12.0 Purpose

A number of the policies in this Comprehensive Plan will not be implemented automatically, and follow-up actions will be required for the Plan to become a reality. However, by default, many of the plan policies have been developed in such a manner that, by themselves, provide specific guidance to the Town with everyday decision-making. Therefore, the Town of Woodland Comprehensive Plan has two roles. One of these roles is to provide everyday guidance for decision making by the Town, and the other is to provide specific direction for carrying forth projects that will aid the Town with the full realization of its vision, goals and objectives.

This section is meant to provide guidance for the general process of adopting the Comprehensive Plan as well as more specific detail on how and when amendments will be made to the Plan. This section also provides a 'timeline of implementation' of all policies in the plan and recommendations, where needed, as to whom will be implementing these policies. This section defines the suggested implementation roles of the Plan Commission and Town Board.

12.1 Plan Adoption

The Town of Woodland Comprehensive Plan must be adopted in a manner that recognizes a commitment to implement each policy within the Plan. The Plan itself will also be adopted as an ordinance, which will allow the Town to enforce its vision, goals, objectives, and policies. The Town has also included all of the basic elements of Comprehensive Planning and has achieved all 14 goals of the 'Smart Growth' legislation.

In addition to this achievement, the development of this plan included an extensive public participation component, which ensured numerous opportunities for residents, landowners, and neighboring governments to give input. Also, the Town of Woodland Comprehensive Plan Committee consisted of people from all interests and backgrounds, ensuring that the plan was developed by the people and for the overall good of the Town. The public participation plan is noted in Appendix C.

The final Comprehensive Plan will be reviewed by the Plan Commission, which will forward its recommendations to the Town Board for final Town approval. Upon Town approval, the Plan will be incorporated as a component of the Sauk County Comprehensive Plan.

12.2 Plan Monitoring, Amendments, and Update

The Town should regularly evaluate it progress towards achieving the policies in this Comprehensive Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the Plan.

12.2.1 Plan Monitoring

The Town should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions based on the recommendation/policies of the Town of Woodland Comprehensive Plan. More specifically, for each proposal that comes before the Town, any recommendation by the Town's Plan Commission and final action by the Town Board should reference any and all plan policies utilized as part of the review and decision-making process. This reference may come in the form of a resolution or minutes officially adopted by the Town.

12.2.2 Plan Amendments

Amendments may be deemed appropriate or necessary in the years following the adoption and implementation of this Comprehensive Plan. Amendments are generally defined as either minor or major. Minor amendments generally include changes to maps or general text. Major amendments are defined as any change to plan policies. Therefore major amendments will require, at a minimum, a public hearing to garner input from the community regarding the amendment(s).

12.3 Role of Implementation

12.3.1 Town Board

The Town Board will provide for general oversight to the Plan Commission relative to selecting and guiding plan implementation activities. The Town Board will also consider any current proposals and ensure that they are consistent with this Plan as well as consider Plan Commission recommendations for such proposals. Town Board members are encouraged to take an active role in furthering plan implementation.

12.3.2 Plan Commission

The primary body responsible for implementing the Comprehensive Plan is the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision making. The second form involves furthering policy directives such as developing and adopting a siting ordinance. With regard to furthering policy directives, it will be the responsibility of the Plan Commission to set a course of action and identify/include all possible partners.

12.3.3 Partners

Partners can be defined as those groups that have an interest or expertise with the implementation of a particular policy. While the following table is not all-inclusive, it does list possible partners to the implementation of the Town's policies.

Partner	Code
Sauk County Land Resources and Environment Dept.	LRE
Sauk County Development Corporation	SCDC
UW-Extension	UWEX
Dutch Hollow Lake Property Owners Association	DHLA
Wisconsin Department of Natural Resources	DNR
Town of Woodland Board	TWB
Town of La Valle	TL

12.4 Implementation Timeline and Recommended Partners

HOUSING: Manage new housing development and preserve existing housing stock in the Town of Woodland to maintain the rural character, while preserving agriculture and natural resources as well as the natural beauty in the Town.

Policy	Timeframe	Representative Body & Partners
HO-1 Promote quality well built homes and maintenance of current housing	Ongoing	
stock.		
HP-1A Continue participation in the Uniform Dwelling Code program and	Ongoing	
encourage building inspectors to attend sessions to educate them on code		
updates.	2024	
HP-1B Minimum square footage requirements for any residential structure	2024 -	
shall be 750 square feet of ground floor living space, and the Town will create an ordinance stipulating the residential living space requirements.	Ongoing	
HP-1C All residential dwellings shall be placed upon a foundation. Any	Ongoing	
residential dwelling supported on a slab or floating slab shall be designed based upon an analysis of the site and soil characteristics including an		
analysis of the soil weight bearing capacity and the weight of the proposed		
structure. Said analysis shall be submitted as part of the Town Building		
Permit Application.		
HP-1D Permanent mobile homes are not permitted, with the exception of mobile homes related to agricultural operations.	Ongoing	
HO-2 Promote housing development guidelines that maintain rural character	Ongoing	
and protect natural beauty.	Oligoling	
HP-2A Continue the standard review process to evaluate all development	Ongoing	
proposals to ensure that landowners are aware of Town of Woodland	3.8	
regulations and to streamline the permitting and approval process.		
HP-2B Provide education to lakeshore landowners on shoreland requirements	Ongoing	
in an attempt to alleviate conflict. The Town of Woodland encourages the		
Dutch Hollow Lake Property Owners Association to work with Sauk County		
Land Resources and Environment Department and UWEX on developing a		
shoreland education program.		
HO-3 Promote new development that utilizes existing infrastructure.	Ongoing	
HP-3A All new development and infrastructure must be accessible to	Ongoing	
emergency services. As such, the Town will notify the respective fire and		
ambulance district of any new subdivision plan or certified survey map.		
HP-3B Continue to review the Town's driveway ordinance to ensure that all	Ongoing	
development is accessible to emergency vehicles and driveways are		
constructed in a way that preserves town roads and right-of-way.		
HP-3C Encourage new residences, where appropriate, to share driveways	Ongoing	
with each other or with neighboring existing homes to preserve Town road		
edges and maintain rural character. Maintenance and easement requirements on shared driveways shall be developed and recorded in the Sauk County		
Register of Deeds.		
HO-4 Direct future development to areas of existing development.	Ongoing	
HP-4A Future housing should be directed to Rural Estate Residential,	Ongoing	
Shoreline Residential and Rural Community areas according to <i>Map 11-3</i>	- 6- 6	
Future Land Use.		
HO-5 Support efforts which provide for affordable housing and which meet	Ongoing	
the requirements of people with special needs.		
HP-5A Direct affordable housing opportunities for people with special needs	Ongoing	
to the Village of Wonewoc and City of Hillsboro.		
HO-6 Encourage residential housing designs that are consistent with the	Ongoing	
character of the area such as the Dutch Hollow Lake development, Valton and		
rural parts of the Town of Woodland.		
HP-6A Protect active farmland by encouraging development away from	Ongoing	
prime agricultural lands. (See also agricultural policies under Chapter 5		

Agricultural Resources).		
HP-6B Runoff from all types of development should not negatively impact	Ongoing	
surrounding property or natural resources. (See also policies under Chapter 9		
Natural Resource).		

AGRICULTURE RESOURCES: Maintain agriculture opportunities for family type farms and promote various commodities and organic products to enhance farming income.

Policy	Timeframe	Representative Body & Partners
ARO-1 Promote opportunities for farmers to obtain additional income from activities and the sale of items related to agriculture and farming as an occupation.	Ongoing	
ARP-1A Actively work with Sauk County to develop conditional use permits and other options that will allow for innovative 'value-added' farming income opportunities that are consistent with the rural character.	Ongoing	
ARP-1B Encourage individuals to seek expertise from agencies such as USDA, Sauk County Land Resources and Environment Department, UW-Extension, representatives from various buying cooperatives and others to both explore the feasibility of and provide resources to farmers who may be considering the production of alternative agricultural products, markets and growing methods.	Ongoing	
ARO-2 Inform new and existing residents about farm life, farm noises, odors, and operational requirements prior to granting permits for construction of new residential lots.	Ongoing	
ARP-2A As part of the creation of any new lot by Certified Survey Map, a statement shall be included on the first page of the CSM, by the Town Board, indicating that said lot is located in an agricultural area and that agricultural activities are taking place and are planned to continue. The statement shall include provisions to protect farming operations and limit actions against agricultural uses.	Ongoing	
ARO-3 Preserve productive farmlands and encourage the maintenance and growth of family farm operations for continued and future agriculture uses.	Ongoing	
ARP-3A Prime agriculture land as defined on Map 5-1 Land Capability Classification is land that has the best combination of physical and chemical characteristics for producing crops. It has the soil quality, growing season and naturally occurring moisture supply needed to economically produce sustained high yield crops when treated and managed according to acceptable farming methods.	Ongoing	

UTILITIES & COMMUNITY RESOURCES: Provide adequate utilities and community facilities and promote a connected and interactive community.

Policy	Timeframe	Representative Body & Partners
UCRO-1 Encourage local utilities to implement a full range of up-to-date	Ongoing	
telecommunications services to residents.		
UCRP-1A Encourage utilities to survey residents to determine their satisfaction/opinions regarding current telecommunication service and needed areas for improvement and up-to-date services.	Ongoing	
UCRO-2 Encourage the development of alternate energy sources to reduce the Town of Woodland's dependence on fossil fuel energy sources.	Ongoing	
UCRP-2A Encourage residents to seek information regarding federal, state and utility credits available to property owners who invest in energy efficient	Ongoing	

	1
equipment and capital improvement projects as well as rebate incentives on	
energy efficient appliances and the installation of renewable energy systems	
(i.e., solar hot water, photovoltaic energy, geothermal, biomass and wind).	
UCRP-2B Encourage home builders, business owners and developers to	Ongoing
implement green building techniques and energy efficient design solutions	
and collaborate with local energy utilities, the Wisconsin Focus on Energy	
program, and leadership in Environmental and Energy Design program	
(LEED) to identify locally appropriate green building and energy efficient	
design guidelines while also encouraging landowners to pursue renewable	
energy options as a form of economic development and self-sufficiency.	
UCRO-3 Identify locations for future growth based on the efficient provision	Ongoing
of electric utility service.	
UCRP-3A Work with the electric power cooperatives/utilities to estimate	Ongoing
local power demand based on a projected growth rate and ensure that utilities	
can provide an adequate supply of power.	
UCRP-3B Utilize Map 11-1 Current Land Use to determine appropriate	Ongoing
locations for future utility infrastructure and ensure that newly installed	
infrastructure is of a size and capacity to accommodate all new and existing	
development.	
UCRP-3C If utilities/communication structures are being considered, the	Ongoing
Town of Woodland will encourage sensitivity to the surrounding	
environment.	
UCRO-4 Evaluate options for sanitary waste management issues.	Ongoing
UCRP-4A Invite representatives from the Dutch Hollow Lake Association to	Ongoing
discuss sanitation and waste management issues especially as they pertain to	
wastewater management.	
UCRO-5 Maintain fire and ambulance services in a safe and efficient manner.	Ongoing
UCRP-5 Continue positive correspondence with the Wonewoc Fire and	Ongoing
Ambulance Association and Cazenovia Fire and Ambulance Association	
regarding safe and cost-effective service provisions.	

TRANSPORTATION: Maintain the condition of existing road networks and be prepared for the needs of future residential and commercial expansions.

Policy	Timeframe	Representative Body & Partners
TO-1 Identify future demand for road service on projected residential growth and potential commercial development.	Ongoing	
TP-1A Maximize the Town of Woodland's financial aid from the Wisconsin Department of Transportation for road, pedestrian, bike path, and bridge maintenance and seek improvements from programs such as General Transportation Aid (GTA), Town Road Improvement Program (TRIP), Transportation Enhancement Program (TE), and Transportation Economic Assistance Program (TEA).	Ongoing	
TP-1B Collaborate with Sauk County and other emergency service providers to analyze and inventory emergency access issues town-wide, and to plan for future improvements.	Ongoing	
TP-1C Develop and adopt local standards and/or ordinances locating and designating driveways to prevent unsafe and difficult traffic and emergency access situations (see also policies under Chapter 4 Housing, HP-3A, HP3B, HP3C).	Ongoing	
TP-1D The Town of Woodland should continue to utilize the results of evaluations of roadway conditions such as the bi-annual PASER rating of roadway conditions required by WisDOT, to establish priorities and communicate those priorities and schedules for improvements to existing roads.	Ongoing	

TO-2 Identify alternative transportation opportunities.	Ongoing	
TP-2A The Town of Woodland will explore options to implement the use of (NEV) electric and non-traditional vehicles for use in the township where appropriate.	Ongoing	
TO-3 Address safety concerns relative to the multi-use of roads.	Ongoing	
TP-3A Consider the placement of signs to indicate the prevalence of pedestrian, bike traffic, horse drawn vehicles and other unsafe areas identified along township roads.	Ongoing	

ECONOMIC DEVELOPMENT: Maintain and enhance the Town of Woodland's quality of life and economic stability by preserving farming and encouraging small business development that serves the town's population and supports its visitors and tourists.

Policy	Timeframe	Representative Body & Partners
EDO-1 Maintain the basic infrastructure and community facilities to support	Ongoing	
growth while protecting quality of life.		
EDO-1A Work with primary, secondary and post-secondary education	Ongoing	
institutions to encourage education and training opportunities.		
EDO-2 Encourage maintenance and development of home-based industries,	Ongoing	
farming and farm related businesses, which complement the rural character.		
EDP-2A The town will work with Sauk County to develop new zoning	Ongoing	
options which will allow for innovative opportunities for economic		
development related to agriculture and recreation so as to negate the need to		
rezone, but rather incorporate a system of special exception of conditional		
uses under the predominate zoning district.		
EDO-3 Ensure that new businesses reflect the natural and cultural character of	Ongoing	
the Town of Woodland.		
EDP-3A The Town should develop and adopt design criteria, for businesses	Ongoing	
approved under a conditional use or special exception permit option, to		
address landscaping, aesthetics, scale of buildings to their surroundings,		
lighting, noise, parking, access (vehicular and pedestrian) and open space		
requirements.		

NATURAL RESOURCES: Promote and enhance the town's natural and cultural resources that exist in the town with deserved attention to Dutch Hollow Lake and Baraboo River Valley.

Policy	Timeframe	Representative Body & Partners
NRO-1 Preserve and protect the Town of Woodland's natural resources.	Ongoing	
NRP-1A Recommend that the Town of Woodland and Sauk County consider purchasing lands for the development of new parks and to pursue private land donations and grants for land purchases to achieve this policy.	Ongoing	
NRO-2 Preserve the natural character and immediate surrounding areas of the 400 bike trail to ensure a continued high quality and rural residential experience for biking, snowmobiling and hiking the Town of Woodland.	Ongoing	
NRP-2A In order to ensure the continuance of the rural landscape, views of forests, farm fields and farmsteads, utilize topography and existing vegetation to minimize the visibility of new development from the 400 trail.	Ongoing	
NRO-3 Preserve the natural character of the Baraboo River Valley to ensure a continued rural recreational experience for canoeists, kayakers and rafters.	Ongoing	
NRP-3A In order to ensure the continuance of the rural landscape, views of forests, farm fields and farmsteads, utilize topography and existing vegetation	Ongoing	

to minimize the visibility of new development the Baraboo River (for		
canoeists, kayakers, rafters).	0 :	
NRP-3B Improve the utility of the Baraboo River for recreation by	Ongoing	
encouraging volunteer groups and businesses/government sponsors to develop		
a river cleanup day that will involve the community in river cleanup activities		
and removal of obstructions to allow unimpeded boating.		
NRO-4 Preserve and improve water quality of all surface and groundwater	Ongoing	
including Dutch Hollow Lake, the Baraboo River and streams throughout the		
Town of Woodland.		
NRP-4A Collaborate with Sauk County on manure handling and livestock	Ongoing	
housing prohibitions. Encourage nutrient management planning.		
NRP-4B The Town of Woodland recommends that the Dutch Hollow Lake	Ongoing	
Property Owners Association to collaborate with the Sauk County Land		
Conservation Department, to work with landowners to improve surface water		
runoff quality by identification of those land uses within the watershed		
delineated on Map 9-5 Watershed Boundaries that are or have the potential to		
contribute to surface water runoff.		
NRO-5 Promote responsible stewardship of forestlands.	Ongoing	
NRP-5A Encourage the following woodland management practices that	Ongoing	
promote healthy forests:	Ongoing	
NRO-6 Enhance the natural beauty of public lands.	Ongoing	
NRP-6A The Town of Woodland will work with Sauk County Parks and	Ongoing	
Recreation to encourage Sauk County to develop long-range plans for park	Oligoling	
use, development, expansion and designation of new park lands in the Town		
of Woodland. Include future park plans, goals and implementation strategies		
in an updated Sauk County Comprehensive Outdoor Recreation Plan.	o :	
NRP-6B The Town of Woodland will work with Sauk County Parks and	Ongoing	
Recreation, and the Wisconsin Department of Natural Resources on strategies		
to maintain and enhance recreational opportunities related to the Baraboo		
River and 400 Trail.		
NRO-7 Identify, control and when appropriate or feasible, eliminate both	Ongoing	
native and exotic invasive plants and animal species.		
NRP-7A Encourage landowner cooperation with public and private	Ongoing	
conservation organizations to help eradicate invasive exotic species.		
NRP-7B The Town of Woodland should work with the Dutch Hollow Lake	Ongoing	
Properties Owners Association to establish boat wash areas and related	0 0	
signage to reduce the potential of introducing non-native invasive species		
such as Eurasian Milfoil, Purple Loosestrife and Zebra Muscles.		
NRO-8 Control scale, design (e.g. lighting) and location of outdoor signage to	Ongoing	
fit within the rural character of the area. Protect and maintain the scenic	050mb	
heritage and landscape vistas.		
NRP-8A Collaborate with Sauk County on guidelines for all new signage in	Ongoing	
the Town of Woodland to ensure that signage best reflects the rural and	Ongoing	
recreational character of the Town and does not detract from the scenic		
landscape. These prohibitions should address size, location, integration of		
signs into building facades and lighting standards to protect the 'dark sky'.	On a - :	
NRO-9 In areas of new residential development require that areas of significant	Ongoing	
natural or historical features be preserved for the enjoyment of current residents		
and future generations.	0 '	
NRP-9A The Town of Woodland will continue to work cooperatively with	Ongoing	
the Sauk County Historical Society, and other appropriate organizations to		
identify, record, and protect lands, sites and structures that have historical or		
archeological significance.		
NRO-10 Reduce nuisance issues such as noise, trash, air pollution, soil	Ongoing	
contamination, and ground and surface water protection.		
NRP-10A The Town of Woodland Board is encouraged to develop and adopt	Ongoing	
an ordinance to reduce nuisance issues in the town. This may be		
accomplished by using examples of ordinances from other towns.		

INTERGOVERNMENTAL COOPERATION: Enhance and expand intergovernmental relationships with adjacent communities, state and federal governments in an effort to increase cooperation and work on common issues for the betterment of all.

Policy	Timeframe	Representative Body & Partners
ICO-1 Enhance relationships with all jurisdictions present in the Town of Woodland and surrounding communities in an effort to increase cooperation and discuss common issues.	Ongoing	
ICP-1A Enhance relationships with all jurisdictions present in the Town of Woodland and surrounding communities in an effort to increase cooperation and discuss common issues.	Ongoing	
ICP-1B Continue to participate in the Wisconsin Towns Association meetings.	Ongoing	
ICP-1C Enhance communication with Sauk County to access information and services that will assist the Town with implementation of this plan.	Ongoing	
ICO-2 Work with governments and non-profit agencies to identify and pursue grant opportunities beneficial to the town and its residents/landowners.	Ongoing	
ICP-2A Require the Town's Plan Commission investigate and participate in grant writing training opportunities and apply for grants that are beneficial to the Town of Woodland. Collaborate with Sauk County and other governmental agencies pursuing grants that will benefit the regional area.	Ongoing	
ICO-3 Develop additional recreational opportunities.	Ongoing	
ICP-3A The Town of Woodland encourages partnerships with local recreation groups and governmental entities to promote cooperation on recreation projects.	Ongoing	
ICP-3B The Town of Woodland encourages public recreational uses that utilize existing infrastructure and promotes interconnectivity of future recreational uses.	Ongoing	
ICP-3C The Town of Woodland encourages the development of public use opportunities, such as camping, hiking, hunting and fishing.	Ongoing	
ICO-4 Identify cost effective/cost-sharing opportunities in an effort to improve services and reduce duplication.	Ongoing	
ICP-4A Encourage participation in mutual aid and sharing specialized equipment with neighboring municipalities.	Ongoing	
ICO-5 Increase community awareness regarding quality-of-life issues.	Ongoing	
ICP-5A Develop a Town of Woodland website to provide information to Town residents, as well as increase citizen involvement by encouraging town residents with specific backgrounds to provide input in areas of their expertise.	Ongoing	
ICO-6 Coordinate comprehensive plan implementation with neighboring	Ongoing	
communities to maintain consistency in areas where jurisdictions may overlap. ICP-6A Coordinate policies and implementation with the Town of La Valle regarding the Dutch Hollow Lake area to improve this recreational resource.	Ongoing	

LAND USE: Preserve and maintain existing land uses as well as to provide for future land use considerations that will promote the balance among quality of life, property values, environmental protection, and economic opportunities.

Policy	Timeframe	Representative Body & Partners
LUO-1 Ensure adequate opportunities and land availability to meet all of the	Ongoing	
Town's objectives.		
LUP-1A Recognize that all policies noted in this Plan are intricately related to	Ongoing	
land use and further recognize that the Town shall follow all policies when		

making decisions about the Town's future land use.		
LUO-2 Maintain a residential development policy, by consensus, to determine the location and number of residential homes which can be built in the Town so as to preserve agricultural lands, farming operations, wetlands, and significant natural resources as well as the overall view of the Town.	Ongoing	
LUP-2A Residential Development Policy for the Rural Agriculture Conservancy (RAC) and Rural Residential Development (RRD) Land Use Districts:	Ongoing	
LUO-3 Assure that the provisions of this plan are considered when making land use decisions in the Town and further support external programs to realize the Vision, Goals and Objectives of this Plan.	Ongoing	
LUP-3A As the Town reviews land division proposals and changes in land use, it is the intent of this policy to ensure that both the Town's Plan Commission and Town Board review and incorporate this Plan's Vision, Goals, Objectives and Policies into their final decision.	Ongoing	
LUO-4 Reestablish the traditional economic function of the Village of Valton with a mix of agrarian businesses as well as businesses that provide goods and services to residents of the Dutch Hollow Development, visitors to The Painted Forest and other tourists.	Ongoing	
LUO-5 Encourage the placement of new buildings which preserve productive agricultural lands, forested areas and the overall appearance of the town.	Ongoing	
LUP-5A Utilize the following pictorial guide when siting new lots and homes which represent the Vision, Goals, Objectives and Policies in the Plan. These pictorials represent the 'preferred' location and layout of new residential construction.	Ongoing	
LUP-5B The Town of Woodland Plan Commission will develop a siting and subdivision ordinance that clearly establishes procedural and location requirements which considering construction projects.	Ongoing	

12.5 Consistency Among Plan Elements

The State Comprehensive Planning statute requires that the implementation element "describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the Comprehensive Plan." Preparing the various elements of the Town of Woodland Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

Utilizing the Plan:

As the Town begins implementing the plan, it should regularly review the goals and policies to ensure that land use decisions being made are following the vision of the Town. Below are criteria specifically for reviewing the change of land use districts and to avoid spot zoning of individual parcels.

> Rezone Criteria:

- a) The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan
- b) The proposed amendment is consistent with the Town's Map 11-3: Future Land Use.
- c) Factors have changed since the last comprehensive plan and map adoption that warrants the change.
- **d)** If rezoning land out of an agricultural district, the plan commission shall find all of the following:
 - i) The land is better for non-agricultural use.
 - ii) The rezone is consistent with the Comprehensive Plan.
 - iii) The rezone is consistent with the Farmland Preservation Plan

The rezone will not substantially impair or limit current or future agricultural use of surrounding parcels of land zoned for agriculture.

> Spot Zoning Criteria:

"Spot Zoning" means amending a zoning ordinance whereby a single lot or area is granted privileges which are not granted or extended to other land in the vicinity, in the same use district. Spot zoning shall be considered undesirable and a hindrance to long-term planning efforts by causing land use conflicts. When making a decision on a rezone request, or land use change, each of the criteria below should be addressed. If the rezone meets the criteria below, it is considered spot zoning and therefore should be avoided.

- The rezone area is small compared to the surrounding zoning districts.
- The rezone district is inconsistent with the surrounding zoning districts.
- The rezone would be to the sole benefit of the applicant and does not serve as a public benefit.
- The rezone is inconsistent with the purpose and planned district in the Comprehensive Plan.

12.6 Annual Review of the Implementation Progress

It is intended that the plan be reviewed at each annual meeting to ensure its continued implementation. At this time, it is anticipated that the Plan Commission will give an update to the Town Board regarding implementation activities for the upcoming year, identified partners and anticipated policy implementation.