

CHAPTER 9 IMPLEMENTATION

Introduction

The development and adoption of a Comprehensive Plan becomes meaningful only if the plan is implemented. It is best used as a guide for future decisions and kept current with new information. The plan can be used to guide the Town's development decisions for maintenance, zoning, subdivision regulations and intergovernmental relations.

The Implementation Chapter explores the various tools the Town has at its disposal, including regulatory, financial, and planning, that may be used to initiate the policies created within this plan.

Available Implementation Tools

Regulatory Tools

Zoning

The zoning code controls the use of the land and directs growth in appropriate areas. The goals, objectives, and policies of this plan should guide decisions for rezonings, special exceptions, and variances.

Troy is currently subject to St. Croix County Zoning. As population and the related demand for additional development continue to grow, the need for more sophisticated zoning provisions increases as well. In May of 2006, the Town established a Comprehensive Zoning Committee to develop a Town Zoning Code. This code will ensure the compatibility of land uses. It allows the Town to manage future growth, be prepared to assume zoning responsibility from the County when possible, and to have zoning in place that helps meet qualifications for incorporation.

Subdivision Ordinance

Developments that create new parcels in Troy are subject to both Town and County subdivision regulations. One requirement is that proposed subdivisions are consistent with adopted local plans and ordinances. Therefore, the review of subdivisions by the Town and County should include a comparison of the proposed subdivision to the goals, objectives and policies of the plan. The Town and County subdivision regulations include a variety of development standards that apply to new developments.

Based on the work of the Town Farmland Preservation Committee, including a Town Survey with nearly 400 families responding and numerous public hearings, the Town Board amended its subdivision regulations in 1999. Lands zoned Agricultural as of July 1, 1999, will be allowed to rezone and subdivide for cluster and rural subdivision purposes. The landowner must provide a Whole Farm Plan developed with cluster residential design and/or

large lot farmettes, with a portion of the best farmable land protected in perpetuity with a conservation easement. These programs will accomplish several goals and objectives of this plan, respond to growing development pressures, and provide greater equity to agricultural landowners in Troy.

The Town's Transfer of Development Rights (TDR) Program preserve the best farmland and open space while allowing development in higher density areas that are better suited for development.

Town Code

The Town of Troy last codified their Code in June of 2004. This code covers a wide variety of regulations to help protect the Town. The Town is regularly adding new ordinances as the need arises. The current code has undergone a review since May, 2007 and the goal is to complete the review by 2009. Where possible, the update should incorporate policies of this plan.

Floodplain Ordinance

The St. Croix County Floodplain Ordinance controls the use of land within a floodplain. This ordinance is used to minimize expenditures for flood control projects, business interruptions, and damage to buildings and public facilities. Goals and policies of this plan must be in compliance with this ordinance.

Site Plan Review

The Town currently uses a site plan review process to ensure compliance with the subdivision ordinance, riverway ordinances, and to review requests for County zoning action within the Town. The process should be reviewed to further meet the goals and policies of this plan.

Uniform Dwelling Code

The Town has adopted the Uniform Dwelling Code to control the construction of buildings. The code is put in place so that newly constructed and remodeled buildings conform to state building, plumbing, and electrical codes. Housing codes may be enacted to prevent housing from becoming dilapidated and blighted and to implement policies from Chapter 3 (Housing).

Official Map Ordinance

The official map is a legal document which shows existing and future streets, rights-of-way, parks, school sites, and other public facilities. It ensures that future development does not infringe on planned streets and public facilities. This tool is a way to implement policies from the Transportation Element (Chapter 4). The Town presently has an official road and speed limit map that is updated on an annual basis.

Historic Preservation Ordinance

A Historic Preservation Ordinance aims to protect historic buildings, structures, and districts. The Town may address historical accuracy when designated buildings, structures, or districts are rehabilitated or redeveloped.

It is designed to protect communities from development that would detract from its appearance and character. An historic preservation ordinance can be used to meet policies established in Chapter 2 (Agricultural, Cultural, and Natural Resources).

Access Control Ordinance

An Access Control Ordinance provides for safe and efficient movement of traffic and provides safe access to land adjacent to roadways. Through this, land development along roadways can be managed. State, county, and local governments often use this to address roadway traffic, access, and development issues. The Town may use this tool to implement policies from Chapter 4 (Transportation). The Town does have a road and driveway ordinance in place.

Financial Tools

Capital Improvements Program (CIP)

A Capital Improvements Plan (CIP) allows the Town to prioritize and budget monies for future improvements to public buildings, roads, parks, and utilities. It examines available tax dollars and future revenues to predict expenditures for the future and assists the Town in reaching specific policies and goals of the Comprehensive Plan. The Town does have a CIP in place.

Tourism, Agriculture, and Forestry (TAF) District

A Tourism, Agriculture, and Forestry (TAF) program allows the Town to use the taxes collected on the increase in the value of taxable property for financing additional property improvements. Newly adopted in 2004, the TAF law has extended Tax Increment Finance laws to Towns providing them a way to help pay for specific agricultural, forest, manufacturing and tourism activities by way of a TAF District. A TAF District can be used as an incentive tool to draw new tourist activities into the area and assist with implementation of Economic Development goals (Chapter 7).

Impact Fees

The Town of Troy, in an effort to pay for costs of improvements required because of new development, has established an Impact Fee Ordinance. The Town collects funds for road improvements, Town facilities, park and recreation, and fire protection wells. The Comprehensive Plan should be reviewed when updating the Impact Fee Needs Assessment.

Planning Tools

Town of Troy Comprehensive Plan

The Plan is meant to be a guide for all types of community development decisions. With adoption by the Town Board, the Plan becomes the official policy of the Town for planning and development issues in Troy. Development of a community happens incrementally, one development, and sometimes, one parcel at a time. In addition, committees and boards

responsible for making development decisions change over time. Therefore, using the Plan as a guide for overall development decisions will build consistency, continuity and legal protections into the development process.

Park Plan

The Town of Troy has completed a Park and Recreation Plan. This plan is the guide for park and recreation issues for the Town of Troy. Input is actively solicited from the County regarding bike trails and local youth organizations regarding ball fields, etc. It is important to include the neighboring cities because they can assist in estimating the recreation needs for the area residents such as capacity, number of facilities and location of facilities. The Comprehensive Plan goals and policies should be used to guide updates of the Park and Recreation Plan.

Transportation Plan

Troy has adopted a more restrictive road construction standard than the County ordinance. Existing and future road corridors are planned and should be followed to form continuity between existing and future development. This plan was updated in July, 2007. A goal set by the Town is to maintain and update the Town of Troy's Transportation Plan and review it for consistency with the Comprehensive Plan.

Local Action

Developing a Comprehensive Plan requires local action from the Town. Some of the activities include holding public meetings, sending out newsletters/press releases, and providing information to interested local residents. Most of the meetings for the Comprehensive Plan were held before the Plan Commission. Below is a list of additional opportunities for Town residents to be involved in the planning process:

Local Citizens

The Town of Troy encourages ideas from its citizens. Throughout the planning process, public participation has been encouraged through several means including a public hearing, newspaper notices, and monthly Planning Commission meetings. This process does not end with the adoption of the Comprehensive Plan. The Comprehensive Plan will need to be updated as situations change and new ideas evolve. Therefore, public participation will always be needed and welcomed.

Planning Commission

The Plan Commission's role in the planning process is to review all pertinent information, give input, and act as an advisory body to the Town Board. The recommendations of the Plan Commission presented in this Comprehensive Plan will guide the future direction of growth and development in the Town of Troy in a manner which benefits its citizens and minimizes the Town's costs.

Town Board

In order for the Comprehensive Plan to be implemented, the Town Board must formally adopt the Plan. Upon adoption, the Comprehensive Plan becomes the official guide for decision-making by Town officials. As chief policy makers, the board is also responsible for establishing and actively supporting a continued planning program.

Chapter Integration

Each chapter in the Town's Comprehensive Plan was written to be consistent in nature with rest of the Plan. All of the goals, objectives and policies within this Comprehensive Plan as well as any maps, analysis and appendix have been presented and reviewed by members of the Plan Commission. Policies from each chapter were assessed to ensure they would address the goals and objectives of each chapter. Future revisions to this plan shall undertake the same process.

Plan Amendments and Updates

Comprehensive Plans are meant to be dynamic. Wisconsin State Statute 66.1001(2)(i) states that the comprehensive plan shall be updated no less than once every 10 years. Because this plan is scheduled to be adopted in 2009, a complete update will be required of all nine chapters by 2019. Revisions or amendments to the plan can be addressed at any time by following the procedures for adopting a comprehensive plan under Wisconsin Statutes and the adopted public participation procedures.

On-going evaluation and monitoring is important to maintain the integrity of the Comprehensive Plan. The needs of the community today may not match the needs 20 years from now. Therefore, the Plan Commission will need to monitor the progress of the Plan implementation. It is recommended that the Comprehensive Plan be reviewed yearly and changes be made when the situation is warranted. A potentially large update may be needed after reviewing 2010 census data.

Goals, Objectives and Policies

Goal 1:

Continue the implementation of the Town's Plans including the Comprehensive Plan.

Objectives:

- Establish a set schedule of when to review and update each plan.
- Upon review of each plan, amend when necessary.
- Look at other possible types of plans that could be beneficial to the Town.

Policies:

- Effectively utilize available regulatory tools.
- Update Comprehensive Plan to coincide with new data and State requirements.

APPENDIX A

Public Participation Plan

RESOLUTION 2008-02

TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN
AMENDMENT TO
RESOLUTION ESTABLISHING PUBLIC
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN

WHEREAS, the Town of Troy has decided to prepare a comprehensive plan under the authority of and procedures established by Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written and oral comments on the plan materials, and a process for the governing body to respond to such comments.; and

WHEREAS, the Town of Troy believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the "Agreement for Professional Services" between the Town and Cedar Corporation, a consulting firm, includes written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Troy hereby adopts the written procedures provided in the "Public Participation Plan" included in the agreement entered into with Cedar Corporation as its public participation procedures as required under 66.1001, Wis. Stats. A copy of said procedures is attached as Exhibit A and hereby amends the procedures established under Resolution 05-01 adopted on March 10, 2005.

Adopted this 13th day of November, 2008.

TOWN OF TROY

Ray Knapp, Town Chairman

ATTEST:

Sharon Provos, Town Clerk

EXHIBIT A

PUBLIC PARTICIPATION PLAN

TOWN OF TROY WEBSITE

The Town of Troy website will post a draft and final versions of the Comprehensive Plan.

PLAN COMMISSION MEETINGS

The public is invited to attend planning meetings with the Plan Commission. Times and dates of the meeting will be posted at the Town Hall and the Town of Troy website.

NEWSLETTER

The Town of Troy occasionally mails out newsletters to all addresses in the Town. A newsletter will contain updates of the planning process and invitations to the public to participate and attend Plan Commission meetings.

REPORT TO TOWN BOARD

The Plan Commission will report on the status of the planning process to the Town Board.

PUBLIC HEARING

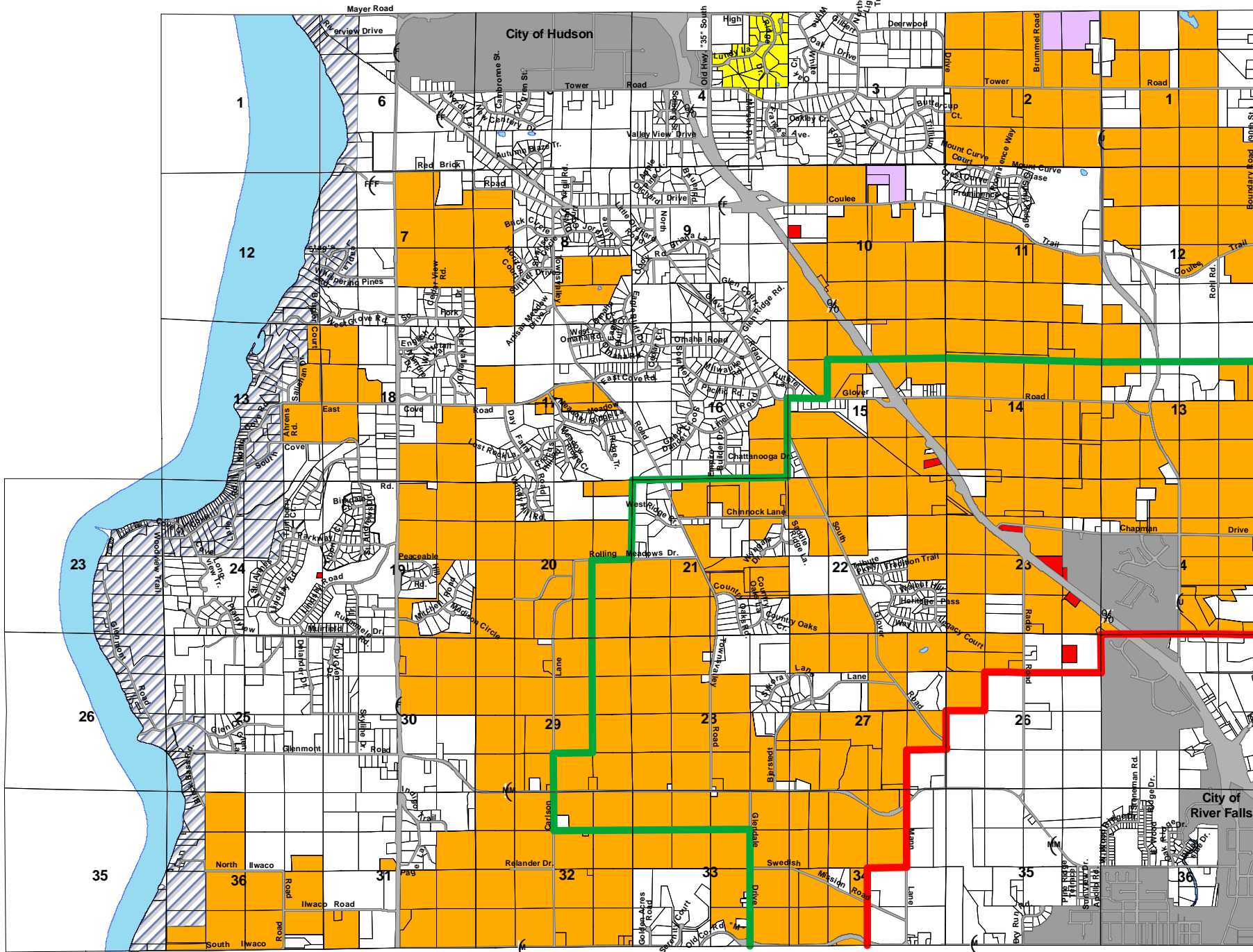
A public hearing will be held after a draft of the Comprehensive Land Use Plan is completed. The public will have a minimum of 30 days to review the plan and make comments.

APPENDIX B

St. Croix County Zoning Map for the
Town of Troy

Official Zoning

Town of Troy T28N,R19 & 20W



Disclaimer: St Croix County's zoning ordinance determines available land use in the Town. This is a copy of the County's Official Zoning Map for the Town, current as of 01.01.2007. Zoning of individual parcels and uses allowed in specific zoning districts can and should be confirmed through the County's Planning and Zoning Department, the keeper of the County's Official Zoning Map.

Legend

- Agriculture
- Agriculture II
- Agriculture - Residential
- Commercial
- Conservancy
- Industrial
- Residential
- Riverway
- City of River Falls Extra Territorial Zoning
- City of River Falls Extra Territorial Plat Authority
- Municipal Boundaries



1 inch = 4,500 feet

Update: April 2008