

# 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 Town of Oakfield 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 Town Board.

## Ordinances and Regulations

### Town of Oakfield

#### Consistency Requirement

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

##### **Zoning Ordinance**

- The Town of Oakfield has had zoning regulations since August 16, 1982, which were amended on March 13, 2000. Contained in the Towns Code of Ordinances, zoning regulations contain property usage requirements and restrictions. The existing Zoning Map (Map 2) is in the appendix.

##### **Subdivision and Platting Ordinance**

- The Town of Oakfield regulates land division by a Conservation Subdivision Ordinance that was adopted by the Town Board on April 9, 2007. Certified Survey Mapped lots are created under the jurisdiction of Wisconsin State Statutes 236.34.

##### **Official Map**

- The Town does not have an official map ordinance.

##### **Shoreland-Wetland Ordinance**

- Fond du Lac County enforces its Shoreland Zoning Ordinance in the Town of Oakfield.

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

##### **Sign Regulations Ordinance**

- Signs are regulated through Section 11 of the Oakfield Zoning Ordinance.

##### **Stormwater Management Ordinance**

- Stormwater issues are regulated through the Oakfield Storm Water Management Ordinance.

##### **Wellhead Protection Ordinance**

- The Town of Oakfield does not have 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 Department of Natural Resources 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](http://www.dnr.state.wi.us/org/water/dwg/gw/wellhead.htm).

## Fond du Lac County

- Fond du Lac County has an Erosion Control and Storm Water Management Ordinance, which can be viewed at <http://www.fdlco.wi.gov>
- Fond du Lac County Shoreland Zoning Ordinance-Chapter 44 is the local ordinance created on March 17, 1971, that gives the county the authority to regulate all aspects of activities along navigable lake and river shorelines throughout the county. The ordinance is enforceable in all unincorporated areas of the county.
- The County ordinance regulates activities upland of the ordinary high water mark (OHWM) of navigable waters. The DNR regulates activities below, or into the water, of the OHWM through Wisconsin Administrative Code Chapter 30. The following web site can provide more information about water laws <http://dnr.wi.gov/org/water/wm/dsfm/shore/ohwm.htm>
- Chapter NR 135 of the Wisconsin Administrative Code established reclamation standards for Wisconsin communities to adhere to when dealing with non-metallic mining sites. On June 1, 2001, all counties within the state were required to adopt ordinances that established non-metallic mine reclamation programs to comply with NR 135 provisions. Further information about the non-metallic mining reclamation program can be viewed at <http://www.dnr.wi.gov/org/aw/wm/mining/nonmetallic/>.

## Measurement of Progress

- The Town of Oakfield Plan Commission will provide a written report to the Town Board on a periodic basis on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

## Plan Update and Amendment Process

- ❑ The Town of Oakfield 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 is 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 the Town of Oakfield 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 Town Board on the amendment. The Town Board will need to hold a public hearing on the recommended amendment, and adopt the amendment to the ordinance established with the adoption of the original plan.

## Five-Year Implementation Plan

- ❑ The projections in the Comprehensive Plan for the Town of Oakfield are based on a twenty-year timeframe.
- ❑ To assist in making the implementation of the Comprehensive Plan more manageable, the Town of Oakfield has developed a Five-Year Implementation Plan. The Plan lists the programs or actions the Town 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 Town 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 Implementation 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**

<b>Program or Action</b>	<b>Responsibility</b>	<b>Year</b>
<b><i>From the Land Use Element</i></b>		
Amend the Town's <b>Zoning Ordinance</b> to reflect goals and objectives of the Comprehensive Plan	Plan Commission and Town Board	2009-10
Amend the <b>Zoning Ordinance</b> to require any new non-agricultural use to have buffers between themselves and existing farm operations.	Plan Commission and Town Board	2009-10
When land use changes are made in the Town, and especially along the Niagara Escarpment, the Town will need to consider whether the changes are <b>consistent</b> with and do not obstruct the attainment of the Comprehensive Plan's goals and objectives and Land Use Plan designations, the Farmland Preservation Plan, the Zoning Ordinance, the Conservation Subdivision Ordinance, and the County Shoreland Ordinance.	Plan Commission and Town Board	Ongoing
<b><i>From the Issues and Opportunities Element</i></b>		
Continue to support the <b>Niagara Escarpment</b> buffer that limits the kind of land uses that can occur below and above this geological feature	Plan Commission and Town Board	Ongoing
Maintain the strong cooperative relationship with the Village of Oakfield	Town Board	Ongoing
<b><i>From the Agricultural, Natural, and Cultural Resources Element</i></b>		
Program that will properly <b>cap abandon wells</b>	Town Board and Fond du Lac County	2010-12
Amend the <b>Subdivision Ordinance</b> that requires all new residential lots that abut active farmland or active non-metallic mining operations to warn potential buyers of the implications of living next to such operations.	Plan Commission and Town Board	2009-10
Request State DNR and Federal Fish and Wildlife agencies to communicate with Town Officials so that a determination can be made if an amendment to their Land Use Plan will be required for any new land conversion.	Plan Commission and Town Board	Ongoing
<b><i>From the Transportation Element</i></b>		
Continue to use the <b>PASER</b> program to help prioritize needed street improvements.	Road Supervisor and Town Board	Bi-annually
Tripp Funds to widen and rebuild Breakneck Road.	Town Clerk and Road Supervisor	2008-2009
<b><i>From the Housing Element</i></b>		
Encourage future residential development in areas that have minimal impact on agricultural operations and are platted based on the Town's Conservation Subdivision Ordinance.	Plan Commission and Town Board	Ongoing
<b><i>From the Utilities and Community Facilities Element</i></b>		
Financially support the Village of Oakfield public library and park system for facilities made available to town residents.	Town Board	Yearly
<b><i>From the Economic Development Element</i></b>		
To support and encourage agricultural operations, existing businesses, small home-based businesses, and any other types of businesses that support the local economy, provides jobs, and tax base	Town Board	Ongoing
<b><i>From the Intergovernmental Cooperation Element</i></b>		
To continue fostering a mutually beneficial, friendly, working relationship with the surrounding units of government and the Village of Oakfield.	Plan Commission and Town Board	Ongoing