

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 Village of Cassville 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 Village of Cassville.

The Village of Cassville has:

- *A thriving downtown (with attractive shops)*
- *Good-paying job opportunities*
- *Denniston House historically-restored, featuring restaurant and lodging*
- *Local bike and walking trail*
- *Two car ferries operate between Cassville and Guttenberg*
- *An updated airport (safe, full-function facility)*
- *Great healthcare (clinic, dentist, and pharmacy)*
- *Excellent assisted-living center*
- *Additional land that has been annexed that supports the population while preserving natural beauty*
- *A marina*

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 Village of Cassville 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 Village of Cassville 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 Village. By carefully applying these local ordinances and regulations, the Village of Cassville 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 Village of Cassville 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 Village of Cassville.

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

Village of Cassville

- **Village Planning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the Plan and any local ordinances, then makes a recommendation to the Village Board.
- **Village Board** – As the elected body of the community, the Village 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

Chapter 1, Issues and Opportunities
<ol style="list-style-type: none"> 1. Protect and improve the health, safety, and welfare of residents in the Village of Cassville. 2. Preserve and enhance the quality of life for the residents of the Village of Cassville. 3. Protect and preserve the community character of the Village of Cassville.
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. Protect economically productive areas, including farmland and forests 4. 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 Village of Cassville 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 Village of Cassville.	Does not require specific action	Planning Commission, Village Board	NA	NA
Preserve and enhance the quality of life for the residents of the Village of Cassville.	Does not require specific action	Planning Commission, Village Board	NA	NA
Protect and preserve the community character of the Village of Cassville.	Does not require specific action	Planning Commission, Village 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, while ensuring that it bears a fair share of capital improvement costs necessitated by the development.	Does not require specific action	Planning Commission, Village Board	NA	NA
Maintain, operate, and reconstruct the existing utility systems so they can support existing development and redevelopment.	Does not require specific action	Planning Commission, Village Board	NA	NA
Evaluate public utility alternatives and services to reduce the capital facility and operating costs.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue informing, notifying, and allowing for public participation in all capital facility planning projects and proposals.	Does not require specific action	Planning Commission, Village 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, Village Board	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 specific action	Planning Commission, Village Board	NA	NA
Encourage proper separation distances between urban and rural land uses to avoid conflicts.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage new agricultural supply or service uses to locate in areas where they can economically and efficiently serve the farm community.	Does not require specific action	Planning Commission, Village Board	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to provide adequate outdoor recreation facilities for the jurisdiction.	Does not require specific action	Planning Commission, Village 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, Village Board	NA	NA
Continue to advocate partnerships with local clubs and organizations to protect important natural areas held in common interest.	Does not require specific action	Planning Commission, Village Board	NA	NA
Avoid disturbances to wetlands, shorelands, and floodplains, discouraging disturbances to other environmentally sensitive areas and corridors.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage the preservation of rural views and vistas.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to encourage tree preservation and municipal tree-planting programs in the jurisdiction.	Does not require specific action	Planning Commission, Village Board	NA	NA
Investigate standards to decrease noise pollution.	Specific action, when appropriate	Planning Commission, Village Board	NA	NA
Continue to explore opportunities to capitalize on local natural resources in conjunction with tourism.	Does not require specific action	Planning Commission, Village Board	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources.	Does not require specific action	Planning Commission, Village Board	NA	NA
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Advocate partnerships with local clubs and organizations to protect important cultural areas and resources held in common interest.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to implement the community's Historic Preservation Ordinance.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage one or more annual local events, such as a community festival, to attract visitors and support local civic groups and entrepreneurs.	Does not require specific action	Planning Commission, Village Board	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.	Does not require specific action	Planning Commission, Village Board	NA	NA

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

CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.	Does not require specific action	Planning Commission, Village Board	NA	NA

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the provision of an adequate supply of single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage the provision of housing for the elderly, including different levels of assistance.	Does not require specific action	Planning Commission, Village Board	NA	NA
Identify areas of land for future housing developments, including the A.J. Spiegel property, the airport, and adjacent Township land.	Ongoing	Planning Commission, Village Board	NA	NA
Ensure that all future development or redevelopment proposals enhance the overall quality of community life.	Does not require specific action	Planning Commission, Village Board	NA	NA
Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage the preservation and rehabilitation of existing housing stock in the community.	Does not require specific action	Planning Commission, Village Board	NA	NA
Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.	Does not require specific action	Planning Commission, Village Board	NA	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.	Does not require specific action	Planning Commission, Village Board	NA	NA

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to provide for safety and use of non-motorized transportation modes.	Does not require specific action	Planning Commission, Village Board	NA	NA
Utilize the community's existing road network to the greatest extent possible, in order to minimize future road maintenance costs.	Does not require specific action	Planning Commission, Village Board	NA	NA
Developers may 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, Village Board	NA	NA
Coordinate utility maintenance, construction, and upgrades with road improvements.	Does not require specific action	Planning Commission, Village Board	NA	NA
Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals.	Does not require specific action	Planning Commission, Village 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, Village Board	NA	NA

Table 9.6 (cont.) Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to improve and maintain continuity of sidewalk facilities throughout the community.	Does not require specific action	Planning Commission, Village Board	NA	NA
Coordinate with the Grant County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled population meet local needs.	Does not require specific action	Planning Commission, Village Board	NA	NA
Work cooperatively with adjacent jurisdictions for consistency with transportation plans.	Does not require specific action	Planning Commission, Village Board	NA	NA

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to work with other municipalities and the county to support a countywide economic development organization that uses an agreed on formula to set annual budget contributions.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage efforts to provide broadband internet service throughout the county to enable people to work from home.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to make annual financial contributions that support a chamber of commerce and tourism organization.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage businesses in the downtown area.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to encourage the local farmers market.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage entrepreneurial activity that seeks to market local recreational and cultural resources and is compatible with identified resource protection goals.	Does not require specific action	Planning Commission, Village 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, Village Board	NA	NA
Continue to work to attract tourists to the community and local businesses, through local or joint effort marketing, the Village web site, advertising and other methods.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to 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.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage efforts to attract jobs by marketing empty buildings and property sites designated for commercial, light manufacturing or other business use.	Does not require specific action	Planning Commission, Village Board	NA	NA
Whenever possible, encourage the location of businesses in existing commercial areas, existing buildings, or brow-field sites before developing green-field sites.	Does not require specific action	Planning Commission, Village Board	NA	NA

Table 9.7 (cont.) Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage mixed-use development, such as neighborhood with retail development within walking distance to houses or apartments.	Does not require specific action	Planning Commission, Village Board	NA	NA
Establish a capital improvements plan (CIP) for community infrastructure needs and goals over 3, 5 and 7 year periods.	Specific action: Create CIP	Planning Commission, Village Board	June, 2010	Model CIPs

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, Village Board	NA	NA

Table 9.9 Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage new development to be harmonious with the surrounding natural landscape.	Does not require specific action	Planning Commission, Village Board	NA	NA
Recognize the critical role that open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage the preservation of green space and environmentally sensitive areas.	Does not require specific action	Planning Commission, Village Board	NA	NA
Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion and the disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.	Does not require specific action	Planning Commission, Village Board	NA	NA
Recognize that ridge tops are important groundwater recharge areas. Concentrated sources of pollution such as landfills and truck yards will be discouraged in these areas.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.	Does not require specific action	Planning Commission, Village Board	NA	NA
Consider commercial activities in appropriate areas other than the downtown business district when no commercial space exists in the Central Business District (CBD) or when the proposed use is more appropriate elsewhere.	Does not require specific action	Planning Commission, Village 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.	Specific action	Planning Commission, Village Board	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Specific action	Planning Commission, Village Board	NA	NA
Comply with applicable County, State, and Federal regulations.	Specific action	Planning Commission, Village Board	NA	NA
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Specific action	Planning Commission, Village Board	NA	NA
Update the Village of Cassville Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Specific action	Planning Commission, Village Board	2019	NA