



9

IMPLEMENTATION

OVERVIEW

The comprehensive plan will not have an impact unless its goals and policies are implemented. The implementation chapter is both a planning and budgeting tool. Programs and projects are initially identified and defined by the comprehensive plan. The initial task of the implementation is to establish a detailing listing of projected and activities that are needed to relative the opportunities set forth in the comprehensive plan.

It is necessary to emphasize that the implementation plan is an ongoing, annual effort that Watertown should utilize as part of its management and budget process. The implementation plan should be reviewed and updated as part of the City's yearly financial planning. The City will then be able to recognize opportunities outlined by the comprehensive plan within the available resources. Outside factors such as growth, development, redevelopment, and the economic market drive important improvements that may be necessary such as an additional water tower and update to wastewater treatment facility. These must be monitored to ensure the plan reflects any important changes or events.

Throughout the Comprehensive Plan, each chapter articulates goals, policies and implementation strategies that outline how the City intends to implement the goals of the Comprehensive Plan.

OFFICIAL CONTROLS

The following lists major ordinance amendments required to implement the goals and policies of the comprehensive plan. Following annexation, the City Council may rezone property consistent with the comprehensive and master plans of the City following procedures outlined in Chapter 62, Division 7 of the Watertown Municipal Code. In the case of redevelopment, property shall be rezoned consistent with the comprehensive plan as guided in the plan and shall be initiated consistent with the municipal code Section 62-163, Initiation of Proceedings. Provided, however, that no rezoning of property shall occur unless, in the judgment of the City Council, adequate public facilities are available, including but not limited to utilities, public road access and fire protection are available to service the proposed use of the property.

Zoning

Residential – Rural or Large Lot Ordinance

Developments within this category will be large-lot estates or rural agriculturally aligned residences. Development of this nature is best suited for high amenity properties with three or more of the following characteristics:

1. Majority of the property has frontage on a water body or river.
2. Majority of the property is covered in old growth “Big Woods”
3. Steep slopes combined with vegetation and wetlands.
4. Property that is not capable of being provided with sewer (this is regardless of timeframe).

Rural or large lot development will have net densities which range from 0.2 to 1.5 units per acre. It is anticipated that development of this type will provide a housing type and style not commonly found in Watertown and therefore provide additional housing options to the residents. The plan has designated approximately 82 acres for rural or large lot development. This category will be a new district and updated as part of the zoning ordinance.

Residential - Planned Unit Development (PUD) Standards

Rework PUD provisions to allow flexible zoning consistent with the goals of the comprehensive plan while incorporating standards of the existing zoning districts. This would include provisions of protection of natural resources, providing additional parks and open space, and development of housing within the downtown area.

Residential – Other residential districts

Review and amend other residential districts as necessary consistent with the goals and policies of the comprehensive plan.

Performance Standards

The City will continue to write performance standards into the Ordinance to promote high quality and ensure appropriate uses and regulations for all zoning districts.

Neighborhood Commercial

This ordinance offers enhanced flexibility to develop a site as residential development continues outward from the town center with neighborhood commercial while maintain high-quality transitions between land uses and recognizing that the downtown is the most important central commercial core. Neighborhood commercial centers should be limited to key locations where it is known that the market can support the development and sustainability of such centers. Neighborhood commercial centers should be incorporated into the design of the neighborhoods and should contain essential services. Design, planning and development of these centers should be done as a part of subdivision process.

Commercial- Industrial District

Review and amend other industrial and commercial districts as necessary consistent with the goals and policies of the comprehensive plan.

Subdivision

Provisions should be incorporated to ensure property protection of natural amenities as well as provide for appropriate land dedication and funding for improvements of the City's parks. Sidewalks and trails should be amended to encourage walkable neighborhoods and making connections to key destinations.

Complete Streets Ordinance

- Establish criteria for walkable neighborhoods and safe crossings such as:
 - Sidewalks/Paths
 - Signage and crosswalks
 - Traffic calming techniques
 - Walking Safety
 - Ambience: lighting, benches or rest spots, landscaping, trees, trash receptacles
- Include traffic calming techniques as part of street design such as:
 - Speed humps or speed tables
 - Curb extensions also know as bulb-out
 - Median islands
 - Traffic circles
 - Driver speed feedback signs
 - On-pavement "SLOW" markings
 - Corner radius treatment
 - Narrow traffic lanes
 - Raised crosswalks
 - Raised intersections

Design Standards

Amendments should be made to revise subdivision standards including ROW standards, streets, grading, lot layout, etc as necessary to achieve the goals and policies of the comprehensive plan.

Water Supply

Shoreland Ordinance

The Crow River is the foremost environmental feature in Watertown. A shoreland ordinance, based upon the Department of Natural Resources' guidance, would provide additional protection for the Crow River and adjacent environmentally sensitive resources.

Floodplain Ordinance and Map

Along with the shoreland ordinance, updates to the floodplain ordinance can protect the necessary areas for flood storage and limit the adverse effect this can have in the community and region. The flood hazard areas of city are subject to periodic inundation which results in potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures or

flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

Fiscal

Storm Sewer System Funding

Provisions shall be incorporated to allow additional ways to address the storm sewer fund including area charges, regional ponding, base fee, etc.

Ensure that development pays for itself.

National Resource Conservation

Natural Resource Preservation Ordinance

Develop provisions for the protection of wildlife areas and essential natural resource corridors, particularly along the Luce Line Trail, prohibit development of steep slopes and require the preservation of existing significant vegetation.

Historic Preservation

Historic Preservation Ordinance

Create an ordinance that further examines the area of historical interest outlined in the Historical Area of Interest Map and establish criteria designed to safeguard the heritage of the City of Watertown by preserving historic properties and districts that reflect elements of its cultural, social, economic, political and architectural history.

TIMELINE

The City will be working on the preparation, adoption, and administration of their officials controls once the Comprehensive Plan has been approved and shall implement them no later than one year after the date of approval.

CAPITAL IMPROVEMENT PLAN

Figure 9-2 shows the 5-year Capital Improvement Plan (CIP) for the City of Watertown including budgets and expenditure schedules for transportation, sewers, water supply, and parks and open space facilities. The CIP shows how the municipality will support and implement the timing and financing of public improvements necessary for the municipality's planned growth.

FIGURE 9-2 CAPTIAL IMPROVEMENT PLAN

CITY OF WATERTOWN 2009 - 2013 Comprehensive Capital Improvement Plan												
Department	Item	2009	2010	2011	2012	2013	Five Year Total	Levy	Bonding Assessment	Revenue	Tax Levy	Cash
Transportation	2009 County/City Street Reconstruction	\$ 1,200,000					\$ 1,200,000	100%				
	2010 Street Construction and Reconstruction		\$ 1,600,000				\$ 1,600,000	10%	90%			
Water	Water Tower #2	\$ 1,250,000					\$ 1,250,000			100%		
Wastewater	Wastewater Treatment Plant		\$ 10,300,000				\$ 10,300,000				100%	
	Lift Station A and 10" Force Main		\$ 406,000				\$ 406,000			100%		
Parks	Playground Equipment	\$ 98,000	\$ 122,000	\$ 80,000	\$ 27,500	\$ 35,000	\$ 362,500					100%
	Structures & Improvements	\$ 65,000	\$ 375,000	\$ 80,000	\$ 80,000	\$ 45,000	\$ 520,000					100%
	Trails	\$ 15,000	\$ 150,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 310,000					100%
	Forestry and Landscaping Community Park Construction	\$ 11,500	\$ 500,000	\$ 60,000	\$ 500,000	\$ 25,000	\$ 96,500	30%		30%		40%