

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 Grant County 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 Grant County.

Well-known for its orderly growth in population, and in commercial and industrial developments, while successfully preserving our farmland, woodlands, groundwater, and rivers.

Grant County residents have remained mostly unified while elected officials acted on:

- (a.) Development of alternative energy production (wind, solar, and ethanol).*
- (b.) Locations of commercial and manufacturing developments*
- (c.) Care of elderly and low-income residents.*

Grant County residents and elected officials worked very hard so that our grandchildren and future generations will say: "We Live In The Best Part Of The Greatest Country In The World".



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 Grant County 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 County ordinances to support the vision noted in Section 9.2.**
- 3. Comply with applicable County, State, and Federal regulations.**
- 4. Amend the Comprehensive Plan and County ordinances only after careful evaluation of existing conditions and potential impacts.**
- 5. Update the Grant County 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 control land development within the County. By carefully applying these local ordinances and regulations, Grant County 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. Grant County will use its Plan and ordinances as 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 a question develops regarding a decision not clearly conveyed in the details of this Plan, then any 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 Grant County.

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 Grant County Comprehensive Plan is official adoption of the plan by the Grant County Board. Once the Grant County Planning and Zoning Committee recommends the Plan by resolution, the Grant County Board then adopts the comprehensive plan by ordinance as required by State Statute 66.1001. The Grant County Comprehensive Plan will take effect when the County Board 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 County 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 County. Amendments are any changes to Plan text or maps. The County Board can amend the Grant County Comprehensive Plan at any time. Proposed amendments should be channeled through the Grant County Planning and Zoning Committee, with final action occurring at the County Board, 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 Grant County 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 Grant County Planning and Zoning Committee 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 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 and Zoning Committee duties. Specific actions may be self-explanatory.
- **Ongoing** – The policy is currently part of the jurisdiction's actions.

RESPONSIBILITY

Grant County

- **Planning and Zoning Committee** – The Planning and Zoning Committee receives proposals/applications, reviews the proposal against the Plan and any local ordinances, then makes a recommendation to the County Board.
- **County Board** – As the elected body of the community, the County Board acts as the decision-making authority and has the responsibility to make sure that the specific policy is enforced. The Board reviews the Planning and Zoning Committee'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 Grant County. 2. Preserve and enhance the quality of life for the residents of the Grant County. 3. Protect and preserve the community character of the Grant County.
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.
Chapter 7, Intergovernmental Cooperation
<ol style="list-style-type: none"> 1. Encourage coordination and cooperation among nearby units of government.
Chapter 8, Land Use
<ol style="list-style-type: none"> 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
<ol style="list-style-type: none"> 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 Grant County 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 Grant County.	Does not require specific action	Planning and Zoning Committee, County Board	NA	NA
Preserve and enhance the quality of life for the residents of Grant County.	Does not require specific action	Planning and Zoning Committee, County Board	NA	NA
Protect and preserve the community character of Grant County.	Does not require specific action	Planning and Zoning Committee, County Board	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 and Zoning Committee, County Board	NA	NA

Table 9.4 Agricultural, Natural, and Cultural Resources

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage educational programs on the importance of agricultural resources for residents.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Encourage all rural landowners to become cooperators with the Grant County Land and Water Conservation District (LWCD) and to implement conservation plans worked out between landowners and the LWCD.	Ongoing	Planning and Zoning Committee, County Board	NA	Publication
Encourage proper separation distances between urban and rural land uses to avoid conflicts.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Seek methods of financing conservation measures in order to share a greater percentage of installation and conservation maintenance costs with rural landowners.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Explore and encourage innovative methods of soil and water conservation.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Maintain the County's agricultural infrastructure to support farming.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Where and when appropriate, utilize state and federal programs or grants to conserve, maintain, and protect agricultural resources.	Ongoing	Planning and Zoning Committee, County Board	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 and Zoning Committee, County Board	NA	NA
Support state or national agricultural policies that are beneficial to the varieties of agriculture practiced in the jurisdiction.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.	Ongoing	Planning and Zoning Committee, County Board	NA	NA

Table 9.4 (cont.) Agricultural, Natural, and Cultural Resources

NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION		IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the education of local residents on the importance of natural resources.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Advocate partnerships with local clubs and organizations to protect important natural areas held in common interest.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Encourage sustainable forestry practices.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Protect major drainage corridors from development to aid in stormwater runoff and prevent flooding.	Ongoing	Planning and Zoning Committee, County Board, Grant County Tourism & Resource Committee	NA	NA
Explore opportunities to capitalize on local natural resources in conjunction with tourism.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Discourage development in areas where natural barriers exist (i.e. poor soil characteristics for on-site septic system performance, floodplains, areas prone to severe soil erosion, etc.).	Ongoing	Planning and Zoning Committee, County Board	NA	NA
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the protection of important cultural resources in the County.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Continue to support important community festivals and cultural events.	Ongoing	Planning and Zoning Committee, County Board, Grant County Tourism & Resource Committee	NA	NA
Explore opportunities to capitalize on local cultural resources together with tourism.	Ongoing	Planning and Zoning Committee, County Board, Grant County Tourism & Resource Committee	NA	NA
Promote tourism opportunities and pursue efforts to capitalize on local resources in conjunction with programs such as walking tours, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, or maintaining trails.	Ongoing	Planning and Zoning Committee, County Board, Grant County Tourism & Resource Committee	NA	NA
Where and when appropriate, utilize state, and federal programs or grants to conserve, maintain, and protect cultural resources.	Ongoing	Planning and Zoning Committee, County Board	NA	NA

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Support residents who want to use loan of grant programs assisting with purchasing of repairing homes.	Ongoing	Planning and Zoning Committee, County Board, Community Development Alternative, Inc.	NA	Southwest CAP

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Strive to provide and integrated, efficient, and economical transportation system that affords mobility, convenience, safety and meets the needs of all citizens, including transit-dependent and disabled citizens.	Ongoing	Planning and Zoning Committee, County Board, Grant County Highway Department	NA	NA

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Actively work to attract new employment opportunities through using available economic development tools such as Tax Increment Financing.	Ongoing	Planning and Zoning Committee, County Board, Grant County Economic Development Corporation	NA	NA
Encourage crop and livestock production farming as well as businesses that add value to agricultural products through processing, packaging and marketing as local economic development strategy.	Ongoing	Planning and Zoning Committee, County Board, Grant County Economic Development Corporation	NA	NA
Encourage job-training programs at areas schools and local colleges that help local workers and employers develop the work skills necessary to stay competitive in a global economy.	Ongoing	Planning and Zoning Committee, County Board, Grant County Economic Development Corporation	NA	NA
Help attract tourists to the community and local businesses, through local or joint effort marketing, a website, advertising and other methods	Ongoing	Planning and Zoning Committee, County Board, Grant County Tourism & Resource Committee, Grant County Economic Development Corporation	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	Planning and Zoning Committee, County Board, Grant County Economic Development Corporation	NA	NA
Encourage efforts to attract jobs to empty buildings and property sites designated for commercial, light manufacturing or other business use.	Ongoing	Planning and Zoning Committee, County Board, Grant County Economic Development Corporation	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 and Zoning Committee, County Board, Grant County Economic Development Corporation	NA	NA
Whenever possible, encourage economic development projects to locate where such utilities, services and road capacity already exists.	Ongoing	Planning and Zoning Committee, County Board, Grant County Economic Development Corporation	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 and Zoning Committee, County Board	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 and Zoning Committee, County Board	NA	NA
Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize out vision for the future.	Ongoing	Planning and Zoning Committee, County Board	NA	NA
Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.	Ongoing	Planning and Zoning Committee, County Board	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 and Zoning Committee, County Board	NA	NA

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.	Requires specific action	Planning and Zoning Committee, County Board	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Requires specific action	Planning and Zoning Committee, County Board	NA	NA
Comply with applicable County, State, and Federal regulations.	Requires specific action	Planning and Zoning Committee, County Board	NA	NA
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Requires specific action	Planning and Zoning Committee, County Board	NA	NA
Update the Grant County Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Requires specific action	Planning and Zoning Committee, County Board	NA	NA