

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 Muscoda 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 Muscoda.

In the year 2027, Muscoda is a prosperous, attractive and vibrant river community with appealing tourist attractions. The community takes advantage of the abundant natural and human resources as well as the transportation and economic infrastructure. The Village has preserved its agriculture infrastructure and has maintained the rail system. The community's assets, including the Wisconsin river and surrounding lands, downtown business area and industrial park, rails and highways, quality educational system, historical and archaeological significance, and diverse recreational opportunities are maximized to their fullest potential.

The Community promotes the Wisconsin River and surrounding lands through the development of a Veteran's Memorial and maintenance of its campground; preserves, protects, and promotes the Effigy Mounds and Gottschall Rock Shelter; has developed industrial infrastructure to accommodate additional business expansion; continues to develop the downtown business district to create an active commercial corridor; and supports the local education system.

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 Muscoda 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 Muscoda 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 Muscoda 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 Muscoda 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 Muscoda.

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 Muscoda 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 Muscoda 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 Muscoda Comprehensive Plan at any time. Proposed amendments should be channeled through the local Plan 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 Muscoda 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 Plan 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 Plan Commission duties. Specific actions may be self-explanatory.
- **Ongoing** – The policy is currently part of the jurisdiction’s actions.

RESPONSIBILITY

Village of Muscodá

- **Village Plan Commission** – The Plan 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 Plan 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 Muscodá. 2. Preserve and enhance the quality of life for the residents of the Village of Muscodá. 3. Protect and preserve the community character of the Village of Muscodá.
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. 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.

Table 9.1 (cont.) Goals

<p>Chapter 5, Transportation</p> <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.
<p>Chapter 6, Economic Development</p> <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.
<p>Chapter 7, Intergovernmental Cooperation</p> <ol style="list-style-type: none"> 1. Encourage coordination and cooperation among nearby units of government.
<p>Chapter 8, Land Use</p> <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.
<p>Chapter 9, Implementation</p> <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 Muscodia 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 Muscodia.	Does not require specific action	Plan Commission, Village Board	NA	NA
Preserve and enhance the quality of life for the residents of the Village of Muscodia.	Does not require specific action	Plan Commission, Village Board	NA	NA
Protect and preserve the community character of the Village of Muscodia.	Does not require specific action	Plan Commission, Village Board	NA	NA

Table 9.3 Utilities and Community Facilities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE	IMPLEMENTATION TOOLS
Consider writing and implementing a Capital Improvements Plan (CIP) to meet the needs of the community.	Ongoing	Plan Commission, Village Board	5 years	CIP
Maintain, operate, and reconstruct the existing utility systems so they can support existing development and redevelopment.	Ongoing	Plan Commission, Village Board	NA	NA

Table 9.3 (cont.) Utilities and Community Facilities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE	IMPLEMENTATION TOOLS
Discourage utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, topography, etc.	Does not require specific action	Plan Commission, Village Board	NA	NA
Evaluate public utility alternatives and services to reduce the capital facility and operating costs.	Requires specific action	Plan Commission, Village Board	5 years	NA
Continue to inform, notify, and allow for public participation in all capital facility planning projects and proposals.	Ongoing	Plan Commission, Village Board	NA	Notice
Require well testing as a means of protecting drinking water supplies for private, individual well users.	Ongoing	Plan Commission, Village Board	NA	NA
Consider developing a storm water management strategy to protect ground and drinking water supplies.	Requires specific action	Plan Commission, Village Board	5 years	Strategy
Guide new growth to areas that are most efficiently served with utilities.	Ongoing	Plan Commission, Village Board	NA	NA

Table 9.4 Agricultural, Natural, and Cultural Resources

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Maintain the rural and agricultural character of the community.	Ongoing	Plan Commission, Village Board	NA	NA
Emphasize the preservation of the environmental quality and rural character of the jurisdiction when considering future land use proposals.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage proper separation distances between urban and rural land uses to avoid conflicts.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.	Ongoing	Plan Commission, Village Board	NA	NA
Maintain the jurisdiction's agricultural infrastructure to support farming.	Ongoing	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.	Ongoing	Plan Commission, Village Board	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Provide adequate outdoor recreation facilities for the jurisdiction.	Requires a specific action	Plan Commission, Village Board	5 years	Outdoor recreation plan
Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage the education of local residents on the importance of natural resources.	Ongoing	Plan Commission, Village Board	NA	NA
Advocate partnerships with local clubs and organizations to protect important natural areas held in common interest.	Ongoing	Plan Commission, Village Board	NA	NA

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

NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage tree preservation, municipal tree-planting programs, and sustainable forestry practices in the jurisdiction.	Ongoing	Plan Commission, Village Board	NA	NA
Consider establishing more parks and outdoor recreational amenities including park expansion.	Ongoing	Plan Commission, Village Board	NA	NA
Incorporate natural areas (prairie and oak savanna) into parks and open spaces to provide recreational opportunities and protect natural resources.	Ongoing	Plan Commission, Village Board	NA	NA
Create wellhead protection plans for existing and future municipal wells.	Requires specific action	Plan Commission, Village Board	3 years	Plan, DNR
Require wellhead protection plans for future private wells as part of the building application permitting process.	Requires specific action	Plan Commission, Village Board	3 years	Plan, DNR
Explore opportunities to capitalize on local natural resources in conjunction with tourism.	Ongoing	Plan Commission, Village Board	NA	NA
Where and when appropriate, utilize County, State, and Federal programs or grants to conserve, maintain, and protect natural resources.	Ongoing	Plan Commission, Village Board	NA	NA
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the education of local residents on the importance of cultural resources.	Ongoing	Plan Commission, Village Board	NA	NA
Advocate partnerships with local clubs, organizations and tribal entities to protect important cultural areas held in common interest.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage the protection of important cultural resources in the community.	Ongoing	Plan Commission, Village Board	NA	NA
Continue to support important community festivals and cultural events.	Ongoing	Plan Commission, Village Board	NA	NA
Explore opportunities to capitalize on local cultural resources together with tourism.	Ongoing	Plan 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 and snowmobile or bike trail maps, or maintaining trails.	Ongoing	Plan Commission, Village Board	NA	NA
Where and when appropriate, utilize County, State, and Federal programs or grants to conserve, maintain, and protect cultural resources.	Ongoing	Plan Commission, Village Board	NA	NA

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage future residential development in areas that can be served with public utilities and community facilities.	Ongoing	Plan 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.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage existing neighborhoods to find new uses for abandoned or under used land.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage the preservation and rehabilitation of existing housing stock in the community.	Ongoing	Plan Commission, Village Board	NA	NA
Where and when appropriate, support residents who want to use loan or grant programs assisting with purchasing or repairing homes.	Ongoing	Plan 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.	Ongoing	Plan Commission, Village Board	NA	NA

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Maintain formal truck routes as new industrial developments are platted, with truck weight limits enforced by the County.	Ongoing	Plan Commission, Village Board	NA	NA
Maintain road standards for the construction of public and private roads.	Ongoing	Plan Commission, Village Board	NA	Standards, WisDOT
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 specific action	Plan Commission, Village Board	2 years	Transportation plan, WisDOT
Coordinate utility maintenance, construction, and upgrades with road improvements, whenever feasible.	Ongoing	Plan Commission, Village Board	NA	NA
Work with WisDOT, Grant County, Iowa County, and Richland County Highway Department on transportation planning projects outlined in this Plan.	Ongoing	Plan Commission, Village Board	NA	NA

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Join other municipalities and the county to support a countywide economic development organization that uses an agreed on formula to set annual budget contributions.	Ongoing	Plan Commission, Village Board	NA	agreement

Table 9.7 (cont.) Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Actively work to attract new employment opportunities through using available economic development tools.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage efforts to provide and improve broadband internet service throughout the community.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage home-based entrepreneurial activities that have minimal impact on adjacent properties.	Ongoing	Plan 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	Plan 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.	Ongoing	Plan 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.	Ongoing	Plan Commission, Village Board	NA	NA
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.	Ongoing	Plan 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.	Ongoing	Plan Commission, Village Board	NA	NA
Whenever possible, encourage the location of businesses in existing commercial areas, existing buildings, or brown-field sites before developing green-field sites.	Ongoing	Plan Commission, Village Board	NA	NA
Whenever possible, encourage economic development projects to locate infrastructure where such utilities, services and road capacity already exists.	Ongoing	Plan Commission, Village Board	NA	NA
Establish a Capital Improvements Plan (CIP) for community infrastructure needs and goals over 5 and 10 year periods.	Requires specific action	Plan Commission, Village Board	5 years	plan
Encourage development in identified centers or corridors, and work with utility companies and developers to improve telecommunications, sewer, water, and other utilities in those locations.	Ongoing	Plan Commission, Village Board	NA	NA

Table 9.8 Intergovernmental Cooperation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Explore new opportunities to cooperate with other units of government to share public services, staff, or equipment where and when appropriate.	Ongoing	Plan 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.	Ongoing	Plan Commission, Village Board	NA	NA
Recognize the critical role that farmland, 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.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage the preservation of green space and environmentally sensitive areas.	Ongoing	Plan Commission, Village Board	NA	NA
Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.	Ongoing	Plan Commission, Village Board	NA	NA
Recognize that sensitive environmental features such as floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of our community.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage new building placement and lot layout to be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.	Ongoing	Plan 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 the sites can be remediated to an acceptable condition.	Ongoing	Plan 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, downstream 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	Plan 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.	Ongoing	Plan 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 specific action	Plan Commission, Village Board	2 years	map
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.	Ongoing	Plan Commission, Village Board	NA	NA

Table 9.9 (cont.) Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Explore the development of a sub-division ordinance.	Requires specific action	Plan Commission, Village Board	2 years	Model ordinance
Encourage the use of conservation neighborhood design strategies for rural residential development in appropriate areas.	Ongoing	Plan Commission, Village Board	NA	NA
Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.	Ongoing	Plan 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.	Ongoing	Plan Commission, Village Board	NA	NA
The sign ordinance shall be enforced to help preserve the visual quality of the community.	Ongoing	Plan 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.	Requires specific action	Plan Commission, Village Board	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Requires specific action	Plan Commission, Village Board	NA	NA
Comply with applicable County, State, and Federal regulations.	Requires specific action	Plan 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	Plan Commission, Village Board	NA	NA
Update the Village of Muscoda Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Requires specific action	Plan Commission, Village Board	2019	2019