

IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

PLAN ADOPTION

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration. The third step is to hold a public hearing. The Village of Deer Park and Town of Emerald have each held a public hearing on the comprehensive plan. Amendments to the plans were made based on comments provided at the hearings. The final step was the Village Board and Town Board adopting the plan by ordinance. Certified copies of each community's ordinance adopting the Comprehensive Plan are provided in the Public Participation section.

CONSISTENCY OF PLAN ELEMENTS

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of this document were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements before the public hearing.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for Deer Park and Emerald. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

**Implementation Schedule
Village of Deer Park**

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Utilities & Community Facilities	1. Continue to provide only limited public facilities and services for residents.	Ongoing
	2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new village services or expansions may be appropriate in the future.	Ongoing
	3. If appropriate, work with St. Croix County and state agencies to develop appropriate recreational facilities within the village.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Transportation	1. Require new roads serving more than two residences to be built to village road specifications.	Ongoing
	2. Ensure road connectivity between new and future developments with a future road plan.	2012
	3. Require developers to pay the costs associated with new roads or streets and to bond to pay for repairs from construction damage to existing streets.	Ongoing
	4. Integrate future roadway improvements and road maintenance equipment into a capital improvement plan.	2012
	5. Stay involved with WisDOT plans for State Highway 46.	Ongoing
	6. Consider placing bicycle signage on the designated streets to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park.	2012
	7. Support the recommended future bicycle route changes in the Village of Deer Park, including: paved shoulder on 222nd Ave. from the east edge of the village to Lagoon Drive, and on the rest of South Street East to STH 46, paved shoulder on STH 46/Main Street to the former railroad grade near the village park, off-road bicycle path on the former railroad grade and shared roadway on South Street West from the former railroad grade to the village limits. CTH H would continue to be designated a shared roadway.	When road improvements occur.
	8. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage for a separation as a bike lane.	When road improvements occur.
	9. Promote transportation services for the elderly and those with special needs. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Housing	1. Promote the development of workforce housing stock in the village, particularly single-family residences and duplexes..	Ongoing
	2. Encourage housing redevelopment within the village in order to revitalize the downtown.	Ongoing
	3. Increase resident awareness of property maintenance standards in order to enhance and improve the environment and aesthetics of neighborhoods in the village and to protect the private property values of its residents.	Ongoing
	4. Identify and maintain properly planned and zoned areas for residential development by utilizing or updating the village zoning code as needed.	Ongoing
	5. Work to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.	Ongoing
	6. Enforce the Uniform Dwelling Code.	Ongoing
	7. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.	2012-2014
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Economic Development	1. Focus downtown redevelopment efforts on beautification, residential redevelopment and businesses servicing residents	Ongoing
	2. Utilize the Village of Deer Park's Zoning Ordinance to regulate the type, location and basic appearance of new businesses	Ongoing
	3. Require new businesses be compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character	Ongoing
	4. Strongly encourage infill; direct the location of new businesses to the existing commercially-zoned property on Main Street/STH 46.	Ongoing
	5. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agricultural Resources	1. Encourage a farmer's market in the village to support farmers in neighboring towns and provide fresh local foods and products to village residents.	Ongoing
	2. Require that new residents receive a copy of St. Croix County's "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.	Ongoing
	3. Require that new residents also receive a copy of Deer Park's "Small Town Guide" insert which will assist them in understanding the expectations for village residents.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Natural Resources	1. Development shall only be allowed where best management practices for erosion and sediment control and storm water management can be implemented successfully	Ongoing
	2. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains. Consider restoring degraded resources, such as wetlands and woodlands, where possible.	Ongoing
	3. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.	Ongoing
	4. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.	Ongoing
	5. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.	Ongoing
	6. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.	Ongoing
	7. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Cultural Resources	1. Maintain an inventory of historic, archaeological and scenic resources.	Ongoing
	2. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
	3. Continue to support the Deer Park Public Library as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Intergovernmental Cooperation	1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County, state agencies and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the village.	2011
	2. Work to resolve actual and potential conflicts between the village plan and other local plans through open dialogue, cooperative initiatives, and amendments to the Village of Deer Park Plan where appropriate	Ongoing
	3. Work with St. Croix County, Amery School District, and local, state and federal agencies to implement policy recommendations outlined in this comprehensive plan.	Ongoing
	4. Work with the Wisconsin Department of Transportation to ensure that the Village of Deer Park's transportation system is coordinated with surrounding systems and that Deer Park's interests, especially regarding STH 46, are well served when major transportation facility improvements are proposed.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
	5. Work with the Town of Cylon and St. Croix Economic Development corporation to site appropriate commercial businesses, which will benefit both the village and town.	Ongoing
	6. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.	2012-2015
	7. Work with US Fish & Wildlife Service (USFWS) to improve the safety of village residents near the USFWS land during hunting season. Educational signage would be one option.	2012-2015
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Land Use	1. Direct development in distinct areas through the use of zoning districts, focusing on areas where services exist or are planned.	Ongoing
	2. Maintain and rehabilitate existing residential and commercial structures when possible.	Ongoing
	3. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utilities and community facilities, public services, traffic volume and adjacent uses.	Ongoing
	4. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.	Ongoing
	5. Assess the housing needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.	Ongoing
	6. Review land use plan policies, subdivision and zoning ordinances prior to making a recommendation on a rezoning request.	Ongoing
	7. Conduct site reviews on proposed development and/or ask for sufficient documentation to ascertain potential impacts to the environment	Ongoing
	8. Evaluate official mapping as a tool. If supported, draft, adopt and record with the St. Croix County Register of Deeds an official map for the village that describes roads, sewer service, future recreation and future public facilities as allowed under Wisconsin Statutes 62.23(6).	2012-2015
	9. Identify and maintain properly planned and zoned areas for residential development by utilizing the village codes. Review and update for consistency with this plan, the village's subdivision and zoning regulations.	2011-2013

Implementation Schedule Town of Emerald

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Utilities & Community Facilities	1. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate.	Ongoing
	2. Provide recreation facilities at the town hall if sufficient land is available.	2014-2015
	3. If the STH 63 Wayside is vacated by WisDOT pursue acquisition for a town park facility.	Unknown
	4. Provide support to local volunteer and community organizations through access to the new town hall facilities.	Ongoing
	5. All new and replacement wells into the Jordan Aquifer shall be cased to a depth that goes below the Prairie du Chien aquifer. Work with Wisconsin Department of Natural Resources to notify well drillers of this requirement.	2011
	6. Consider adopting an ordinance to implement town impact fees on new development projects to offset additional expenses to the town for adding, upgrading or expanding town parks, roads, services and facilities.	2015-2020
	7. Pursue the provision of joint services with neighboring municipalities when it will result in better services and/or cost savings.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Transportation	1. For town, county and state roads work to maintain road signs and road right-of-ways, particularly at road intersections.	Ongoing
	2. Encourage bicycle traffic to utilize less traveled town and county roads. Support the County Bicycle and Pedestrian Plan.	Ongoing
	3. Consider adopting a road and driveway ordinance to establish design and construction standards, prevent new road construction, and prevent safety and drainage issues which may impact existing town roads, improve safety, decrease conflicts with agricultural and commuter traffic and prevent problems with joint driveways.	2012-2014
	4. Consider requiring developers to provide bonds to repair damage to town roads caused by construction traffic.	Ongoing
	5. Research and review options to protect scenic roadways through site planning, driveway location, landscaping, signage and other standards.	Ongoing
	6. Consider adopting an ordinance to implement town-road impact fees for new development projects that overburden or require the upgrading of town roads.	2015-2020
	7. Continue to communicate and work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers on the U.S. Highway 63 corridor preservation project to limit development and help preserve the highway as a throughway.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Housing	1. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code. Enforce the Uniform Dwelling Code as needed.	Ongoing
	2. The town may participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock	Ongoing
	3. Encourage use of the Community Development Block Grant (CDBG) funds, and other housing program funds, to provide, maintain and rehabilitate housing.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Economic Development	1. Direct intensive, large-scale commercial and industrial land uses to locate in urban centers where municipal services are available.	Ongoing
	2. Work with businesses and farms to maintain and protect the air quality, water quality and rural character of Emerald.	Ongoing
	3. Support the continued operation and/or expansion of existing farms and businesses in Emerald.	Ongoing
	4. Encourage some additional commercial expansion or new businesses in unincorporated Emerald when available sewer service is utilized.	Ongoing
	5. Support home-based businesses where there will be no impact on surrounding properties or farm operations.	Ongoing
	6. Support agriculture-compatible commercial uses such as rural storage operations in ag-type structures or to reuse existing ag buildings, direct-farm marketing, farmers' market and greenhouses or nurseries.	Ongoing
	7. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agricultural Resources	1. Support the continued operation and/or expansion of existing farms and ag businesses in Emerald.	Ongoing
	2. Support land preservation programs such as farmland tax credits, use-value assessment, farmland preservation zoning, agricultural enterprise areas, purchase of agricultural conservation easements (PACE), etc. to sustain the continued use of land for farming and agriculture as the economic base and major land use in the Town of Emerald.	Ongoing
	3. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices and associated smell, noise, and dust, that do not threaten public health or safety.	2012-2015
	4. Encourage alternative agriculture such as fruit and vegetable farms in the town, designed to supply food to farmers markets and grocery stores in the region's urban areas.	Ongoing
	5. Promote agricultural practices which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.	Ongoing
	6. Develop a Town of Emerald Rural Living Guide insert to provide information to new and existing residents about living in the town.	2012

	7. Provide copies of both the town's insert and the St. Croix County Rural Living Guide, which outlines the traditional community norms and expectations for rural residents, to all new residents as part of the property development /purchase and/or building permit /inspection process.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Natural Resources	1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, wetlands, steep slopes, woodlands, prairie and agriculture.	Ongoing
	2. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.	Ongoing
	3. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.	Ongoing
	4. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.	Ongoing
	5. On steep slopes with a grade from 12 to 20 percent allow development only where best management practices for erosion and sediment control and storm water management can be implemented successfully.	Ongoing
	6. Promote use of the forestry "best management practices" as minimum standards for logging and encourage forest landowners to enroll in the State's Managed Forest Land Program to promote further value for timber and wildlife.	Ongoing
	7. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	Ongoing
ELEMENT	Recommendations	TIMEFRAME
Cultural Resources	1. Maintain an inventory of historic, archaeological and scenic resources. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
	2. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.	Ongoing
	3. Continue to support the Glenwood Area Historical Society in Glenwood City as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.	Ongoing

ELEMENT	Recommendations	TIMEFRAME
Intergovernmental Cooperation	1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the town.	2011
	2. Work with St. Croix County, adjacent cities, villages and towns; the regional planning commission; and state and federal agencies to identify and resolve actual and potential conflicts between Emerald's Town Plan and other plans through open dialogue, cooperative initiatives, and amendments to the this plan where appropriate.	Ongoing
	3. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.	Ongoing
	4. Pursue the provision of joint services with neighboring municipalities when it will result in better services and/or cost savings.	Ongoing
	5. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.	Ongoing
	6. Discourage "side of the road" development on State and County highways to prevent congestion and preserve rural character	Ongoing
	7. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial and other properties.	Ongoing
	8. Work with St. Croix Economic Development Corporation to assist in locating potential new agriculture-related businesses.	Ongoing
	9. Encourage St. Croix County to develop programs such as voluntary purchase of development rights, transfer of development rights and purchase of conservation easements to preserve productive farmland.	Ongoing
	10. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.	Ongoing
	11. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the town.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Land Use	1. Review the town's land use plan, land division ordinance and rezoning policies prior to making a recommendation on a rezoning or land division request.	Ongoing
	2. Review the St. Croix County's land use plan and ordinances, including sanitary, land division, nonmetallic mining and zoning prior to making a recommendation on a rezoning, land division or other land use request.	Ongoing
	3. Encourage small-lot residential development of two to 10 acres to promote rural character and protection of agricultural and natural resources.	Ongoing

ELEMENT	Recommendations	TIMEFRAME
	4. Prohibit major subdivisions in Emerald; defined as the creation of five or more lots on the same parcel of land within a five-year period.	Ongoing
	5. Adopt a town land division ordinance to implement the goals, objectives and policies of this plan and regulate the pace and type of development. New mobile home parks and multi-unit dwellings do not fit the town's rural character and should not be allowed.	2012-2014
	6. Develop land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.	Ongoing
	7. Direct proposed development to areas where soil characteristics are compatible with the proposed development.	Ongoing
	8. Encourage site design that achieves rural character and farmland preservation objectives and ensures that development is safe from saturation, seasonal flooding or ponding.	Ongoing
	9. Review the decision and ordinance to prohibit major subdivisions within 10 years, to determine if it still reflects the position of Emerald's residents.	2018-2020
	10. If at some point, major subdivisions are allowed encourage conservation design development to provide community facilities and services in a cost-effective manner, preserve farmland, protect wildlife habitat or open space and for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.	2018-2020
	11. Encourage some additional commercial expansion or new businesses in unincorporated Emerald when available sewer service is utilized.	Ongoing
	12. Support agriculture-compatible uses such as rural storage operations in ag-type structures or to reuse existing ag buildings, direct-farm marketing, farmers' market and greenhouses or nurseries.	Ongoing
	13. Encourage development to locate away from environmentally sensitive areas and productive farm and forest lands.	Ongoing
	14. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.	Ongoing
	15. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect waterfowl and wildlife habitat in the Town of Emerald through acquisition. Areas such as the future Klatt-Lyon Wildlife Preserve on Hutton Creek, Upper Willow River wetlands, Emerald Lake, Yankee Pond and Carr Creek wetlands and native prairie sites provide surface and groundwater protection, are open to the public for some open space recreation and hunting activities and will improve and expand scenic amenities for town residents.	Ongoing

PLAN MONITORING, AMENDMENTS, AND UPDATE

The Town of Emerald and Village of Deer Park should regularly evaluate their progress towards achieving the recommendations of their plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

PROCEDURES

The town and village should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every three years and at most in 10 years. Frequent amendments to accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the community use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats., need to be followed. The town and village can work with St. Croix County in monitoring the state law for any changes that may clarify the amendment process. Before town or village adoption, any plan amendment should be forwarded to neighboring municipalities and the County for review and comment.



Sunset after a storm in Emerald. Photo by Barbara Nelson.