

## 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 Town of Hazel Green 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 Town of Hazel Green.

*In the year 2027, the Town of Hazel Green is/looks like:*

*...a bedroom community with many small family-owned businesses. We want to preserve our family farms now and for future generations by encouraging environmentally sound preservation of green space, minimal erosion, clean streams, and organic farms.*

*We are the Point of Beginning for the State of Wisconsin. This area was one of the earliest parts of the state to be settled. Sinsinawa Mound and several churches in the area were established by Father Samuel Mazzuchelli, an Italian priest who has become well-known throughout this area and beyond. Indian artifacts dating back to the 1800's are showcased at the Mound.*

*We have very good school systems within our district, both public and private. Several very good colleges and technical schools are located within 45 miles of Hazel Green. The Hazel Green area has several churches of different denominations, all of which promote good family values.*

*Access to many excellent hospitals and clinics within a 20-mile radius offer a variety of primary care physicians, as well as many specialists.*

*Several large cities are located within 90 miles of Hazel Green, all of which are accessible with well-maintained roads and access to four-lane highways nearby.*

### 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 Town of Hazel Green 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 Town of Hazel Green 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 Town. By carefully applying these local ordinances and regulations, the Town of Hazel Green 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 Town of Hazel Green 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 Town of Hazel Green.

#### **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 Town of Hazel Green Comprehensive Plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission recommends the plan by resolution, the Town Board then adopts the comprehensive plan by ordinance as required by State Statute 66.1001. The Hazel Green Comprehensive Plan will take effect when the Town 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 Town 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 Town. Amendments are any changes to plan text or maps. The Town Board can amend the Hazel Green Comprehensive Plan at any time. Proposed amendments should be channeled through the local Planning Commission, with final action occurring at the Town 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 the Town of Hazel Green 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**

**Town of Hazel Green**

- **Town Planning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the plan and any local ordinances, then makes a recommendation to the Town Board.
- **Town Board** – As the elected body of the community, the Town 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 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 Town of Hazel Green.</li> <li>2. Preserve and enhance the quality of life for the residents of the Town of Hazel Green.</li> <li>3. Protect and preserve the community character of the Town of Hazel Green.</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>

**Table 9.1 (cont.) Goals**

<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>
<b>Chapter 7, Intergovernmental Cooperation</b>
<ol style="list-style-type: none"> <li>1. Encourage coordination and cooperation among nearby units of government.</li> </ol>
<b>Chapter 8, Land Use</b>
<ol style="list-style-type: none"> <li>1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.</li> <li>2. Encourage neighborhood designs that support a range of transportation choices.</li> <li>3. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.</li> <li>4. Protect economically productive areas, including farmland and forests.</li> <li>5. Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.</li> <li>6. Preserve cultural, historic and archaeological sites.</li> <li>7. Encourage coordination and cooperation among nearby units of government.</li> <li>8. Build community identity by revitalizing main streets and enforcing design standards.</li> <li>9. Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.</li> <li>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.</li> <li>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.</li> <li>12. Balance individual property rights with community interests and goals.</li> <li>13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.</li> <li>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.</li> </ol>
<b>Chapter 9, Implementation</b>
<ol style="list-style-type: none"> <li>1. Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.</li> <li>2. Enforce local ordinances to support the vision noted in Section 9.2.</li> <li>3. Comply with applicable County, State, and Federal regulations.</li> <li>4. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.</li> <li>5. Update the Town of Hazel Green Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.</li> </ol>

**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 Town of Hazel Green.	Does not require specific action	Planning Commission, Town Board	NA	NA
Preserve and enhance the quality of life for the residents of the Town of Hazel Green.	Does not require specific action	Planning Commission, Town Board	NA	NA
Protect and preserve the community character of the Town of Hazel Green.	Does not require specific action	Planning Commission, Town 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.	Does not require specific action	Planning Commission, Town Board	NA	NA
Discourage utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, topography, etc.	Does not require specific action	Planning Commission, Town Board	NA	NA
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.	Does not require specific action	Planning Commission, Town Board	NA	NA
Continue to inform, notify, and allow for public participation in all capital facility planning projects and proposals.	Ongoing	Planning Commission, Town Board	NA	NA
Encourage well testing as a means of protecting drinking water supplies for private, individual well users.	Does not require specific action	Planning Commission, Town Board	NA	NA

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

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
We want to encourage the maintenance of all productive farm operations as they are, but also want to preserve the environmental quality and rural character of the land as much as possible.	Does not require specific action	Planning Commission, Town Board	NA	NA
Give new residents a copy of the 'Partners in Rural Wisconsin' booklet outlining the traditional community norms and expectations for rural residents.	Ongoing	Planning Commission, Town Board	Ongoing	Partners in Rural Wisconsin booklet
We want to encourage the preservation as much of the family farm as possible, using it for agriculture as it was intended, yet we are not against development in certain areas.	Does not require specific action	Planning Commission, Town Board	NA	NA
Keep the rural and agricultural character of the community.	Does not require specific action	Planning Commission, Town Board	NA	NA
We do not want to discourage anyone from development, however we would like to use some discretion in selecting land uses where there would be minimal disruption of the farm operations.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage the location of rural non-farm land uses on soils and sites judged to be of relatively low value for agricultural purposes.	Does not require specific action	Planning Commission, Town Board	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage state or national agricultural policies that are beneficial to the varieties of agriculture practiced in the jurisdiction.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.	Does not require specific action	Planning Commission, Town Board	NA	NA
Discourage the location of rural non-farm development on environmentally valuable or sensitive land.	Does not require specific action	Planning Commission, Town Board	NA	NA

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

NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the education of local residents on the importance of natural resources.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage the preservation of rural views and vistas.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage tree preservation, municipal tree-planting programs, and sustainable forestry practices in the jurisdiction.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage the suppression and limitation of noxious weeds.	Does not require specific action	Planning Commission, Town Board	NA	NA
Protect major drainage corridors from development to aid in stormwater runoff and prevent flooding.	Does not require specific action	Planning Commission, Town Board	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, preserve, and protect natural resources.	Does not require specific action	Planning Commission, Town 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.).	Does not require specific action	Planning Commission, Town Board	NA	NA
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the protection of important cultural resources in the community.	Does not require specific action	Planning Commission, Town Board	NA	NA
Continue to support important community festivals and cultural events.	Does not require specific action	Planning Commission, Town Board	NA	NA
Where and when appropriate, 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.	Does not require specific action	Planning Commission, Town Board	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, preserve, and protect cultural resources.	Does not require specific action	Planning Commission, Town Board	NA	NA

**Table 9.5 Housing**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the provision of the availability of choices of owner and renter type-housing units including single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes, to serve current and future needs of all residents.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage future residential development in areas that can be served with public utilities and community facilities.	Does not require specific action	Planning Commission, Town Board	NA	NA

**Table 9.5 (cont.) Housing**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Discourage development in areas shown to be unsafe or unsuitable for development.	Does not require specific action	Planning Commission, Town Board	NA	NA
Periodically identify areas of land for future housing developments.	Specific action - Mapping	Planning Commission, Town Board	Every 2 years	Town Maps
Ensure that all future development or redevelopment proposals enhance the overall quality of community life.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage clustering rural residential homes away from agricultural operations.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage residents who want to use county, state, and federal loan or grant programs assisting with purchasing or repairing homes.	Does not require specific action	Planning Commission, Town Board	NA	NA

**Table 9.6 Transportation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Increase the safety and use of non-motorized transportation modes in the future, if bicycle trails are developed.	Does not require specific action	Planning Commission, Town Board	NA	NA
Uphold the standards of the Town of Hazel Green Driveway Ordinance, implementing and preserving access management controls along all town roadways.	Ongoing action	Planning Commission, Town Board	NA	NA
Utilize the community's existing road network to the greatest extent possible, in order to minimize future road maintenance costs and to avoid the fragmentation of woodland and farmland.	Does not require specific action	Planning Commission, Town Board	NA	NA
An area development plan should be submitted as a condition of all subdivision reviews to ensure that proposed new roads to adjacent properties avoid unnecessary cul-de-sacs and loops that increase maintenance costs.	Does not require specific action	Planning Commission, Town Board	NA	NA
Developers will 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).	Does not require specific action	Planning Commission, Town Board	NA	NA
Coordinate utility maintenance, construction, and upgrades with road improvements.	Does not require specific action	Planning Commission, Town Board	NA	NA
Coordinate with WisDOT and Grant County Highway Department on transportation planning projects outlined in this plan.	Does not require specific action	Planning Commission, Town Board	NA	NA
Work cooperatively with adjacent jurisdictions for consistency with transportation plans.	Does not require specific action	Planning Commission, Town Board	NA	NA
Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.	Does not require specific action	Planning Commission, Town Board	NA	NA

**Table 9.7 Economic Development**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage home-based entrepreneurial activities that have minimal impact on adjacent properties.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage commercial development (other than 'strip development') at sites along a highway extending into rural areas.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage crop and livestock production farming as a local economic development strategy.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage businesses that add value to agricultural products through processing, packaging and marketing as a local economic development strategy.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage job-training programs at area schools and local colleges that help local workers and employers develop the skills necessary to stay competitive in a global economy.	Does not require specific action	Planning Commission, Town Board	NA	NA
Whenever possible, encourage the location of businesses in existing commercial areas, existing buildings, or brown-field sites before developing green-field sites.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage home-based entrepreneurial activities that have minimal impact on adjacent properties.	Does not require specific action	Planning Commission, Town Board	NA	NA
Whenever possible, encourage economic development projects to locate infrastructure where such utilities, services and road capacity already exists.	Does not require specific action	Planning Commission, Town Board	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.	Does not require specific action	Planning Commission, Town Board	NA	NA

**Table 9.9 Land Use**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.	Does not require specific action	Planning Commission, Town Board	NA	NA
The Town of Hazel Green wants to encourage new development in our area, maintaining the natural landscape, and recognizing the critical role our farmland, natural scenery, natural resources, and historical architecture play, while supporting all land uses and regulations to maintain efficient development patterns, in order to enhance our community's distinctive rural character.	Does not require specific action	Planning Commission, Town Board	NA	NA

**Table 9.9 (cont.) Land Use**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
As an agricultural community, the Town of Hazel Green wants to encourage the protection these lands for future use and have the land used properly, including preservation of green space and other environmentally sensitive areas.	Does not require specific action	Planning Commission, Town Board	NA	NA
Our Town of Hazel Green encourages any development that will not disturb any wetlands or floodplains that we have in our community. We also want to avoid development of driveways, or buildings on steep slopes to minimize soil erosion or the disruption of wildlife habitat. We recognize these environmental features are important in defining the distinctive character of our community.	Does not require specific action	Planning Commission, Town Board	NA	NA
Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.	Does not require specific action	Planning Commission, Town Board	NA	NA
Our community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.	Does not require specific action	Planning Commission, Town Board	NA	NA
For new development in our community, surface water run-off shall be minimized and detained on site if possible or practical. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-ways should be maintained as nearly as possible.	Does not require specific action	Planning Commission, Town Board	NA	NA
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.	Does not require specific action	Planning Commission, Town Board	NA	NA
Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities unless the developer wants to pay the cost of such facilities.	Does not require specific action	Planning Commission, Town Board	NA	NA
Hazel Green will encourage development on lands that are vacant or underutilized and require a detailed neighborhood development plan prior to any subdivision that a developer might propose.	Does not require specific action	Planning Commission, Town 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 Commission, Town Board	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Requires specific action	Planning Commission, Town Board	NA	NA
Comply with applicable County, State, and Federal regulations.	Requires specific action	Planning Commission, Town 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 Commission, Town Board	NA	NA
Update the Town of Hazel Green Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Requires specific action	Planning Commission, Town Board	2019	NA

**9.12 SUGGESTED LAND USE DECISIONS PROCEDURES**

The process of making land use decisions should be from the “ground up”, straightforward, and easy to understand. In order to operate correctly and fairly, a town’s process needs to be understood and followed. Southwestern Wisconsin Regional Planning Commission has developed a process and documentation to help town’s in their land use decision making and recommends that jurisdiction’s use it in conjunction with their comprehensive plans.

Attached is a schematic that describes how an application for a development project would proceed. Also attached is a Land Use Decision Application form in the Chapter 9, Implementation Attachments.

## **IMPLEMENTATION ATTACHMENTS**