

## 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 Dickeyville 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 Dickeyville.

*The Village of Dickeyville is a family-oriented small community focusing on economic growth through the highest quality of orderly residential, recreational, and business development that has a working relationship with neighboring municipalities in Southwest Wisconsin.*

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

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## 9.4 LOCAL ORDINANCE AND REGULATIONS

The intent of local ordinances and regulations is to guide land development within the Village. By carefully applying these local ordinances and regulations, the Village of Dickeyville 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 Dickeyville 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 Dickeyville.

## 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 Dickeyville 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 Dickeyville 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 Dickeyville 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 Dickeyville 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 Dickeyville**

- **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**

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

**Table 9.1 (cont.) Goals**

<b>Chapter 7, Intergovernmental Cooperation</b>
1. Encourage coordination and cooperation among nearby units of government.
<b>Chapter 8, Land Use</b>
1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preserve cultural, historic and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.
9. Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.
<b>Chapter 9, Implementation</b>
1. Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.
2. Enforce local ordinances to support the vision noted in Section 9.2.
3. Comply with applicable County, State, and Federal regulations.
4. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.
5. Update the Village of Dickeyville 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
The Village of Dickeyville will strive to Protect and improve the health, safety, and welfare of residents. Preserve and enhance the quality of life for the residents Protect and preserve the character of the community.	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
Continue expanding and implementing our capital improvements plan (CIP), reviewing it annually, and making adjustments to meet the needs of the community.	Ongoing	Planning Commission, Village Board	NA	NA
Continue to review new development proposals and carefully examine their impact on the community's services.	Ongoing	Planning Commission, Village Board	NA	NA
Maintain, operate, reconstruct and make improvements to the existing utility systems so they can support existing development and redevelopment.	Does not require specific action	Planning Commission, Village Board	NA	NA
Ensure that new development bears the full cost of capital improvement costs necessitated by the development.	Does not require specific action	Planning Commission, Village Board	NA	NA

**Table 9.3 (cont.) Utilities and Community Facilities**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE	IMPLEMENTATION TOOLS
Continue to enforce well testing as a means of protecting drinking water supplies for private, individual well users.	Ongoing	Planning Commission, Village Board	NA	NA
Consider creating a stormwater management strategy to protect ground and drinking water supplies.	Does not require specific action	Planning Commission, Village Board	NA	NA
Develop a strategy for siting telecommunication ("cell") towers.	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
Adopt Extra Territorial Zoning to encourage proper separation distances between urban and rural land uses to avoid conflicts.	Ordinance	Planning Commission, Village Board	NA	EZT models, EZT Commission
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to provide adequate outdoor recreation facilities for the jurisdiction.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage the education of local residents on the importance of natural resources.	Does not require specific action	Planning Commission, Village Board	NA	NA
Enforce the suppression and limitation of noxious weeds.	Does not require specific action	Planning Commission, Village Board	NA	NA
Protect major drainage corridors from development to aid in stormwater runoff and prevent flooding.	Does not require specific action	Planning Commission, Village Board	NA	NA
Create wellhead protection plans for existing municipal wells.	Specific action	Planning Commission, Village Board	NA	NA
Require wellhead protection plans for future private wells as part of the building application permitting process.	Ordinance	Planning Commission, Village Board	NA	Model wellhead protection plans
Encourage water conservation practices.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage standards to decrease light pollution from improper fixtures.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage standards to decrease air pollution.	Does not require specific action	Planning Commission, Village Board	NA	NA
Enforce ordinance to decrease noise pollution.	Ongoing	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
Encourage partnerships with local clubs and organizations to protect important cultural areas held in common interest.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage the protection of important cultural resources in the community.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to support important community festivals and cultural events.	Ongoing	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
Explore opportunities to capitalize on local cultural resources together with tourism.	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 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 affordable single-family dwellings, condominiums and townhouses, apartments and duplexes.	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
Encourage future residential development in areas that can be served with public utilities and community facilities.	Does not require specific action	Planning Commission, Village Board	NA	NA
Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.	Does not require specific action	Planning Commission, Village Board	NA	NA
Plan and identify areas for a sufficient supply of developable land for a range of different housing types, in areas consistent with the community's wishes, and of densities and types consistent with service requirements.	Specific action	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
Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.	Does not require specific action	Planning Commission, Village Board	NA	NA
Enforce property maintenance standards to ensure a high-quality living environment within all residential areas.	Ongoing	Planning Commission, Village Board	NA	NA

**Table 9.6 Transportation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Maintain a transportation plan or a local road improvement plan to address long-term needs for road upgrades and/or new roads.	Ongoing	Planning Commission, Village Board	NA	NA
Work with the WisDOT to explore a Park-and-Ride lot.	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
Map the location of future roads and transportation facilities.	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 9.6 (cont.) Transportation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to follow local road design guidelines.	Ongoing	Planning Commission, Village Board	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.	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
Encourage commercial development at the State Highway 151 interchange.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to 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
Help attract tourists to the community and local businesses, through local or joint effort marketing, a web site, advertising and other methods.	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 through postings on the Village website ( <a href="http://www.dickeyville.com">www.dickeyville.com</a> ).	Does not require specific action	Planning Commission, Village Board	NA	NA
Whenever possible, encourage the location of businesses in existing commercial areas and existing buildings before developing green-field sites.	Does not require specific action	Planning Commission, Village 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, Village 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, Village Board	NA	NA
Explore new opportunities to cooperate with other units of government to share public services, staff, or equipment where and when appropriate.	Does not require specific action	Planning Commission, Village Board	NA	NA

**Table 9.8 (cont.) Intergovernmental Cooperation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Create written intergovernmental contracts or agreements with other units of governments when appropriate.	Does not require specific action	Planning Commission, Village 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.	Does not require specific action	Planning Commission, Village Board	NA	NA
Recognize the critical role that historical architecture, scenic vistas, landscapes, natural resources, 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
Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.	Does not require specific action	Planning Commission, Village 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, Village 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, Village Board	NA	NA
Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.	Does not require specific action	Planning Commission, Village Board	NA	NA
Support the mixing of compatible, complimentary uses in close proximity to one another, such as small-scale neighborhood retail and service uses close to residential neighborhoods, if in accordance with community wishes.	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 downtown or when the proposed use is more appropriate elsewhere.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage light industrial and commercial businesses in designated areas in the community.	Does not require specific action	Planning Commission, Village Board	NA	NA
Continue to enforce the Village's sign ordinance to help preserve the visual quality of the community.	Ongoing	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 Dickeyville 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