

Chapter IX – IMPLEMENTATION

This section of the plan explains citizen notification methods we have used and outlines a course of future action for the Town of Richmond officials to follow and implement over the next several years.

There are a number of methods available to actually implement the recommendations of the Town of Richmond Comprehensive Plan. The key tool for implementation is zoning.

Zoning laws regulate which land use activities are permitted in the various areas of the Town. Zoning regulations also set forth standards for development (such as setbacks, height, density, etc.), which are designed to bring about efficient and attractive developments. A zoning code of ordinances is comprised of two parts: the ordinance text, which spells out the regulations, and the zoning district map, which identifies the boundaries for each zoning district (residential, commercial, industrial, etc.) Zoning ordinances are derived from the powers granted to local municipalities by Wisconsin State Statutes #62.23, 60.61 and 60.62 pertaining to Town zoning powers. It must be emphasized that zoning is intended to carry out the land use portion of the Comprehensive Plan.

The Town of Richmond, at its annual review, may consider the adoption of various ordinances, including covering conservation and cluster type developments, to maintain open spaces and scenic vistas within the town and encourage the preservation of green space by requiring any developers to establish areas of green or park space.

Other implementation tools include official mapping, capital improvement programs, taxing and spending power, intergovernmental agreements, (boundary and service agreements), mutual aids, state laws, and special districts within the Town.

Wisconsin State Statute #62.23 provides that the Plan Commission shall maintain an official map of the municipality, which shows both present and proposed future roads, parks, and public facilities. The law limits compensation to private property owners who may construct buildings on designated future streets or public areas.

The Town will continue joint maintenance of roads with neighboring Towns.

The Town of Richmond may encourage intergovernmental meetings to keep the lines of communication open with neighboring municipalities.

The Town of Richmond will ensure that the Comprehensive Plan elements are integrated and implemented upon passage of this Plan.

The Town of Richmond Plan Commission and Town Board of Supervisors will schedule an annual review to update the Comprehensive Plan so that it remains a useful tool for growth and development decisions.

CITIZEN NOTIFICATION

The Town residents were notified about the Comprehensive Plan when a survey was sent to all property owners in the town. An updated display has been at the Town Hall from the start of the planning process. Updates are given at each monthly Town Board meeting. Speakers gave presentations for the housing and economic development elements.

The Town of Richmond Planning Commission and the Town Board of Supervisors will schedule an annual review to update the Comprehensive Plan so that it remains a useful tool for growth and development decisions.

FORECASTS

It is anticipated that residential growth within the Town of Richmond will continue. The Town will continue to review and enact the necessary ordinances to stay ahead of the growth.

If we are able to expand on the economic development within the town, the growth could increase drastically. Even if growth is strictly as a bedroom community, this will become as important issue in the next twenty (20) years.

SUMMARY

When the draft of this plan is completed, an Open House for public viewing, as well as a Public Hearing on this draft will be held. Area municipalities, as well as our citizens and property owners will be invited to this viewing. When this is completed, any changes necessary will be made and a vote on this plan will be held at a Town Board meeting. It is then the intention of the Town of Richmond Board of Supervisors to adopt and implement the Comprehensive Plan.

Other implementation tools include official mapping, capital improvement programs, taxing and spending power, intergovernmental agreements, (boundary and service agreements), mutual aids, state laws, and special districts within the Town.

The Town of Richmond Board of Supervisors and the Plan Commission realize that future decisions made on land use are to be governed by this Plan, with its accompanying ordinances.

The Town of Richmond Plan Commission will regularly refer to this plan and will use the plan as one of the primary guides for the recommendations and decisions it forwards to the Town Board of Supervisors. A complete review of the Plan will be done at least annually.

The Town of Richmond Plan Commission will review Town ordinances and how they relate to the implementation of this plan. Ordinances will be written or revised at the direction of the Town Board of Supervisors to bring this plan into compliance by Town ordinances.

The Town will utilize an official Town map to designate current and future rights of way, parks, and community facilities and land use.

All units of government, before making any decision regarding land use and land use policies, will consult this plan.

The Town of Richmond will hold informational meetings and open houses to present the draft of this Comprehensive Plan to the public and neighboring municipalities.

The adopted Comprehensive Plan will be presented to all neighboring governments, Shawano County, East Central Regional Planning, and the schools, as described within the elements of this plan.

The Town of Richmond will encourage cooperation and communication between all units of government in implementing this plan.

A copy of the adopted Comprehensive Plan will be open for public viewing at the Town Clerks office and at the Town Hall.

A copy of the adopted Comprehensive Plan will be given to the area libraries for the convenience of our citizens.

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