

Chapter 2

Community Vision and Values

Emergent Themes from the Community Survey

- 74 percent of all survey respondents preferred controlled growth (65.7%) or no growth (8%), an indication of the value of thoughtful planning to the community.
- More than twice as many respondents felt residential growth should be directed to the northern part of the Town over any other area of the Town.
- 56% felt the Town should allow development west of Afton Road ONLY on non-productive farmland (37.7%), or not at all (18.3%).
- 58% favored lot sizes of 15,000 square feet or smaller in new residential subdivisions.
- Only about one of ten respondents felt there was a need for low-cost housing in the community, with only one in ten also expressing a need for multi-family housing in the Town. A significant percentage of respondents (27%) believe that there is a need for moderate-cost housing, however.
- Survey respondents were strongly in favor of expanding the Town's economic base, with 50% supporting a new industrial/business park, 59% supporting Town assistance to local businesses, and 72% supporting new business attraction efforts.
- 70% of those surveyed responded that preserving rural identity was a priority. 55% supported Town efforts to preserve large tracts of open land, and almost 19% were willing to pay additional taxes to preserve farmland.
- Town residents rated all efforts to limit City expansion at the Town's expense quite high. Highest among these, at almost 75%, was to identify permanent boundaries between the two municipalities.
- Most of the Town's essential services (police, fire, EMS, snow removal) were graded quite favorably. On the other hand, Town recreation facilities (especially for adults and older adults) received very few positive marks.
- Almost half of those surveyed felt that the Town's road system rated as either "good" or "excellent," and only 8% rated Town roads as "poor."
- Although only about 11% of respondents stated they would use City bus service if extended to the Town, 18.4% would support spending tax dollars to extend bus service to parts of the Town.
- The preservation of environmental areas and open spaces ranked as especially important (about two-thirds of respondents). Additionally, about 58% of respondents felt the Town should expand its park system.
- Support for connecting Town parks and open spaces via bicycle and pedestrian trails generally favored well.

Issue Identification – Community-Identified Planning Opportunities, Challenges, & Threats

Through the several open discussions held as part of the *Plan* development focus groups, as well as the community survey and other public participation events, a number of themes emerged that warrant focus in the *Town of Beloit Comprehensive Plan*. Augmenting the general observations drawn from the community survey (sidebar, left), input gathered at each of the element focus groups proved very useful in generating the Plan's critical goals, objectives, and priorities. This input is summarized below, and forms the foundation upon which the Plan's goals and objectives (beginning on page 11) were developed.

Focus Group Input – Building Blocks for Each Plan Element

- Issues and Opportunities
 - Participants expressed satisfaction with the Town's quality of life due to its natural beauty and rural setting, high-quality public services and schools, and general affordability.
 - One theme that emerged right away and continued to surface was a general lack of community identity or a place of focus for commerce and activity.
 - There appeared to be an interest in making the Town more of a "player" economically by citing a lack of shopping diversity, digital infrastructure, inter-governmental agreements, and high traffic access that would likely be attractive to larger commercial or industrial operations.
 - Blackhawk Technical College (less

than a mile north of the Town) was referenced as an opportunity to "tap-into" for job skills and possible business expansion.

- Some participants were concerned that costs of living were rising, and this could compound the difficulties in retaining businesses, young people, and families.
- Urban/suburban sprawl and the lack of a plan to protect farmland were seen as two of the more important threats facing the Town of Beloit.
- Agricultural, Natural, and Cultural Resources
 - The Rock River, agricultural lands, and mineral resources were noted as defining natural resource features of the Town, and participants strongly encouraged management of them via the *Plan*.
 - Recreational resources are diverse in and around the community. The river provides a tremendous recreational resource, but so do existing parks and hunting lands. Additionally, cultural activities in the Town and surrounding communities such as Autorama and the Beloit Snappers baseball team are unique to the Town, and should be preserved, promoted, and built upon.
- Land Use
 - Preservation of the environment – including farmland – was strongly noted in the discussions

of future land use.

- When asked how the Town's land use scheme could be changed, participants focused on issues of identity especially, feeling that community entrances, public places, and a distinct "Town Center" were all important in establishing the Town's development character.
- Primary corridors (e.g., Prairie Avenue) and community gateways were heavily supported for new development and infill/redevelopment opportunities.
- Participants felt that bicycle and pedestrian safety and access should be coordinated better with land use.
- Generally, participants felt that the Town of the future should be characterized by a suburban to rural development pattern, with civic and recreational uses more accessible to housing near existing population centers and a strong agricultural community further away.
- Utilities and Community Facilities
 - The Town is well-served by utilities. Significant sanitary sewer capacity exists, municipal water through the Beloit Water Utility provides adequate pressure for current development, and gas and electric are readily available. Stormwater is mostly handled through natural swales and ditches, so opportunities for more

regional stormwater management should be addressed in new developments.

- Recognizing the inefficiencies associated with development that is not served by public sewer and water in a community where these utilities are available, participants discussed establishing future development standards that would require residential development to require sewer and water.
- Transportation
 - Participants wanted to establish bicycle and pedestrian paths as priorities in the *Plan*, and coordinate with the Stateline Area Transportation System (SLATS) regional plan wherever possible.
 - Several street network improvements were discussed, including safety of particular intersections (e.g., CTH Q & CTH D), regional transportation projects (e.g., West Side bypass, potential I-90 connection), and local street development (e.g., Bartells Drive extension to Philhower Road).
 - General connectivity of neighborhoods and compatible land uses should be addressed in the *Plan*.
- Economic Development
 - The establishment of diverse, sustained partnerships was perceived as a vital goal for successful economic development. This could include stronger links

between local businesses and educational institutions, increased communication with local and regional media, and a regional collaboration with County and City economic development entities.

- While the Town has historically had a generally “pro-growth” atmosphere, participants recognized a need for a more fully integrated and functional workforce development system to complement a business-friendly climate and the Town’s “ready-to-build” sites for economic development.
- The access to resources – be that workforce, capital, or natural – requires increased local effort and control. Identifying special projects or opportunities in the Town should be a focus of economic development activities.

- Housing

- Residents stressed the value that the community has placed on maintaining a stable single-family housing stock, and that housing decisions in the future must first be sensitive to existing single-family neighborhoods and uses.
- Many participants expressed support for mixed residential areas, whereby detached single homes might “phase” towards two-, four-, or eight-unit homes closer to higher volume roads or higher-activity land uses.

- Some participants that had experience in real estate and development felt that young families or single-income households were gradually being “priced out” of the Town’s housing market.
- Participants generally agreed that the Town needed more “starter” homes, and felt that demanding high quality construction and upkeep was essential for such homes.

- Park and Open Space

- The lack of safe, convenient access and linkage to parks by bicyclists and pedestrians stood out as a critical shortcoming in the Town’s park and open space system.
- Participants supported instituting an impact fee to new residential development for park acquisition and development.
- The Rock River was highlighted as one of the Town’s unique and most valuable assets. Participants agreed that, wherever possible, public access and enjoyment of the river should be sought.
- Given limited staffing and resources, the geographic dispersion of Town parks presents a challenge from an efficiency and maintenance standpoint over the long-term.

- Intergovernmental Cooperation

- A great number of existing intergovernmental agreements

exist between the Town of Beloit and its neighbors, ranging from emergency dispatch to street sweeping to sanitary sewer service to recycling. These agreements create greater efficiencies of service for the region as a whole, and the Town should be attentive to additional, similar opportunities.

- When discussing the barriers to local government cooperation, participants pointed to “bad blood” from past squabbles, a lack of “regional” community and measures of cooperation and success, and a lack of mutual respect and “balance” at the negotiating table.
- Several opportunities to break down these barriers were discussed. The most pressing would appear to be establishing an ongoing forum for communication, developing a common vision for economic development, and entering into a boundary agreement with the City of Beloit and other neighboring communities. If, in fact, the Town chooses to move towards incorporation as a City or Village, it will be essential that discussions about boundaries and other issues are had ahead of time.

Taking Aim - Goals & Objectives

The input summarized in the previous section has contributed directly to the substance and direction of each element of the *Plan*. The focus group and survey input also combine to serve as the basis for the overall vision and scope of the *Town of Beloit Comprehensive Plan*, discussed in this section. This vision and scope is presented in the form of the *Plan’s* goals and objectives.

For the Town of Beloit Comprehensive Plan, Goals and Objectives are organized according to the element that they are most relevant to. Each of the next 11 pages is devoted to a specific element, and for each element goals are assigned a unique icon. These icons are used throughout the plan (see sidebar) as cues to illustrate how an issue, action, or recommendation corresponds to a specific goal or set of goals.

In preparing the *Comprehensive Plan*, it is critical that the goals and objectives of the community are clearly understood and communicated in the plan. “**Goals**” refer to the broad, overarching vision towards which the recommendations within the *Plan* are intended to aspire. Goals are intentionally somewhat general, and quite possibly intangible, statements of the Town of Beloit’s desired conditions or situations. “**Objectives**,” on the other hand, are presented in the *Plan* as concrete statements of specific – and almost always attainable and/or measurable – steps or milestones the Town undertakes as part of the planning process in order to address its goals. In this *Plan*, each objective corresponds to a specific goal or set of goals, and this correspondence is illustrated in the document.

Overall Goals



To plan for balanced and controlled growth that strengthens and preserves the Town's rural heritage and small-town character.



To establish sustained and mutually beneficial opportunities for cooperation and coordination with the City of Beloit which minimize the impact and frequency of annexation of Town land.



To expand the Town's reputation as an environmentally-conscious and efficient community.

Overall Goals & Objectives

Although each Plan element includes goals and objectives germane to the focus of that element, the overall goals and objectives introduced here are relevant to the entire Plan and planning process. The overall goals and objectives support each of the elements individually, and identify the fundamental targets towards which the Town of Beloit envisions its Comprehensive Plan should aim.

The goals and objectives introduced here are meant to represent the broad but principal issues and opportunities that were identified throughout the public participation process by Town stakeholders. Throughout this process, it was evident that the Town placed a great deal of value in maintaining and enhancing its distinct identity. In essence, this identity is understood as a small but well-rounded community that is sensitive and poised to stand up to local and external (i.e., City) pressures for unsustainable growth. Additionally, it became clear that a priority of the Town was to continue to evolve with a stewardship of the natural environment at the center of its growth and development.

To plan for balanced and controlled growth that strengthens and preserves the Town's rural heritage and small-town character.

- a. Capitalize on existing urban services and infrastructure to accommodate future growth and redevelopment.
- b. Express, promote, and maintain the Town of Beloit's outstanding quality of life.
- c. Identify specific areas in the Town's land use element for "rural preservation," with the term clearly defined.

To establish sustained and mutually beneficial opportunities for cooperation and coordination with the City of Beloit which minimize the impact and frequency of annexation of Town land.

- d. Actively engage landowners at the Town/City fringes and continue to provide an exemplary quality and level of service to all Town lands.
- e. Coordinate with the City of Beloit, Rock County, and neighboring townships to determine a proactive approach to discussing local and regional issues.

To expand the Town's reputation as an environmentally-conscious and efficient community.

- f. Exceed state standards for recycling and reuse of materials.
- g. Encourage "green construction" practices, and explore incorporating LEED (Leadership in Energy and Efficient Design) standards into Town ordinances.
- h. Practice energy efficiency by exploring the use of alternative sources of energy for municipal buildings and vehicles.
- i. Prepare for future growth opportunities in such a way as to protect farmland, natural resources, and open spaces by combating disconnected, "leapfrog" development.

Agricultural, Cultural, and Natural Resources Element Goals & Objectives

These goals and objectives reflect the Town's commitment to making land use decisions with regard to the Town's abundant but vulnerable natural resource base and history. As was discussed throughout the public participation process, the comprehensive plan will identify those areas and features of the Town that should be preserved or protected as well as those areas that are appropriate for development. The goals and objectives on this page speak to that principle.

- *To enhance public access, responsible use, and enjoyment of the Town's natural and recreational resources.*
 - a. Identify and map unique environmental features, areas, and corridors in the Town, and require these features to be depicted with all site plans, certified survey maps, and preliminary and final plats.
 - b. Develop a policy that encourages the preservation and/or restoration of natural habitats and landscapes.
 - c. Encourage patterns and practices of land use and development that do not disrupt the natural hydrologic system, including the balance between ground and surface waters.
 - d. Create, maintain, and enhance natural buffers along stream and river banks.
 - e. Support county, state, and federal government agency efforts to protect and upgrade the quality of ground and surface waters in the Town.

- *To preserve the viability of agricultural operations and land uses in the Town.*
 - f. Support agriculture-related businesses and industries that are consistent with the Town's character.
 - g. Continue to support effective agricultural preservation techniques and programs at the county and state levels, which may include voluntary conservation easements and other land protection tools.
 - h. Work with the City of Beloit and other neighboring jurisdictions to encourage orderly, efficient, and disciplined development patterns that protect productive agricultural lands and minimize the conflict between urban and rural uses.
- *To continue to celebrate and express the Town's unique heritage and identity.*
 - i. Encourage local fairs, festivals, tours, and markets that celebrate the Town's river, farming, hunting, fishing, and wildlife watching heritage and rural way of life.
 - j. Preserve and protect buildings and sites identified as historically, archaeologically, or architecturally significant.

Agricultural, Cultural, & Natural Resources



To enhance public access, responsible use, and enjoyment of the Town's natural and recreational resources.



To preserve the viability of agricultural operations and land uses in the Town.



To continue to celebrate and express the Town's unique heritage and identity.

Land Use

To Encourage a pattern of community growth and development that is true to the spirit of “Smart Growth” and provides a high quality of life in the Town of Beloit for all residents, visitors, and businesses.

Land Use Element Goal & Objectives

Land use is often viewed as the centerpiece of a community’s comprehensive plan. Certainly, this element is a tremendously important and influential component of the Town of Beloit’s *Comprehensive Plan*. Still, the Town’s approach to it in this *Plan* is simple yet clear, as evidenced by the goal and objectives presented on this page and demonstrated throughout the remainder of the *Comprehensive Plan*.

To encourage a pattern of community growth and development that is true to the spirit of “Smart Growth” and provides a high quality of life in the Town of Beloit for all residents, visitors, and businesses.

- a. Identify locations and strategies for growth and development in the Town that are community-focused and uniquely local.
- b. Consider adoption of architectural controls to encourage the high quality development of neighborhoods.
- c. Ensure that newly developed areas are sensitive to existing adjacent land uses.
- d. Ensure that sensitivity to the natural environment, including the Town’s most productive agricultural areas, is reflected through future growth and development in the Town.
- e. Ensure that new development is in line with the Town’s capacity to provide cost-effective infrastructure and services in the short- and long-term.
- f. Establish planned growth areas in the Town, and guide new development to those areas primarily.
- g. Preserve and protect private prop-

erty rights while at the same time promoting the health, safety, and general welfare of the public.

- h. Continue to involve the public in land use decisions, including the periodic review and update of this *Plan*.
- i. Designate specific areas within the Town for “agricultural preservation,” and explicitly define the term to discourage the subdivision of lands within those areas.
- j. Prioritize and promote infill and redevelopment opportunities, especially along the Prairie Avenue and Riverside Drive Corridors, in the Beloit Township Industrial Park, and in the area between Cranston Avenue and Bayliss Avenue.
- k. Develop and adopt new regulatory tools, and revise and re-adopt existing regulatory tools needed to promote compact development in areas that can be efficiently served by existing Town services.
- l. Encourage development first in existing platted areas, and then in areas where infrastructure and other municipal services can be extended and provided economically.

Utilities & Community Facilities Element Goals & Objectives

Utilities and community facilities refer to vital municipal components such as sewer, water, and energy services, police and fire protection, public libraries and schools, and more. Public parks, which are community facilities, are given specific attention in the Town's *Comprehensive Outdoor Recreation and Parks Plan 2009 - 2014*, which is a separate but companion document to the *Comprehensive Plan*.

The Town's goals and objectives for utilities and community facilities reflect its priority of growing manageably and orderly. Establishing this type of growth as a target will allow the Town to keep up with the needs, from a service provision standpoint, of its growing population at a reasonable cost.

To promote the provision of government services in an efficient, environmentally sound, and socially responsible manner.

- a. Provide community facilities and services to serve the residents of the Town of Beloit efficiently and effectively.
- b. Support and assist in, where appropriate, the continued operation of community facilities provided by Rock County, the City of Beloit, local school districts, private companies, and other neighboring communities, which serve the residents of the Town of Beloit.
- c. Ensure that Town budgets and Capital Improvements Plans maintain consistency with this *Plan*.
- d. Create and refine mechanisms to ensure that new development projects pay their own way, which may include establishing impact fees (fire, parks) or revisiting develop-

ment review fees, for example.

To ensure that all Town residents and businesses are adequately served by desired public utilities and services in a manner that promotes a high quality of life.

- e. Provide safe and efficient sanitary sewer service in the Town via the Town of Beloit Wastewater Treatment Plant.
- f. Ensure that all Town residents and businesses have ready access to safe, clean water.
- g. Encourage compact and efficient development patterns in the Town, infill and redevelopment opportunities, and more intensive levels of development in and around the City of Beloit and developed areas of the Town, in order to minimize the Town's cost of providing public services and utilities.
- h. Consider developing a unified street lighting plan that maximizes efficiency and enhances the community identity.
- i. Promote development within the Town of Beloit's Sanitary Sewer Service Area.
- j. Develop phasing plans for urban services that are consistent with the other elements of this *Plan*, especially the Land Use Element.

Utilities & Community Facilities



To promote the provision of governmental services in an efficient, environmentally sound, and socially responsible manner.



To ensure that all Town residents and businesses are adequately served by desired public utilities and services in a manner that promotes a high quality of life.

Transportation



To maintain and improve a safe and efficient network of Town roads for all modes of transportation.



To work with Rock County, neighboring jurisdictions, the Stateline Area Transportation Study (SLATS), and Wisconsin Department of Transportation on providing a transportation system that meets the needs of Town of Beloit residents, businesses, and visitors.



To expand opportunities for alternative forms of transportation for travel within, into, and out of the Town of Beloit.

Transportation Element Goals & Objectives

Generally speaking, transportation in the Town is focused on accommodating cars and trucks. The Town will use this *Plan* to expand and improve its transportation network for all modes of transport.

To maintain and improve a safe and efficient network of Town roads for all modes of transportation.

- a. Review Town street standards to ensure that the design standards are appropriate for diverse users (bikes & pedestrians, cars, semi-trailer trucks) without being unnecessarily over-designed.
- b. Evaluate intersections and road segments/areas with realized or potential dangers and identify strategies to calm auto traffic and improve their safety.

To work with Rock County, neighboring jurisdictions, the Stateline Area Transportation Study (SLATS), and Wisconsin Department of Transportation on providing a transportation system that meets the needs of Town of Beloit residents, businesses, and visitors.

- c. Continue to be an active partner in SLATS.
- d. Maintain an active role in the planning stages of the Highway 81 bypass project, and keep residents, landowners, and businesses informed throughout the process.
- e. Identify suitable locations and alignments for local and collector roads that link neighborhoods at the lowest cost and with the least land consumption.
- f. Limit the use of dead-end streets and cul-de-sacs to cluster developments, or in otherwise desirable developments where physical or

environmental constraints make them the only feasible option.

- g. Coordinate the provision and improvement of transportation infrastructure with land use and development within and adjacent to the Town.
- h. Work with neighboring jurisdictions to identify strategies and locations for improving connections to the Town of Beloit from I-90/39.

To expand opportunities for alternative forms of transportation for travel within, into, and out of the Town of Beloit.

- i. Accommodate the needs of pedestrians, bicycles, transit riders, and the disabled in new developments, and develop or modify site review and conditional use standards to address these needs.
- j. Identify existing areas of Town that are currently deficient in pedestrian, bicycle, and disabled persons' accommodations and plan for such accommodations as part of any future investments into these areas.
- k. Encourage and incorporate innovative transportation design standards to facilitate pedestrian, bicycle, and transit travel and reduce automobile dependency.
- l. Provide safe and convenient pedestrian and bicycle routes between residential areas, schools, shopping areas, parks, medical facilities, employment centers, and public transit facilities.
- m. Promote ride sharing and the use of alternative fuels.

Economic Development Element Goals & Objectives

For a small, unincorporated community like Beloit, growing the local economy can be a substantial challenge. Especially in the somewhat uncertain economic times of 2008, sustainable economic success relies upon an honest and critical attempt to identify local assets and barriers to job creation and job growth. Furthermore, it is essential that the Town continue to increase its efforts of partnership and collaboration with regional economic development entities and remain active in identifying and providing viable locations for new businesses and industries.

To diversify and strengthen the Town of Beloit's local economy.

- a. Foster an increased awareness of and participation in the Town of Beloit Economic Development Committee by local employers, entrepreneurs, and officials.
- b. Promote participation in the Greater Beloit Economic Development Corporation (GBEDC) by Town businesses and representatives of Town government.
- c. Maintain communication and visibility with the Rock County Economic Development Alliance.
- d. Enhance opportunities for networking and collaboration among the Town's businesses and with the greater region.
- e. Create locally-controlled tools for economic development assistance, including those which necessitate incorporation as a City or Village.
- f. Encourage the development of emerging technologies and industries in the Town.

To leverage and capitalize on the Town's available and under utilized financial, infrastructure, and environmental resources.

- g. Continue to reduce the disconnection between the business and education communities in the Town of Beloit.
- h. Develop and promote a life-long learning culture and network in the Town by engaging UW-Rock County, Blackhawk Technical College, and local school districts.
- i. Promote and support the redevelopment and continued investment in existing areas of the Town that are developed with business and industrial uses.
- j. Identify locations in the Town for new commercial and industrial development on the Future Land Use Map of this *Plan*, and strive to assure that these locations are sensitive to surrounding uses and appropriately served by major roads and public infrastructure.

Economic Development



To diversify and strengthen the Town of Beloit's local economy.



To leverage and capitalize on the Town's available and underutilized human, financial, infrastructure, and environmental resources.

Parks and Open Space



To avoid planning for or providing parks and open space facilities that are in conflict with or redundant to facilities provided by neighboring communities or other governmental agencies.



To expand the Town's administrative and financial capacity to acquire, develop, promote, and improve its park and open space system at the lowest cost to its citizens.



To meet the recreation needs of all Town residents, including young children, senior citizens, citizens with disabilities, and persons of all income levels.



To "connect" the Town's parks and open spaces to one another and to other, compatible land uses.

Parks and Open Space Element Goals & Objectives

Recognizing the importance of providing public places for outdoor recreation and relaxation, the Town of Beloit includes parks and open space as a critical element of its *Comprehensive Plan*. The Town's goals and objectives with respect to parks and open spaces recognize the influence of City of Beloit parks (and city residents who might use Town parks) on park use and service, and they reflect a commitment to the Town's diverse population and recreation needs. Anticipating future residential growth, the Town is prepared to explore new and expanded mechanisms for funding and providing new and expanded parks and open spaces.

The Town's *Comprehensive Outdoor Recreation and Parks Plan 2009 - 2014 (CORPP)* is an addendum to this *Comprehensive Plan*. Although separate documents, these two plans are meant to support one another. For this reason, the CORPP's goals and objectives are introduced here because the Town appreciates the need to coordinate the planning of parks and open space with each of the other elements of the comprehensive plan.

- To avoid planning for or providing parks and open space facilities that are in conflict with or redundant to facilities provided by neighboring communities or other governmental agencies.
 - a. Identify and map practical service radii for each Town park, and monitor development to ensure that new residential areas are in close proximity to a public park.
 - b. Communicate and coordinate the planning, provision, and expansion of the Town's park, open space, and recreation opportunities with neighboring communities, Rock County, and the State of Wisconsin.
- To expand the Town's administrative and financial capacity to acquire, develop, promote, and improve its park and open space system at the lowest cost to its citizens.
 - c. Use the CORPP to identify specific parkland acquisition or park improvement needs in the Town of Beloit, and actively pursue grant opportunities through the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHA), and other grant-giving agencies.
 - d. Use the CORPP to identify specific parkland acquisition or park development needs in the Town of Beloit, and establish an impact fee to be applied to new residential development to meet these needs.
- To meet the recreation needs of all Town residents, including young children, senior

citizens, citizens with disabilities, and persons of all income levels.

- e. When developing or redeveloping Town parks, ensure that access by bicycle, pedestrian, and persons with disabilities is given primary importance.
- f. Periodically assess the condition and usefulness of playground and sports equipment and facilities in the Town's parks and, when and where necessary, replace with modern, safe, and fully accessible equipment.
- g. Determine appropriate locations for specialized recreation facilities that are currently lacking or under provided in the Town, such as a formalized pet exercise area or "court games" (e.g., basketball, roller hockey, tennis).

- To "connect" the Town's parks and open spaces to one another and to other compatible land uses.
 - h. Ensure that residential areas in the Town can safely and conveniently access parks, particularly by foot and/or bicycle.
 - i. Using the Agricultural, Natural, and Cultural Resources Element of this *Plan* as a guide, identify especially significant environmental features in proximity to existing or planned residential areas for acquisition and/or preservation as public open space.
 - j. As Town parks are developed or redeveloped, consider preserving areas within them for nature walks, public gardens, or wildlife viewing.
 - k. Identify and map existing and planned parks and open spaces, and plan for "green corridors" or other means of connecting them to the extent feasible.

Housing



To preserve and promote the viability of the Town's existing and future single-family housing stock.



To provide a range of housing choices within individual neighborhoods and throughout the community that can accommodate the needs, means, and tastes of people of all ages, abilities, and incomes.



To identify and collaborate with programs and agencies that can assist individuals and families with securing safe, high-quality housing in the Town.

Housing Element Goals & Objectives

Historically, the Town has regulated development in such a way as to promote a healthy balance of residential options, and a cornerstone of its housing element is to continue to promote the development of a range of housing for individuals and families of varying needs. By emphasizing such measures as architectural standards and conservation design, the Town confirms a commitment to sustained and sustainable value in the local housing stock for years to come.

- To preserve and promote the viability of the Town's existing and future single-family housing stock.
 - a. Identify and implement strategies, such as architectural standards, to assure that higher-density residential uses are designed, situated, and presented in a manner consistent with lower-density single-family residences.
 - b. To the extent possible, encourage new residences that are planned as part of distinct neighborhoods, rather than as single-lot, scattered site developments.
 - c. Stabilize the physical condition of homes and neighborhoods by enforcing local and state property maintenance and building codes, developing funding programs, applying for grants that can assist with property maintenance and rehabilitation, and buffering residential areas from incompatible land uses.
- To provide a range of housing choices within individual neighborhoods and throughout the community that can accommodate the

needs, means, and tastes of people of all ages, abilities, and incomes.

- d. Integrate a variety of housing types into urban- and suburban-style residential areas, and allow for a transition of less-intensive to more-intensive residential developments along major roads or more intensive land uses.
 - e. Develop a conservation subdivision ordinance to encourage the preservation of natural areas, buffering, and the protection of farmland in the Town.
 - f. Develop a Traditional Neighborhood Development (TND) Ordinance to encourage neighborhood design that incorporates a variety of housing styles, lot sizes, and neighborhood layouts that are consistent with the principles of "Smart Growth."
- To identify and collaborate with programs and agencies that can assist individuals and families with securing safe, high-quality housing in the Town.
 - g. Ensure that specialized residential facilities, such as housing for the elderly or community-based housing, are provided and served by a range of transportation options besides the personal automobile.
 - h. Promote and provide information related to the Town's participation in Rock County's Community Development Block Grant (CDBG) program via the Town website, newsletters, and at Town Hall.

Intergovernmental Cooperation Element Goal & Objectives

The Town of Beloit intends to use the *Comprehensive Plan* to identify strategies of coordination and cooperation with neighboring communities that will sustain the long-term growth, stability, and sustainability of the local quality of life. The goal and objectives below outline the critical first steps towards this purpose.

- *To communicate and work together with surrounding communities, seeking ways to conduct joint planning and develop service agreements.*
 - a. Strengthen existing – and identify opportunities for new – lines of communication between the Town of Beloit and its neighbors, Rock County, and local School Districts.
 - b. Identify and officially map (a) mutually beneficial area(s) for the institution of a long-term cooperative boundary agreement by the City of Beloit and the Town of Beloit.
 - c. Continue to build relationships with the City of Beloit, City of Janesville, Rock County, and neighboring Towns for coordinated land use, utility, and transportation planning that respects and preserves the sovereignty and identity of each community individually and the region as a whole.
 - d. Monitor locally provided services, especially in more urbanized areas of the Town, to minimize the duplication of services and to determine where greater efficiency might be achieved through combining services with the City of Beloit or other

neighboring communities.

- e. Preserve and enhance the Town of Beloit's quality of life while recognizing the City's obligation to responsibly plan for future growth.

Intergovernmental Cooperation



To communicate and work together with surrounding communities and overlapping jurisdictions, seeking ways to conduct joint planning and develop service agreements.

Implementation



To ensure that the Town of Beloit Comprehensive Plan is an effective tool for making local land use decisions.

Implementation Element Goal & Objectives

The Implementation Element differs from the other elements of the plan in that it is primarily focused on “how” the plan will accomplish the many goals and objectives of those other elements. As such, there is just one general goal for the Implementation Element:

- *To ensure that the Town of Beloit Comprehensive Plan is an effective tool for making local land use decisions.*
 - a. Assure that all Town ordinances and actions are consistent with the Comprehensive Plan, and update and/or enact ordinances that will help to meet the goals, objectives, and policies of this plan.
 - b. Refer to and incorporate updated data and information as they become available to ensure that the Comprehensive Plan is as up-to-date as possible.
 - c. Annually review the goals and objectives of each element to assess implementation successes and consider additional objectives.
 - d. Strive to maintain a positive image of the Town by improving the visual quality of development along key community entryways by enforcing signage, site plan, and landscaping ordinances.
 - e. With assistance from Rock County, enforce ordinances that preserve environmental corridors.
 - f. Develop & adopt a Capital Improvements Plan.
 - g. Develop & adopt an Official Map.
 - h. Develop & adopt a Parks Impact Fee.