

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 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 Village of Hazel Green.

In the year 2027, the Village of Hazel Green is...

A growing, people-friendly village that proudly promotes good education, good local governance, strong family values, a safe environment, and recreational and service opportunities for all age groups.

We envision a community that provides for citizens of all ages, with easy access to health care, transportation, food and clothing supplies, a library, a senior citizen center, churches for spiritual growth, and efficient protective series.

We envision a village that promotes a variety of businesses and affordable housing for all income groups. As Main Street is off the state highways, signage should clearly identify the business district to visitors. Businesses could include specialty shops, restaurants, bars, gas stations, banks, and environmentally –friendly manufacturing in an industrial park. A theme should be adopted that clearly identifies Hazel Green as a “magnet” for a particular type of business (i.e. antiques). Housing could include single apartments, group-assisted living, single and multiple-family housing, and starter homes for first time homeowners.

We envision a village that presents a positive visual impact as visitors enter from any direction. That will require an attractive, efficient street plan that dictates smart growth and promotes building that will add to the value of existing buildings and protect from inferior new construction. Green areas should be deniable factors in approval of new construction. Parks and recreational areas should be promoted and coordination of the use of facilities with the school district should be a priority.

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 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 Village 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 Village. By carefully applying these local ordinances and regulations, the Village 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 Village 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 Village 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 Village 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 Village 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 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 Hazel Green Comprehensive Plan at any time. Proposed amendments should be channeled through the local 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 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

Village of Hazel Green

- **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.

Grant County

- **County Planning and Zoning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the plan and County and 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 final decision making authority and has the responsibility to make sure that the specific policy is enforced. The Board reviews the Planning and Zoning 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 Hazel Green. 2. Preserve and enhance the quality of life for the residents of the Village of Hazel Green. 3. Protect and preserve the community character of the Village of Hazel Green.
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.
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 Village of Hazel Green 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 Hazel Green.	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 Hazel Green.	Does not require specific action	Planning Commission, Village Board	NA	NA
Protect and preserve the community character of the Village of Hazel Green.	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
Maintain, operate, and reconstruct the existing utility systems so they can support existing development and redevelopment.	Ongoing	Planning Commission, Village Board	NA	NA
Ensure that adequate public utilities including system capacity are available before issuing new development permits.	Does not require specific action	Planning Commission, Village Board	NA	NA
Develop a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.	Require specific action	Planning Commission, Village Board	1 year	Communication plan
Encourage storm water management to protect ground and drinking water supplies.	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
Maintain land in productive farm operations or land capable of productive agricultural uses.	Does not require specific action	Planning Commission, Village Board	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
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
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
Encourage the preservation of rural views and vistas.	Does not require specific action	Planning Commission, Village Board	NA	NA
Encourage tree preservation, municipal tree-planting programs, and sustainable forestry practices in the jurisdiction.	Does not require specific action	Planning Commission, Village Board	NA	NA
Establish more parks and outdoor recreational amenities including park expansion.	Requires a specific action	Planning Commission, Village Board	3 years	Park expansion schedule
Encourage 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.	Ongoing	Planning Commission, Village Board	NA	NA
Create wellhead protection plans for existing and future municipal wells.	Requires a specific action	Planning Commission, Village Board	1 year	plan
Require wellhead protection plans for future private wells as part of the building application permitting process.	Requires a specific action	Planning Commission, Village Board	1 year	ordinance

Table 9.4 Agricultural, Natural, and Cultural Resources

NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Establish standards to decrease light pollution from improper fixtures.	Requires a specific action	Planning Commission, Village Board	3 years	standards
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to implement the historical preservation ordinance, in order to preserve and/or enhance irreplaceable historic structures, locations, and archeological sites in the community.	Ongoing	Planning Commission, Village Board	NA	NA
Continue to support important community festivals and cultural events.	Ongoing	Planning Commission, Village Board	NA	NA
Explore opportunities to capitalize on local cultural resources together with tourism.	Ongoing	Planning Commission, Village Board	NA	Form committee, Hazel Green Community Development Corp.
Promote tourism opportunities and pursue efforts to capitalize on local resources in conjunction with programs such as walking tours and the Wisconsin Historical Markers Program.	Ongoing	Planning Commission, Village Board	NA	Form committee, Hazel Green Community Development Corp

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Coordinate planning activities for senior/special needs/low income housing with Grant County and surrounding jurisdictions to effectively plan for residential growth.	Requires a specific action	Planning Commission, Village Board	3 years	Form committee
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
Assure that the fair housing rights of all citizens are protected.	Ongoing	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
Ensure that all future development or redevelopment proposals enhance the overall quality of community life.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage future residential homes to blend architecturally with the character of existing neighborhoods.	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
Update standards for review, layout, and quality of new manufactured and mobile home development.	Requires a specific action	Planning Commission, Village Board	2 years	standards

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Adopt road standards for the construction of public and private roads.	Requires a specific action	Planning Commission, Village Board	1 year	WisDOT , standards
Implement and preserve access management controls along all Village roadways (i.e., driveway permits).	Ongoing	Planning Commission, Village Board	NA	NA
Develop and maintain a transportation plan or a local road improvement plan to address long-term needs for road upgrades and/or new roads.	Requires a specific action	Planning Commission, Village Board	2 year	Plan, WisDOT, SWWRPC
To facilitate emergency access and well-planned developments, make sure new roads connect to existing and planned roads on adjoining properties whenever possible.	Ongoing	Planning Commission, Village Board	NA	NA
Coordinate utility maintenance, construction, and upgrades with road improvements.	Ongoing	Planning Commission, Village Board	NA	NA
Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.	Ongoing	Planning Commission, Village Board	NA	NA

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.	Does not require specific action	Planning Commission, Village Board	NA	NA
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.	Ongoing	Planning Commission, Village Board	NA	NA
Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.	Requires a specific action	Planning Commission, Village Board	3 years	Infill development plan
Build community identity by revitalizing main streets and enforcing design standards.	Requires a specific action	Planning Commission, Village Board	3 years	Main Street Program, SWWRPC
Protect economically productive areas, including farmland and forests.	Requires a specific action	Planning Commission, Village Board	3 years	Protection Plan, SWWRPC

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.	Requires a specific action	Planning Commission, Village Board	1 year	SWWRPC

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 Commission, Village Board	NA	NA

Table 9.9 (cont.) Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the preservation of green space and environmentally sensitive areas.	Ongoing	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.	Ongoing	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
Plan for a sufficient supply of developable land for a range of different uses, in areas, types, and densities consistent with our community's wishes and service requirements.	Requires a specific action	Planning Commission, Village Board	3 years	Review land uses maps and zoning maps
Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.	Requires a specific action	Planning Commission, Village Board	1 year	ordinance
The sign ordinance shall be enforced to help preserve the visual quality of the community.	Requires a specific action	Planning Commission, Village Board	1 year	ordinance

Table 9.10 Implementation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Requires specific action	Planning Commission, Village Board	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Requires specific action	Planning Commission, Village Board	NA	NA
Comply with applicable County, State, and Federal regulations.	Requires 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.	Requires specific action	Planning Commission, Village Board	NA	NA
Update the Village 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, Village Board	2019	2019