town Board should assume primary responsibility for and should consider in its daily activities and decisions. It should be remembered that while the Town Board assumes primary responsibility, it should enlist the help of others to assist them as necessary.

- Encourage existing non-profits to work closely together and with the private sector to meet community housing needs (H 3.2.1). Secondary Partners: Habitat for Humanity, Veterans Administration, Outagamie County Housing Authority
- Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits along area roads (T 1.3.4) Secondary Partners: Outagamie County Sheriff's Department
- Support the continuation of ADA and Senior Transportation services within the Town (T 2.2.3) Secondary Partners: Outagamie County Health and Human Services, Aging and Disability Resource Center

- Invite farmers to an annual Town board meeting to keep communication open and to share ideas (AG 1.2.1). Secondary Partners: Town Farmers, Outagamie County
- Work with Outagamie County Land and Water Conservation Board (OCLWCB), Outagamie County, WDNR and the Wisconsin Department of Agriculture Trade and Consumer Protection to promote and help fund riparian buffers along streams and rivers (NR 1.2.2, LU 2.1.2). Secondary Partners: OCLWCB, Outagamie County, WNDNR, WDATCP
- Work with neighboring communities to share road maintenance on common roads (IC 1.5.2). Secondary Partners: Neighboring Communities, Outagamie County, Brown County.
- Periodically include an agenda item for plan implementation progress (I 1.1.3).
- When available and if necessary, the Town should provide updated information to supplement the plan information (I 1.2.3).
- Solicit input from neighboring communities, Outagamie County, governmental agencies and others regarding how their activities relate to the recommendations in the Town's comprehensive plan (I 1.3.1). Secondary Partners: Outagamie County, governmental agencies
- Work with others as necessary, to implement the recommendations contained in the Town's comprehensive plan (I 1.3.2).

ONGOING EFFORTS: TOWN PLAN COMMISSION

The following is a list of recommendations that the Town Plan Commission should assume primary responsibility for and should consider in its daily activities and decisions. It should be remembered that while the Town Plan Commission assumes primary responsibility, it should enlist the help of others to assist them as necessary.

- Encourage the development of conservation subdivisions instead of conventional subdivisions in the eastern portion of the Town. (H 1.1.1, LU 1.1.1). Secondary Partners: Town Board and Town Administrator
- Promote infill development of existing subdivisions (H 1.1.3, LU 1.1.3, AG 1.1.1). Secondary Partners: Town Board and Town Administrator

- Support proposals for senior type housing that would include smaller houses, low maintenance and close proximity to amenities (H 3.1.2). Secondary Partner: Town Board
- Support proposals for additional disabled resident housing that would be within close proximity to transit and amenities (H 3.1.3).
- Periodically update the bike and pedestrian plan as new areas are developed (T 2.1.5). Secondary Partner: Town Board
- Encourage infill and new development to occur within the Darboy Sanitary District (H 1.1.1, CF 1.2.1, AG 1.1.1, LU 1.1.3). Secondary Partner: Town Board
- Support alternative farming operations (AG 1.3.1). Secondary Partners: Town Board, Outagamie County
- Ensure that land uses within high groundwater susceptibility areas occurs in a manner consistent with protecting groundwater (NR 1.1.2). Secondary Partners: Outagamie County
- Support the efforts of Outagamie County to enforce stream setback requirements by enforcing local zoning requirements and policies established by the Outagamie County Land and Water Conservation Board (OCLWCB) (NR 1.2.1). Secondary Partners: Outagamie County
- Carefully consider rezoning requests in areas identified for agricultural preservation that would fragment and isolate existing farming operations (ED 4.1.2, AG 1.1.2, LU 1.1.4). Secondary Partner: Outagamie County
- Support the development and expansion of new complementary industrial and commercial agribusinesses (ED 4.2.3).
- Encourage lower density residential development in areas preserved for agricultural use (LU 1.1.2). Secondary Partners: Outagamie County
- Give first priority to infill, redevelopment and new development within the Darboy Sanitary District and/or designated “Suburban Single Family Residential, Mixed Use Employment Intensification, Commercial and Retail Service Hubs and Short-Term Mixed Use Residential” on the future land use map. (LU 1.2.1) Secondary Partner: Town Board, Town Administrator

- Allow for gradual transition of certain areas in the Mixed-Use Employment Intensification area to transform into pedestrian scale mixed use town center projects. (LU 1.2.2)
Secondary Partner: Town Board, Town Administrator
- Consult the future land use map for environmentally sensitive areas prior to approving proposed development (LU 2.1.4).
- Periodically review the implementation schedule and update the Town Board as to the progress that is being made and if any priorities need to be adjusted (I 1.1.1).
- Annually review the goals, strategies and recommendations and address any conflicts and revisions to the implementation schedule (I 1.1.2).
- Recommend modifications to the plan as necessary (I 1.2.1).

ONGOING EFFORTS: TOWN ADMINISTRATOR

The following is a list of recommendations that the Town Administrator should assume primary responsibility for and should consider in its daily activities and decisions. It should be remembered that while the Town Administrator assumes primary responsibility, it should enlist the help of others to assist them as necessary.

- Utilize “Placemaking” to create temporary and permanent public and quasi-public spaces for the community to come together. (IO 1.1.2). Secondary Partners: Town Board, Local Businesses, Civic Organizations
- Work with others to utilize the undeveloped Fox River shoreline for a future trail / park system that would tie in with the Fox Wisconsin Heritage Parkway. (IO 1.1.6, ED 3.1.2)
- Continue to update road ratings using PASER evaluations, every 2 years (T 1.2.1).
Secondary Partner: Outagamie County Highway Department
- Use a Capital Improvement Plan (CIP), PASER results, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (e.g. municipal building upgrades, equipment purchases, etc.) T 1.2.2). Secondary Partner: Outagamie County Highway Department, Town Board
- Annually review and update the Town’s Official Map to ensure that it is current and reflects ongoing changes and future improvements to the Town’s transportation system (T 1.3.1). Secondary Partner: Town Board

- Continue to provide information about road improvements at public meetings (T 3.1.1). Secondary Partners: Calumet and Outagamie County Highway Departments, WisDOT, ECWRPC
- Continue to provide information about transportation improvements on the Town website, via newsletters, and other media sources, as needed (T 3.1.2). Secondary Partners: Calumet and Outagamie County Highway Departments, WisDOT, ECWRPC
- Work with Calumet and Outagamie county highway departments, ECWRPC, the Fox Cities MPO and WisDOT on the various transportation studies and projects that are currently being worked on in the Town (T 3.2.1). Secondary Partners: Calumet and Outagamie County Highway Departments, ECWRPC, the Fox Cities MPO, WisDOT
- Maintain contact with the Calumet and Outagamie county highway departments, ECWRPC, the Fox Cities MPO and WisDOT to ensure coordination on area, regional and statewide transportation projects and plans that may impact the Town (T 3.2.2). Secondary Partners: Calumet and Outagamie County Highway Departments, WisDOT, ECWRPC
- Continue partnerships with regional and state economic development organizations (ED 1.2.1 and IC 1.3.1). Secondary Partners: Town Board, Fox Cities Regional Partnership, Fox Cities Chamber, Heart of the Valley Chamber and ECWRPC
- Use a Capital Improvements Program to address the Town's future needs and implement this comprehensive plan (CF 1.1.1). Secondary Partners: Town Board, Town Plan Commission
- Continue to work with Outagamie County and neighboring jurisdictions to provide police, fire and emergency protection (CF 1.3.1, IC 1.2.1). Secondary Partners: Outagamie County, neighboring jurisdictions
- When new subdivisions, commercial, or industrial development requests are submitted to the Town, submit the requests to the Buchanan Fire Department, Police and Emergency Response for review and recommendation. (CF 1.3.3) Secondary Partners: Buchanan Fire Department, Police and Emergency Response, Plan Commission, Town Board
- Periodically review police, fire and emergency services response times and levels of service. (CF 1.3.2) Secondary Partners: Buchanan Fire Department, Police and Emergency Response, Plan Commission, Town Board
- Encourage farmers to explore niche farming activities that provide specialty produce and value added products (AG 1.3.2). Secondary Partners: Outagamie County

- Encourage farmers to explore niche farming activities that provide specialty produce and value added products (AG 1.3.2). Secondary Partners: Outagamie County
- Coordinate with the Outagamie County Land and Water Conservation Board (OCLWCB) and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution (NR 1.3.1). Secondary Partners: OCLWCB, WDNR
- Continue to work with the WDNR to comply with the requirements of the Town's MS4 permit (NR 1.3.6). Secondary Partners: WDNR, Garners Creek Stormwater Utility
- Continue to work with the Garners Creek Stormwater Utility to reduce peak flow rates, reduce stream bank erosion, and improve water quality within the Garners Creek watershed (NR 1.3.7). Secondary Partners: Garners Creek Stormwater Utility
- Continue to work with the Northeastern Wisconsin Stormwater Consortium (NEWSC) and the Fox-Wolf Watershed Alliance to address stormwater runoff and water quality issues (NR 1.3.8). Secondary Partners: NEWSC, Fox- Wolf Watershed Alliance
- Attend regional partnership meetings on a regular basis to build relationships and promote opportunities within the Town (ED 1.2.2). Secondary Partners: Fox Cities Regional Partnership
- Annually participate in the Comprehensive Economic Development Strategy (CEDS) update process and submit local economic and community development projects to ECWRPC for inclusion in CEDS as priority projects for U.S. Economic Development Administration funding consideration (ED 1.2.3). Secondary Partner: ECWRPC
- Support efforts by others to develop an education-oriented, ADA compatible pedestrian and bicycle trail system within the environmental corridor located along the Fox River in the northwest portion of Buchanan. Allow for the creation of passive recreational facilities within the corridor and adjacent to the trail. (LU 2.1.3, ED 3.1.2, IO 1.1.6 and LU 3.1.2). Secondary Partner
- Actively participate in the comprehensive planning activities of neighboring communities, Outagamie County, and ECWRPC, as opportunities arise (IC 1.1.4). Secondary Partners: Neighboring communities, Outagamie County, ECWRPC
- Collaborate with neighboring communities to ensure that services necessary to support an aging population are sufficient to meet current and future needs (IC 1.2.2). Secondary Partners: Neighboring communities, Outagamie County