

CHAPTER 10

Plan Implementation

Introduction

The development and adoption of a Comprehensive Plan becomes meaningful only if the plan is implemented. It is best used as a guide for future decisions and kept current with new information. Beyond maintenance, the plan can be used to guide the City's development decisions for zoning, subdivision regulations and intergovernmental relations.

The Implementation Chapter explores the various tools the City has at its disposal, including regulatory, financial, and planning, that may be used to initiate the policies created within this plan.

Survey Results

Nearly half (46.7%) of the respondents felt that the City communicates adequately with City residents.

Communication from the City is adequate		
	Count	Percent
I strongly agree	7	5.3%
I agree	55	41.4%
Not sure	37	27.8%
I disagree	26	19.5%
I strongly disagree	8	6.0%
	133	100.0%

The top preferred methods of communication from the City are a newsletter (83) and newspaper notices (83).

Best way to communicate	
	Count
Website	24
E-mail announcements	10
Newsletters	83
Newspaper notices	83
Public meetings	58
Other (NARRATIVE)*	4

*Word of mouth, open meetings, door to door

Current Regulatory Implementation Tools

Zoning

The zoning code controls the use of the land and directs growth in appropriate areas. They are used to ensure that land uses are compatible

with one another with regard to type and spatial layout. Zoning can also direct growth in appropriate areas and protect existing property against zoning conflicts. The goals, objectives, and policies of this plan should guide decisions for rezonings, special exceptions, and variances (Chapter 8 Land Use).

Cornell currently has its own zoning code. Zoning classifications are currently in place to generally carry out the land use provisions of the Plan. Currently, the Future Land Use map is consistent with the City's Zoning Map.

This does not mean that rezonings cannot take place, but should make the following considerations when reviewing a potential rezoning:

- A rezoning would make the use of the property more compatible to adjacent uses.
- Not rezoning would cause an unnecessary hardship on the property owner.
- A variance or conditional use is not permitted under the requirements of the existing zone of the land of the property owner requesting the rezoning.

Subdivision Ordinance

Subdivision Ordinances control the development of land. They enable a community to control the subdivision of land by a developer. A community can specify lot sizes, density, design features, infrastructure, etc. They can also help guarantee that sufficient existing and planned public utilities and facilities such as schools, parks and emergency services will be there for future growth as stated in Chapter 7 (Utilities and Community Facilities).

Developments that create new parcels in Cornell are subject to the City's subdivision regulations. Regulations in the Subdivision Ordinance are made with a reasonable consideration of the character of the City with a view of conserving the value of the buildings placed on the land, providing the best possible environment for residents, and encouraging the most appropriate use of land throughout the City in accordance with this Comprehensive Plan. One of the requirements of these ordinances is that proposed subdivisions are to be consistent with adopted local plans and ordinances. Therefore, the review of subdivisions by the City Plan Commission and Council should include a comparison of the proposed subdivision to the goals, objectives and policies of the Comprehensive Plan (Chapter 4 – Housing and Chapter 8 Land Use).

Uniform Dwelling Code

Building codes control the construction of buildings. The codes are put in place so that newly constructed and remodeled buildings conform to state

building, plumbing, and electrical codes. Housing codes may be enacted to prevent housing from becoming dilapidated and blighted and to implement policies from Chapter 4 (Housing).

Code of Ordinances

The City of Cornell's Code of Ordinances covers a wide variety of regulations to help protect the City. Some of the issues covered in the Code include: Building Construction, Citations, Emergency Management, Impact Fees, Parks, Subdivision of Land, and Zoning.

Driveway Ordinance

Driveway Ordinance provides for safe and efficient movement of traffic and provides safe access to land adjacent to roadways. The City does have a Driveway Ordinance in place as part of their Code of Ordinances.

Official Map Ordinance

The official map is a legal document which shows existing and future streets, rights-of-way, parks, school sites, and other public facilities. It ensures that future development does not infringe on planned streets and public facilities. This tool is a way to implement policies from the Transportation Element (Chapter 6). The City presently has an official road and speed limit map that is updated on an annual basis.

Access Control Ordinance

An Access Control Ordinance provides for safe and efficient movement of traffic and provides safe access to land adjacent to roadways. Through this, land development along roadways can be managed. State, county, and local governments often use this to address roadway traffic, access, and development issues. The City can use this tool to implement policies from Chapter 6 (Transportation).

Site Plan Review

The City currently uses a site plan review process to ensure compliance with the subdivision ordinance.

Floodplain Ordinance

The Chippewa County Floodplain Ordinance controls the use of land within a floodplain. This ordinance is used to minimize expenditures for flood control projects, business interruptions, and damage to buildings and public facilities. Goals and policies of this plan in Chapter 3 (Agricultural, Cultural, and Natural Resources) are in compliance with this ordinance.

Financial Tools

Capital Improvements Program (CIP)

A Capital Improvements Plan (CIP) allows the City to prioritize and budget monies for future improvements to public buildings, roads, parks, and utilities. It examines available tax dollars and future revenues to predict expenditures for the future and assists the City in reaching specific policies and goals of the Comprehensive Plan. The City does have a CIP in place.

Planning Tools

Safe Routes to School Plan

The City developed and adopted a Safe Routes to School Plan where the Safe Routes Task Force inventoried existing City sidewalks and trails and identify needs for improvements while exploring ways to improve and finance them. The Plan addresses topics such as existing safe routes efforts, sidewalk and trail design standards, traffic calming techniques, signage, funding opportunities and recommendations (Chapter 6 – Transportation and Chapter 7 – Utilities and Community Facilities).

Outdoor Recreation Plan

Cornell has an Outdoor Recreation Plan. This plan is out of date and should be updated to be used as the guidance document regarding park and recreation issues for the City of Cornell. It is important to include the neighboring towns because they can assist in estimating the recreation needs for the area residents such as capacity, number of facilities and location of facilities (Chapter 7 – Utilities and Community Facilities).

Comprehensive Plan

The Plan is meant to be a guide for all types of community development decisions. With adoption by the City Council, the Plan becomes the official policy of the City for planning and development issues in Cornell. Development of a community happens incrementally, one development, and sometimes, one parcel at a time. In addition, committees and boards responsible for making development decisions change over time. Therefore, using the Plan as a guide for overall development decisions will build consistency, continuity and legal protections into the development process.

Available Implementation Tools

Historic Preservation Ordinance

A Historic Preservation Ordinance aims to protect historic buildings, structures, and districts. The City may address historical accuracy when designated buildings, structures, or districts are rehabilitated or

redeveloped. It is designed to protect communities from development that would detract from its appearance and character. An historic preservation ordinance can be used to meet policies established in Chapter 3 (Agricultural, Cultural, and Natural Resources).

Transportation Plan

Existing and future road corridors could be mapped and followed to form continuity between existing and future development in a Transportation Plan. Cornell may want to consider developing a Transportation Plan in the future.

Impact Fees

The City of Cornell, in an effort to pay for costs of improvements required because of new development, could establish an Impact Fee Ordinance. Under the ordinance, the City would collect funds for road improvements, City facilities, park and recreation, and fire protection wells. The Comprehensive Plan should be reviewed if the City decides to adopt Impact Fees and develop the Impact Fee Needs Assessment.

Tax Increment Financing (TIF)

A TIF program allows the City to use the taxes collected on the increase in the value of taxable property for financing additional property improvements. This tool is used by communities to capture future increases in property tax revenue and make these dollars available as a development incentive, subsidy or investment. Cities can create TIF districts to encourage economic development in distressed or underdeveloped areas where development would not otherwise occur and rehabilitate blighted areas. A TIF District can be used as an incentive tool to draw new tourist activities into the area and assist with implementation of Economic Development goals (Chapter 7).

Local Action

Developing a Comprehensive Plan requires local action from the City. Some of the activities include holding public meetings, sending out newsletters/press releases, and providing information to interested local residents. Most of the meetings for the Comprehensive Plan were held before the Comprehensive Planning Committee. Below is a list of additional opportunities for City residents to be involved in the planning process:

Local Citizens

The City of Cornell encourages ideas from its citizens. Throughout the planning process, public participation has been encouraged through several means including a public hearing, newspaper notices, and monthly Comprehensive Planning Committee meetings. This process does not end with the adoption of the Comprehensive Plan. The Comprehensive

Plan will need to be updated as situations change and new ideas evolve. Therefore, public participation will always be needed and welcomed.

Planning Commission

The Plan Commission's role in the planning process is to review all pertinent information, give input, and act as an advisory body to the City Council. The recommendations of the Plan Commission should guide the future direction of growth and development in Cornell in a manner which benefits its citizens and minimizes the City's costs. Future revisions of the Comprehensive Plan will likely go through the Plan Commission.

City Council

In order for the Comprehensive Plan to be implemented, the City Council must formally adopt the Plan. Upon adoption, the Comprehensive Plan becomes the official guide for decision-making by City officials. As chief policy makers, the Council is also responsible for establishing and actively supporting a continued planning program.

Committees

Cornell has a variety of committees that meet periodically to discuss local issues and report to the City Council. The City Council often relies on these committees to investigate community-wide opportunities and provide information for the decisions the Council makes. The following is a list of standing committees:

- Finance
- City Works
- Public Safety and Health
- Building, Parks & Rec.
- Industrial
- Board of Review
- Utility Commission
- Police Commission
- Planning Commission
- Housing Committee
- Library Board
- Zoning Board of Appeals
- Fire and Rescue Squad Board
- Comprehensive Planning Committee

Chapter Integration

Each chapter in the City's Comprehensive Plan was written to be consistent in nature with rest of the Plan. All of the goals, objectives and policies within this Comprehensive Plan as well as any maps, analysis and appendix have been presented and reviewed by members of the Comprehensive Planning Committee. Policies from each chapter were assessed to ensure they would address the goals and objectives of each chapter. Future revisions to this plan shall undertake the same process.

Plan Amendments and Updates

Comprehensive Plans are meant to be dynamic. Wisconsin State Statute 66.1001(2)(i) states that the comprehensive plan shall be updated no less than once every 10 years. Because this plan is scheduled to be adopted in 2009, a complete update will be required of all nine chapters by 2019. Revisions or amendments to the plan can be addressed at any time by following the procedures for adopting a comprehensive plan under Wisconsin Statutes and the adopted public participation procedures.

On-going evaluation and monitoring is important to maintain the integrity of the Comprehensive Plan. The needs of the community today may not match the needs 20 years from now. Therefore, the Plan Commission will need to monitor the progress of the Plan implementation. It is recommended that the Comprehensive Plan be reviewed yearly and changes be made when the situation is warranted. A potentially large update may be needed after reviewing 2010 census data.

Goals, Objectives, and Policies

Goal 1: Continue the implementation of the City's Plans including the Comprehensive Plan.

Objectives

1. Establish a set schedule of when to review and update each plan.
2. Upon review of each plan, amend when necessary.
3. Look at other possible types of plans that could be beneficial to the City.

Policies

1. Effectively utilize available regulatory tools.
2. Update Comprehensive Plan every ten years.
3. Amend the Comprehensive Plan to coincide with new data when necessary.
4. Develop Implementation Task List and Schedule.

APPENDIX A

Public Participation Plan

RESOLUTION #09-01
CITY OF CORNELL, CHIPPEWA COUNTY, WISCONSIN

RESOLUTION ESTABLISHING PUBLIC
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN

WHEREAS, the City of Cornell has decided to prepare a comprehensive plan under the authority of and procedures established by Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written and oral comments on the plan materials, and a process for the governing body to respond to such comments; and


WHEREAS, the City of Cornell believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wished and expectations of the public; and

WHEREAS, the "Agreement for Professional Services" between the City and Cedar Corporation, a consulting firm, includes written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the City of Cornell hereby adopts the written procedures included in the "Public Participation Plan" meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

Adopted this 22nd day of January, 2009.

CITY OF CORNELL


Mark Nodolf, Mayor

ATTEST:


Dave DeJongh, City Administrator

EXHIBIT A

PUBLIC PARTICIPATION PLAN

The following methods will be used, when practical, to foster public participation and input for the City of Cornell Comprehensive Plan.

- **Opinion Surveys:** The City of Cornell will conduct an opinion survey of all residents and property owners.
- **Press Releases:** Press releases will be sent periodically to the Cornell Courier.
- **Websites:** The drafts of the Comprehensive Plan will be available to the public on a website.
- **Informational Pamphlet:** An informational pamphlet on the Planning Process and aspects of the Comprehensive Plan will be made available to the public during the 2008 National Election.
- **Public Meetings:** The public is invited to attend all Comprehensive Planning Committee meetings and agendas will be posted.
- **Public Hearing:** A public hearing is a legal requirement of the Comprehensive Planning Law. It allows residents to express their views and offer comments before adoption of the comprehensive plan.

The City of Cornell is not limited to the public participation methods listed above and may engage in other methods not identified here as the planning process moves forward.