

**VOLUME ONE
DEVELOPMENT GUIDE**

**Section 3
Plan Implementation**

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INTRODUCTION

The St. Croix County Development Management Plan provides a framework for the future of the county. Specific tools are needed to successfully implement the plan. Most of the policies in Volume One, Section 2, Plan and

Policies, are prescriptive and action-oriented and describe what needs to be done to achieve the plan Goals and Objectives. This section describes the methods and authorities necessary to implement the policies of the plan.

ONGOING PLANNING

The need for planning does not end with the adoption of a plan. There are additional planning activities which are identified as a result of the planning process, such as the need for more or better information. Ongoing planning is as much a plan implementation tool as an ordinance or program.

Ongoing planning includes plan monitoring and evaluation to ensure plans stay current with changing

conditions. Outdated plans cannot serve the purpose for which they were originally intended if their assumptions are no longer valid. Regular plan evaluation can lead to the determination that the plan needs updating.

Most of the ongoing planning program addresses the need for more information to develop specific implementation policies or programs.

Ongoing Planning

Issue	Provisions or Actions	Timeline
Plan Monitoring and Evaluation	Evaluate the plan and its administration and implementation and report findings	Annually
Plan Update	Determine need for plan update based on plan evaluation	Between 3 to 5 years from plan adoption
Planned gross density	Create process and reporting to keep track of the density of development so that the ultimate, final, or complete development of existing parcels, in aggregate, does not exceed the planned gross density	Immediately
Planned Conservation Site Design	Create process and reporting to keep track of the amount of conservation site design development relative to traditional development to evaluate whether this tool is being used to meet the goals and objectives.	Immediately
Land Evaluation/Site Assessment	Develop a land evaluation, site assessment system for determining valuable agricultural land and viable farm operations	Immediately
Purchase of Development Rights	Conduct a feasibility study, including funding options and criteria for targeted lands	Within 3 years of plan adoption
Transfer of Development Rights	Conduct a feasibility study, including program authority and mechanisms, and identify “sending” and “receiving” areas	Within 3 years of plan adoption
Floodplain mapping	Work with FEMA to develop more accurate floodplain maps	Within 1 to 3 years of plan adoption
Groundwater Management	Develop a groundwater management plan	Within 3 to 5 years of plan adoption
Closed Depressions	Conduct a study of closed depressions impacts	Within 3 to 5 years of plan adoption
Privately Owned Wastewater Treatment	Monitor COM 83 progress and its implications for county development and the county sanitary code	Ongoing
Municipal Wastewater Treatment Systems and Water Sources	Monitor all future locations of water sources and municipal wastewater treatment systems and their implications for county development.	Ongoing
Town Plans	Develop a process to develop or review town plans to encourage consistency with the county plan	Ongoing

ZONING ORDINANCE

The zoning ordinance is one of the county's primary tools for implementing land use and development management policy. The county is rewriting its zoning ordinance to reflect the plan policies and recommendations through a comprehensive revision under s. 59.69(5)(d), Wisconsin State Statutes. It is important for the county to produce a zoning ordinance that is consistent with the development plan and compatible with the land use regulations of other jurisdictions.

Erosion control and stormwater management ordinances can be enacted by the county as part of zoning or subdivision ordinances or as a separate ordinance. These regulations limit or eliminate the negative impacts of land disturbance and impervious surfaces on water resources. Erosion control ordinances address sediment laden runoff from disturbed sites, while stormwater management is intended to control the volume, rate and distribution of runoff from developed sites.

Zoning Ordinance

Issue	Provisions or Actions	Timeline
Consistency with the County plan	Work closely with the towns, cities, and villages to encourage them to develop ordinances that are compatible with the County plan.	Ongoing
Uniformity in zoning countywide	Promote uniformity in zoning regulation countywide by encouraging all towns to adopt county zoning	Intensive effort during the year after county adoption of the zoning ordinance; ongoing
Maximum gross densities and minimum lot sizes designated in plan policies	Reflect policies and recommendations in new zoning ordinance	Immediately
Appropriate land uses for planning areas designated in plan policies	Reflect policies and recommendations in new zoning ordinance	Immediately
Conservation site design development	In new zoning ordinance: <ol style="list-style-type: none"> 1. An overlay district which allows appropriate density bonuses for conservation design 2. Density transfer to allow larger contiguous open spaces while maintaining overall density 3. Requirement to retain at least 65% of the subdivision in permanent open space 4. Require design to be compatible with the rural character and environmental features of the area 	Immediately

Issue	Provisions or Actions	Timeline
Transportation	Reflect policies regarding highway access control in the new zoning ordinance	Immediately
Manufactured housing	In new zoning ordinance, allow manufactured housing, with appropriate standards, in any location where conventionally-built housing is allowed	Immediately
Planned gross density	Create process to keep track of density of development in new zoning ordinance	Immediately
Wetland, shoreland and closed depression protection	Create provisions to protect these resources as stated in policy in new zoning ordinance	Immediately
Environmental Corridors and Independent Resources	Create provisions to protect these resources as stated in policy in new zoning ordinance	Immediately
Floodplains	Restrict development within the 100-year floodplain and identified dam breach inundation areas in new zoning ordinance	Immediately
Agricultural Preservation	Create provisions to protect this resource and lifestyle as stated in policy in new zoning ordinance	Pending State Statutes and Administrative Code changes
Stormwater Management and Erosion Control	Enact a stormwater management and erosion control provisions in ordinance	Within 1 year of plan adoption

SUBDIVISION ORDINANCE

The subdivision ordinance is an important tool for plan implementation because it regulates the layout and design of specific properties and

developments. The county exercises its subdivision control authority under Section 236.45 and 236.46, Wisconsin State Statutes.

Subdivision Ordinance

Issue	Provisions or Actions	Timeline
Conservation site design development	Amend subdivision ordinance with: <ol style="list-style-type: none"> 1. Design standards for conservation design 2. Matching requirement to zoning requirement to retain at least 65% of the subdivision in permanent open space 3. Requirement for design to be compatible with the rural character and environmental features of the area 4. New road design standards for conservation design 	Within one year of county adoption of revised zoning ordinance
Ghost platting of new subdivisions	Amend subdivision ordinance to: <ol style="list-style-type: none"> 1. Require ghost platting of lands specified in policy 2. Establish design standards for ghost platting 3. Institute "County Plan" under Section 236.46 State Statutes to facilitate ghost platting 	Within one year of county adoption of revised zoning ordinance
Design standards and site plan review	Amend subdivision ordinance with: <ol style="list-style-type: none"> 1. Design standards for conventional subdivisions 2. A site plan review process and standards that enhance the visual and functional quality of development 	Within one year of county adoption of revised zoning ordinance
Groundwater protection	Amend subdivision ordinance to protect the immediate groundwater supply through the proper placement and operation of wells and on-site wastewater treatment systems	Within one year of county adoption of revised zoning ordinance

INTERGOVERNMENTAL COORDINATION

St. Croix County is primarily responsible for implementing the Development Management Plan. The county has countywide representation and can approach issues from an area-wide perspective. However, local and state government can also have an impact on plan implementation.

Therefore, the cooperation of local and state government will be necessary to achieve some of the plan Goals and Objectives. This section describes the kinds of cooperation the county will seek in its effort to implement the plan and the avenues for intergovernmental coordination available to the county.

Intergovernmental Coordination

Issue	Provisions or Actions	Timeline
Compact and orderly development and a logical transition from rural to urban development	<ol style="list-style-type: none"> 1. Encourage and participate in sewer service planning. 2. Work with other local units of government to promote ghost platting. 3. Work with local governments toward orderly development of the urban/rural transition area 	Ongoing
Open space	Protect and manage identified unique open space areas, through the cooperation of state and federal agencies, local governments, conservation groups and landowners	Ongoing
Lower St. Croix National Scenic Riverway management	<ol style="list-style-type: none"> 1. Work with state agencies to support the development and enforcement of regulations that protect the Lower St. Croix National Scenic Riverway. 2. Cooperate with the Lower St. Croix River Management Commission and others in comprehensive riverway planning and management efforts. 	Ongoing
Prairie restoration	Encourage the restoration of prairie or grassland ecosystems through cooperative efforts of the state, county and federal agencies, and landowners	Ongoing
Shoreland Habitat management	<ol style="list-style-type: none"> 1. Work with state agencies in using available tools such as lakes classification and shoreland ordinance revisions to provide greater shoreland habitat protection on sensitive shorelines and lakes. 2. Promote the use of shoreland habitat restoration as a best management practice. 3. Work with state agencies, Lake Districts and Lake Associations to support the enforcement of regulations that protect and restore shoreland habitat. 	Ongoing
Transportation	<ol style="list-style-type: none"> 1. Work with the local governments and the state to determine, and plan for, necessary local improvements to the transportation system in St. Croix County 2. Encourage the state to consider local planning findings, goals, objectives and policies when planning major transportation facilities. 	Ongoing



