

*DRAFT*

COOPERATIVE BOUNDARY PLAN  
CITY OF MARSHFIELD & THE TOWN OF MCMILLAN

COMPREHENSIVE PLAN  
FOR THE  
JOINT PLANNING AREA

March 2007

City of Marshfield & Town of McMillan Joint Plan Commission

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# Joint Planning Area Existing Conditions Report

Feb. 2007

## **SECTION 1. INTRODUCTION & BACKGROUND**

The City of Marshfield & Town of McMillan entered into a Cooperative Agreement in January 2002. In March 2003, the Wisconsin Department of Administration approved a Cooperative Boundary Plan, as authorized under Section 66.0307 of the Wisconsin Statutes.

The Cooperative Boundary Plan defines a Joint Planning Area (JPA). The JPA encompasses over 3-square miles of land as mapped in **Figure 1**.

The City & Town created a Joint Plan Commission (JPC) to review all development proposals and land divisions within the JPA. Wisconsin Cooperative Boundary Legislation (SS. 66.0307) requires a plan for physical development of the territory under the cooperative agreement, including *a comprehensive plan*. Section I.B.2 of the Cooperative Boundary Plan for The City of Marshfield & Town of McMillan requires the Joint Commission to “prepare a comprehensive master plan & proposed zoning map for the JPA.”

This comprehensive plan for the JPA is not intended to be a “rewrite” of the Town of McMillan 2005 Comprehensive Plan—that Plan presents an overall framework and policy document for the Town—the community. Instead, this sub-area plan is intended to guide the physical development of the smaller JPA and supplement The Town of McMillan & City of Marshfield Comprehensive Plans.

Specific goals, objectives and recommendations of this Plan relate to future physical development of the JPA territory. All nine plan elements required under Comprehensive Planning Law (SS. 66.1001) are not specifically required to be addressed in this document. This Plan includes *Natural Resources, Land Use, Transportation and Implementation* elements. The Joint Commission will use this Plan to guide development decisions over the 10-year term of the Boundary Agreement.

## **SECTION 2. EXISTING CONDITIONS & ISSUES**

The JPA is a transitional area between the “rural” of the Town of McMillan and the “urban” of the City of Marshfield. The JPC is required to create a plan that would allow for logical development of this transition area. A plan for this transition area is especially challenging, as the results of pre-existing scattered development do not allow for logical patterns of land use transition or connected road systems.

This background report summarizes general existing conditions in the JPA related to land use, natural resources, transportation and utilities, as these are the primary elements that relate to physical development of the territory.

### **LAND USE**

#### **Existing Land Use**

The JPA can be characterized as “rural or semi-rural” comprised largely of agricultural land with scattered, clustered areas of large lot residential development and small areas of infill commercial and industrial development along STH 97.

### **McMillan Future Land Use Plan**

The 2005 Town of McMillan Future Land Use Plan (**Figure 2**) designates almost the entire portion of the JPA east of Galvin Avenue to County Hwy T for future “Exclusive Agricultural” land uses. Lands in the JPA west of Galvin Avenue to Lincoln Avenue are designated predominately for “Residential” or “Potential Residential” land uses. One large spot of “Heavy Industrial” land use and other isolated spots of “Light Industrial” are located in the planning area on the east side of STH 97.

### **Marshfield Future Land Use Plan**

The current 1994 City of Marshfield Future Land Use Plan depicts the majority of the JPA as “Rural Residential” except for a few smaller lots along West McMillan Street, designated for “Low Density Residential @ 1-5 du/acre.” Rural Residential is defined by the City’s 1994 Plan as being less than 1 dwelling unit per acre. The 1994 Plan policy requires extraterritorial areas remain unsewered rural or very low density residential developments unless they are platted and annexed into the City and provided with public water and sanitary sewer services.

The City is in the process of updating their 1994 Plan. As part of the updates, the City is reconsidering the land uses, densities, and policies for development in its extraterritorial areas for orderly, cost-effective growth in the long term.

### **Zoning**

Existing zoning of the JPA is covered by Marathon County Zoning Ordinance, a predominately “rural” ordinance based on the primary agricultural and farming economy of the County. A rural ordinance doesn’t typically offer many zoning choices to address logical development in urban/rural transition areas, other than an “Agricultural Transition” zoning classification.

The Marathon County “A-4” Agricultural Transition zoning district applies to lands located adjacent to urbanized areas where such lands are predominantly in agricultural or related open space use but where conversion to non-agricultural use is expected to occur in the foreseeable future. The “A-4” District comprises the second largest percentage of land in the JPA.

The largest percentage of land in the JPA is zoned “A-3” Exclusive Agriculture to protect and maintain the prime farm land east of Galvin Avenue all the way to County Highway T. The minimum lot size to establish a residence or farm operation is 35 contiguous acres, with some exceptions to create a separate parcel from the acreage for parents or children of the farm operator.

A sizeable portion of the JPA is developed as large-lot residential & zoned “AE” Agricultural/Estate and “AR” Agricultural/Residential. Most of the “AE” and “AR” residential lots in the JPA range 2 to 5 acres in size. A very small percentage of the JPA along West McMillan Street was developed under “RS-1/40” Single Family Residential District. These smaller residential lots are 1-acre in size or smaller. The Town’s current minimum residential lot size is 2-acres.

Spots of “M-1” and “M-2” Industrial zoning are located east of STH 97 and used for extractive industries/mining operations and other smaller light industrial uses.

## **NATURAL RESOURCES**

Natural resources include topography, soils, groundwater, surface water, woodlands, productive agricultural areas, and other environmentally sensitive areas such as shorelands, floodplains, wetlands, and wellhead protection areas.

### **Topography**

The topography of the JPA is generally flat with some gently rolling slopes west of Saint Joseph Avenue.

### **Soils**

A large percentage of the Area contains prime farm land based on USDA soil ratings. The specific prevalent soil types are *Loyal-Withee-Marshfield* and *Fenwood-Rietbrock-Rozellville*. While these soils carry a rating of “very best” or “very good” for farming, they also restrict drainage in areas. A significant amount of land in the JPA contains soils that are unsuitable for on-site septic absorption systems. Some prime farm soils in the Area have been developed with residential or other uses.

### **Groundwater**

The Town’s Comprehensive Plan reports groundwater quantities are generally sufficient for current development; however, some areas have had problems with groundwater availability.

A municipal well field site is located in Section 33 of the Planning Area. The well field site is owned and operated by Marshfield Utilities. The well site’s recharge area is identified within the Marshfield Sewer Service Area Plan as a “conditional sensitive area.” The Sewer Service Area Plan recommends a careful case-by-case review of proposed development in the well recharge area to determine if the development poses a threat to the quality of the groundwater.

### **Floodplains**

Floodplain is located along the section of Squaw Creek extending into the JPA.

### **Wetlands**

Wetlands are associated with the two creeks extending into the area. Emergent and shrub wetlands with moderate wildlife values are prevalent around Squaw Creek. Wetlands with high wildlife values are located around Scheuer Creek. McMillan Marsh, located adjacent the north boundary of the planning area, contains significant amounts of wetlands.

### **Surface water, drainage basins & watersheds**

Scheuer Creek and Squaw Creek extend into the boundaries of the JPA. Both creeks are part of the Little Eau Pleine River Watershed.

Drainage from the Area generally flows in four directions. In the west portion of the planning area, drainage flows SW into the east branch of the Yellow River or north to McMillan Marsh. In the east portion of the planning area, drainage flows SE to Squaw Creek or NE to Scheuer Creek.

Given the soil characteristics and generally flat topography of the area overall, storm water drainage is and will continue to be an issue.

### **Woodlands**

As reported in the Town's Comprehensive Plan, woodlands make up only 8 percent of the Town's total land area. Generally, the absence of significant woodlands in the area does not afford many natural buffers for existing/new development.

The Town has a permit process in place for clearing of land or wooded areas.

### **Agricultural Lands**

Agriculture remains an important part of the economy in the Town of McMillan. A large portion of the JPA has prime farmland soils suitable to the agricultural economy.

## **TRANSPORTATION & ROAD SYSTEMS**

### **Major Streets**

The JPA is directly served by two principal arterials, STH 97 and West McMillan Street. Other major streets serving the Area include East McMillan Street, County Hwy AAA, Saint Joseph Avenue and Mann Road.

### **Local Roadway Network**

A large part of the existing local road pattern in the area, with the exception of section line roads, is made up of dead-end streets.

## **UTILITIES**

Sewer & water are not available in the JPA unless property owners petition for annexation to City. City policy requires that only properties within the corporate limits be allowed access to public sanitary sewer and water.

### **Sanitary Sewer Service**

Most of the Area receives sanitary service by holding tanks due to poor drainage characteristics of soils not suitable for conventional septic systems. Some on-site septic fields are present in the Area, but many have experienced system failures.

### **City of Marshfield Sewer Service Area Plan (SSAP)**

This Plan, adopted under Section 208 of the Clean Water Act, delineates a 20-year sanitary sewer service boundary for the Marshfield urban area. The urban sanitary sewer service area boundary identifies the geographic land area within which sanitary sewer service could be made available by the year 2020 through a cost-effective, environmentally acceptable manner.

A copy of the SSA Map is included as **Figure 3** in this report.

### **Water Service**

The majority of development in the JPA receives water from private wells.

## **INTERGOVERNMENTAL RELATIONSHIP**

The Town and the City have a Cooperative Boundary Plan in place and have started this comprehensive planning process for the JPA. Other intergovernmental relationships include the City's ambulance service and library contracts with the Town.

# Joint Planning Area Goals, Objectives & Recommendations

Feb. 2007

## **SECTION 1. INTRODUCTION**

Planned development is essential to maintain the Area's rural/semi-rural nature, to protect its wetlands, woodlands, and other natural features and to avoid land use conflicts.

This Plan recognizes that it is important for the Town and the City to manage growth in the JPA. The Plan's strategies call for preservation of open space in new developments, coordination of transportation and land use decisions, enhancement of rural character, and natural resource management.

Open space preservation is a high priority in the Area. Open space can provide "distance & visual buffers" for land use transition, environmental protection, scenic views and potential recreation opportunities. Protection of open space can also directly benefit the water quality of the Area's watersheds. Enhancement of rural or semi-rural character of the Area can be achieved through cluster design techniques such used in conservation subdivisions.

## **SECTION 2. PUBLIC INPUT**

The Joint Plan Commission adopted a Public Participation Plan (included in the appendices) to detail the involvement of the public in the planning process.

Two primary public concerns noted in the Town of McMillan's Comprehensive Plan have been echoed in public input regarding this smaller planning area:

- *Preserve rural character:* Residents are concerned with preserving the rural atmosphere and appearance of the Area.
- *Preserve/protect natural resources:* Residents support the preservation of woodlands, wetlands and other natural areas and are concerned about managing the impacts of existing and new development.

### Kickoff meeting – April 19, 2006

A public kickoff meeting was held on April 19, 2006 at the McMillan Town Hall. This meeting was held to introduce residents and stakeholders to the comprehensive planning process for the JPA and to elicit public input. A total of approximately 50 residents and stakeholders were in attendance. An introduction and background was necessary to place the planning process in perspective to the Boundary Agreement Plan. After the background presentation, attendees were given time to review existing maps of the Area, ask questions and comment on Strengths, Weaknesses, Opportunities and Threats of the Area. Commissioners & planning staff requested feedback to gain an initial understanding of some of the key issues in the Area. The results of the feedback are identified in the Kick-off Report in the appendices.

### Public Meeting/Workshop

A commission meeting/workshop was held on June 8, 2006. The purpose of the meeting was to present a summary & draft of the existing conditions report; summary of public feedback; and to draft preliminary goals and objectives for the Plan. Four Town residents attended the meeting. The minutes of the meeting are attached in the appendices.

### Visioning Session Workshop

The Town held a visioning workshop on August 30, 2006. The report is included in the appendices.

## **SECTION 3. VISION STATEMENT**

- **Preserve the rural/semi-rural character and protect natural resources within the Joint Planning Area through careful planning, design, and placement of land uses; use of “clustered” development design; and intergovernmental cooperation to manage growth.**

## **SECTION 4. GOALS, OBJECTIVES & RECOMMENDATIONS**

**Goal:** A goal is a statement that describes a desired future condition. The statement is broad in scope and describes general concepts or things the community or neighborhood hopes to accomplish.

**Objective:** An objective is a statement that describes a specific course of action to achieve a goal or address an issue.

### **NATURAL RESOURCES**

Identification & analysis of existing natural resources is necessary to direct development away from these sensitive areas. Consideration of natural resources & environmentally sensitive areas (ESAs) should help shape the pattern of land development. Careful planning around natural drainage channels and wetlands is important to preserve their scenic quality and to protect these areas in order to protect water quality.

#### **Goal 1: Preserve and enhance natural resources in the Area.**

##### **Objectives:**

1. Identify the Area’s significant natural resources;
2. Keep new development away from natural resources and environmentally sensitive areas;
3. Protect and improve the quality of the surface water and groundwater within the Area, through proper placement and design of new development projects;
4. Promote the use of natural drainage measures, construction site erosion control, and storm water management practices to control the quality and quantity of water leaving any new development site.

#### **Goal 2: Preserve the Area’s rural & scenic character.**

##### **Objectives:**

1. Emphasize the value of natural resource areas as potential focal points of natural beauty and recreation opportunities;
2. Promote the use of existing topography and vegetation to reduce visual impacts of new development;
3. Identify and preserve scenic views with new development proposals.

#### **Goal 3: Preserve agricultural land resources in the Area.**

##### **Objectives:**

1. Promote a land use pattern consistent with the Area’s rural

- agricultural character;
2. Direct new subdivisions and other major non-agricultural developments away from Exclusive Agricultural areas;
  3. Explore approaches to encourage developers in “Agricultural Transition” areas to assist in preservation of agricultural land through conservation design.

## **Natural Resources: Recommendations & Implementation Strategies**

### **Identify & Map Natural Resources.**

Use the Marshfield Sewer Service Area Plan (SSAP) as a map resource to identify ESAs and other conditionally sensitive areas. Identify & map large wooded areas or other natural resources that should be preserved and adopt as a supplement to this Plan to review future development proposals.

Require more detailed mapping of natural resources or submittal of impact analysis/study where it is apparent that a development proposal may impact natural features or environmentally sensitive areas.

### **Implement Site Plan Review & Site Design Standards.**

Require that all new developments obtain JPC site plan approval before obtaining a building permit. Adopt and implement minimum standards & procedures for site design and site plan review. Require grading plans, erosion control plans, and storm water management plans with development proposals.

### **Require large developments to meet runoff standards.**

Require land disturbances of 1-acre in size or greater to meet requirements of DNR Regulations NR151 - Runoff Management. Encourage use of environmentally sustainable site design principles for developments over 1-acre in size; preserve natural drainage on the site; reduce the amount of impervious area; and utilize the landscape to naturally filter and absorb runoff before it leaves the site.

### **Promote more vegetation in developments.**

Require preservation or addition of native landscaping in new developments. Review local ordinances for existing landscaping requirements.

### **Implement & Monitor the Sewer Service Area Plan (SSAP).**

In addition to delineating an urban sewer service boundary, the Sewer Service Area Plan provides a framework for future planning. The JPC should use the Marshfield SSAP as a planning tool to review future development proposals in the JPA. Environmentally sensitive areas (ESAs) and other conditional sensitive areas are mapped and included within the SSAP. This Plan also includes recommended buffers from ESAs (75-ft from the Ordinary High Water Mark of Shorelands; 50-ft from delineated wetlands).

The JPC should participate in the review/recommendation of all future proposed expansions or changes to the urban service boundaries in the JPA and evaluate proposed changes to sewer service boundaries using the recommendations of this Plan.

### **Review local ordinances and update or recommend adoption of wellhead protection ordinances.**

If not provided for already, well recharge areas as delineated by the SSAP should be further protected by adoption of wellhead protection ordinances.

### **Administer local zoning, and subdivision ordinances to protect shoreland, wetland or floodplain areas.**

**Identify & map the Area’s important scenic views or “viewsheds”.**

The McMillan Marsh is outside the planning area; however is probably the area’s most fragile resource. The JPC should consider protection and enhancement of McMillan Marsh and other environmental areas when reviewing development proposals within the JPA. In addition to water quality and groundwater recharge functions, wetlands provide aesthetic appeal to the area. The McMillan Marsh contains heavily forested land and is a designated wildlife area.

**Review local zoning ordinances & consider updates to add outdoor lighting regulation.**

Public input indicated an opportunity for the area is to have “darker nights.” Night lighting from parking lots, commercial or industrial sites and even residential yard lights can cause glare on adjoining properties or interfere with night sky views. One simple yet effective way to address lighting would be to adopt a zoning regulation requiring all exterior lights to be fully shielded.

**Implement “Exclusive Agricultural” District requirements and general guidelines.**

Adhere to the “one home per 35-acre density policy” set forth in Marathon Co. zoning ordinance to limit residential development in the Exclusive Agricultural District east of Galvin Avenue.

- Guide the placement of homes, driveways, and other uses in the Exclusive Agricultural District to less productive soils and edges of agricultural fields.
- Promote conservation design principles to preserve farmland on certain Agricultural Transition lands.

**LAND USE**

**Existing and Potential Land Use Conflicts**

Conflicts will inevitably occur in areas where residential and other non-farm development abuts against agricultural uses. Encouraging residential “infill” development in Agricultural Transition Districts is the recommended approach to help minimize these types of land use conflicts in the JPA.

This Plan recommends residential development in the Agricultural Transition Districts and further recommends a clustered development approach using conservation subdivision design or planned unit development. Conservation Subdivisions allow concentration of units on the most buildable part of a site and preservation of open space and natural resources. Planned Unit Development is a flexible approach to zoning that can allow for a better design and arrangement of open space. This is the recommended approach to preserve the rural/semi-rural character, protect environmental resources, and minimize potential land use conflicts through use of open space.

The boundaries of the planning area should provide some gradual transition of land use and density changes between the urban development to the south and the rural land to the north. To help with this transition, this Plan recommends planned or conservation design and sets density ranges for residential development of large tracts of Agricultural Transitions lands.

## **Planned Land Use**

**Figure 4** is the **Joint Planning Area Future Land Use Plan** and represents the desired future land use pattern for the Area over a 10-year planning period.

### **Goal 1: Promote a land use pattern consistent with the Area’s rural and semi-rural character.**

#### **Objectives:**

1. Direct new development in and around areas of existing development;
2. Define appropriate density range for new residential development in the Agricultural Transition Areas;
3. Promote “conservation design” principles for new development projects to help development blend in with landscape;
4. Implement site plan review to promote design standards for commercial developments.

### **Goal 2: Accommodate Development in Planned Areas.**

#### **Objectives:**

1. Accommodate new development in areas where there is already development and zoned for the use;
2. Direct new residential growth to “Agricultural Transition” areas;
3. Direct new commercial development along Highway 97.

### **Land Use: Recommendations & Implementation Strategies:**

#### **Implement the Future Land Use Map.**

Adopt and implement the “Future Land Use Map” for the Joint Planning Area. Direct new development to lands west of County AAA; lands east of County AAA should remain in Exclusive Agricultural/Agricultural uses. Implement density ranges and recommended development as defined in the Plan.

#### **Site Plan Review & Site Design Standards.**

Require that all new developments must obtain JPC site plan review approval before obtaining a building permit. Adopt and implement standards & procedures for site design and site plan review. Consider submittals of a detailed site plan, building elevations, landscape plan, lighting plan, grading/storm water management plans, and signage plans as part of the review process. Require submittal of a concept plan or site plan before considering the rezoning of lands in the JPA.

#### **Recommend the creation of a Highway Design Overlay Zoning District.**

The purpose of this district could help address design quality of commercial development along Highway 97 corridor.

#### **Promote “Cluster Design Process” & Adopt Conservation Subdivision Ordinances.**

Promote grouping or clustering of development according to the principles of conservation design in an effort to preserve open space, protect natural resources and help development blend in with the landscape. Amend the Town’s & City’s subdivision

ordinances to conform to the recommendations of this Plan, by incorporating conservation subdivision design standards.

Promote this 4-step **cluster design process** for laying out subdivisions:

**Step 1--Identify and map open space areas worthy of preservation.** This involves a detailed mapping of natural features to include farmland, wooded areas, wetlands, and even scenic views. Ideal locations for open spaces proposed to be held by the public or in “common” should also be mapped in this step.

**Step 2--Arrange individual homes (not streets) in desirable locations.** Desirable locations should consider topography, privacy, and public and private access to open space.

**Step 3--Design street and trail systems.** The purpose of the road and trail design is to connect homes to each other, connect streets to the town or county road network, and connect the development to its surroundings.

**Step 4--Set lot lines.**

## **TRANSPORTATION**

This Plan proposes to coordinate transportation and land use in review of future development proposals in the JPA. Addressing one without considering the impacts to the other can often result in undesirable patterns of development, increase traffic congestion on existing roads, create safety issues, or impact environmentally sensitive areas or “character” of an area.

This Plan recommends access management and site plan review to minimize impacts to roads from development of abutting lands. Joint driveway requirements are proposed to address traffic safety issues and help minimize impacts on existing natural features and the rural/semi-rural landscape.

### **Goal 1: Plan for a safe and efficient transportation system.**

Objectives:

1. Plan for extension of major streets or other roads as necessary to complete connections, provide alternate routes for traffic & emergency vehicles and to serve future development areas.
2. Encourage new residential development to incorporate on-road or off-road trails for biking and walking.
3. Promote joint driveways and reduction of the number of single-use drives when opportunities arise in order to minimize number of access points.

### **Goal 2: Reduce impacts of abutting development on the existing road systems.**

1. Analyze impacts of new development proposals on the existing streets.
2. Plan for connected road systems with new developments to minimize use of main arterials, provide secondary access and improve access to deeper parcels.
3. Avoid land uses that generate heavy traffic on roads that have not been constructed or upgraded for such use.

### **Goal 3: Reduce impacts of road systems on existing natural features and the semi-rural landscape.**

1. Plan for connected road systems for new developments to help preserve the semi-rural landscape.

2. Promote joint driveways and require reduction of private single-use drives when opportunities arise.

**Transportation: Recommendations & Implementation Strategies**

**Master Street Plan**

Develop a Master Street Plan for the JPA to address the need for future street planning and to further the orderly layout and use of the larger tracts of undeveloped land within the JPA. Planning for future street locations can provide an opportunity for new connections as land is developed. Dead-end roads, while they may add to aesthetic value, do not allow a connected road network to aid in traffic movement or emergency services.

**Traffic Studies for certain developments**

Require traffic studies for large developments to help analyze impacts on the existing streets and for traffic control recommendations.

**WisDOT and Marathon Co. Highway Dept Review**

Involve WisDOT and Marathon County Highway Department in the review and recommendation on proposed subdivision and rezoning of lands abutting state and county highways.

**SECTION 5.IMPLEMENTATION**

The following table provides a list & timeline of major actions that the JPC should complete to implement this Plan. Recommendations of this Plan will not implement themselves. Most of the actions will require cooperation with others, including City, Town and County governments and local property owners.

Two overarching actions of this Plan are:

- Review & recommend amendments to existing subdivision and zoning regulations to match *Plan* recommendations; and
- Continue to monitor and amend this Plan as conditions change.

Element	Action	Timeline
Natural Resources	1) Review existing maps of natural resources. Identify and map the Area’s remaining significant wooded areas or other natural resources that are not currently mapped. Adopt new maps as amendments to this Plan.	2007
	2) Recommend to City & Town amendment of their subdivision ordinances to incorporate conservation subdivision design.	2007
	3) Review existing ordinances and recommend updates or adoption of wellhead protection, conservancy or other overlay districts to protect the Area’s groundwater, natural resources or other ESAs.	2007
	4) Implement & monitor the Marshfield SSAP.	Ongoing
	5) Review existing subdivision or land division ordinances and	

	<p>recommend updates or adoption of regulations to address land suitability and environmental &amp; design issues, specifically look at a requirement for environmental assessment for certain developments.</p> <p>5) Implement Marathon Co. Floodplain and Shoreland Wetland zoning ordinances.</p>	<p>2007</p> <p>Ongoing</p>
Land Use	<p>1) Draft &amp; adopt standards and procedures for site design and site plan review as part of the permit approval process required for the JPA.</p> <p>2) Recommend to City &amp; Town amendment of their subdivision ordinances to incorporate conservation subdivision design.</p> <p>3) Review existing zoning ordinances and recommend updates or adoption of a Highway Overlay District to address future commercial development along Highway 97 (access restrictions, setbacks, landscaping, lighting, etc.)</p>	<p>2007</p> <p>2007</p> <p>2007</p>
Transportation	<p>1) Develop a Master Street Plan for the JPA, adopt plan and recommend adoption of the Plan by City &amp; Town.</p> <p>2) Review existing ordinances and recommend updates or adoption of ordinances for driveway standards and access control.</p> <p>3) Review existing zoning ordinances and recommend updates or adoption of a Highway Overlay District to address future development along Highway 97 (access restrictions, setbacks, landscaping, lighting, etc.)</p> <p>4) Recommend to City &amp; Town adoption of a traffic study requirement in their zoning ordinances.</p>	<p>2007</p> <p>2007</p> <p>2007</p> <p>2007</p>
Implementation	<p>1) Continue to monitor and amend the Plan as conditions change.</p>	<p>Ongoing</p>