

IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

PLAN ADOPTION

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration.

CONSISTENCY OF PLAN ELEMENTS

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of the town plan were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for the Town of Richmond. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

***Implementation Schedules
Town of Richmond -- 2010 to 2030***

UTILITIES & COMMUNITY FACILITIES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Work with St. Croix County Emergency Management to identify emergency siren coverage areas. As needed, provide an additional emergency warning siren to serve the southern portion of the Town of Richmond.	2011-2012
2. Identify storm shelters for residents of mobile home parks and use local media and park owners to help educate residents on availability.	2012-2013
3. Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs.	Ongoing
4. Work with St. Croix County and state agencies to assure public health and groundwater quality when permitting, monitoring, maintenance and replacement of new and replacement private on-site wastewater systems and water wells.	Ongoing

TRANSPORTATION ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Regularly review, expand and revise the future road plan map for the town to meet the goals, objectives and policies of this plan.	Ongoing
2. As development pressure increases, develop and adopt an official map for the Town of Richmond to assist in planning for, designating and protecting roadway corridors for planned road extensions.	2011-2013
3. Communicate and work with WisDOT, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.	Ongoing
4. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with shared roadways; wide, signed shoulders or possible off-road bike paths when opportunities arise, based on the Future Bike System map in this plan.	Ongoing
5. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.	Ongoing
6. Consider working with the City of New Richmond and the New Richmond Airport Commission to obtain a seat on the Commission. Monitor activities by the Airport Commission that could affect town residents.	Ongoing
7. Evaluate and implement town impact fees on new development projects to offset additional expenses to the town for roads.	Ongoing

HOUSING ELEMENT RECOMMENDATIONS	TIMEFRAME
1. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.	Ongoing
2. Encourage residents and mobile home park owners to ensure the safety of residents by anchoring mobile home units to frost-free foundations.	Ongoing
3. Develop information to notify property owners and developers that development located within three nautical miles of the airport will need to meet height limitations and building construction standards for insulation and sound reduction. These sites may be required to have deed restrictions acknowledging the airport and its related noise impacts.	2011-2012
4. Coordinate with St. Croix County to pursue grant funding for anchoring older mobile or manufactured homes.	Ongoing
5. Work with St. Croix County to improve or expand St. Croix County Zoning Ordinance regulations regarding property maintenance and nuisance issues such as junk vehicles and dilapidated buildings.	Ongoing
6. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.	Ongoing
7. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.	Ongoing

ECONOMIC DEVELOPMENT ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Support the continued operation and/or expansion of existing farms and businesses in Richmond.	Ongoing
2. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.	Ongoing
3. Consider working with St. Croix Economic Development Corporation to assist in locating potential new businesses.	2011-2015

ECONOMIC DEVELOPMENT ELEMENT RECOMMENDATIONS	TIMEFRAME
4. Promote higher quality development and minimize the negative impacts of commercial and industrial development in the Town through the use of restrictive covenants, zoning restrictions and design standards.	Ongoing
5. Encourage St. Croix County to develop and adopt a site plan review process to identify minimum standards for commercial and industrial sites. These could include all commercial and industrial development in the Town but flexibility should be allowed to address the concerns of existing businesses. <ul style="list-style-type: none"> • Commercial and industrial site plans should include parking preferably behind buildings and parking lot landscaping standards, including landscaped islands or rain gardens within large parking lots that break up the expanse of asphalt. • Business signage, landscaping and lighting that is compatible with the rural character of Richmond. • Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies and save energy. • Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses. • Work with businesses to maintain and protect the air quality, water quality and rural character of Richmond. • Require the disclosure of any soil or groundwater contamination on sites before approving development proposals. 	2013-2014
6. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
7. Commercial and industrial development should be designed with consideration of the open space that this plan identifies along the Town’s primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and other wetlands.	Ongoing
AGRICULTURAL ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.	Ongoing
2. Require that new residents receive a copy of St. Croix County’s ‘Rural Living Guide’ that outlines the traditional community norms and expectations for rural residents and develop a Town of Richmond supplement that provides important information for town residents and can be inserted into the county handout. Provide copies of the handout and insert to all new residents as part of the building process and post copies on the Town’s website.	2011-2013
3. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	Ongoing
4. Promote use of the forestry “best management practices” as minimum standards for logging and other uses.	Ongoing
5. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.	Ongoing

NATURAL RESOURCES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.	Ongoing
2. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect fish, waterfowl and wildlife habitats in the Town of Richmond through acquisition. Areas such as Anderson Springs, Willow River, Brushy Mound Pond and Paperjack Creek, provide surface and groundwater protection, are open to the public for some open space recreation, fishing and hunting activities and will improve and expanded scenic amenities for town residents.	Ongoing
3. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.	Ongoing
4. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, lawn management and storm water management strategies.	Ongoing
5. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites before approving any changes in land use.	Ongoing
6. Delineate, refine and protect "environmental corridors" as a composite of Richmond's most sensitive natural areas.	Ongoing
7. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.	Ongoing
8. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	Ongoing
9. Support and work with the county on slope disturbance standards. Development should only be allowed on steep slopes with a grade from 12 to 20 percent where best management practices for erosion and sediment control and storm water management can be implemented successfully.	Ongoing

CULTURAL RESOURCES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Maintain an inventory of historic, archaeological and scenic resources.	Ongoing
2. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
3. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.	Ongoing
4. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.	Ongoing

INTERGOVERNMENTAL COOPERATION ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Provide a copy of this comprehensive plan to all surrounding local governments.	2011
2. Work with St. Croix County, adjacent towns and the regional planning commission to identify and resolve actual and potential conflicts between the Town Plan and other plans through open dialog, cooperative initiatives, and amendments to the Town of Richmond Plan where appropriate.	Ongoing
3. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of this plan.	Ongoing
4. Monitor changes to state and county regulations to ensure compliance with the goals, objectives and policies of this plan	Ongoing

LAND USE ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in this comprehensive plan.	Ongoing
2. Review the town's plan, ordinances and policies prior to making a recommendation on a rezoning or land division request.	Ongoing
3. When considering rezoning requests, recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.	Ongoing
4. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.	Ongoing
5. Conservation design development in major subdivisions and common septic systems is an option to protect natural resources and highly productive agricultural soils and provide services in a cost-effective manner.	Ongoing
6. Review St. Croix County's Land Division Ordinance to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the town's needs, work with the St. Croix County Planning and Zoning Department in the development of a town land division ordinance.	2012-2014
7. Work with St. Croix County to change land division regulations to require the low building opening (LBO) for each development site to be staked with a base elevation reference point for all ponding, elevations and driveways and to require new development to stub future driveways to the right-of-way line. These changes will prevent conflicts with stormwater management ponds, LBOs and construction site erosion and sediment tracking.	2012-2015
8. Work with St. Croix County to update county ordinances to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> • Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered near the edges of farm fields but not close enough to have conflicts with farming operations. Tree lines should be preserved. • Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas. • Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible. • Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding. • Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding. 	Ongoing
9. Plan for future open space along the town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the town. Where appropriate, the town could require the dedication of land for trails or parks before approving developments.	Ongoing
10. Discourage large amounts of "side of the road" residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety.	Ongoing
11. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.	Ongoing
12. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.	Ongoing

PLAN MONITORING, AMENDMENTS AND UPDATE

The Town of Richmond should regularly evaluate its progress towards achieving the recommendations of this plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

PROCEDURES

The town should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every five years and at most in 10 years. Frequent amendments to accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the town use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats. need to be followed. The Town of Richmond should work with St. Croix County in monitoring the new state law for any changes that may clarify the amendment process. Before town adoption, any plan amendment must be forwarded to neighboring municipalities and the county for review and comment.



Fall colors and rural character in the Town of Richmond. Photo by Shawn Demulling.