

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 Montfort 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 Montfort.

The Village of Montfort maintains the best characteristics of a “Rural Home Town Community” while enhancing its agricultural roots and scenic beauty. The Village is a welcoming safe community with an increasing diversity of goods and services, recreational, education, and occupational opportunities for all.

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 Montfort 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 Montfort 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 Montfort 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 Montfort 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 Montfort.

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 Montfort 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 Montfort 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 Montfort 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 Montfort 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 Montfort

- **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 Montfort. 2. Preserve and enhance the quality of life for the residents of the Village of Montfort. 3. Protect and preserve the community character of the Village of Montfort.
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.
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.

Table 9.1 (cont.) Goals

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 Montfort 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 Montfort.	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 Montfort.	Does not require specific action	Planning Commission, Village Board	NA	NA
Protect and preserve the community character of the Village of Montfort.	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 to review capital improvement needs and review it annually, making adjustments to meet the needs of the community. Begin to record the CIP in writing.	Does not require specific action	Planning Commission, Village Board	NA	NA
Ensure that new development bears all capital improvement costs necessitated by the development.	Ongoing	Planning Commission, Village Board	NA	NA
Ensure that adequate public utilities including system capacity are available before issuing new development permits.	Ongoing	Planning Commission, Village Board	NA	NA
Guide new growth to areas that are most efficiently served with utilities and roads.	Ongoing	Planning Commission, Village Board	NA	Maps
Consider develop a storm water management strategy 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
Emphasize the preservation of the environmental quality and rural character of the jurisdiction when considering future land use proposals.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.	Ongoing	Planning Commission, Village Board	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Strive to maintain outdoor recreation facilities for the jurisdiction.	Ongoing	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
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
Recognize the importance of our local cultural resources and use this to guide decisions	Does not require specific action	Planning Commission, Village Board	NA	NA

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Recognize the diverse housing needs of our residents and strive to assure a housing mix to meet these needs	Does not require specific action	Planning Commission, Village Board	NA	NA
Strive to 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
Welcome the provision of quality rental units that meet the needs of our residents especially the elderly	Does not require specific action	Planning Commission, Village Board	NA	NA

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Promote new development and maintain existing multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals	Ongoing	Planning Commission, Village Board	NA	NA
Strive to continue to improve and maintain sidewalk facilities throughout the community	Ongoing	Planning Commission, Village Board	NA	NA
Welcome opportunity to improve transportation for the elderly residents.	Ongoing	Planning Commission, Village Board	NA	NA

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage efforts to provide broadband internet service throughout the county to enable people to work from home.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage home-based entrepreneurial activities that have minimal impact on adjacent properties.	Ongoing	Planning Commission, Village Board	NA	NA

Encourage businesses that add value to agricultural products through processing, packaging and marketing as a local economic development strategy.	Ongoing	Planning Commission, Village Board	NA	NA
Welcome the sale of locally grown and created products and services from roadside markets and home-based sales.	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.	Ongoing	Planning Commission, Village Board	NA	NA
Explore opportunities to capitalize on local resources in the promotion of tourism.	Ongoing	Planning Commission, Village Board	NA	NA

Table 9.8 Intergovernmental Cooperation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Create written intergovernmental contracts or agreements with other unites of governments when appropriate.	Ongoing	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.	Ongoing	Planning Commission, Village 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.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage the preservation of green space and environmentally sensitive areas.	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 Montfort 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