

## 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 Friendship 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

#### Fond du Lac County/Town of Friendship

The State of Wisconsin's comprehensive planning legislation requires that a town's comprehensive plan be consistent with any zoning ordinance and map, shoreland zoning ordinance, and subdivision ordinance regulations that apply in the town. All of the ordinances that regulate land use in the Town of Friendship (other than this Town's Zoning Ordinance and Comprehensive Plan) are Fond du Lac County Ordinances.

#### Consistency Requirement

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

##### **Zoning Ordinance**

- Zoning in the Town of Friendship is regulated by Friendship Zoning Ordinance.

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

- Platting in the Town of Friendship is regulated by the Fond du Lac County Subdivision Ordinance.

##### **Official Map**

- Neither the Town nor County have an official map ordinance.

##### **Extraterritorial Platting**

- The Village of North Fond du Lac has a one-and-a-half-mile Extraterritorial Plat Review Jurisdiction into the Town of Friendship.

##### **Extraterritorial Zoning**

- No Extraterritorial Zoning Board or Extraterritorial Zoning area has been established with the Village of North Fond du Lac.

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

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

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

***Manufactured Home and Parks Ordinance***

- Manufactured home parks are regulated by the Friendship Zoning Ordinance.

***Sign Regulations Ordinance***

- Signs are Signs are regulated by the Friendship Zoning Ordinance.

***Stormwater Management Ordinance***

- Stormwater issues are regulated through the Fond du Lac County Storm Water Management Ordinance.

***Wellhead Protection Ordinance***

- The Town of Friendship does not have a wellhead protection ordinance (public water system does not exist in the Town Sanitary District).
- 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 (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](http://www.dnr.state.wi.us/org/water/dwg/gw/wellhead.htm)

***Erosion Control Ordinance***

- The Town of Friendship is working on an Erosion Control Ordinance and will have it adopted near the date of the adoption of this plan.

## Measurement of Progress

- The Town of Friendship 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 Friendship 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, the Plan Commission may receive a development proposal for a specific property in the Town of Friendship 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 projections in the Comprehensive Plan for the Town of Friendship are based on a twenty-year timeframe.
- ❑ To assist in making the implementation of the Comprehensive Plan more manageable, the Town of Friendship 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 the goals, objectives, policies, and programs contained in the Comprehensive Plan.
- ❑ The Five-Year Implementation Plan (see next page) 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 Town Zoning for Agriculture Zone lots to not exceed 2-5 acres, create a business park zoning category, and other amendments that will help implement the Town's Comprehensive Plan	Plan Commission and Town Board	2009-2010
Require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan	Plan Commission and Town Board	Ongoing
Consider the potential impact on natural resources, environmental corridors, and habitat areas.	Plan Commission and Town Board	Ongoing
<b><i>From the Issues and Opportunities Element</i></b>		
Add restrictions to Town Ordinances that limit the number of lot-splits in non-sewered areas.	Plan Commission and Town Board	2009-2010
Write a Site Plan Ordinance that requires a petitioner of any new construction (except accessory or outbuildings and minor remodeling) to submit engineered plans of building elevations and stormwater management measures as part of a building permit application process	Plan Commission and Town Board	2009-2010
<b><i>From the Agricultural, Natural, and Cultural Resources Element</i></b>		
Prepare an ordinance that requires a residential developer to create a buffer when adjacent to a farm operation	Plan Commission and Town Board	2009-2010
Prepare an ordinance that requires a residential Certified Survey Map or Subdivision that abuts active farmland to include language on the recorded CSM or plat warning potential buyers of the implications of living next to such operations.	Plan Commission and Town Board	2009-2013
Design a pamphlet that informs newcomers they are moving to a farming community that will include the noise of animals and farm equipment, odors associated with farming operations, and slow-moving farm equipment on public roads.	Town Board and interested citizens	2009-2012
<b><i>From the Transportation Element</i></b>		
Communicate to the Canadian National Railroad Town concerns regarding long time delays at crossings, unacceptable levels of ditch maintenance, and excessive whistle noise	Town Board members	As needed
<b><i>From the Housing Element</i></b>		
Write an ordinance that requires a developer to submit a concept plan before platting is reviewed by the Town and County. The Town will also require all platted lots to have a stormwater plan, reviewable by the Town Engineer	Plan Commission and Town Board	2009-2013
<b><i>From the Utilities and Community Facilities Element</i></b>		
Take the necessary action to expand warning sirens in the Town	Town Board	2009-2010
Secure a water contract with an adjoining community if the need arises for a public water system in the town	Town Board	2009-2011
<b><i>From the Economic Development Element</i></b>		
Support expansion of existing businesses and meet with local businesses to acknowledge their importance to the community	Town Board	Ongoing
<b><i>From the Intergovernmental Cooperation Element</i></b>		
Work with adjoining communities to coordinate future land uses within joint planning areas.	Plan Commission and Town Board	Ongoing
The Town of Friendship will work towards a general understanding of a common long term boundary with the Village of North Fond du Lac and the City of Fond du Lac so that the three communities can make plans how to serve their areas over a long period of time.	Town Board	Ongoing until accomplished

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