

Goals as Indicated in Town of Arcadia's Comprehensive Plan (September 2013)

1.7 Overall Goal Statement

The Town of Arcadia's goal is to satisfy the needs of its constituency, to participate in the future growth of the community (Town of Arcadia and City of Arcadia), and provide a sustainable rural lifestyle.

2.4 Housing Element Goals and Actions

- Goal 1: Housing that meets the needs of existing and future community residents, while maintaining a predominantly rural atmosphere.
- Goal 2: Create a diversity of housing options in the Town of Arcadia and Arcadia area.

3.11 Transportation Element Goals and Actions

- Goal 1: Maintain the existing road network and level of service (road condition and road maintenance).
- Goal 2: Strive to maintain funding for roads and continue to improve the safety of transportation facilities to meet the needs of multiple users.

4.6 Utilities and Community Facilities Element Goals and Actions

- Goal 1: Continue to maintain community services/facilities and explore opportunities to enhance services/facilities that increase social, physical, and educational opportunities for town residents.

5.5 Agriculture, Natural and Cultural Resources Element Goals and Actions

- Goal 1: Preservation of valuable and productive farmland for existing and future agricultural activity.
- Goal 2: Preserve, protect, manage, and improve the town's natural resources.
- Goal 3: Preserve historical and cultural sites in the Town of Arcadia.

6.7 Economic Development Element Goals and Actions

- Goal 1: Promote businesses that are compatible with the Town's rural setting and lifestyle which provide for a healthy, diversified, and sound economy.
- Goal 2: Sustain existing agricultural businesses and encourage alternative agriculture businesses in the Town (farmers market, value added ag., etc.).
- Goal 3: Assist existing businesses to grow and expand.
- Goal 4: Promote the Town of Arcadia as a place to live and work.

7.5 Existing Relationships, Shared Services, and Agreements

- Goal 1: Continue to work on ways to increase intergovernmental cooperation opportunities.

8.9 Land Use Element Goals and Actions

- Goal 1: Preserve "prime farmland" and the "right to farm".
- Goal 2: Maintain agricultural use as the continuing predominant land use in the town.
- Goal 3: Encourage organized/planned development of non-agricultural uses (residential, commercial, industrial, recreational, etc.) in the Town of Arcadia.
- Goal 4: Balance landowners' rights with community interests.
- Goal 5: Preservation of natural resources, open space, scenic, historic or architectural areas.

9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Arcadia Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been listed. General policies that will guide the future development of the Town of Arcadia are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

Actions to be implemented Throughout the Planning Period

Housing Element

Goal 1, a. Encourage high quality construction standards for housing through the continued enforcement of the Wisconsin Uniform Dwelling Code. The implementation of the state building code ensures that structures will meet minimum requirements providing access to all age groups and residents with special needs.

Goal 2, a. Pursue development of elderly/assisted living housing in the Town of Arcadia

1. The Plan recommends that the Town actively pursue builders/developers to construct assisted living facilities in the Arcadia area and make every effort to promote housing development that is sensitive to the needs of older residents.
2. Encourage the development of multi-family apartments and rental units in the Town of Arcadia to assist in providing housing opportunities for all income levels.

Transportation Element

Goal 1, a. Continue to enforce ordinances which guide and control the type of road access to all residential, institutional, commercial, and industrial properties within the Town. Such regulations stipulate maximum slope of the roadway, maximum and minimum width of the roadway, minimum degree of curvature, and the drainway specifications.

Goal 1, b. Continue to require a level of accessibility on all private access drives sufficient to accommodate emergency response vehicles of the type reasonably used in the area served.

Goal 1, c. It is recommended that the Town of Arcadia formalize "road maintenance sharing agreements" with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.

Goal 2, b. Continue applying and researching funding opportunities.

Goal 2, d. Continue to biannually update the Town of Arcadia Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program.

Utilities and Community Facilities

Goal 1, a. Monitor the changing needs of the Town of Arcadia and provide adequate community services as needed.

Goal 1, f. Encourage and support the burial of utility lines when and where feasible. Provide utility companies with the Town of Arcadia Comprehensive Plan and work with them to bury lines when possible.

Goal 1, h. Continue to work with Trempealeau County every five years on the updates to the Trempealeau County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town and County to apply for DNR recreational grant funding to improve parks. In addition to park grants, the Town may request DNR recreational grant funding for bike/pedestrian trails in the Town.

Natural, Agricultural, and Cultural Resources Element

Goal 1, b. Support continuation of state programs for farmland preservation and the County in updating the Trempealeau County Farmland Preservation Plan by December 31, 2014. The State of Wisconsin is transitioning from the Farmland Preservation Program to the Working Lands Initiative. The transition requires counties to update their existing Farmland Preservation Plans and the updated plans must be consistent with comprehensive plans. It is important that the Town of Arcadia participate in this process to ensure land owners remain eligible for tax credits based on their active farming status. In the future, land owners that wish to be eligible for tax credits must be located in area designated as an "Agriculture Enterprise Zone". Trempealeau County has not begun the process of updating their existing Farmland Preservation Plan.

Goal 3, a. It is recommended that development be avoided on lands that are of cultural, religious, or historical significance. This can be achieved by reviewing State Historical Society databases pertaining to historic structures and sites prior to approving development proposals.

Goal 3, b. It is recommended that the Town of Arcadia support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.). As sites are identified, maintain a list and develop a map of historic or culturally significant sites.

Economic Development Element

Goal 1, f. Non-metallic Mining

1. Encourage the Trempealeau County Environmental and Land Use Committee to evaluate the development of a non-metallic mining overlay district for the County. It is recommended that if such a district is developed, that criteria be established (i.e. adjacent to State Highways, excavation elevation range, do not encroach on residential areas, water resources protected, etc.) and utilized in defining district locations. Ideally the criteria established will assist in maintaining the rural atmosphere and lifestyle that residents enjoy. If such a district is developed, the Town of Arcadia would evaluate utilizing the district in the Town of Arcadia.
2. Evaluate a non-metallic mining licensing ordinance for the Town. Non-metallic mine siting is a divisive issue in a community. The development and adoption of a licensing ordinance would set consistent standards within the Town for prospective mine

operations. A licensing ordinance would allow the Town to enter into mining agreements with mine operators and provide the opportunity for financial reimbursement for mine impacts.

Goal 3, a. Annually meet with local business owners to determine their future growth needs and discuss business concerns. These meetings would provide the opportunity for the Town Board or designated committee to inform local business leaders of any upcoming projects or issues in the Town. To accomplish this a list of businesses and business representatives should be developed in order to maintain regular contact with business owners.

Goal 3, c. Business Park

Consider identifying a location for a business park and evaluate developing a business park for the Town of Arcadia. Issues to be addressed: -Location

- Ownership (Private or Town)
- Roads and Utilities
- Funding Options (Tax Incremental Financing)
- Types of Businesses

Goal 4, a. Work to enhance the website for the Town to serve as a portal for information for potential home buyers and new business owners considering locating in the area. Several options exist for website development and maintenance.

Options:

1. Determine if staff have appropriate training and time to create and maintain an enhanced Town website for the purpose of promoting housing and economic development information.
2. Contract website development and maintenance services from a service provider.

Goal 4, b. Assist in matching home buyers to property sellers in the Town of Arcadia. In conjunction with the Town enhanced website development, create and maintain an “available” property database for the Town. The database would be offered voluntarily for landowners wishing to list their property on the Town website. A listing of people or businesses desiring a home or business space can also be maintained.

Goal 4, c. Develop strong partnerships with existing organizations that currently oversee activities that promote the Arcadia area as a place to live, work, or visit. Evaluate joining the Arcadia Chamber of Commerce as a way to promote economic development in the Town.

Goal 4, d. Develop an informational packet for potential homeowners highlighting community resources and services. In addition, publicize this information on the Town website.

Intergovernmental Cooperation Development Element

Goal 1, g. Maintain communication/cooperation with the City of Arcadia on future planning issues (land use, shared services, public utilities, etc.). Consider meeting annually with the City

of Arcadia Common Council to discuss town and city issues, upcoming projects, and identify opportunities to work cooperatively in the future. Topics to discuss include:

- Explore the possibility of City sewer and water services extending into the Town of Arcadia to aide in housing and business development in the Arcadia area.
- Discuss Boundary Agreements and Local Government Revenue Sharing Agreements as identified in the City of Arcadia Comprehensive Plan.

Land Use Element

Goal 1, c. Identify conservancy organizations and make information available to landowners regarding land preservation options available through land conservancy organizations.

Goal 3, d. At the discretion of the Town, require new commercial/residential developments to prepare a community impact analysis which illustrates the impact of the proposed development on the town's transportation system, area school systems, tax base and any other information the town determines necessary. It is recommended that the Town of Arcadia determine the development threshold at which a community impact analysis will be required.