

Implementation

Integration and Consistency

1. 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.
2. The Town of Marshfield 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 Marshfield

Consistency Requirement

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

Zoning Ordinance (*Zoning districts are identified on Map 2*)

- Zoning in the Town of Marshfield is regulated by the Town's Zoning Ordinance originally adopted in November of 1999 and amended in 2001, 2003, 2004 and 2005, 2006.
- The Town's Zoning Ordinance and map will be the major tool to implement the development of land uses on the Land Use Plan and the goals and objectives identified in the Plan text.
- Of particular importance is consistency between the Land Use Plan and the Zoning Map (see Map 2). Because zoning reflects the current situation and the land use plan reflects the preferred land use, the two maps are initially not going to be consistent.
- The two maps were analyzed for areas that are inconsistent. Table 4 identifies areas where the Town should consider changes to the zoning map (on their own initiative or by a rezoning petition) to be consistent with the Land Use Plan.

Table 4
Comparison of Current Zoning and Land Use Plan

Area	Current Zoning	Future Land Use Plan
Sec. 9: E. side of Pine Road	Industrial	Mostly Agricultural
Sec. 10: NE Corner of SW Circle Drive & W Shore Lane	Commercial	Residential
Sec. 12: SW corner of Hickory Road and CTH GG	Residential	Commercial
Sec. 20: Just north of Mt. Calvary W of CTH WWW	Commercial	Elderly Housing & Agriculture
Sec. 20: Calvary Station on south of CTH WH	Commercial	Mostly Residential
Sec. 20: W. side of Evergreen Road, south of CTH WH	Commercial	Residential
Sec. 22: North of Basswood Rd. & East of Walnut Rd.	Commercial	Agricultural
Sec. 32: NW corner of Redwood Rd. & CTH W	Commercial	Residential
Sec. 35: North side of CTH CCC, East of Linden La.	Commercial	Residential

Source: Martenson & Eisele, Inc.

- As the Town approves rezonings consistent with the Land Use Plan, the two maps will become more consistent over time.

- Table 5 illustrates the relationship of land use categories on the Land Use Plan to zoning categories in the Town's Zoning Ordinance.

Table 5
Land Use Category and Zoning District Comparison

Land Use Categories	Residential	Exclusive Ag	Ag. Transition	Business	Industrial
Farmette		P			
Residential	P				
Medium Density	P				
Elderly Housing	SU				
Business				P	
Industrial					P
Quarries/Mining					SU
Utilities	SU	P	P		
Government	SU				
Church	SU				
Cemetery	SU				
Ag Transitional			P		
Agricultural		P	P		

Source: Martenson & Eisele, Inc. and the Town of Marshfield Zoning Ordinance

P = Permitted Use

AC = Accessory Use

F = Farm related home

SU = Special Use

NA = Not Applicable

Subdivision Ordinance

- The Town of Marshfield relies on the Fond du Lac County Subdivision Ordinance (Chapter 18). Information on this ordinance can be viewed at:

<http://www.co.Fond du Lac.wi.us/zoning/Codes/Ordinance%20Index.html>

Official Map

- The Town of Marshfield has an Official Map but does not have an Official Map Ordinance.

Extraterritorial Platting

- Extraterritorial review powers only apply to cities and villages, so this is not applicable to the Town of Marshfield.

Shoreland-Wetland Ordinance

- Fond du Lac County has a Shoreland Zoning Ordinance (Chapter 44), that regulates development within shoreline and wetland areas in the Town of Marshfield. Information on this ordinance can be viewed at:

<http://www.fdlco.wi.gov/Index.aspx?page=285>

Livestock Siting Ordinance

- The Marshfield Zoning Code has a livestock siting ordinance.

Floodplain Ordinance

- Fond du Lac County has a Floodplain Zoning Ordinance (Chapter 28, Article 2), that regulates development within floodplains in the Town of Marshfield. Information on this ordinance can be viewed at:
<http://www.fdlco.wi.gov/Index.aspx?page=286>
- Wisconsin's comprehensive planning legislation *does not require* that the Town's Comprehensive Plan be consistent with the following ordinances.

Erosion Control and Stormwater Management Ordinance

- Fond du Lac County has an Erosion Control and Stormwater Ordinance (Chapter 27) that applies to land development in the Town of Marshfield. The Stormwater Ordinance is administered by the Fond du Lac County Land and Water Conservation Department, can be viewed at
<http://www.municode.com/resources/gateway.asp?sid=49&pid=13059>

Wellhead Protection Ordinance

- The Town of Marshfield does not have a municipal well.
- The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. If the Town would decide to construct a municipal well (there are no plans at this time), it would have to prepare a wellhead protection plan (WHP) and obtain approval from the Wisconsin Department of Natural Resources (WDNR) before placing the well into service.

More information can be viewed at www.dnr.state.wi.us/org/water/dwg/gw/wellhead.htm

Measurement of Progress

- The Town of Marshfield Plan Commission will provide a written report to the Town Board on a periodic basis on the progress made in implementing the Comprehensive Plan.

Plan Update and Amendment Process

Updates

- The Town of Marshfield will review and update the goals, objectives, policies, and programs of the Comprehensive Plan on a periodic basis.
- Wisconsin's comprehensive planning legislation requires that the Comprehensive Plan be updated every ten years.

Amendments

- 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, the Plan Commission may receive a development proposal for a specific property in Marshfield that is inconsistent with the land use shown on the 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 planning period for the Comprehensive Plan for the Town of Marshfield is twenty years.
- ❑ To assist in making the implementation of the Comprehensive Plan more manageable, the Town of Marshfield has developed a Five-Year Implementation Plan. The Plan lists the actions the Town will undertake, who will have responsibility for them, and in what year or years action will be taken.
- ❑ The actions were selected by the Town based on the goals, objectives, policies, and programs contained in the Comprehensive Plan.
- ❑ The Five-Year Implementation Plan (Table 6) will be reviewed on an annual basis to determine which actions have been completed and should be removed from the Five-Year Implementation Plan, which actions should remain in the plan for the next five years, and which actions should be included for the first time.

Table 6
Five-Year Implementation Plan

Action	Responsibility	Year
<i>From the Land Use Element</i>		
Plat review policy: Establish a plat review policy that gives the Town of Marshfield latitude to require adjustment to the location of proposed lots in a CSM or Subdivision to preserve large blocks of agricultural land and be consistent with an Access Control Ordinance.	Plan Commission and Town Board	2010-2015
Access Control Ordinance: Write an access control ordinance that limits the number of access points on town roads, establishes rules on vision distance from curves or peaks of roads, and encourages shared entry locations	Plan Commission and Town Board	2010-2015
Site Plan Ordinance Write a site plan ordinance that requires the petitioner applying for a principal building permit to provide a scaled site plan	Plan Commission and Town Board	2010-2015
Public Awareness: Inform the public through the Town's website and notices through emails to public and private contacts that the Town of Marshfield will stringently enforce a Land Use Plan Amendment Process when a change in land use categories is proposed	Town Administration and Town Board	2010-2015
<i>From the Issues and Opportunities Element</i>		
Wolf Lake Park Urge Fond Du Lac County Parks Department to upgrade the pit toilets and boat landing at Wolf Lake.	Town Board	2010-2015
Cell and Internet Coverage Encourage cell phone and internet companies to improve their coverage areas.	Town Board	2010-2012
Wind Turbine Regulations Urge State Legislators to require sufficient setbacks from occupied homes when establishing Public Service Commission Windmill regulations and write a Town Wind Turbine Ordinance.	Plan Commission and Town Board	2010-2011
<i>From the Transportation Element</i>		
Road Reconstruction The Town of Marshfield may consider a policy that requires the reconstruction of Town roads to meet higher standards with regard to adequate road base and width of pavement	Town Administration and Town Board	2010-2015
Minor Arterial Designations: Analyze traffic counts and the number of existing access points to determine where minor arterial road designations should occur to create safer connectivity between other minor arterials	Town Board and retained consultant	2011-2015
<i>From the Utilities and Community Facilities Element</i>		
Capital Improvement Plan (CIP): Develop a five-year Capital Improvement Plan as a guide to providing needed community facilities and services.	Town Administration and Town Board	2010-2015
Emergency Sirens Find a site and budget for an Emergency Siren in the middle of the Town, possibly in the Wolf Lake area.	Town Administration and Town Board	Annually

Source: Town of Marshfield and Martenson & Eisele, Inc.