

## **Implementation**

### **Introduction**

The Town of Round Lake Comprehensive Plan is intended to help guide growth and development decisions within the Town. The purpose of this Implementation Element is to explain how this plan will be utilized to guide future growth and development based on a set of actions set forth by the Town of Round Lake. The comprehensive plan addresses many important components critical to sustaining a healthy community while preserving the local natural resources and history. The plan is an expression of the Town’s wishes and desires, and provides a series of actions/policies for assisting the community in attaining its goals. It is not an attempt to predict the future, but an attempt to document community values and philosophies that citizens and property owners of the Town of Round Lake share.

This element includes a table of all the goals, objectives, and actions highlighted in each element of the plan. The comprehensive plan is not an inflexible or static set of rules, rather the objectives and actions are intended to allow flexibility in light of new information or opportunities. As change is inevitable, the comprehensive plan may need to be amended to appropriately reflect those changes.

This document will be used by the Plan Commission, Town Board, and citizens while reviewing all proposals pertaining to growth and development. A thorough review of the plan is necessary with particular attention given to the goals and objectives. Proposed development will be reviewed for consistency and whether the requested action conforms with the plan.

### **Consistency Review during Plan Development**

Within this implementation element, it is required to “describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.” Each main chapter contains a description of coordination amongst plan manner. In the future, as plan amendments occur, it is important that the Round Lake Plan Commission and Town Board will conduct consistency reviews to ensure outcomes that meet plan goals.

### **Measuring Plan Progress**

As part of the comprehensive planning process, a number of goals, objectives, and actions were developed that when implemented are intended to build stronger relationships and give direction to the Town Board and its year-round and seasonal residents.

The task of developing a measurement tool to gauge the outcome of objectives and actions is accomplished by the development of an implementation target for the identified actions. These targets will provide guidance to the Plan Commission and Town Board when specific actions should be initiated. Based on the targets, the Plan Commission will then measure the progress of achieving implementation of the comprehensive plan.

The Plan Commission and citizens participating in the overall plan process developed the list of goals, objectives, and actions. The goals are the “purpose or end” that provides direction for the Town and other governmental organizations, such as Sawyer County. Objectives are

statements that are measurable benchmarks the community works to achieve and the actions are more specific statements that set preferred courses of action to carry out the objectives.

The Plan Commission wants the goals and objectives to be in table form. Goal, objectives, responsible party, and time frame -- Bass Lake has a table in implementation-just need a additional column inserted for responsible party

**Housing**

**Goal 1: Encourage housing development consistent with the rural northwoods character.**

	Target	Responsible Party
<b>Objective 1: Encourage the development of new housing into locations that ensures minimal environmental impact</b>		
Action 1: Inventory, assess and map natural areas vulnerable to development in the Town of Round Lake.	2010	NWRPC
Action 2: Encourage the use of Best Management Practices described in detail in the Wisconsin Department of Natural Resources publications titled “Wisconsin Construction Site Best Management Practice Handbook”, and “Wisconsin’s Forestry Best Management Practices for Water Quality” to protect and preserve water quality.	Ongoing	Plan Commission
Action 3: Ban the use of phosphorus fertilizers in the Town.	2010	Town Board
Action 4: Promote awareness and conservancy of lake, river and wetland resources by inventorying, assessing and mapping the Town’s water and wetland resources.	Ongoing	Plan Commission
Action 5: Promote shoreline stewardship by introducing landowners and developers to the County Shoreland Protection Regulations.	Ongoing	Plan Commission
Action 6: Direct high-density residential development to be located in areas away from lakes, rivers, wetlands and economically productive areas, including farmland and forests and locate such development in proximity to major roadways.	Ongoing	Plan Commission
<b>Objective 2: Retain the natural beauty of the Town of Round Lake.</b>		
Action 1: Inventory, assess and map scenic areas vulnerable to development in the Town of Round Lake.	2010	NWRPC
Action 2: Request the County develop and provide property owners with information on the environmental, aesthetic and economic benefits of not removing all or a significant amount of natural vegetation from properties prior to or after building.	2010	Sawyer County
Action 3: Encourage natural visual buffers and retention of natural screening between building sites.	Ongoing	Plan Commission
Action 4: Require natural buffer strips along all public roads to help conceal logging, commercial buildings, and industrial sites to prevent visual conflicts with our Northwoods Character.	Ongoing	Town Board
Action 5: Identify and enforce restrictions on unkempt properties. (e.g., junk vehicles, trash, abandoned buildings).	Ongoing	Plan Commission
Action 6: Require natural buffers and/or setbacks from existing forest resources to protect them from development impacts.	Ongoing	Town Board

Action 7: Locate, map and preserve existing cultural, historic and archaeological sites.	2010	NWRPC
Action 8: Develop and conduct fire education programs for residential communities to prevent fire damage.	Ongoing	Round Lake Fire Department
<b>Objective 3: Encourage conservation design and cluster development that results in open green space and protection of vulnerable natural resources.</b>		
Action 1: Establish economic, environmental and social incentives and advantages over conventionally designed subdivisions.	Ongoing	Plan Commission

**Goal 2: Encourage housing development choices that meet the needs of persons of all income levels, age groups and individuals with special needs.**

	Target	Responsible Party
<b>Objective 1: Develop plan and design standards for new mobile home parks, apartment complexes and senior housing.</b>		
Action 1: Designate potential new mobile home park locations.	2010	Plan Commission
Action 2: Require manufactured homes meet feature designs similar to “stick built” homes relative to roof pitch, overhang, minimum floor area, minimum width, exterior siding and roofing material requirements. In the event that a manufactures home does not utilize a perimeter load-bearing foundation, any space between ground level and siding shall be required to be enclosed with a permanent, non-load bearing concrete or masonry having a foundation-like appearance.	Ongoing	Town Board
Action 3: Designate areas suitable for the development of apartments and similar medium density residential uses in areas suitable for that purpose.	2010	NWRPC
Action 4: Designate areas suitable for the development of senior and special needs housing.	2010	NWRPC

**Goal 3: Promote the availability of land for the development or redevelopment of low income and moderate income housing.**

	Target	Responsible Party
<b>Objective 1: Provide low and moderated income affordable housing and apartments.</b>		
Action 1: Implement a Habitat for Humanity housing project(s).	Ongoing	Town Board
Action 2: Increase public awareness of available local/state/federal funds for housing assistance.	Ongoing	Town Board

**Goal 4: Maintain and/or rehabilitate the Town’s existing housing stock.**

	Target	Responsible Party
<b>Objective 1: Provide information on grants to upgrade sub-standard housing.</b>		
Action 1: Provide access to educational materials for low-cost loans for dwelling rehabilitation.	Ongoing	Town Board

Action 2: Provide applications to the Wisconsin Department of Commerce for housing rehabilitation funds to assist in owner- and renter-occupied rehabilitation.	Ongoing	Town Board
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**Goal 5: Educate builders and new and current property owners of the various county and town planning and development regulations.**

	Target	Responsible Party
<b>Objective 1: Encourage regulations that promote efficient, effective and equitable development patterns.</b>		
Action 1: Ensure that builders follow the rules of the Uniform Dwelling Code.	Ongoing	Plan Commission
Action 2: Ensure that builders and property owners obtain and review pertinent sections of the Town of Round Lake Comprehensive Plan as part of the building permit application process.	Ongoing	Town Board
Action 3: Disseminate comprehensive plan information through realtors, lenders and contractors.	Ongoing	Town Board
Action 4: Provide a link on the Town website to Sawyer County building permit application information.	Ongoing	Town Board
Action 5: Put up road signs at the entrance to the town that say “building permits required”.	Ongoing	Town Board
Action 6: Provide the Northland Area Builders Association (NABA) with information on the Town of Round Lake Land Use Plan and website.	Ongoing	Town Board
Action 7: Establish communications between and among seasonal and permanent residents regarding new building and planning ordinances, development guidelines and housing programs.	Ongoing	Town Board
Action 8: Require monitoring of all private on-site wastewater treatment systems (POWTS) on a minimum of a three year schedule.	Ongoing	Town Board
<b>Objective 2: Support Sawyer County subdivision ordinances.</b>		
Action 1: Transfer infrastructure development costs to the developer or owner.	Ongoing	Town Board
Action 2: Require the developer or owner to prepare a storm water management plan containing measures to prevent damage to adjacent bodies of water, waterways, wetlands, vulnerable areas forests and surrounding land, to minimize runoff, erosion and sedimentation and to restore damage caused by such soil erosion and sedimentation.	Ongoing	Town Board
Action 3: Encourage the preservation and use of native vegetation and trees in all new developments and subdivisions.	Ongoing	Plan Commission
Action 4: Locate new subdivision development near to major throughways and existing residential developments.	Ongoing	Plan Commission

## Transportation

### Goal 1: A safe and efficient transportation system for the next 20 years.

	Target	Responsible Party
<b>Objective 1: Maintain a safe and efficient roadway system throughout the town.</b>		
Action 1: Maintain the current Town roads in the Town of Round Lake to meet town standards.	Ongoing	Town Board
Action 2: Review all Town roads to ensure access of all emergency, service, and maintenance vehicles.	Annually	Town Board
Action 3: Annually request and review traffic accident information from Sawyer County Sheriff's department to identify and mitigate hazards.	Annually	Town Board
Action 4: Annually review and update road construction and maintenance standards and ordinances, especially as they relate to sound engineering practices and to other elements of this plan.	Annually	Town Board
Action 5: Maintain the approvals of new roads and driveways in the Town of Round Lake to meet town standards	Ongoing	Town Board
Action 6: Educate homeowners on private roads and driveways as to the Town criteria for private roads.	Ongoing	<i>Primary:</i> Town Board <i>Responsible Party:</i> Town Fire Department
<b>Objective 2: Develop, maintain and improve roads to meet the Town's future transportation needs and safety requirements.</b>		
Action 1: Coordinate transportation and land use planning with adjacent municipalities, Sawyer County, and the State of Wisconsin for sound traffic planning and maintenance	Ongoing	Town Planning Commission
Action 2: Identify Town roads which are most likely to bear increased traffic as a result of projected development and recommend priorities for improvement and maintenance by the Town Board.	Ongoing	Town Planning Commission
Action 3: Develop plans that improve traffic patterns and safety of routes that may be impacted by additional residential and commercial development.	Ongoing	Town Planning Commission
Action 4: Consider spring load limits/alternatives that protect the roads while minimizing the impact on small businesses moving products they produce to market.	Annually	Town Board
Action 5: Investigate the use of special assessment to upgrade private roads to town standards when requested by property owners.	Ongoing	Town Board
Action 6: Develop guidelines for the ceding of private roads to the town.	2010	Town Board
Action 7: Encourage developers to develop and maintain roads under private ownership to town standards.	Ongoing	Town Board
<b>Objective 3: Coordinate with other jurisdictions and providers in enhancing transit options and services for the elderly, poor and disabled.</b>		
Action 1: Meet with Sawyer County/LCO Transit Commission to assist with public transportation and route enhancements throughout the town.	Ongoing	Town Board
Action 2: Encourage existing transit operators to continue and	Ongoing	Town Board

expand ambulatory and non-ambulatory service to the town Action 3: Communicate and educate public on available transportation options.	Ongoing	Town Board
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**Goal 2: Provide a transportation system that preserves the woodland character of the Town and provides for alternative modes of transportation.**

	Target	Responsible Party
<b>Objective 1: Develop and maintain a transportation system that preserves the rural character of the town.</b>		
Action 1: Establish guidelines for all signs as it relates to size, number, location, style, lighting, and maintenance.	2010	Town Board
Action 2: Establish standards that are informative, uniform in appearance and compatible with the rural character of the town.	Ongoing	Town Board
Action 3: Promote an integrated system and ordinances for rustic roads, by-ways and color tour routes, coordinating with adjacent township(s)	Ongoing	Town Board
Action 4: Consider town road construction standards to reflect rural character, where appropriate.	Ongoing	Town Board
Action 5: Identify scenic roads and views to be protected.	Ongoing	<i>Primary:</i> Town Board <i>Responsible Party:</i> Plan Commission
Action 6: Propose a rustic road designation for Count Highway S and for Moose Lake Road from County S to County GG.	2010	<i>Primary:</i> Town Board <i>Responsible Party:</i> Plan Commission
<b>Objective 2: Accommodate the growing number of other modes of transportation and recreational uses for the roads including ATVs, snowmobiles, biking, hiking, cross country ski training and running.</b>		
Action 1: Work with county, regional efforts, neighboring towns, local clubs and private landowners to create and maintain and integrate alternative transportation modes.	Ongoing	Town Board
Action 2: Consider the costs of dedicated recreational lanes in all new road construction and improvements and apply if feasible.	Ongoing	Town Board
Action 3: Work with county, neighboring towns, local clubs and private landowners to develop, maintain and coordinate off-road trail systems (i.e. snowmobile, ATV, biking, hiking, skiing) within the Town	Ongoing	Town Board
Action 4: Provide access to maps of trail systems within the Town.	Ongoing	Town Board
Action 5: Ensure that appropriate signage is provided for all trails.	Ongoing	Town Board
Action 6: Encourage public safety education & awareness of multi-use roadway systems.	Ongoing	Town Board

## Utilities and Community Facilities

**Goal 1: Ensure the provision of reliable, efficient, and well-planned utilities (i.e. gas, electric) and communication services (i.e. telephone, cable, cellular and broadband) that meet the existing and future demands of residents, landowners, and visitors.**

	Target	Responsible Party
<b>Objective 1: Maintain town involvement in the planning and coordination of utilities and communication services with other agencies and jurisdictions in order to efficiently serve existing and future development and regional growth.</b>		
Action 1: Support structural design, location and service standards for towers to reduce the negative visual impacts.	Ongoing	Town Board
Action 2: Monitor the location, condition and capacity of existing and future public utilities in order to efficiently serve existing residents and planned service areas.	Ongoing	Town Board
Action 3: Encourage placement of new utility transmission and distribution lines into existing public right of ways whenever feasible	Ongoing	Town Board
Action 4: Encourage increased coordination and planning among community facilities, utilities, land use, transportation, natural resources, and cultural resources.	Ongoing	Plan Commission
Action 5: Ensure that new development and redevelopment provides for and/or contributes proportionate fair share of expenses associated with impacts to public services and utilities.	Ongoing	Town Board
Action 6: Facilitate the expansion of cellular, broadband, and high speed internet service within the Town.	Ongoing	Plan Commission
<b>Objective 2: Promote and encourage eco-friendly living that follows best green practices.</b>		
Action 1: Pursue the use of alternative energy sources, such as wind energy, bio diesel fuel, solar energy, etc. at the town hall and on Town property.	Ongoing	Town Board
Action 2: Encourage service providers, businesses and developers to promote energy conservation and green building practices in the Town.	Ongoing	Town Board
<b>Objective 3: Avoid environmentally sensitive areas when upgrading existing utilities and community facilities.</b>		
Action 1: Consult the Map 5.13 for sensitive environmental areas before making decisions regarding the upgrade of existing utilities or community facilities, and encourage development and redevelopment practices that will maintain or improve the natural environment.	Ongoing	Town Board
Action 2: When reviewing the proposed design and location of telecommunication, wind energy, animal waste digesters, any other energy source, or other utility towers, seek to minimize conflicts between land uses, and balance desired service levels with potential negative impacts to the environment, community character, and planned growth areas.	Ongoing	Town Board
Action 3: Encourage underground placement of new or existing distribution lines for electricity, telecommunications, and cable entertainment.	Ongoing	Town Board
Action 4: Promote the elimination of herbicides and clear cutting under and around power lines.	Ongoing	Plan Commission

Action 5: Encourage a vegetative management plan for all utility right of ways with implements spatial variety (i.e., varied clearing widths and tree heights and protection of long-lived species)	Ongoing	Plan Commission
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**Privately Owned Wastewater Treatment Systems (POWTS):**

**Goal 2: Ensure proper disposal of private wastewater to ensure public health and protect ground and surface water quality.**

	Target	Responsible Party
<b>Objective 1: Work to prevent pollution of surface and subsurface waters by regulating the location, construction, installation, alteration, design and use of all private sewage systems</b>		
Action1: Promote resident education on the proper design, installation and maintenance of privately owned wastewater treatment systems (POWTS).	Ongoing	Town Board
Action 2: Increase/provide resident education regarding funding options for POWTS owners to upgrade failing non-complying systems	Ongoing	Town Board
Action 3: Encourage the use of alternative wastewater treatment options (i.e., new technologies, group sanitary systems, etc.) for new and where appropriate as a replacement for failing systems.	Ongoing	Town Board
Action 4: The Town should consider the land use planning implications of the COMM 83 rules. Specifically, the Town should understand that the COMM 83 regulations often allow development to occur in areas where private, onsite waste disposal systems were previously not feasible due to poor soil conditions.	Ongoing	Town Board
Action 5: Support the county requirement of inspection and maintenance of POWTS.	Ongoing	Town Board
Action 6: Encourage residents to have their water supply tested each year in order to protect their drinking water.	Ongoing	Town Board

**Storm Water Management**

**Goal 3: Ensure the provision of storm water management.**

	Target	Responsible Party
<b>Objective 1: Promote storm water management practices that reduce property and road damage and ensure a high level of water quality.</b>		
Action 1: Promote the use of storm water management practices to abate non-point source pollution and protect water quality	Ongoing	Town Board
Action 2: Preserve natural open space areas such as wetlands and flood plains that will accommodate floodwater and minimize flooding.	Ongoing	Town Board
Action 3: Maintain town roadside swales/ditches/culverts and other related storm water facilities for both storm water quantity and quality control.	Ongoing	Town Board



Action 4: All new or altered ditch slopes shall contain proper stabilization.	Ongoing	Town Board
Action 5: Storm water management shall be addressed as a requirement of all development proposals with an appropriate level of review based on potential negative impacts caused by construction site erosion and post-construction runoff.	Ongoing	Town Board

**Water Supply**

**Goal 4: Ensure the quality and quantity of water.**

	Target	Responsible Party
<b>Objective 1: Protect and improve the quality and quantity of the town’s ground and surface water.</b>		
Action1: Reduce the potential of point and non-point source pollution	Ongoing	Town Board
Action 2: Evaluate the potential impacts of development proposals on groundwater quality and quantity.	Ongoing	Town Board
Action 3: Continue to provide leadership and coordination of efforts with surrounding towns to monitor groundwater quality and potential contamination issues.	Ongoing	Plan Commission
Action 4: Monitor the capping of abandoned wells.	Ongoing	Plan Commission
Action 5: Educate the public on the correlation between the improper land use practices and ground water quality and quantity.	Annually	Plan Commission

**Solid Waste Disposal and Recycling Facilities**

**Goal 5: Promote and encourage solid waste and recycling practices that protect the environment.**

	Target	Responsible Party
<b>Objective 1: Promote effective and cost efficient household solid waste disposal and recycling services and systems that protect the public health, natural environment, and general appearance of land use within the town.</b>		
Action 1: Evaluate recycling services available to residents to determine if current needs are adequately being met.	Annually	Plan Commission
Action 2: Continue to utilize county clean sweep program so that household hazardous waste collection can be performed at least once every three years.	Every Three Years	Plan Commission
Action 3: Coordinate contracts with other municipalities in an effort to package bid proposals for services to help reduce overall costs.	Ongoing	Town Board
Action 4: Maintain and promote collection opportunities for the proper recycling and disposal of unique (i.e. tires, white goods, etc.) and/or hazardous wastes.	Ongoing	Town Board
<b>Objective 2: Require major developments to adequately address solid waste disposal and recycling needs</b>	<b>Ongoing</b>	<b>Town Board</b>
<b>Objective 3: Promote and encourage availability of educational materials for eco-friendly living that follows best green practices.</b>	<b>Ongoing</b>	<b>Town Board</b>

**Parks and Outdoor Recreation**

**Goal 6: Increase recreational opportunities.**

	Target	Responsible Party
<b>Objective 1: Promote recreational facilities within the Town of Round Lake</b>		
Action1: Utilize the potential of the Sawyer County Forest, State land, and the Chequamegon/Nicolet Forest to increase local recreational opportunities.	Ongoing	Plan Commission
Action 2: Identify areas where recreational opportunities can be increased.	Ongoing	Plan Commission
Action 3: Increase public awareness of Managed Forest Lands and other publicly owned lands for recreation use.	Ongoing	Plan Commission
Action 4: Maintain and improve the community's public access to waterways and trails that provide multi-use recreational opportunities	Ongoing	Plan Commission
Action 5: Pursue state, federal, and private funding programs that can aid in the acquisition and development of parks, trails, and other recreational opportunities with local government cooperation.	2010	Plan Commission
Action 6: Pursue the acquisition or conversion of land to develop a park	Ongoing	Plan Commission

**Libraries and Schools**

**Goal 7: Promote quality schools and access to educational opportunities for everyone.**

	Target	Responsible Party
<b>Objective 1: Promote use of all educational opportunities available to the town.</b>		
Action 1: Support local libraries in their efforts to increase community education.	Ongoing	Plan Commission
Action 2: Maintain community involvement in the coordination of local planning efforts with the School Districts in order to allow them to anticipate future growth and to provide appropriate facilities.	Ongoing	Plan Commission
Action 3: Encourage technical colleges, University of Wisconsin Extension, LCO Community College and community libraries in their efforts to increase community education.	Ongoing	Plan Commission
Action 4: Provide online educational opportunities within the town.	2010	Town Board

**Fire/Rescue Facilities**

**Goal 8: Provide a level of fire and emergency services that meets existing and future demands of residents and development patterns.**

	Target	Responsible Party
<b>Objective 1: Ensure a level of fire protection and emergency services that meets the needs of existing demands of residents and future developments patterns.</b>		
Action 1: Continue resident education on ways to reduce the risks of fire and increase access and response time of emergency vehicles to local residences (i.e. forest and grass fire prevention, driveway design that eases emergency vehicle access).	Ongoing	Town Board
Action 2: An evaluation of fire protection staff, services, and equipment shall be completed on an annual basis.	Annually	Town Board
Action 3: The use of grants or donations to meet the need of the fire department shall be pursued prior to using the general fund.	Ongoing	Town Board
Action 4: Efforts to increase cooperation with neighboring jurisdictions with regard to fire and rescue facilities and services shall be pursued.	Annually	Town Board
Action 5: Opportunities for shared service agreements shall be maximized whenever possible.	Ongoing	Town Board

**Police Protection**

**Goal 9: Ensure that police services are appropriately meeting the existing and future needs of the town.**

	Target	Responsible Party
<b>Objective 1: Continue involvement with the Sawyer County Sheriff’s Department in its efforts to provide police protection and community outreach.</b>		
Action 1: Monitor and evaluate the need for a police presence (i.e. constable or county liaison).	Ongoing	Town Board
Action 2: An annual meeting shall be held with the Sheriff’s Department to discuss trends, issues, and needs in the town.	Annually	Town Board
Action 3: Opportunities for shared service agreements shall be maximized whenever possible.	Ongoing	Town Board

**Government Facilities**

**Goal 10: Provide quality cost effective town facilities and services that meet the existing and future demands of residents, landowners, and visitors.**

	Target	Responsible Party
<b>Objective 1: Ensure that the Town Hall is maintained as a vital community facility that is accessible for large gatherings, town activities and public meetings.</b>		
Action 1: The town shall assess and prioritize its capacity and needs with regard to administrative facilities, services, and	Annually	Town Board

public buildings.		
Action 2: Pursue the development of a “Town Procedures Manual” which outlines the application, review, license, and public notification process to guide developers and individuals through all local regulations and approval processes.	2010	Plan Commission
Action 3: Provide a contact person for developers, homeowners, landowners, agencies and local business owners for information regarding town procedures, ordinances and/or land use regulations and programs.	2010	Town Board
Action 4: Develop a Capital Improvement Program (annual budget) to provide local decision-makers, private developers, and citizens with detailed information on any capital improvement projects that will take place in the town’s future.	Annually	Town Board
Action 5: The town shall continually review staffing, volunteers, and professional service needs relative to planning, ordinance development/enforcement and other governmental services.	Ongoing	Town Board

**Health and Child Care Services and Facilities**

**Goal 11: Promote and encourage health and child care services and facilities**

	Target	Responsible Party
<b>Objective 1: Ensure that residents have reasonable access to quality health care facilities and child care.</b>		
Action 1: Support school districts or local community organizations in their sponsorship of child care programs and early developmental programs.	Ongoing	Plan Commission
Action 2: Allow local clinics and hospitals to develop educational programs to inform citizens of available services or health care advances.	Ongoing	Plan Commission
Action 3: Encourage requests for the development of properly located and operated health care and child care facilities.	Ongoing	Plan Commission

**Agricultural, Natural & Cultural Resources**

**Agricultural Resources**

**Goal: Preserve and enhance farming as an occupation, future agricultural business and productive farmland while preserving natural resources.**

**Objective 1: Preserve farming as a business.**

- Action 1: Encourage the support of “local food systems” to conserve on fuel/energy transportation costs.  
Responsible Party – Plan Commission  
When - Ongoing
- Action 2: Promote farming practices that ensure food safety.  
Responsible Party – Plan Commission  
When - Ongoing

- Action 3: Maintain the integrity and viability of agriculture so that traditional farming practices can occur without creating conflicts between agricultural & non agricultural users.  
Responsible Party – Town Board  
When – Ongoing
- Action 4: Encourage uniform farm practices that are environmentally sound: emphasizing organic practices.  
Responsible Party – Plan Commission  
When - Ongoing
- Action 5: Promote proper agricultural manure and nutrient management to reduce non-point water pollution.  
Responsible Party – Town Board  
When - Ongoing

**Objective 2: Preserve agricultural land for farming.**

- Action 1: Support agricultural uses in the Town by preventing fragmentation of agricultural land and maintain agricultural zoning.  
Responsible Party – Town Board  
When - Ongoing
- Action 2: Promote awareness of Agricultural Programs available to agricultural landowners.  
Responsible Party – County  
When - Ongoing
- Action 3: Encourage conscientious agricultural practices that are environmentally sound and do not deplete, pollute, or impair the natural resources (air, soil quality, erosion, surface/ground water).  
Responsible Party – Town Board  
When - Ongoing
- Action 4: In agricultural areas, limit the amount of non agricultural uses.  
Responsible Party – Town Board  
When - Ongoing
- Action 5: Guide development in order to ensure that growth is compatible with continued agricultural production.  
Responsible Party – Town Board  
When - Ongoing
- Action 6: Monitor the development and environmental impact of biofuel agriculture as it occurs in other parts of the state/country.  
Responsible Party – Plan Commission  
When - Ongoing

**Natural Resources**

- Goal 1: Protect, enhance and promote the sustainable use and management of the Town’s environmental diversity, natural resources, natural beauty and northwoods character.**

**Objective1: Identify and enhance the protection of environmentally sensitive and vulnerable resources.**

- Action 1: Protect threatened and endangered resources  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, WDNR  
When – Ongoing
- Action 2: Foster the identification and elimination of invasive species.  
Primary Responsible Party – Plan Commission  
Responsible Party – WDNR  
When – Ongoing
- Action 3: Develop cooperative management agreements (memorandums of understanding) MOU’S with relevant federal, state, regional, county and towns entities to enhance and protect environmental diversity.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing
- Action 4: Foster working relationships (MOUS) with non-governmental organizations (NGO’S) to help identify, protect and conserve environmentally sensitive areas and resources (e.g. conservancies, lake associations, land trusts)  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing

**Objective 2: Identify and enhance the protection of Natural Resources.**

- Action 1: Enhance the protection of Wisconsin’s public trust waters and shorelines by enforcing and promoting appropriate plans and ordinances  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing
- Action 2: Identify and protect vulnerable resources such as islands, wetland floodplains, environmental corridors, riparian areas, fish spawning grounds, remnant old growth landscapes, and unique and endangered plants (flora) and animals and birds (fauna)  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, WDNR  
When – Ongoing
- Action 3: Identify potentially highly erosive areas to protect water quality fish habitat and recreational use.  
Primary Responsible Party – Plan Commission  
Responsible Party – NWRPC, County Land Information Department (CLID)  
When – Ongoing

- Action 4: Foster the preparation of watershed based management plans that enhance and protect water quality, quality fisheries, and diverse recreational boating opportunities.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County, NWRPC  
When – Ongoing
- Action 5: Protect wildlife habitat areas in the town, beyond regulated wetlands, floodplains and shorelands, identifying natural areas in the town using this information:
- a. Seek grant-funding sources available through the WDNR and other agencies to help protect wildlife habitat areas for future generations to enjoy.
  - b. Build partnerships with local habitat conservation organizations (Ducks Unlimited, Trout Unlimited, Nature Conservancy, Rocky Mountain Elk Foundation, Loon Watch, etc.) to help with wildlife protection and education.
  - c. Seek to prevent fragmentation of these habitats by encouraging cluster and conservation-based development.
- Primary Responsible Party – Plan Commission  
Responsible Party – Conservation Organizations, WDNR  
When – Ongoing
- Action 6: Foster the preparation of a comprehensive open space and by-ways plan including the identification of potential parks, waysides, water access areas, picnic areas, active recreational areas and a system of multiuse and interlinked trails, paths and roads.  
Primary Responsible Party – Plan Commission  
Responsible Party – NWRPC, WDNR  
When – Ongoing
- Action 7: Encourage property owners and lake and riverway users to participate in the preparation and implementation of long range management plans to protect water quality, environmental diversity, a quality fishery and a quality recreational experience(s).  
Primary Responsible Party – Plan Commission  
Responsible Party – NWRPC, WDNR  
When – Ongoing
- Action 8: Protect Wisconsin’s Legacy areas and landscapes identified in the WDNR Land Legacy Report.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County, WDNR  
When – Ongoing
- Action 9: Protect exceptional and outstanding waters identified by the WDNR and EPA.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, WDNR  
When – Ongoing

**Objective 3: Identify, enhance and promote the protection of Natural Beauty.**

- Action 1: Promote and enhance the protection of natural beauty from Wisconsin's Public Trust Waters by enforcing applicable laws and ordinances.  
Primary Responsible Party – Plan Commission  
Responsible Party – WDNR  
When – Ongoing
- Action 2: Identify legacy lands that enhance and promote the protection of natural beauty.  
Primary Responsible Party – Plan Commission  
Responsible Party – County, WDNR, NWRPC  
When – Ongoing
- Action 3: Identify and promote the development of an integrated system of scenic by-ways that enhances access to natural beauty.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County, NWRPC  
When – Ongoing
- Action 4: Develop design ordinances that limits the deployment and type of outdoor advertising along scenic by-ways and public rights-of-ways.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County, Xcel, Jump River Electric, Other Utility Companies and Cooperatives  
When – Ongoing
- Action 5: Develop location and design ordinances that protect natural beauty and optimize the deployment of cell towers and wind energy generation facilities.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County, Xcel, Jump River Electric, Other Utility Companies and Cooperatives  
When – Ongoing
- Action 6: Develop and adopt a comprehensive road-side litter collection program.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County  
When – Ongoing

**Objective 4: Define Northwoods Character.**

- Action 1: Develop a working and supportable definition for what constitutes Northwoods Character in the Town of Round Lake. (e.g. the presence of old growth forests, wetlands, fall color, USFS lands, public trust waters, historical logging artifacts, native American activities, wild rice beds, forested islands, viewing opportunities of wildlife such as eagles and osprey, wolves, Elk, and deer, local ad restaurants, resorts and the absence of bill boards, big box business, chains, overzealous shoreline development, etc.)  
Primary Responsible Party – Plan Commission



- Responsible Party – Town Board  
When – Ongoing
- Action 2: Promote plans, ordinances and design standards that enhance and sustain northwoods character.  
Responsible Party – Plan Commission  
When – Ongoing
- Action 3: Promote outdoor lighting ordinances and design standards that maintain public access to dark skies.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing

**Goal 2: Preserve the quality of our area’s lakes, surfaces waters such as streams, rivers, and springs.**

**Objective 1: Reduce non-point nutrient and erosion runoff into lakes, streams, rivers and springs.**

- Action 1: Protect surface water quality by supporting stream bank management, natural shoreline restoration practices, river and stream clean-up initiatives, and use of buffer areas.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, WDNR  
When – Ongoing
- Action 2: Require construction site erosion control programs designed to improve water quality of the surface waters  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing
- Action 3: Require effective storm water management  
Responsible Party – Town Board  
When – Ongoing
- Action 4: Encourage the Town of Round Lake to use environmentally friendly products on the roadways for winter safety  
Primary Responsible Party – Town Board  
Responsible Party – County Highway Department, WDOT  
When – Ongoing
- Action 5: Encourage and provide incentives for the use of retention ponds/rain gardens for stormwater management  
Responsible Party – Town Board  
When – Ongoing
- Action 6: Encourage the use of riprap in ditches to prevent excessive flow of water within the ditch.  
Responsible Party – Town Board  
When – Ongoing

**Objective 2: Protect sensitive shorelands from by identifying and mapping wetlands, river and stream corridors, springs, floodplains and environmental corridors.**

- Action 1: Limit development near wetlands, river and stream corridors springs, floodplains, and in environmental corridors  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing
- Action 2: Require a buffer of natural vegetation along shorelines and wetlands.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing
- Action 3: Require that wetlands remain in its natural condition.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing

**Objective 3: Promote understanding of the importance of water resources through distribution and public discussion of this plan**

- Action 1: Prepare press items, radio and TV interviews, web site promotion, Town Board presentations, etc.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing

**Goal 3: Protect and improve the quality and quantity of the Town’s ground water**

**Objective 1: Ensure the protection of the town’s groundwater**

- Action 1: Identify potential point and non-point sources of pollution  
Primary Responsible Party – Plan Commission  
Responsible Party – NWRPC, County, Town Board  
When – Ongoing
- Action 2: Systematically evaluate the potential impacts of development proposals on groundwater quality and quantity  
Primary Responsible Party – Plan Commission  
Responsible Party – NWRPC  
When – Ongoing
- Action 3: Assume leadership and coordination of efforts with surrounding Towns to monitor groundwater quality and potential contamination issues.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County  
When – Ongoing
- Action 4: Support a well abandonment program.  
Responsible Party – County

When – Ongoing

**Objective 2: Ensure that adequate amounts of safe drinking water are available throughout the town.**

- Action 1: Identify and map springs, water supply well head areas, and aquifers  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, WDNR, County, State Geological Survey, U.S. Geological Survey  
When – Ongoing
- Action 2: Inventory potential contaminant sources within the recharge areas for wells  
Primary Responsible Party – Plan Commission  
Responsible Party – County  
When – Ongoing
- Action 3: Identify ways to protect aquifer recharge areas from risk of contamination  
Primary Responsible Party – WDNR  
Responsible Party – State Geological Survey, U.S. Geological Survey  
When – Ongoing
- Action 4: Protect groundwater quality through the proper placement and dispersion of new on-site wastewater systems, appropriate maintenance and replacement of older systems.  
Primary Responsible Party – County  
Responsible Party – WDNR  
When – Ongoing
- Action 5: Avoid new development within 1200 feet of open and closed landfills.  
Responsible Party – Plan Commission  
When – Ongoing
- Action 6: Limit excessive irrigation practices.  
Primary Responsible Party – Plan Commission  
Responsible Party – WDNR  
When – Ongoing
- Action 7: Support conservation development designs.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing
- Action 8: Continue working with WDNR to monitor effects of closed dump sites.  
Primary Responsible Party – Plan Commission  
Responsible Party – WDNR  
When – Ongoing

**Goal 4: Manage Stormwater Runoff**

**Objective 1: Promote stormwater management practices that reduce property and road damage and ensure a high level of water quality.**

- Action 1: Promote the use of stormwater management practices to abate non-point source pollution and protect water quality.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board  
When – Ongoing
- Action 2: Preserve natural open space areas such as wetlands and floodplains that will accommodate floodwater and minimize flooding.  
Primary Responsible Party – Plan Commission  
Responsible Party – Town Board, County, WDNR, NWRPC  
When – Ongoing
- Action 3: Maintain town road-side swales/ditches/culverts and other related stormwater facilities for both stormwater quantity and quality control.  
Primary Responsible Party – Town Board  
Responsible Party – County  
When – Ongoing
- Action 4: All new or altered ditch slopes shall contain proper stabilization.  
Primary Responsible Party – Town Board  
Responsible Party – County  
When – Ongoing
- Action 5: Stormwater management shall be addressed as a requirement of all development proposals with an appropriate level of review based on potential negative impacts caused by construction site erosion and post-construction runoff.  
Primary Responsible Party – Town Board  
Responsible Party – County  
When – Ongoing

## Forestry

**Goal 1: Preserve, enhance, and promote the sustainable use of forest resources.**

**Objective 1: Conserve productive forestland by expanding the use of conservation easements, incentives, and voluntary, long-term stewardship of forestlands.**

- Action 1: Protect forestlands that are susceptible to development, have the potential to connect to other parcels of forestland, have public importance, and provide critical ecological functions.  
Primary Responsible party – Town Board  
Responsible party - Plan Commission  
When - Ongoing
- Action 2: Work with individuals and organizations to prohibit development on critical forestland by acquiring conservation easements, purchase of development rights or transfer of development rights on those lands.  
Primary Responsible party – Town Board

- Responsible party- Plan Commission  
When - Ongoing
- Action 3: Protect lands identified as Wisconsin Forest Legacy Areas and areas identified in the Land Legacy Report.  
Primary Responsible party – Town Board  
Responsible party- Plan Commission  
When - Ongoing
- Action 4: Support efforts by non-profit organizations such as land trusts, private organizations, and private landowners to preserve forestland.  
Primary Responsible party – Town Board  
Responsible party- Plan Commission  
When - Ongoing

**Objective 2: Encourage multiple uses of forest resources.**

- Action 1: Engage all forest users to become involved in the development of forest management policy which identifies and prevent use conflicts.
- a. Co-ordinate enforcement of existing regulations when using the forest trail network.
  - b. Work with the County, State, and USFS to develop and review future use policy.
- Primary Responsible party – Town Board  
Responsible party- Plan Commission  
When - Ongoing
- Action 2: Promote the recreational value of the town’s access and use of large amounts of public land.
- a. Post existing trail networks on maps at the town hall.
  - b. Continue to work with, support and cooperate with service clubs and organizations related to the maintenance and development of forest based recreational facilities and activities.
- Primary Responsible party – Plan Commission  
Responsible party- Town Board  
When - Ongoing

**Goal 2: Preserve forest integrity.**

**Objective 1: Promote healthy vigorous forest.**

- Action 1: Work cooperatively with Sawyer County as it relates to the Town of Round Lake Comprehensive Plan.  
Primary Responsible party – Plan Commission  
Responsible party- Town Board  
When - Ongoing
- Action 2: Work cooperatively with the USFS as it relates to the Town of Round Lake Comprehensive Plan.  
Primary Responsible party – Plan Commission

- Responsible party- Town Board  
When - Ongoing
- Action 3: Work cooperatively with the Wisconsin Department of Natural Resources as it relates to the Town of Round Lake Comprehensive Plan.  
Primary Responsible party – Plan Commission  
Responsible party- Town Board  
When – Ongoing
- Action 4: Use forestry “best management practices” as minimum standards for logging with in the Town of Round Lake.  
Responsible party – Town Board  
When - Ongoing
- Action 5: Encourage forest landowners to enroll in Wisconsin’s Managed Forest Law program.  
Responsible party – Town Board  
When - Ongoing
- Action 6: Encourage land owners to develop, update and maintain forest management plans.  
Responsible party – Town Board  
When - Ongoing
- Action 7: Encourage the use of native species in plantings and implement control measures to prevent the spread of invasive species that can have negative ecological, economic, and social impacts to forests.  
Primary Responsible party – Town Board  
Responsible party- Plan Commission, Lake Associations  
When - Ongoing
- Action 8: Plan for emergency fuel reduction in the event of forest insect or disease outbreak, storm damage, or forest fire event which may result in large areas of dead, downed, or dying trees.  
Primary Responsible party - County and State Forest Service  
Responsible party – Town Board,  
When – Ongoing

**Objective 2: Discourage forest parcelization and isolation.**

- Action 1: Explore more effective land use controls and incentives for retaining the town’s large, contiguous forestry tracts including but not limited to: establishing larger minimum lot sizes, setting maximum residential densities, controlling the location and extent of the non-forestry areas.  
Primary Responsible party – Plan Commission  
Responsible party- Town Board  
When – Ongoing
- Action 2: Consult with Tribes and intertribal agencies during decision-making processes.  
Primary Responsible party – Town Board  
Responsible party- Plan Commission  
When - Ongoing

- Action 3: Encourage cluster development which reduces further forest fragmentation.  
Primary Responsible party – Plan Commission  
Responsible party- Town Board  
When - Ongoing
- Action 4: Support the acquisition of privately-owned forest land by WDNR, county, or non-profit organizations.  
Responsible party – Town Board  
When – Ongoing
- Action 5: Encourage the donation of privately owned forest land by private landowners, public utilities, the WI Board of Commissioners of Public Lands and others for conservation purposes.  
Responsible party – Town Board  
When – Ongoing
- Action 6: Maintain and encourage reforestation to protect large contiguous blocks of forest.  
Primary Responsible party – Town Board  
Responsible party- Plan Commission  
When - Ongoing
- Action 7: Maintain and protect threatened, cultural, and economically significant forest areas within the Town of Round Lake.  
Primary Responsible party – Town Board  
Responsible party- Plan Commission  
When - Ongoing

### **Metallic Mining**

**Goal: Assure that any development of metallic resources is done without adversely affecting other natural and cultural resources.**

**Objective 1: Provide access to metallic resources in a manner consistent with the other goals of this element.**

- Action 1: Monitor the permitting process for metallic mines  
Responsible Party – Town Board  
When - Ongoing
- Action 2: Prepare draft of restrictions, safeguards and other requirements that The Town of Round Lake believes necessary for protecting the public health, safety or welfare of its residents in the establishment and operation of a metallic mining site.  
Responsible Party – Town Planning Commission  
When – By 2015

## **Non-Metallic Mining**

**Goal: Assure an adequate supply of Non-metallic resources for local construction purposes while protecting other natural and cultural resources**

**Objective 1: Provide access to non-metallic resources in a manner consistent with the other goals of this element**

- Action 1: Identify and encourage best-practices operation of current non-metallic mining sites  
Responsible party – Town Board  
When = Ongoing
- Action 2: Monitor conditional use permits of non-metallic sites.  
Responsible party – Town Board  
When = Ongoing
- Action 3: Monitor reclamation plans especially the proposed end use of the site.  
Responsible party – Town Board  
When = Ongoing
- Action 4: Identify sites registered as the location of marketable non-metallic resources.  
Responsible party – Town Board  
When = 2011

## **Cultural Resources**

**Goal: Identify, preserve, enhance and promote the town’s cultural heritage resources, including historical places, archaeological sites and landscapes.**

**Objective 1: Identify the town’s historic and cultural resources.**

- Action 1: Work with the Lac Courte Oreilles tribal members to identify and preserve their cultural heritage.  
Primary Responsible Party - Plan Commission  
Responsible Party – LCO Tribal Government  
When - Ongoing
- Action 2: Identify and develop a list of any potential or registered historical places in the town.  
Primary Responsible Party – Plan Commission  
Responsible Party – Sawyer County Historical Society  
When - 2012
- Action 3: Evaluate local cultural and historic resources in conjunction with developing a local landmark program  
Responsible Party – Plan Commission  
When - 2012



**Objective 2: Expand knowledge of recognized and newly identified cultural and historic resources.**

- Action 1: Promote the Hayward Historical Society.  
Responsible Party – Plan Commission  
When - Ongoing
- Action 2: Encourage local historians to record oral histories and compile written and pictorial histories.  
Responsible Party – Plan Commission  
When - Ongoing
- Action 3: Work with private landowners on the preservation of historic buildings, farm land, and logging sites.  
Responsible Party – Plan Commission  
When - Ongoing

**Economic Development**

**Goal: Allow for high quality economic development that emphasizes the natural environment of the town.**

**Objective 1: Prevent uncontrolled commercial development.**

- Action 1: Plan for development that will enhance the community character and limit sprawl.  
Responsible party – Plan Commission  
When - Ongoing
- Action 2: Keep commercial development centralized on main transportation corridors and around existing development in areas identified on the Future Land Use Map.  
Responsible party - Plan Commission  
When - Ongoing
- Action 3: Strive to balance economic development needs with the desire to preserve our rural northwoods quality of life for current and future residents.  
Responsible party - Town Board  
When - Ongoing
- Action 4: Support future development that preserves open space and natural areas.  
Responsible party - Plan Commission  
When - Ongoing

**Objective 2: Attract and retain quality businesses and industries that improve the employment and personal income base of the town.**

- Action 1: Focus economic development activities on light industrial/manufacturing, high tech manufacturing, tourism and recreational activities, forest product and agricultural activities desirable to the community.  
Responsible party - Town Board  
When - Ongoing
- Action 2: Limit new commercial/industrial activity to those areas designated for such use on the Future Land Use Map in order to minimize adverse impacts upon surrounding land use.  
Responsible party - Town Board  
When - Ongoing
- Action 3: Work with existing businesses to ensure their ability to meet future expansion needs locally.  
Responsible party - Town Board  
When - Ongoing
- Action 4: Provide business owners with the opportunity to interact more directly with the town to express questions, concerns, and comments.  
Responsible party - Town Board  
When - Ongoing
- Action 5: Encourage local entrepreneurs who seek to expand and diversify the town's economy by establishing home occupations, provided such uses do not constitute a nuisance to neighboring properties (i.e. excessive noise, traffic, odors, vibration, etc) or deter from the rural character of the area (i.e. signage, lighting, etc.).  
Responsible party - Town Board  
When - Ongoing
- Action 6: Work with utility companies to improve telecommunications throughout the town providing adequate infrastructure and public services to accommodate home-bases businesses.  
Responsible party - Town Board  
When - 2010
- Action 7: Support the use of available federal, state, and private grants to promote economic development opportunities.  
Responsible party - Town Board  
When - Ongoing

**Objective 3: Ensure that future commercial and industrial development is compatible with the rural character of the Town of Round Lake.**

- Action 1: Adopt standards for commercial development, which reflects a northwoods character.  
Responsible party - Town Board  
When - 2010
- Action 2: Adopt standards for signage, lighting and landscaping for commercial/industrial development within the town.  
Responsible party - Town Board  
When - 2010

- Action 3: Adopt design standards for use in commercial and industrial construction.  
Responsible party - Town Board  
When - 2010
- Action 4: Explore opportunities for camping and ATV, snowmobile, hiking and bicycle trails within the town.  
Responsible party - Town Board  
When - Ongoing

### **Intergovernmental Cooperation**

**Goal 1: Establish mutually beneficial relations with County and adjoining governmental jurisdictions.**

**Objective 1: Establish and maintain positive communication with other units of government.**

- Action 1: Provide a copy of the Comprehensive Plan and any proposed Plan updates or amendments to governmental units within the Town, Public Library, neighboring governmental units, and Sawyer County.  
Primary responsible party - Plan Commission  
When - Ongoing
- Action 2: Identify alternative solutions to existing or potential land use, administration or policy conflicts that may hinder intergovernmental cooperation.  
Primary responsible party - Town Board  
Responsible party - Plan Commission  
When - Ongoing
- Action 3: Improve working relationships with neighboring communities and governmental units to provide efficient and cost effective emergency services, road maintenance, and other services when appropriate.  
Primary responsible party - Town Board  
When - Ongoing
- Action 4: Improve communication with the Sawyer County Board of Supervisors regarding local issues, concerns, long range planning and land use controls.  
Primary responsible party - Town Board  
Responsible party - Plan Commission  
When - Ongoing
- Action 5: Maintain timely and effective correspondence with Sawyer County, the U.S. Forest Service, Wisconsin Department of Transportation, Wisconsin Town's Association, area schools, and other groups and agencies.  
Primary responsible party - Town Board  
When - Ongoing
- Action 6: Maintain constructive relationships with the various levels of government, non-governmental organizations and private organizations

that have a vested interest in the protection and conservation of land and water resources.

Primary responsible party - Town Board

Responsible party - Plan Commission

When - Ongoing

**Goal 2: Coordinate and communicate planning activities with other communities and non-governmental units in the county to address regional issues that cross political and watershed boundaries and jurisdictions, to ensure efficient use and management of resources, and to provide for increased certainty between all levels of government, developers and landowners.**

**Objective 1: Foster effective intergovernmental working relationships that exhibit mutual trust and respect.**

Action 1: Participate in a joint meeting schedule, as needed, between local government units to encourage discussion and action on area issues, long-range planning and land use controls.

Primary responsible party - Town Board

Responsible party - Plan Commission

When - Ongoing

Action 2: Create opportunities to jointly hold public forums and workshops to exchange information and increase public understanding and acceptance of innovative planning tools, programs, and regulatory procedures.

Primary responsible party - Town Board

Responsible party - Plan Commission

When - Ongoing

Action 3: Maintain constructive and working relationships with the various levels of government, non-governmental organizations and private organizations that have a vested interest in the protection and conservation of known environmentally sensitive areas, environmental corridors, agricultural and forested lands, and significant rural conservation or natural resource areas from premature development.

Primary responsible party - Town Board

Responsible party - Plan Commission

When - Ongoing

Action 4: Encourage local government agencies to provide timely notifications to the Town of Round Lake about proposed developments, land subdivisions, rezoning, and public improvements from that town which is closest to our border.

Primary responsible party - Town Board

Responsible party - Plan Commission

When - Ongoing

Action 5: Provide timely notifications regarding proposed rezoning or conditional use permits in the Town of Round Lake to the clerk of nearest bordering town.

- Primary responsible party - Town Board  
Responsible party - Plan Commission  
When - Ongoing
- Action 6: Support the efforts of Sawyer County to adopt and implement county Comprehensive plans encompassing the principles of Smart Growth and consistent with the Comprehensive Plan.  
Primary responsible party - Town Board  
Responsible party - Plan Commission  
When - Ongoing
- Action 7: Improve communication with the public regarding the announcement of Meetings, activities, development projects, programs, and solutions.  
Primary responsible party - Town Board  
When - Ongoing

**Goal 3: Seek opportunities to enhance the provision of coordinated public services and facilities such as police, fire, emergency rescue, waste management, transportation systems (e.g. roads, bike/pedestrian routes, transit, etc...), parks and recreation with other units of government.**

**Objective 1: Share community facilities wherever possible.**

- Action 1: Utilize the use of bulk purchasing arrangements with neighboring local governments for the purchase of such things as road salt, fuel, road work supplies and machinery to lower the unit cost of materials and supplies.  
Primary responsible party - Town Board  
When - Ongoing
- Action 2: Pursue opportunities with local units of government to package bid proposals for services such as garbage and recycling services.  
Primary responsible party - Town Board  
When - Ongoing
- Action 3: Share information, equipment, resources, facilities, technology and services that have cross-jurisdictional applications.  
Primary responsible party - Town Board  
When - Ongoing
- Action 4: Identify opportunities to jointly provide expanded or new services such as additional recreational programs, transit programs, bicycle trail and park facilities with neighboring communities.  
Primary responsible party - Town Board  
Responsible party - Plan Commission  
When - Ongoing
- Action 5: Pursue joint purchasing or use of equipment, facilities or services.  
Primary responsible party - Town Board  
When - Ongoing
- Action 6: Before the purchase of new town facilities or equipment or the reinstatement of service agreements, the town shall pursue options for

trading, renting, sharing, or contraction such items from neighboring jurisdictions.

Primary responsible party - Town Board

When - Ongoing

## Land Use

**Goal 1: Promote coherent, consistent land use planning that maintains the town’s distinctive rural and northwoods character.**

**Objective 1: Support a planned development/redevelopment pattern that makes efficient and effective use of land, public services, and financial resources while guiding land use decisions.**

- Action 1: Promote cooperation in planning for development/redevelopment, facilities, and services with adjacent towns, land trusts, counties, WDNR, and the USFS.  
Responsible Party: Town Board  
When-Ongoing
- Action 2: Provide open space, trails, parks, and recreational opportunities affording the maximum benefit to the community.  
Responsible Party: Town Board  
When-Ongoing
- Action 3: Focus new areas of growth within or near existing areas of development where adequate public facilities & services exist (or are planned).  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing
- Action 4: Encourage utilization of the existing road network to accommodate future development.  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing
- Action 5: New Planned Unit Developments should be guided to the Residential Expansion Area on the Future Land Use Map.  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing
- Action 6: Support a variety of lot sizes including a recommended 3 acre minimum in Residential Expansion Areas on the Future Land Use Map and a minimum lot size of two acres in non-waterfront areas of the shoreland zone. Encourage maintaining large tracts of forested land by recommending a minimum parcel size of 5-10 acres in **Forest/Open space** on the Future Land Use Map.  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing

- Action 7: Encourage commercial development consistent with rural and northwoods character by discouraging large “chain” run corporations.  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing
- Action 8: Allow a limited amount of planned, mixed-use development provided that such development is located in areas designated on the Future land Use map.  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing
- Action 9: Consider long-term implications of land use decisions.  
Primary Responsible Party: Town Board  
Responsible Party: Plan Commission  
When-Ongoing
- Action 10: Encourage the county to support the town/s decisions regarding zoning.  
Responsible Party - Town Board  
When-Ongoing

**Objective 2: Promote positive environmental practices that protect natural resources, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.**

- Action 1: Conduct and maintain a comprehensive assessment of the condition of the town’s natural and environmental resources.  
Responsible Party – Plan Commission  
When-Ongoing
- Action 2: Protect environmentally sensitive, culturally, and archaeologically important areas.  
Primary Responsible Party: Town Board  
Responsible Party: Plan Commission  
When-Ongoing
- Action 3: Promote residential densities that minimize effects on the environment.  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing
- Action 4: Promote the protection of farmland and forests.  
Primary Responsible Party: Plan Commission  
Responsible Party: Town Board  
When-Ongoing

**Goal 2: Minimize land use conflicts between development and existing or future land use, and between development and the environment.**

**Objective 1: Avoid practices that would result in land use conflicts for adjacent properties.**

- Action 1: Emphasize wise land use choices that recognize adjacent land use practices and will not interfere with their use.  
Responsible Party: Town Board  
When: Ongoing
- Action 2: Educate and encourage private property owners to manage their land to emphasize the town’s rural and northwoods character.  
Responsible Party: Plan Commission  
When: Ongoing
- Action 3: Require new development/redevelopment to address adjacent land use compatibility with regard to noise potential, odor, population density, appearance, traffic generation, and light pollution.  
Responsible Party: Town Board  
When: 2010
- Action 4: Encourage all development/ redevelopment to minimize the visual impact by using methods such as vegetative buffers and landscaping, curved driveways, and colors that blend in with the natural surroundings.  
Responsible Party: Plan Commission  
When: Ongoing
- Action 4: Discourage future keyhole development to stop over development of lakeshore property.  
Responsible Party: Town Board  
When: Ongoing
- Action 5: Work to prevent “spot zoning” and reserve zoned land for said use.  
Responsible Party: Town Board  
When: Ongoing

**Objective 2: Avoid practices that would result in land use conflict with environmental factors.**

- Action 1: Require a master site plan for all development/redevelopment.  
Responsible Party: Town Board  
When: 2010
- Action 2: Encourage higher density development/redevelopment to be located away from environmentally sensitive areas.  
Responsible Party: Plan Commission  
When: Ongoing
- Action 3: New development/redevelopment along the edges of environmental, cultural, and archaeologically important areas will require an appropriate buffer zone. These areas should not otherwise be altered.  
Responsible Party: Town Board  
When: Ongoing
- Action 4: Recommend new retail and commercial development be located away from the shoreland zone.  
Responsible Party: Plan Commission  
When: Ongoing



- Action 5: Support commercial, light industrial, and manufacturing operations that have little environmental impact or waste.  
Responsible Party: Town Board  
When: Ongoing
- Action 6: Educate developers and builders on environmental regulations and best practices.  
Responsible Party: Plan Commission  
When: Ongoing

**Goal 3: Balance individual property rights with public rights and community goals and interests.**

**Objective 1: Ensure all property owners have equal opportunity to participate in the implementation of their public and private property rights in addressing future land use development.**

- Action 1: Maintain relevant information on the Town website.  
Responsible Party – Town Clerk  
When – Ongoing
- Action 2: Provide information on public property rights addressed as part of Wisconsin’s Public Trust Doctrine.  
Responsible Party – Plan Commission  
When – 2010
- Action 3: Provide information on private property rights addressed in county/town statutes.  
Responsible Party – Town Board  
When – Ongoing
- Action 4: Minimize property right conflicts through discussion and education.  
Responsible Party – Plan Commission  
When – Ongoing

**Objective 2: Protect and enhance land values by incorporating public and private land use rights into the planning process.**

- Action 1: Emphasize wise land use choices that recognize adjacent land use practices.  
Responsible Party – Plan Commission  
When – Ongoing
- Action 2: Consider long-term implications of land use decisions on land value.  
Responsible Party – Town Board  
When – Ongoing

Many of the actions identified above are continuous and ongoing steps that do not have a specific implementation target date. On an annual basis, the Plan Commission will monitor the

plan’s overall objectives and actions in an effort to realize its accomplishments and identify areas where additional resources or actions need to be implemented.

### **Other Implementation Policies and Programs**

As part of the overall comprehensive planning process, the identification of issues and opportunities by citizens and property owners of the town assisted in developing a plan covering a 20-year planning horizon. Based on projected land use needs into the future, the future land use map is but one resource that will assist the town in directing land use activities to areas best suited for development. The future land use map is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input. The overall comprehensive plan will ultimately provide guidance to the Plan Commission and Town Board in making future recommendations and decisions.

### **Ordinances and Programs**

Private owners can be excellent stewards of the land, but habitat protection needs to extend beyond the lifetime of the current owners. Today landowners, non-profits, and local governments have a variety of tools to protect habitat across the landscape. Private options involve the landowner and should always be used together with public tools for land protection. Private conservation gives landowner incentives to protect natural areas on their property and can offer permanent and parcel-specific protection.

#### **Purchase of Development Rights Program (PDR)**

The purchase of development rights is a **voluntary** protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

#### **Transfer of Development Rights (TDR) Program**

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a “sending area” to another parcel referred to as the “receiving area”. Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

### Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, DNR, etc.). Depending on the acquisition, funding assistance from federal, state, or not-for-profit groups may be found.

### Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

### Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc.; and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which mean that the organization has the right to enforce the restrictions placed on the land.

Land Protection Tool	Pro	Con
<p><b>Donated Conservation Easements</b></p>	<ul style="list-style-type: none"> <li>• Permanently protects land from development pressures.</li> <li>• Landowners may receive income, estate, and property tax benefits.</li> <li>• No or low cost to local unit of government.</li> <li>• Land remains in private ownership and on the tax rolls.</li> </ul>	<ul style="list-style-type: none"> <li>• Tax incentives may not provide enough compensation for many landowners</li> <li>• Little local government control over which areas are protected.</li> </ul>
<p><b>Purchase of Development Rights</b></p>	<ul style="list-style-type: none"> <li>• Permanently protects land from development pressures.</li> <li>• Landowner is paid to protect their land.</li> <li>• Landowners may receive estate and property tax benefits.</li> <li>• Local government can target locations effectively.</li> <li>• Land remains in private ownership and on the tax rolls.</li> </ul>	<ul style="list-style-type: none"> <li>• Can be costly for local unit of government.</li> </ul>
<p><b>Transfer of Development Rights</b></p>	<ul style="list-style-type: none"> <li>• Permanently protects land from development pressures.</li> <li>• Landowner is paid to protect their land.</li> <li>• Landowners may receive estate and property tax benefits.</li> <li>• Local government can target locations effectively.</li> <li>• Low cost to local unit of government.</li> <li>• Utilizes free market mechanisms.</li> <li>• Land remains in private ownership and on tax roll</li> </ul>	<ul style="list-style-type: none"> <li>• Can be complex to manage</li> <li>• Receiving area must be willing to accept higher densities.</li> </ul>

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for

single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents. The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions<sup>1</sup> including:

#### Economic Advantages

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

#### Environmental Advantages

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

#### Social Advantages

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

#### Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland BMP's are a set of specific actions that landowners can take to help protect and preserve water quality.

#### Town Subdivision Ordinance

The development of a subdivision (land division) ordinance is intended to control the division of land within the town in order to promote public health, safety, and welfare by regulating the division and re-division of land. The ordinance must be at least as restrictive as the county ordinance but can be more restrictive. The Wisconsin Towns Association has developed a model Subdivision Ordinance for consideration by towns in Wisconsin.

#### Other Adjoining and Overlapping Jurisdiction Comprehensive Planning Processes

The Town of Round Lake encourages early dialog between all adjoining and overlapping jurisdictions (towns and counties) as they develop or revise their comprehensive plan. This

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<sup>1</sup> Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

dialog will ensure that local input and consistency between comprehensive plans is reached. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

### **Plan Updates and Revisions**

The Town of Round Lake Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The comprehensive plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan’s goals, objectives, and actions reflect the current situation. Under current law, it is required that an update of the plan be undertaken every ten years.

To ensure that both year-round and seasonal residents are involved in plan amendments, the following process will be followed to allow public involvement and comment. The Town of Round Lake Plan Commission will undertake a review of the plan at two-year increments from the time of formal adoption by the Town Board and shall consider necessary amendment(s) to the plan resulting from property owner requests and changes to social, environmental, and economic conditions. Upon the Plan Commission review, recommended changes to the plan shall be forwarded to the Town Board. The Town of Round Lake Board of Supervisors will call a public hearing to afford property owners time to review and comment on recommended plan changes. The public hearing will be advertised using a Class I notice. Based on public input, Plan Commission recommendations, and other facts, the Town Board will then formally act on the recommended amendment(s). During plan amendments, it is important that the Public Participation Plan be utilized to ensure public input.

### **Conclusion**

The Town of Round Lake Comprehensive Plan is intended to be a dynamic and evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires of the community. Plan recommendations in this document give the community a means for achieving their community vision and provide the basis for evaluation of development proposals. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Overall, the comprehensive plan provides a guide and policy framework for development of the Town of Round Lake.