

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 Lancaster 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 Lancaster.

In 2030, the Lancaster community will continue to provide a safe, clean, attractive and vital small-town atmosphere. To that end, community members will preserve its historic origins and agricultural heritage, while promoting orderly incremental growth in housing, commerce, and industry.

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 Lancaster 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 Lancaster Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

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 Lancaster 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 Lancaster 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 Lancaster.

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 Lancaster Comprehensive Plan is official adoption of the plan by the City Plan Commission. Once the City Plan Commission recommends the Plan by resolution, the City Council then adopts the comprehensive plan by ordinance as required by State Statute 66.1001. The Lancaster 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 Lancaster Comprehensive Plan at any time. Proposed amendments should be channeled through the City Plan 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 Lancaster 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 Plan 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 Plan Commission duties. Specific actions may be self-explanatory.
- **Ongoing** – The policy is currently part of the jurisdiction’s actions.

RESPONSIBILITY

City of Lancaster

- **City Plan Commission** – The Plan 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 Plan 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

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

Table 9.1 (cont.) Goals

Chapter 7, Intergovernmental Cooperation
1. Encourage coordination and cooperation among nearby units of government.
Chapter 8, Land Use
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.
Chapter 9, Implementation
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 Lancaster 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 Lancaster.	Does not require specific action	Plan Commission, City Council	NA	NA
Preserve and enhance the quality of life for the residents of the City of Lancaster.	Does not require specific action	Plan Commission, City Council	NA	NA
Protect and preserve the community character of the City of Lancaster.	Does not require specific action	Plan Commission, City Council	NA	NA

Table 9.3 Utilities and Community Facilities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE	IMPLEMENTATION TOOLS
Maintain a five-year capital improvements plan (CIP) and review it bi-annually, making adjustments to meet the needs of the community.	Ongoing	City Council	NA	CIP Plan
Review new development proposals and carefully examine their impact on the community's services.	Ongoing	Plan Commission, City Council	NA	NA
Maintain, operate, and reconstruct the existing utility systems so they can support existing development and redevelopment.	Ongoing	City Council	NA	NA
When making utility system improvements, consider relocating water and sewer lines from private to public property or obtaining proper easements.	Ongoing	Plan Commission, City Council	NA	NA

Locate new development that requires urban services within City/Village limits.	Ongoing	Plan Commission, City Council	NA	NA
Continue to manage strategies to protect ground and drinking water supplies.	Ongoing	Plan Commission, City Council	NA	NA
Develop a strategy for siting telecommunication towers.	Requires a specific action	Plan Commission, City Council	3 years	Model Ordinance Strategy
Guide new growth to areas that are most efficiently served with utilities.	Ongoing	Plan 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.	Does not require a specific action	Plan Commission, City Council	NA	NA
Encourage proper separation distances between urban and rural land uses to avoid conflicts to the extent possible.	Does not require a specific action	Plan Commission, City Council	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Provide adequate outdoor recreation facilities for the jurisdiction.	Ongoing	Plan Commission, Park and Recreation Committee, City Council	NA	NA
Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.	Ongoing	Plan Commission, City Council and Historic Preservation Commission	NA	NA
Avoid disturbances to wetlands, shorelands, and floodplains, discouraging disturbances to other environmentally sensitive areas and corridors.	Ongoing	Plan Commission, City Council, Park and Recreation Committee	NA	NA
Encourage tree preservation and municipal tree-planting programs, and sustainable forestry practices in the jurisdiction.	Ordinance	Plan Commission, City Council	1 year	Model Ordinance
Incorporate natural areas into parks and open spaces to provide recreational opportunities and protect natural resources.	Ongoing	Park and Recreation Committee, City Council	NA	NA
Encourage the suppression and limitation of noxious weeds.	Ongoing	Park and Recreation Committee, City Council	NA	NA
Protect major drainage corridors from development to aid in stormwater runoff and prevent flooding.	Ongoing	Plan Commission, City Council	NA	NA
Maintain wellhead protection plan for existing and future municipal wells.	Ongoing	City Council	NA	Wellhead Protection Plan
Maintain standards to decrease light pollution from improper fixtures.	Ongoing	Plan 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	Plan Commission, City Council	NA	NA
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the protection of important cultural resources in the community with the cooperation of property owners.	Does not require a specific action	Plan Commission, City Council	NA	NA
Continue to implement the community's Historic Preservation Ordinance.	Ongoing	Plan Commission, Historic Preservation Commission, City Council	NA	NA

Continue to support important community festivals and cultural events.	Ongoing	Plan Commission, Park and Recreation Committee, Chamber of Commerce, City Council	NA	NA
Support opportunities to capitalize on local cultural resources together with tourism.	Ongoing	Plan Commission, Chamber of Commerce, City Council	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.	Ongoing	Plan Commission, City Council	NA	NA

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the availability of choices of owner and renter type-housing units to serve current and future needs of all residents with a variety of densities and types that can be served with public utilities and community facilities.	Ongoing	Plan Commission, City Council	NA	NA
Encourage the location of multi-family apartment buildings, senior housing, and special needs housing where there is easier access to public services and facilities.	Ongoing	Plan Commission, City Council	NA	NA
Encourage the preservation and rehabilitation of existing housing stock and abandoned or under used land in the community.	Ongoing	Plan Commission, Housing Rehabilitation Loan Committee, City Council	NA	NA
Develop a property maintenance standard to ensure a high-quality living environment within all residential areas.	Requires a specific action	Plan Commission, City Council	3 years	Standards and model ordinance
Review standards for the layout and quality of new manufactured and mobile home development.	Requires a specific action	Plan Commission, City Council	2-3 years	NA
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	Plan Commission, City Council	NA	NA

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Support the safety and encourage the use of non-motorized transportation modes.	Ongoing	Plan Commission, City Council	NA	NA
Establish formal truck routes as new industrial developments are platted, with truck weight limits enforced by the County.	Ongoing	Plan Commission, City Council	NA	NA
Maintain a transportation plan or a local road improvement plan to address long-term needs for road upgrades and/or new roads.	Ongoing	Plan Commission, City Council	NA	NA
To facilitate emergency access and well-planned developments, make sure new roads connect to existing and planned roads on adjoining properties whenever possible.	Ongoing	Plan Commission, City Council	NA	NA
Consider developing an official map to reserve adequate right-of-way for future road linkages.	Requires a specific action	Plan Commission, City Council	1 year	Map

Developers should be required to pay for development plans as well as the cost of road improvements or construction (which must meet local road or street design standards).	Ongoing	Plan Commission, City Council	NA	NA
Coordinate utility maintenance, construction, and upgrades with road improvements..	Ongoing	Plan Commission, City Council	NA	NA
Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals	Ongoing	Plan Commission, City Council	NA	NA
Coordinate with WisDOT and Grant County Highway Department on transportation planning projects outlined in this Plan.	Ongoing	Plan Commission, City Council	NA	NA
Improve and maintain continuity of sidewalks throughout the community.	Ongoing	Plan Commission, City Council	NA	NA
Support the Grant County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled population meet local needs.	Ongoing	Plan Commission, City Council	NA	NA
Work cooperatively with adjacent jurisdictions for consistency for maintaining transportation infrastructure.	Ongoing	Plan Commission, City Council	NA	NA
Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.	Ongoing	Plan Commission, City Council	NA	NA
Support plans to add passing lane improvements to US Highway 61.	Does not require a specific action	Plan Commission, City Council	NA	NA

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage businesses that add value to agricultural products through processing, packaging and marketing as a local economic development strategy.	Ongoing	Plan Commission, City Council	NA	NA
Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.	Ongoing	Plan Commission, City Council	NA	NA
Keep job-training programs at area schools and local colleges that help local workers and employers develop the work skills necessary to stay competitive in a global economy.	Ongoing	Plan 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	Plan Commission, City Council	NA	NA
Help attract tourists to the community and local businesses, through local or joint effort marketing, a web site, advertising and other methods.	Ongoing	Plan Commission, Chamber of Commerce, City Council	NA	NA
Encourage programs and groups that work to preserve historic buildings and cultural resources as a way to develop tourism and enable the community to better attract new residents.	Ongoing	Plan Commission, Historic Preservation Commission, City Council	NA	NA

Encourage efforts to attract jobs by marketing empty buildings and property sites designated for commercial, light manufacturing or other business use.	Ongoing	Plan Commission, Grant County Economic Development Corporation, 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	Plan Commission, City Council	NA	NA
Encourage economic development projects to locate infrastructure where such utilities, services and road capacity already exists	Ongoing	Plan Commission, City Council	NA	NA
Establish a local ordinance regulating the location, size and design of very-large retail stores known as 'big box' developments.	Ordinance	Plan Commission, City Council	2-3 years	Model Ordinance

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 Plan Commission, school districts, etc.) to identify and coordinate policies and initiatives	Ongoing	Plan 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	Plan Commission, City Council	NA	NA
Recognize the critical role that open space, historical architecture, natural resources and designated features, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.	Does not require a specific action	Plan Commission, Historic Preservation Commission, City Council	NA	NA
Encourage the preservation of green space and environmentally sensitive areas.	Ongoing	Plan Commission, City Council	NA	NA
Plan for a sufficient supply of developable land where adequate utilities and community services exist for a range of different uses, in areas, types, and densities consistent with our community's wishes and service requirements	Ongoing	Plan Commission, City Council	NA	NA
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized	Ongoing	Plan Commission, City Council	NA	NA
Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas	Ongoing	Plan Commission, City Council	NA	NA
Review the sign ordinance shall be maintained and enforced to help preserve the visual quality of the community	Requires a specific action	Plan Commission, City Council	6 mo-1 year	Model 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	Plan Commission, City Council	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Specific action	Plan Commission, City Council	NA	NA
Comply with applicable County, State, and Federal regulations.	Specific action	Plan 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	Plan Commission, City Council	NA	NA
Update the City of Lancaster Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Specific action	Plan Commission, City Council	2019	2019