

# 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 City of Sheboygan Falls 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 City Council.

## Ordinances and Regulations

### City of Sheboygan Falls

#### Consistency Required

- ❑ The City of Sheboygan Comprehensive Plan must be consistent with the following ordinances.
  - **Zoning Ordinance (Chapter 17)**  
Zoning in the City of Sheboygan Falls is regulated by Sheboygan Falls Zoning Ordinance.
  - **Subdivision and Platting Ordinance (Chapter 18)**  
Platting in the City of Sheboygan Falls is regulated by Sheboygan Falls Subdivision Ordinance.
  - **Official Map**  
Official mapping is regulated by Sheboygan Falls Official Map Ordinance.

#### Consistency Not Required

- ❑ The following ordinances regulate land use but are not specifically required to be consistent with the City's Comprehensive Plan:
  - **Extra-territorial Zoning**  
No Extraterritorial Zoning Board or Extraterritorial Zoning area has been established with any adjoining governmental entity.
  - **Extra-territorial Platting**  
The City of Sheboygan Falls does not exercise its right to review plats in its extraterritorial review area within one and a half miles of its corporate limits.
  - **Shoreland-Floodplain-Wetland Ordinance (Chapter 22)**  
Sheboygan Falls has a Shoreland Ordinance, which regulates development within the shoreland areas in the City of Sheboygan Falls.
  - **Erosion Control Ordinance (Chapter 27)**  
Erosion is regulated by the City of Sheboygan Falls Erosion Control Ordinance.
  - **Stormwater Management Ordinance (Chapter 26)**  
Stormwater is regulated by the City of Sheboygan Falls Stormwater Management Ordinance.

- **Wellhead Protection Ordinance**

Since the City of Sheboygan Falls purchases water from the City of Sheboygan, there is no need for municipal wells, which means the City does not need a Wellhead Protection Ordinance. If the City ever decided to build their own water system, it would have to adopt a Wellhead Protection Plan and obtain approval from the Department of Natural Resources before placing wells into service. More information on this issue 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).

- **Historic Preservation Ordinance (Chapter 29)**

Sheboygan Falls has a Historic Preservation Ordinance that is supported by a Historic Preservation Commission.

- **Building, mechanical, housing, and sanitary Codes (Sub-Chapter A to Chapter 14)**

The City of Sheboygan Falls has adopted and enforces the State Uniform Dwelling Code.

## Measurement of Progress

- The City of Sheboygan Falls Plan Commission will periodically provide a written report to the City Council 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 City of Sheboygan Falls 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, the Plan Commission may receive a development proposal for a specific property in the city 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 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 City Council on the amendment. The City Council 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 City of Sheboygan Falls are based on a twenty-year timeframe.
- To assist in making the implementation of the Comprehensive Plan more manageable, the City of Sheboygan Falls has developed a Five-Year Implementation Plan. The Plan lists the programs or actions the City 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 City based on 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, which should be retained or be removed from the Five-Year Implementation Plan, 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>		
The City of Sheboygan Falls shall require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan, or, if convincing arguments are presented, the City Council may amend the Comprehensive Plan.	Plan Commission and City Council	Ongoing effort
<b><i>From the Issues and Opportunities Element</i></b>		
Develop marketing materials and advertise the community as a good place for persons of all ages to live, emphasizing local industry that has historically generated jobs, the vibrant downtown, park and recreation amenities, a low crime rate, and an excellent school system.	Chamber of Commerce, City staff and City Council appointed sub-committee	2010-2013
<b><i>From the Agricultural, Natural, and Cultural Resources Element</i></b>		
Determine ways of improving the aesthetic appearance of major entrances to the city by the use of additional landscaping, limitation of the type and size of signage, and encouraging existing property owners to improve the appearance of their properties.	Plan Commission and City Council	2009-2011
Revise City ordinances to allow for crop-farming operations to occur on land that is lying dormant and unused within the city limits.	Plan Commission and City Council	2009-2011
The City should continue to identify and properly abandon old and unused wells and any remaining septic systems.	City Staff	Ongoing effort
<b><i>From the Transportation Element</i></b>		
Maximize the use of a multi-million dollar grant that will assist the City build trails or sidewalks to enhance non-motorized transportation between important locations within the city limits.	City Council and City Staff	2009-2015
Identify and enforce crosswalk rules at heavily traveled pedestrian intersections by the addition of signage.	Public Works and Police Department staff	2009-2010
The City of Sheboygan Falls will urge the State Department of Transportation to plan for a full interchange at CTH "TT" and STH 32 in the "WI 23 Designation and Corridor Preservation Plan."	Plan Commission, City Council, and City Staff	2009-2010
<b><i>From the Housing Element</i></b>		
When reviewing new single-family subdivisions, request developers to submit covenants that establish building standards	Plan Commission and City Council	Ongoing effort
<b><i>From the Utilities and Community Facilities Element</i></b>		
Create new ways to access the Sheboygan River.	Plan Commission and City Council and Park Board	Ongoing effort
Take full advantage of a 2.7 million dollar grant to fund and address gaps in bike/pedestrian trails, encouragement of non-motorized transportation, and safe passage of students to their schools.	Plan Commission and City Council and Park Board	2009-2014
Work with organizations to develop more park land	Park Board	Ongoing effort
Once remediation has been completed, the City should negotiate with the owner of the Tecumseh property to add land to Rochester Park and construct a trail and	Plan Commission and City Council and Park Board	Within one year of completed remediation

pedestrian bridge to avoid the heavy traffic in the downtown area and the Monroe Street Bridge.		
Prioritize snow removal on critical roadways prior to morning peak traffic periods.	Public Works Department	Ongoing effort
Capitalize on the extension of public water and sewer lines by encouraging growth on the city's northwest side.	Plan Commission and City Council	Over the next twenty years
<b><i>From the Economic Development Element</i></b>		
Work with downtown businesses and the Chamber Main-Street to create a better parking environment, change the perspective that there is not a shortage of parking, and add directional signage to available parking lots in the downtown area.	Public Works Department, City Council, and Chamber Main-Street	2009-2012
As the market is better understood, the City of Sheboygan Falls will invest in public infrastructure for Vision Business Park to maintain a constant inventory of industrial sites.	City Council	Ongoing effort
<b><i>From the Intergovernmental Cooperation Element</i></b>		
Work with adjoining communities to coordinate future land uses within joint planning areas.	Plan Commission, City Council, and City Staff	Ongoing effort
Meet as needed with the Village of Kohler to identify any adjacent land use issues that need to be addressed between the two municipalities.	Plan Commission, City Council, and City Staff	2009-2010

Source: City of Sheboygan Falls and Martenson & Eisele, Inc.