

## 9.0 IMPLEMENTATION

### 9.1 CHAPTER SUMMARY

The purpose of this chapter is to explain how the Comprehensive Plan will be utilized to guide future growth and development in the City of Cuba City and is intended to serve as the blueprint for the future. As change is inevitable, the Plan will need to be amended to reflect major changes. Section 9.5 will review how each chapter of the Comprehensive Plan elements interrelate and how the Plan will be monitored and evaluated. Section 9.9 discusses how the Plan must be updated at a minimum of once every ten years.

#### Wisconsin State Statute 66.1001(2)(i)

##### (i) Implementation.

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in [pars. \(a\) to \(h\)](#). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

### 9.2 VISION STATEMENT

The following is a review of the vision statement found in Chapter 1, Issues and Opportunities, section 1.8. The vision statement serves as the overall guide for land use decision making in the City of Cuba City.

*In the year 2027, the City of Cuba City...*

- *Has orderly added commercial and industrial development to provide employment opportunities.*
- *Continues to separate land uses (residential-single-family and multi-family; industrial; and commercial).*
- *Retains its beautiful, clean, and orderly appearance.*
- *Continues to improve its recreational facilities including neighborhood parks, especially in expanding residential areas.*
- *Maintains its "City of Presidents" tradition.*
- *Is a safe, family-friendly community.*
- *Remains supportive of the high-quality school system.*
- *Promotes controlled expansion of residential areas.*

### 9.3 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Implementation goals, objectives and policy recommendations. They support the goals, objectives, policies and programs specified in the previous eight chapters and will guide the implementation of this Comprehensive Plan in the City of Cuba City over the next 20 years.

1. **Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.**
2. **Enforce local ordinances to support the vision noted in Section 9.2.**
3. **Comply with applicable County, State, and Federal regulations.**
4. **Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.**
5. **Update the City of Cuba City Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

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## 9.4 LOCAL ORDINANCE AND REGULATIONS

The intent of local ordinances and regulations is to guide land development within the City. By carefully applying these local ordinances and regulations, the City of Cuba City will be accomplishing the goals and policies of the comprehensive plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. The City of Cuba City will use their plan and their local ordinances as their enforcement tools.

## 9.5 CONSISTENCY AMONG PLAN ELEMENTS

As required by Wisconsin State Statute 66.1001, all elements included in this plan are consistent with one another and no known conflicts exist. If there is a question regarding a decision that is not clearly conveyed in the details of this Plan, then the decision should be based on the intent of the vision statement. All nine elements included in this Plan work to achieve the desired future for the City of Cuba City.

## 9.6 SEVERABILITY

If any provision of this Plan shall be found to be invalid or unconstitutional, or if the application of this Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Plan, which can be given effect without the invalid or unconstitutional provision or application.

## 9.7 PLAN ADOPTION

The first official action required to implement the City of Cuba City Comprehensive Plan is official adoption of the plan by the City Plan Commission. Once the City Planning Commission recommends the Plan by resolution, the City Council then adopts the comprehensive plan by ordinance as required by State Statute 66.1001. The Cuba City Comprehensive Plan will take effect when the City Council passes it. After the Plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The Plan is designed to guide development in a consistent manner.

## 9.8 PLAN AMENDMENTS

Amendments may be necessary due to changes in City policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the City. Amendments are any changes to Plan text or maps. The City Council can amend the Cuba City Comprehensive Plan at any time. Proposed amendments should be channeled through the City Planning Commission, with final action occurring at the City Council, including proper public notices and hearings. Amendments should be done with extreme caution: they should not be made simply to avoid local planning pressure.

## 9.9 PLAN UPDATES

As required by Wisconsin State Statute, this comprehensive Plan needs to be updated at least once every ten years. An update is different from an amendment, as an update is a major revision of multiple plan sections including maps. The Plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A Plan update should include public involvement, as well as an official public hearing.

## 9.10 MEASURING PROGRESS

The success of this comprehensive Plan will be measured by the extent to which the City of Cuba City achieves its vision of the future for their community by following the goals, objectives, policies, and programs outlined in the Plan. In order to do so, the Planning Commission will review this Comprehensive Plan every two (2) years.

## 9.11 GOAL AND POLICY SUMMARY

Comprehensive Plans are comprised of nine elements (Issues and Opportunities, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation). Each element has policy statements, which contribute to the overall Plan, supporting a jurisdiction's vision and goals. Policy statements give the jurisdiction general guidelines to help in making land use decisions.

Chapter goals are summarized in Table 9.1. Plan policies are summarized in Tables 9.2 through 9.10, with policies listed by element and showing implementation actions and the party responsible for such actions in four separate columns. The key below describes Table notation.

**IMPLEMENTATION ACTION**

- **Does not require specific action** – This policy is a general statement of direction that does not need a specific ordinance or program to be enforced. It is enforced through conscious decision making and by following the local comprehensive Plan, which is passed by ordinance.
- **Ordinance** - The policy is enforced by an existing ordinance or an ordinance currently in development.
- **Specific Action** – responsibility inherent in Planning Commission duties. Specific actions may be self-explanatory.
- **Ongoing** – The policy is currently part of the jurisdiction’s actions.

**RESPONSIBILITY**

**City of Cuba City**

- **City Planning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the Plan and any local ordinances, then makes a recommendation to the City Council.
- **City Council** – As the elected body of the community, the City Council acts as the decision-making authority and has the responsibility to make sure that the specific policy is enforced. The Council reviews the Planning Commission’s recommendation and makes a final decision.

**IMPLEMENTATION TIMELINE**

- If action is not required or is ongoing, no timeline is necessary. If action is required, a timeline is indicated, depending on the recommended action. For instance, if an ordinance needs to be created or amended, a timeline of one year is recommended.

**IMPLEMENTATION TOOLS**

- Implementation tools can include model ordinances, maps, or other planning documentation, depending on the need.

**Table 9.1 Goals**

<b>Chapter 1, Issues and Opportunities</b>
<ol style="list-style-type: none"> <li>1. Protect and improve the health, safety, and welfare of residents in the City of Cuba City.</li> <li>2. Preserve and enhance the quality of life for the residents of the City of Cuba City.</li> <li>3. Protect and preserve the community character of the City of Cuba City.</li> </ol>
<b>Chapter 2, Utilities and Community Facilities</b>
<ol style="list-style-type: none"> <li>1. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.</li> <li>2. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.</li> </ol>
<b>Chapter 3, Agricultural, Natural, and Cultural Resources</b>
<ol style="list-style-type: none"> <li>1. Protect economically productive areas, including farmland and forests.</li> <li>2. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.</li> <li>3. Protect economically productive areas, including farmland and forests</li> <li>4. Preserve cultural, historic, and archaeological sites.</li> </ol>
<b>Chapter 4, Housing</b>
<ol style="list-style-type: none"> <li>1. Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.</li> </ol>
<b>Chapter 5, Transportation</b>
<ol style="list-style-type: none"> <li>1. Encourage neighborhood designs that support a range of transportation choices.</li> <li>2. Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.</li> </ol>
<b>Chapter 6, Economic Development</b>
<ol style="list-style-type: none"> <li>1. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.</li> <li>2. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.</li> <li>3. Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.</li> <li>4. Build community identity by revitalizing main streets and enforcing design standards.</li> <li>5. Protect economically productive areas, including farmland and forests.</li> </ol>

**Table 9.1 (cont.) Goals**

<b>Chapter 7, Intergovernmental Cooperation</b>
1. Encourage coordination and cooperation among nearby units of government.
<b>Chapter 8, Land Use</b>
1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preserve cultural, historic and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.
9. Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.
<b>Chapter 9, Implementation</b>
1. Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.
2. Enforce local ordinances to support the vision noted in Section 9.2.
3. Comply with applicable County, State, and Federal regulations.
4. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.
5. Update the City of Cuba City Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.

**Table 9.2 Issues and Opportunities**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Protect and improve the health, safety, and welfare of residents in the City of Cuba City.	Does not require specific action	Planning Commission, City Council	NA	NA
Preserve and enhance the quality of life for the residents of the City of Cuba City.	Does not require specific action	Planning Commission, City Council	NA	NA
Protect and preserve the community character of the City of Cuba City.	Does not require specific action	Planning Commission, City Council	NA	NA

**Table 9.3 Utilities and Community Facilities**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE	IMPLEMENTATION TOOLS
Review new development proposals and carefully examine their impact on the community's services	Ongoing	Planning Commission, City Council	NA	NA
Maintain, operate, and reconstruct the existing utility systems so they can support existing development and redevelopment.	Ongoing	Planning Commission, City Council	NA	NA
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.	Ongoing	Planning Commission, City Council	NA	NA
Consider developing a storm water management strategy to protect ground and drinking water supplies.	Requires a specific action	Planning Commission, City Council	5 years	NA
Guide new growth to areas that are most efficiently served with utilities.	Ongoing	Planning Commission, City Council	NA	NA

**Table 9.4 Agricultural, Natural, and Cultural Resources**

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Emphasize the preservation of the environmental quality and rural character of the jurisdiction when considering future land use proposals.	Ongoing	Planning Commission, City Council	NA	NA
Maintain the jurisdiction's agricultural infrastructure to support farming.	Ongoing	Planning Commission, City Council	NA	NA
Encourage new agricultural supply or service uses to locate in areas where they can economically and efficiently serve the farm community.	Ongoing	Planning Commission, City Council	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Provide outdoor recreation facilities for the jurisdiction.	Ongoing	Planning Commission, City Council	NA	NA
Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.	Ongoing	Planning Commission, City Council	NA	NA
Incorporate natural areas into parks and open places to provide recreations opportunities and protect natural resources	Ongoing	Planning Commission, City Council	NA	NA
Encourage the suppression and limitation of noxious weeds.	Ongoing	Planning Commission, City Council	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources.	Ongoing	Planning Commission, City Council	NA	NA
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Advocate partnerships with local clubs and organizations to protect important cultural areas held in common interest.	Ongoing	Planning Commission, City Council	NA	NA
Encourage the protection of important cultural resources in the community	Ongoing	Planning Commission, City Council	NA	NA
Continue to support important community festivals and cultural events.	Ongoing	Planning Commission, City Council	NA	NA
Explore opportunities to capitalize on local cultural resources together with tourism.	Ongoing	Planning Commission, City Council	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.	Ongoing	Planning Commission, City Council	NA	NA

**Table 9.5 Housing**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.	Ongoing	Planning Commission, City Council	NA	NA
Encourage clustering rural residential homes away from agricultural operations.	Ongoing	Planning Commission, City Council	NA	NA
Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.	Ongoing	Planning Commission, City Council	NA	NA

**Table 9.5 (cont.) Housing**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.	Ongoing	Planning Commission, City Council	NA	NA

**Table 9.6 Transportation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
To facilitate emergency access and well-planned developments, make sure new roads connect to existing and planned roads on adjoining properties whenever possible.	Ongoing	Planning Commission, City Council	NA	NA
Consider developing an official map to reserve adequate right-of-way for future road linkages.	Requires a specific action	Planning Commission, City Council	1-2 years	Map
Coordinate utility maintenance, construction, and upgrades with road improvements.	Ongoing	Planning Commission, City Council	NA	NA
Coordinate with WisDOT and Grant County Highway Department on transportation planning projects.	Ongoing	Planning Commission, City Council	NA	NA

**Table 9.7 Economic Development**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Join other municipalities and the county to support the countywide economic development organization that uses an agreed on formula to set annual budget contributions.	Ongoing	Planning Commission, City Council	NA	NA
Actively work to attract new employment opportunities through using available economic development tools such as Tax Increment Financing.	Ongoing	Planning Commission, City Council	NA	NA
Make annual financial contributions that support the chamber of commerce.	Ongoing	Planning Commission, City Council	NA	NA
Encourage businesses that add value to agricultural products as a local economic development strategy.	Ongoing	Planning Commission, City Council	NA	NA
Encourage one or more annual local events, such as a community festival, to attract visitors and support local civic groups and entrepreneurs.	Ongoing	Planning Commission, City Council	NA	NA
Encourage efforts to attract jobs to empty buildings and property sites designated for commercial, light manufacturing or other business use.	Ongoing	Planning Commission, City Council	NA	NA
Whenever possible, encourage the location of businesses in existing commercial areas, existing buildings, or brown-field sites before developing green-field sites.	Ongoing	Planning Commission, City Council	NA	NA
Whenever possible, encourage economic development projects to locate where such utilities, services and road capacity already exists.	Ongoing	Planning Commission, City Council	NA	NA

**Table 9.8 Intergovernmental Cooperation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Work with other units of government and agencies (including state and federal, the regional planning commission, school districts, etc.) to identify and coordinate policies and initiatives.	Ongoing	Planning Commission, City Council	NA	NA
Explore new opportunities to cooperate with other units of government to share public services, staff, or equipment where and when appropriate.	Ongoing	Planning Commission, City Council	NA	NA

**Table 9.9 Land Use**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Support land uses, densities, and regulations that result in efficient development patterns.	Ongoing	Planning Commission, City Council	NA	NA
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.	Ongoing	Planning Commission, City Council	NA	NA
Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities.	Ongoing	Planning Commission, City Council	NA	NA
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.	Ongoing	Planning Commission, City Council	NA	NA
Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.	Ongoing	Planning Commission, City Council	NA	NA
Continue to support the sign ordinance to help preserve the visual quality of the community.	Ongoing	Planning Commission, City Council	NA	Sign Ordinance

**Table 9.10 Implementation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Specific action	Planning Commission, City Council	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Specific action	Planning Commission, City Council	NA	NA
Comply with applicable County, State, and Federal regulations.	Specific action	Planning Commission, City Council	NA	NA
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Specific action	Planning Commission, City Council	NA	NA
Update the City of Cuba City Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Specific action	Planning Commission, City Council	2019	2019