

Introduction

The Implementation Chapter is the “how to” portion of the plan. It prescribes those actions necessary to realize the visions presented in this plan. The actions include proposed changes to any applicable zoning codes, sign regulations, site plan regulations, design review codes and subdivision codes.

This chapter includes all of the goals, objectives, and policies of the plan. It serves as the master “to do” list for the Town of Bradford.

Relationship Between Chapters

Coordination between the nine required plan elements has been highlighted throughout the plan. In this chapter, those relationships are presented within the tables pertaining to each previous chapter of the plan.

Measuring Progress

To track planning progress and help to ensure that the plan is implemented, milestone dates (see definition in box) are provided for each objective. Special attention has been given to the milestone dates to ensure that individual objectives act in harmony with other stated goals and objectives. Town Board members and the Planning and Zoning Committee have reviewed the milestone dates to ensure that they are feasible expectations for the Town.

What is a Milestone Date?

A milestone date is a specific date, after the adoption of the Comprehensive Plan, when the Town will review the plan implementation action to see if the objective has been met and consider additional implementation strategies to achieve the stated goal. It would be preferable to complete each implementation action prior than the milestone date assigned to it.

To ensure that the plan chapters are understood in their totality over the life of the plan, the Bradford Town Board will annually review the goals and objectives. Part of this effort, will also include addressing conflicts which may arise among the nine elements.

Responsibilities

Implementation of the Town of Bradford Comprehensive Plan will be the primary responsibility of the Planning and Zoning Committee under the authority of the Town Board. The Town Board will make decisions and recommendations pertaining to development issues, in accordance with this Comprehensive Plan. At least one champion/partner is provided for each objective. This person/agency will work in conjunction with, or under the direction of, the Town of Bradford.

Updating the Comprehensive Plan

As stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that the Town's plan is an effective management tool, the Planning and Zoning Committee will review the plan goals and objectives annually to track those activities that have been completed, modify remaining goals & objectives, and add additional objectives as needed.

The Planning and Zoning Committee should initiate its first complete update of this plan by 2014. At that time, information from the 2010 census will be available to update the various demographic tables within the document. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the Town should coordinate with all partners identified in the Intergovernmental Chapter to consider any external changes that may affect the plan. Finally, the Town Board will complete a comprehensive review of all visions outlined in this plan to evaluate progress and consider additional implementation opportunities.

Goals, Objectives, and Policies

The goals, objectives, and policies of the Town of Bradford Comprehensive Plan were developed to ensure that Bradford:

- *Preserves farmland.*
- *Remains a rural place to raise a family for the next 20 years, and well into the future.*
- *Limits new development to options that retain the Town's rural setting.*
- *Respects the opportunity for all property owners to receive fair value for their land.*
- *Has defined standards for managing growth and maintaining an effective plan.*
- *Has a strong and diversified economy.*

Housing Chapter

Growth is an important part of the future of every Township and the Town of Bradford is no different. The Town of Bradford possesses some of the best agricultural land in the county, if not the state, as well as environmentally significant open spaces (see *Agricultural Productivity Map* and *Natural Features Map* in *Chapter 7: Agricultural, Natural and Cultural Resources*). These areas warrant close monitoring and protection. Current zoning regulations are intended to ensure that future development occur in a manner consistent with the rural character of the community.

HOUSING POLICIES

1. Utilize the patterns presented on the *Future Land Use Map* as a guide for development.
2. Encourage new developments to provide abundant green space and access to planned trails.

3. Encourage the integration of varied housing types within developments. This would include a blend of single-family, two-family and other choices within the same development.
4. Provide a range of housing styles, types, and price ranges to support lifestyle needs and preferences.

GOAL 1: DEVELOP THE APPROPRIATE LOCAL LAND USE TOOLS TO MANAGE AND GUIDE FUTURE RESIDENTIAL DEVELOPMENT AND PRESERVE THE RURAL CHARACTER OF BRADFORD.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Develop a Town of Bradford Land Division / Subdivision Ordinance to guide residential development in the community.	Town Budget	Rock County Consultant Planning and Zoning Committee Town Board	2010
Implementation	Revise the Town of Bradford Zoning Ordinance to implement the Comprehensive Plan.	Town Budget	Rock County Consultant Planning and Zoning Committee Town Board	2010

GOAL 2: MAINTAIN HOUSING VALUES OVER TIME.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Enforce residential codes and ordinances.	Town Budget	Planning and Zoning Committee Building Inspector Rock County	Continuous
Implementation	Conduct an internal review of Town codes and ordinances every five years to consider amendments to address housing concerns.	Town Budget	Town Board	Beg. 2010

GOAL 3: ALLOW A VARIETY OF HOUSING TYPES, DESIGNS, DENSITIES, AND PRICE RANGES TO MEET THE NEEDS OF RESIDENTS OF VARYING INCOMES, AGES AND LIFESTYLE PREFERENCES AND TO SUPPORT ECONOMIC DEVELOPMENT.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Evaluate (through survey and Census Data) and monitor the need for alternative housing and support services for residents.	Town Budget	Rock County	Continuous
Land Use	Include provisions in the land Division/Subdivision and Zoning Ordinances to allow, encourage, or require alternative housing options including smaller homes and lots sizes.	Town Budget	Rock County Consultant	2010
Intergovernmental	Support existing county, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.	NA	Town Board Local Churches	Continuous

GOAL 4: ENHANCE THE ENVIRONMENTAL ASSETS AND RESIDENTIAL ATMOSPHERE OF THE TOWN SO THAT IT CONTINUES TO BE AN ATTRACTIVE PLACE TO LIVE.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Ag., Nat. & Cult. Resources Land Use	Establish procedures for encouraging conservation design for new subdivisions in the land Division/Subdivision Ordinance.	NA	Town Board Consultant	2010
Ag., Nat. & Cult. Resources	Prohibit residential development that may negatively affect agricultural land, floodplains, wetlands, and environmentally sensitive areas	NA	Rock County WDNR Planning and Zoning Committee	Continuous
Ag., Nat. & Cult. Resources	Encourage "low impact" development, including conservation subdivisions, within the Town to reduce stormwater runoff and flooding.	NA	WDNR	Continuous

Ag., Nat. & Cult. Resources	Make green space an integral part of existing and future residential neighborhoods.	NA	Town Board	2010
Transportation	Consider pedestrian and bicycle access and amenities (e.g., trails, pathways, or sidewalks) as part of all new residential development projects.	NA	Town Board	Continuous

Transportation Chapter

TRANSPORTATION POLICIES

1. Develop a Capital Improvements Plan and utilize it to effectively plan and budget future improvements and enhancements to the Town's transportation network.
2. Regularly monitor the condition of Town roads and bridges to maintain safety and ensure that necessary improvements are undertaken in a timely manner.
3. Promote opportunities for walking, hiking, and biking to enjoy the natural character of the community.
4. Discourage the development of roadways in environmentally sensitive areas such as Rock Prairie, wetlands, floodplains, prime agricultural lands, and soils with severe engineering limitations.

GOAL 1: MAINTAIN AND IMPROVE TOWN ROADS IN A TIMELY AND WELL-PLANNED MANNER.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	In accordance with state law, using PASER, continue to update road ratings, as required. Seek to increase local funds for road maintenance to support PASER recommendations.	WisDOT	Town Board Highway Superintendent	Continuous
Utilities & Community Facilities	Use PASER results, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (e.g., municipal building upgrades, equipment purchases, etc.).	Town Budget	Town Board	2011

GOAL 2: PROMOTE A MULTI-MODAL TRANSPORTATION SYSTEM FOR EFFICIENT, SAFE, AND CONVENIENT MOVEMENT OF PEOPLE, GOODS, AND SERVICES.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Cooperate with citizens to establish designated trails when volume and safety would create need.	Town Budget	Planning and Zoning Committee WisDOT Consultant	Continuous
Utilities & Community Facilities	Consider pursuing grant funds to develop the recommended trail and bicycle routes through the Town and County.	WisDOT Transportation Enhancement Program	Planning and Zoning Committee Rock County WisDOT	Continuous
Utilities & Community Facilities	Develop a Pedestrian and Bicycle Plan identifying safe routes for walking and bicycling and proposed trails.	WisDOT Transportation Enhancement Program	Planning and Zoning Committee Rock County WisDOT Consultant	2030
Housing	Encourage all new residential subdivisions to include trails and paths within the project area to provide safe and convenient opportunities to walk.	Town Budget	Planning and Zoning Committee Consultant	Continuous
Utilities & Community Facilities	Coordinate with senior groups and the school district to identify priorities for pedestrian improvements.	WisDOT Transportation Enhancement Program	Planning and Zoning Committee	2011
Utilities & Community Facilities Land Use Intergovernmental	Cooperate with Rock County Health and Human Services Department to address special transit needs for seniors and people with disabilities.	Town Budget Rock County WisDOT	Planning and Zoning Committee Rock County WisDOT	Continuous

GOAL 3: SUPPORT THE LONG-TERM VIABILITY OF AREA ROADS.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Intergovernmental	Require larger setbacks along highway right-of-ways to ensure adequate available space for future roadway expansion.	NA	Town Board WisDOT Rock County Highway Commissioner	Continuous
Implementation	Continue to support the efforts of law enforcement officials to achieve heightened enforcement for required stops and speed limits along area roads.	Rock County	Rock County Sheriff	Continuous

Land Use	Include language in future subdivision ordinances requiring that residential developers complete traffic impact analyses for new subdivisions to ensure that the road network can accommodate the additional traffic volumes resulting from the proposed development.	NA	Planning and Zoning Committee Rock County Consultant	2010
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GOAL 4: PARTNER WITH THE COUNTY AND WISDOT TO PLAN AND COORDINATE TRANSPORTATION IMPROVEMENTS.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Intergovernmental	Communicate and coordinate transportation improvements and plans with WisDOT and the Rock County Highway Department.	Town Budget	Planning and Zoning Committee	Continuous
Intergovernmental	Provide copies of this plan and subsequent updates to WisDOT, NCWRPC, and Rock County.	Town Budget	Town Clerk	Continuous
Intergovernmental	Encourage WisDOT and Rock County to directly notify residents and businesses of anticipated transportation projects and provide regular work schedule updates.	WisDOT	WisDOT Rock County	Continuous
Land Use Intergovernmental	Coordinate planning for improvements to USH 14/STH 11 with WisDOT and Rock County to ensure that local services, including public safety, are not negatively affected.	WisDOT	Planning and Zoning Committee Rock County WisDOT	Continuous

GOAL 5: KEEP RESIDENTS INFORMED OF TRANSPORTATION IMPROVEMENTS.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Issues & Opportunities	Provide information about future road improvements at public meetings.	Town Budget	Town Board	Continuous
Issues & Opportunities	Provide information about transportation improvements to the community.	Town Budget	Town Board	Continuous

Housing Economic Development	Review the Driveway/Culvert Ordinance to ensure adequate and desired spacing of ingress and egress points along all Town Roads	Town Budget	Planning and Zoning Committee Rock County Consultant	2011
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GOAL 6: DEVELOP THE TRANSPORTATION NETWORK IN ACCORDANCE WITH ADOPTED LAND USE PLANS, ECONOMIC CONSIDERATIONS, PHYSICAL CONSTRAINTS, AND COMMUNITY DESIRES TO MEET LOCAL TRAVEL NEEDS.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use	Develop and maintain an Official Map to plan for roadway extensions and improvements over time.	Town Budget	Planning and Zoning Committee Highway Superintendent	Continuous
Land Use	Review the Transportation Map at least every five (5) years to ensure that it accurately reflects changes indicated on Town Official Map and any current development plans.	Town Budget	Planning and Zoning Committee Highway Superintendent	Every Five Years

Utilities & Community Facilities Chapter

UTILITIES AND COMMUNITY FACILITIES POLICIES

1. It is the policy of the Town of Bradford to ensure that all Town residents are provided with necessary utilities and community facilities according to a board approved timeline.
2. It is the policy of the Town of Bradford to ensure that all Town residents are aware of available community facilities and services.
3. Pursue shared service opportunities when mutually beneficial (i.e. cost savings) to improve the efficiency and quality of utilities and community facilities
4. Require developers to pay their “fair share” for improvements needed to support new development requests.

GOAL 1: PROVIDE EFFICIENT FACILITIES TO SERVE THE NEEDS OF THE BRADFORD COMMUNITY.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Implementation	Complete a facilities assessment of the Town Hall to consider space needs/reallocation for office and storage as well as desirable communication technology upgrades. Complete desired improvements.	Rural Development Community Facilities Grant	Architect Town Board Town Hall Repair Committee	Dec. 31, 2011
Land Use Implementation	Consider the development of a Town of Bradford Comprehensive Outdoor Recreation Plan and utilize the plan to seek funding for the acquisition of land for, and development of, desired park and recreation facilities.	Town Budget	Planning and Zoning Committee Consultant	Dec. 31, 2011

GOAL 2: ENSURE THAT ALL TOWN DEVELOPMENT IS SERVED BY EFFICIENT, COST-EFFECTIVE SERVICES AND INFRASTRUCTURE WITHIN THE TOWN'S CAPACITY TO PROVIDE SERVICES AND FACILITIES.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Transportation Implementation	Consider the development of a Capital Improvements Program to be used as a central tool to implement this Comprehensive Plan. The CIP should help the Town plan for needed utilities and community facilities improvements, as well as transportation, and other improvements.	Town Budget	Town Board	Dec. 31, 2011
Housing Implementation	Explore the potential for adopting local impact fees (Compliant with Act 477) to help pay for new construction and improvements to local facilities.	Town Budget	Planning and Zoning Committee Local Developers	Dec. 31, 2011
Housing Ag/Natl/Cult Implementation	Develop a Town of Bradford Subdivision Ordinance.	Town Budget	Town Board Consultant	Dec. 31, 2011

Utilities & Community Facilities Land Use Implementation	Develop a Wind Farm Ordinance to guide development of wind-generated power facilities in the Town.	Town Budget	Town Board Towns Association Consultant	Dec. 31, 2011
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GOAL 3: CONTINUE TO ENSURE THAT BRADFORD IS A SAFE COMMUNITY BY MEETING OR EXCEEDING RECOGNIZED STANDARDS FOR PUBLIC SAFETY.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Intergovernmental	Coordinate with neighboring communities to maintain adequate fire department staff coverage.	Fire Administration Grants	Fire Departments	As Needed
Housing Land Use	When new subdivision, commercial, or industrial development requests are submitted to the Town, submit the requests to the Sheriff Department and applicable fire department for review and recommendation.	Town Budget	Town Clerk	Continuous

Agricultural, Natural, and Cultural Resources Chapter

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES POLICIES

1. Protect the biodiversity and scenic splendor in Bradford.
2. Preserve the natural resource base, primary environmental corridors, surrounding agricultural lands, and Rock Prairie which contribute to the maintenance of the ecological balance, natural beauty, economic well being, and quality of life of the Town.
3. Protect groundwater and develop programs to ensure the long-term viability of the aquifer as a source of potable water.
4. Provide zoning that supports local family farm operations and small specialty farms to maintain agriculture as a productive part of the rural landscape.
5. Maintain the Town's rural character by:
 - a. Communicating with local farmers who want to sell their property about options available through land trusts and conservation development design techniques.
 - b. Limiting residential development to areas best suited to such land uses.
6. Preserve the cultural and historical heritage of the Town for future generations.
7. Preserve the natural resource base and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, and economic well-being of the Town.
8. Protect floodplains and other areas having severe soil restrictions from development through local ordinances.

9. Discourage development that will interfere with important natural resources, including prime agricultural lands, area streams, wetlands, and steep slopes

GOAL 1: PROTECT WETLANDS IN THE TOWN OF BRADFORD.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Land Use	Consider adopting wetland buffer areas extending 50 feet from the delineated boundary of existing wetlands.	Town Budget	Town Board Planning and Zoning Committee	2011
Housing Economic Development Land Use	To the extent practicable, areas immediately adjacent to and surrounding wetlands should be developed using techniques to minimize effects on wetlands (e.g. buffers, setbacks, etc.).	Town Budget	Town Board Planning and Zoning Committee	Continuous

GOAL 2: PRESERVE RURAL CHARACTER AND SUPPORT COUNTRY LIVING BY MAINTAINING OPEN SPACE, NATURAL AREAS, AND FARMLAND.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Utilities & Community Facilities Land Use	Using the Future Land Use Map as a guide, seek to direct residential and commercial development to certain areas, including those areas least suited for farming, with soils that support foundations and septic systems.	Town Budget	Town Board Planning and Zoning Committee	Continuous
Housing Economic Development Land Use	Individual lot development on farmland should be directed to the edges of farm fields so as to preserve contiguous blocks of farmland that can continue to remain productive.	Town Budget	Town Board Planning and Zoning Committee	Continuous
Housing Economic Development Land Use	Consider revising the zoning ordinance to permit additional accessory uses in agricultural areas to help sustain local farming operations (e.g. roadside stands, farmers markets, horse boarding, bed and breakfasts, etc.) and allow for adequate on-site and directional signage.	Town Budget	Town Board Planning and Zoning Committee	2010

GOAL 3: PRESERVE AND ENHANCE WILDLIFE HABITAT.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Land Use Intergovernmental Cooperation	Consider partnering with local land trusts to protect wildlife habitat areas. Encourage local landowners to pursue opportunities to protect their land by working with land trusts.	Town Budget Land Trusts	Town Board Planning and Zoning Committee	Continuous
Land Use Intergovernmental Cooperation	Cooperate with WDNR to better identify and protect wildlife habitats, particularly those unique to the community.	Town Budget WDNR	Town Board Planning and Zoning Committee WDNR	Continuous
Land Use	Discourage habitat fragmentation by encouraging development adjacent to existing development.	Town Budget	Town Board Planning and Zoning Committee	Continuous
Land Use	Consider a network of green corridors thorough the community to act as wildlife corridors. This effort should begin with areas protected through shoreland wetland zoning, open areas preserved in conservation-based subdivisions, and with the establishment of additional trails and greenways in accordance with the Future Land Use Maps.	Town Budget Grants	Town Board Planning and Zoning Committee	Continuous

GOAL 4: PROTECT THE QUALITY OF SURFACE AND GROUNDWATER.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Utilities & Community Facilities Land Use	Encourage conservation subdivision principals for all residential development occurring in sensitive ecological areas or prime agricultural lands.	Town Budget	Town Board Planning and Zoning Committee Consultant	Continuous
Land Use	Encourage farmers to use best available manure management technologies.	Town Budget USDA	Town Board Planning and Zoning Committee Rock County	Continuous

<p>Housing Land Use Intergovernmental Cooperation</p>	<p>Create, maintain and enhance natural buffers along river, stream, and lake banks. Work with Rock County, WDNR, and the Wisconsin Department of Agriculture, Trade and Consumer Protection to promote riparian buffers along streams and lakeshores. Educate residents about the importance of environmental corridors.</p>	<p>Town Budget Rock County WDNR DATCP</p>	<p>Town Board Planning and Zoning Committee Rock County WDNR</p>	<p>Continuous</p>
<p>Land Use Intergovernmental Cooperation</p>	<p>Coordinate with Rock County and WDNR to implement agricultural and residential best management practices to reduce nonpoint source water pollution.</p>	<p>Town Budget Rock County WDNR</p>	<p>Town Board Planning and Zoning Committee Rock County WDNR</p>	<p>Continuous</p>
<p>Housing</p>	<p>Encourage residents to replace lawns with native species and use rain gardens to encourage infiltration of storm water and recharge to groundwater.</p>	<p>Town Budget</p>	<p>Town Board Planning and Zoning Committee</p>	<p>Continuous</p>
<p>Housing Transportation</p>	<p>Review and revitalize ordinances aimed at minimizing paved surfaces such as driveways and roads. This can be achieved with driveway maximum length standards that have the added benefit of providing better access to residences for fire and police protection and subdivision and private road design ordinances that limit roadway access and reduce vehicle speed.</p>	<p>Town Budget</p>	<p>Town Board Planning and Zoning Committee</p>	<p>2010-11</p>
<p>Housing Utilities & Community Facilities Intergovernmental Cooperation</p>	<p>Coordinate with Rock County to educate homeowners on the need for proper maintenance of private well and onsite wastewater treatment systems, periodic testing of private well water, and planning for eventual well, pump or drain field replacements.</p>	<p>Town Budget Rock County</p>	<p>Town Board Planning and Zoning Committee Rock County</p>	<p>Continuous</p>
<p>Housing</p>	<p>Strongly encourage or require water conservation and use of water-saving devices such as low-flow showerheads and toilets within homes.</p>	<p>Town Budget</p>	<p>Town Board Planning and Zoning Committee</p>	<p>Continuous</p>

Housing Economic Development Land Use	Coordinate with local quarry operators to ensure that operations adhere to the requirements of NR 135.	Town Budget WDNR	Town Board Planning and Zoning Committee	Continuous
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GOAL 5: PRESERVE AND PROTECT THE HISTORIC RESOURCES OF THE TOWN TO PROMOTE THE EDUCATIONAL, CULTURAL, AND GENERAL WELFARE OF RESIDENTS OF BRADFORD AND PROVIDE FOR A MORE INTERESTING, ATTRACTIVE, AND VITAL COMMUNITY.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Intergovernmental Cooperation	Work with residents and other groups to inventory historic properties and locations in the Town of Bradford. Share this information with the State of Wisconsin Architecture and History Inventory.	Town Budget SHPO	Town Board Planning and Zoning Committee SHPO	2011
Land Use Intergovernmental Cooperation	Consider adopting a historic preservation ordinance, in cooperation with the State Historical Society.	Town Budget SHPO	Town Board Planning and Zoning Committee SHPO	2011
Land Use Intergovernmental Cooperation	Pursue <i>Local Certified Government</i> status.	Town Budget	Town Board Planning and Zoning Committee	2012
Land Use Intergovernmental Cooperation	Promote the historic resources of the community by supporting local preservation groups.	Town Budget	Town Board Planning and Zoning Committee	Continuous

GOAL 6: PRESERVE AND PROTECT THE TOWN OF BRADFORD'S GROUNDWATER TO ENSURE A LONG-TERM, VIABLE SOURCE OF POTABLE WATER FOR CURRENT AND FUTURE RESIDENTS OF THE TOWN.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Land Use	Consider developing an annual well-monitoring strategy for existing wells within the Town.	Town Budget WDNR	Town Board Planning and Zoning Committee WDNR	2012
Housing Utilities & Community Facilities Economic Development Land Use	Consider requiring that all new subdivisions of twenty or more lots utilize community water systems and clustered wastewater treatment systems for all homes when drafting subdivision ordinances.	Town Budget	Town Board Planning and Zoning Committee	2010

Land Use	Consider requirements to install passive monitoring wells, or piezometers, within all future development projects that utilize individual, private wells.	Town Budget	Town Board Planning and Zoning Committee	2010
Land Use	Cooperate with Rock County in identifying those areas within the Town where susceptibility to groundwater contamination is highest and develop plans to ensure that land use within these areas occurs in a manner consistent with protecting groundwater.	Town Budget Rock County WDNR	Town Board Planning and Zoning Committee Rock County WDNR	Continuous
Housing Utilities & Community Facilities	Develop an information and education strategy aimed at providing Town residents with the tools to protect their potable water supply.	Town Budget WDNR	Town Board Planning and Zoning Committee WDNR	2012

Economic Development Chapter

ECONOMIC DEVELOPMENT POLICIES

1. Provide assistance to persons and organizations interested in developing new, or expanding existing, small businesses in the Town.
2. Enhance the natural character of the community to ensure the attractiveness of the Town to tourists.
3. Support local agriculture as an integral part of the Town's economy.
4. Follow the pattern on the Future Land Use Maps when evaluating locations for new residential and business development and to preserve suitable land for agricultural uses (i.e. giving development priority to lands where there is no history of farming and land that is inaccessible or too small to farm).
5. Support agriculture and tourism as preferred industries to provide local economic revenue at a minimal cost of service (i.e. infrastructure).
6. Facilitate the establishment of agri-business and home-based businesses with concise ordinances that address consistency and compatibility with the character of the surrounding area, maintain the rural appearance of the landscape and minimize potential negative impacts (traffic, noise, odor, glare, signage, parking, truck deliveries, etc.).

GOAL 1: PRESERVE PRODUCTIVE AGRICULTURAL LAND FOR LONG-TERM FARM USES.

Related Chapters	Supporting Objectives	Potential Funding Source	Champion / Partner	Milestone Date
Land Use	Establish an Agricultural Committee to advise the Town Board on issues related to farming and to provide information and education for farming and non-farming interests.	Town Budget	Town Board	2011
Land Use	Protect farming operations from nuisance issues (odor, noise etc.) created by the development of incompatible adjacent land uses.	Town Budget	Agricultural Committee	Continuous
Ag/Natl/Cult	Direct farmers seeking to innovate or modernize their operations to information and resources available through the UW-Extension.	UW-Extension	Agricultural Committee	Continuous

GOAL 2: ENCOURAGE LOCAL ECONOMIC DEVELOPMENT OPPORTUNITIES THAT EXIST IN HARMONY WITH BRADFORD’S RURAL ATMOSPHERE AND SUPPORT THE LOCAL TAX BASE.

Related Chapter	Supporting Objectives	Potential Funding Source	Champion / Partner	Milestone Date
Land Use	Review sign and lighting requirements in the Zoning Ordinance for commercial development to preserve the rural character of the community.	Town Budget	Town Attorney and Planning Consultant	2010
Ag., Cult. & Nat. Resources	Host a Farmer’s Market to showcase local agricultural products in Bradford and surrounding communities. Market to the Cities of Janesville, Beloit, and Delevan.	TIF JEM Grant	Agricultural Committee	Ongoing
Ag., Cult. & Nat. Resources	Consider utilizing Tax Increment Financing (TIF) to fund future economic development activities in the Town.	Town Budget	Town Board Planning and Zoning Committee	2011
Ag., Cult. & Nat. Resources	Coordinate economic development activities with Rock County.	Town Budget	Town Board Planning and Zoning Committee Rock County	Ongoing

Land Use Chapter

LAND USE POLICIES

1. Protect prime agricultural lands and environmentally sensitive areas.
2. Protect and preserve the rural character of Bradford.
3. Ensure that development and redevelopment is done in accordance with the policies and goals of the Comprehensive Plan.
4. Restore and preserve environmental corridors in order to protect water quality, provide wildlife habitat, and maintain rural character.
5. Encourage conservation-based development in the community.
6. Promote energy efficient, sustainable development.
7. Improve multi-modal transportation opportunities by providing pedestrian and bicycles facilities.

GOAL 1: DEVELOP EFFECTIVE TOOLS TO GUIDE FUTURE DEVELOPMENT AND MAINTAIN THE RURAL CHARACTER OF THE TOWN OF BRADFORD.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
All	Revise the Zoning Ordinance to be consistent with the Comprehensive Plan.	Town Budget	Planning and Zoning Committee Consultant	2010
Housing Land Use	Develop a Town of Bradford Subdivision Ordinance to guide future residential development in the community.	Town Budget	Planning and Zoning Committee Consultant	2010
All	Approve an Official Map that accurately reflects desired future land uses.	Town Budget	Planning and Zoning Committee Consultant	2010
Housing Econ. Dev. Land Use	Consider developing a Night-sky Lighting Ordinance to preserve dark skies and scenic views.	Town Budget	Planning and Zoning Committee Consultant	2010-11
Ag/Natl/Cult	Use available land use controls to allow farmers to be profitable.	Town Budget	Planning and Zoning Committee	Continuous
Housing Econ. Dev.	Avoid strip development of any kind lining township roads as this causes traffic congestion, the appearance of dense development, and the loss of rural character.	Town Budget	Planning and Zoning Committee	Continuous

<p>Housing Ag/Natl/Cult</p>	<p>Where possible, place structures near tree lines and wooded areas as opposed to in open fields. This will provide scale to the structure and screen the structure from views while also preserving the tillable land. Lot lines should follow tree lines where possible so trees are not removed for construction. The preservation of trees is especially important along ridge lines because these areas are highly visible.</p>	<p>Town Budget</p>	<p>Planning and Zoning Committee</p>	<p>Continuous</p>
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GOAL 2: MAINTAIN AND ENHANCE HABITAT, WATER QUALITY, AND OPEN SPACES IN THE TOWN OF BRADFORD.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
<p>Housing Ag/Natl/Cult Land Use</p>	<p>Encourage conservation design for all future residential and commercial development in the community.</p>	<p>Town Budget</p>	<p>Planning and Zoning Committee Consultant</p>	<p>Continuous</p>
<p>Housing Ag/Natl/Cult Land Use</p>	<p>Utilize the Subdivision Ordinance to encourage developers to preserve elements of the landscape that represent rural character such as: tree lots, wind breaks, and farm structures; not to locate structures on the top of hills as these structures are most visible and disruptive to rural character; and, to minimize the area disturbed on a site to preserve native vegetation.</p>	<p>Town Budget</p>	<p>Planning and Zoning Committee Consultant</p>	<p>2010</p>
<p>Land Use Housing</p>	<p>Consider increased setbacks from perennial streams, through the establishment of a 200' riparian corridor, in order to improve water quality and protect critical wildlife habitat.</p>	<p>Town Budget</p>	<p>Planning and Zoning Committee Rock County WDNR Consultant</p>	<p>2010</p>

GOAL 3: CREATE ACCESSIBLE DESTINATION POINTS FOR RESIDENTS AND VISITORS THAT OFFER BASIC GOODS AND SERVICES.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Housing Transportation Land Use	Improve multi-modal connectivity by encouraging the development of pedestrian and bicycle trails.	Town Budget WisDOT	Planning and Zoning Committee Rock County WisDOT Consultant	Continuous

Intergovernmental Cooperation Chapter

INTERGOVERNMENTAL COOPERATION POLICIES

1. Cooperate with all neighboring municipalities, Rock County, state agencies and the local school districts.
2. Continue to work with adjoining governments as the Town revises and updates its comprehensive plan in coming years and will coordinate future planning and development activities in boundary areas.

GOAL 1: MAINTAIN AND ENHANCE OPPORTUNITIES TO IMPROVE COMMUNICATION WITH NEIGHBORING COMMUNITIES, THE SCHOOL DISTRICT, WDNR, WISDOT, ROCK COUNTY, AND OTHER INTERGOVERNMENTAL PARTNERS.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Land Use Econ Dev U&CF	Maintain open lines of communication with adjoining towns and the County to encourage coordinated planning efforts, particularly at shared boundaries.	Town Budget	Town Board Rock County	Continuous
U&CF Intergovernmental	Continue to participate in the planning activities of neighboring communities, the school districts, and Rock County.	Town Budget	Town Board	Continuous
Housing Ag/Natl/Cult	Work with Rock County to develop procedures to resolve any future impasses resulting from land divisions in Bradford.	Town Budget	Planning and Zoning Committee Rock County	2010

GOAL 2: SEEK WAYS TO COORDINATE AND SHARE COMMUNITY FACILITIES AND SERVICES WITH NEIGHBORING COMMUNITIES AND ROCK COUNTY.

Related Element(s)	Objectives	Potential Funding Source	Champion/Partner	Milestone Date
Utilities & Community Facilities	Consider opportunities to coordinate with neighboring communities and the school districts to provide shared services (i.e. plowing, road resurfacing, garbage collection, etc.).	Town Board	N/A	Continuous
Transportation	Consider opportunities to purchase road maintenance and other equipment jointly with neighboring communities.	Town Board	N/A	Continuous
Transportation	Consider opportunities to lease existing Town equipment to generate revenue for the Town and avoid situations where neighboring communities and the school district own similar equipment that is underutilized.	Town Board	N/A	Continuous
Transportation	Coordinate with surrounding communities, to consider snowplowing schedules that efficiently meet the needs of area residents.	Town Board	N/A	Continuous
Utilities & Community Facilities	Investigate opportunities to provide garbage collection and recycling more efficiently by cooperating with neighboring communities to coordinate collection times and contract negotiations with private providers to secure costs savings.	Town Board	N/A	Continuous
Utilities & Community Facilities	Explore joint use agreements concerning the use of recreational facilities in order that the advantages of such an agreement can result in avoidance of facility duplication and a greater diversity of recreational opportunities	Town Board	N/A	Continuous
Housing Transportation Utilities & Community Facilities	Investigate opportunities to jointly address the housing, transportation, and service needs of seniors with the County and adjoining local governments.	Town Board Rock County	N/A	Continuous

Housing	Work with the County and local governments to develop a county-wide affordable housing strategy.	Town Board Rock County	N/A	Continuous
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