

Implementation

Integration and Consistency

- ❑ During the planning process, care was taken to ensure integration of, and consistency between, the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan.
- ❑ The Village of St. Cloud Plan Commission will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If the review of the development proposal uncovers inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved, and make a recommendation for those changes to the Village Board.

Ordinances and Regulations

Village of St. Cloud

Consistency Requirement

- ❑ Wisconsin's comprehensive planning legislation **requires** that the Village's comprehensive plan be consistent with the following ordinances.

Zoning Ordinance

- The Village of St. Cloud's existing Zoning Ordinance took effect in 1988.

Subdivision and Platting Ordinance

- The Village of St. Cloud has a Subdivision and Platting Ordinance.

Official Map

- The Village does not have an Official Map Ordinance.

Extraterritorial Platting

- The Village has not, thus far, acted to establish extraterritorial platting.

Extraterritorial Zoning

- No Extraterritorial Zoning Board or Extraterritorial Zoning area has been established by the Village of St. Cloud.

Shoreland-Wetland Ordinance

- The Village of St. Cloud does not have a separate Shoreland Zoning Ordinance.

- ❑ Wisconsin's comprehensive planning legislation **does not require** the Village's Comprehensive Plan be consistent with the following ordinances:

Modular Home and Parks Ordinance

- Modular Home Parks are regulated through the St. Cloud Zoning Ordinance

Sign Regulations Ordinance

- Signs are regulated through the St. Cloud Zoning Ordinance. Copies of this and other ordinances are available from the Village Clerk.

Stormwater Management Ordinance

- St. Cloud does not have a Stormwater Management Ordinance.

Wellhead Protection Ordinance

- The Village of St. Cloud has a wellhead protection ordinance.
- The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. All new municipal wells installed after May 1, 1992, must have a WDNR approved wellhead protection plan (WHP) prior to placing the well into service.
- More information can be viewed at www.dnr.state.wi.us/org/water/dwg/gw/wellhead.htm.

Historic Preservation Ordinance

- The Village of St. Cloud does not have a Historic Preservation Ordinance.

Park and Open Space Plan

- The Village of St. Cloud has a Park and Open Space Plan. A copy of the plan is available from the Village Clerk or the Fond du Lac County Planning Department.

Measurement of Progress

- The Village of St. Cloud Planning Commission will advise the Village Board on a periodic basis regarding the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

Plan Update and Amendment Process

- The Village of St. Cloud will review the goals, objectives, and policies of the Comprehensive Plan on a periodic basis.
- The entire Comprehensive Plan should be updated every ten years.
- Because the environment in which the Comprehensive Plan to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, a development proposal for a specific property in St. Cloud may come before the Plan Commission that is inconsistent with the land use shown on the Future Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.
- The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Village Board on the amendment. The Village Board will need to hold a public hearing on the recommended amendment, and adopt an amendment to the ordinance that established the original plan.

Five-Year Implementation Plan

- The projections in the Comprehensive Plan for St. Cloud are based on a twenty-year time-frame.
- To assist in making the implementation of the Comprehensive Plan more manageable, St. Cloud has developed a Five-Year Implementation Plan. The Plan lists the programs or actions the Village will undertake, who will have responsibility for the programs or actions, and in what year the program or action will be undertaken.
- The programs and actions were selected by the Village based on a review of the goals, objectives, policies, and programs contained in the Comprehensive Plan.
- The Five-Year Implementation Plan will be reviewed on an annual basis to determine which programs and actions have been completed and should be removed from the Five-Year Im-

plementation Plan, which programs and actions should remain in the plan for the next five years, and which programs and actions should be included for the first time.

**Table 5
Five-Year Implementation Plan**

Program or Action	Responsibility	Year
<i>From the Land Use Element</i>		
Determine a good location for industrial zoning	Plan Commission and Village Board	2009-2012
Consider adopting a Site Plan Ordinance	Plan Commission and Village Board	2009-2013
Consider adopting a Five-Year Capital Improvement Plan	Village Board	2009-2013
<i>From the Issues and Opportunities Element</i>		
Factual information sheet that compares the cost of living with other communities in Fond du Lac County	Village Clerk, with help from Plan Commission Members	2009-10
Develop marketing materials and advertise the community as a good place to establish a business	Village Clerk, with help from Plan Commission Members	2009-10
Urge developers to construct more housing for retired and elderly people, and consider what specialized services this age group will need in future years.	Village Board	Ongoing
Review data from 2010 Census tables.	Planning Commission	2011-2012
<i>From the Agricultural, Natural, and Cultural Resources Element</i>		
Encourage urban development and redevelopment of land within the village while protecting the environment.	Plan Commission and Village Board	Ongoing
Watch for new Federal floodplain (FIRM) maps; consider establishing Village flood zoning requirements.	Plan Commission and Village Board	2009-2013
<i>From the Transportation Element</i>		
Interact with Fond du Lac County on transportation projects that may affect St. Cloud	Village Administration	Ongoing
Conduct PASER analysis of roadways	Village Board	Bi-Annually
<i>From the Housing Element</i>		
Encourage future residential development in areas that can be served efficiently and economically with public utilities and community facilities and services.	Plan Commission and Village Board	Ongoing
<i>From the Utilities and Community Facilities Element</i>		
Address stormwater infiltration into sanitary sewer lines	Village Board	2009-2014
Monitor wells and sewer lines to identify and prioritize needed improvements and correct deficiencies	Village Board	Ongoing
<i>From the Economic Development Element</i>		
Seek grant assistance to develop trail on former railroad right-of-way.	Village Board, committee of business owners	2009-2014
Work with local developers to market vacant lots that are on the market, and support the subdivision of more land in appropriate locations shown on the Land Use Plan	Village Administration, Plan Commission	2009-2014
Develop a Village website as a marketing tool, and make it available to local businesses through the sale of links.	Village Administration, committee of business owners	2010
Work with local lending institutions to make available reasonable loans to entrepreneurs	Committee of business owners	Ongoing
Investigate working with the Fond du Lac County Economic Development Corporation to recruit desired businesses to the downtown area	Village Administration, Village Board	2009 for 2010 budget
Develop a marketing strategy designed to attract businesses that can provide essentials locally, without extended travel.	Committee of business owners	2009-2010
<i>From the Intergovernmental Cooperation Element</i>		
Coordinate a joint planning process and the implementation of the Village's Comprehensive Plan with of Town of Marshfield's Comprehensive Plan	Plan Commission and Village Board	Ongoing