

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 Cobb 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 1.3. The vision statement serves as the overall guide for land use decision making in the Village of Cobb.

We envision the future of Cobb as a progressive community, set in a beautiful natural setting of diverse agricultural and recreational land where intergovernmental cooperation advances will help keep the community pristine, safe, and rural.

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 Cobb 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 Cobb 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 local ordinances and regulations, Cobb will be accomplishing the goals and policies of this Comprehensive Plan. The Village of Cobb will use their Plan to guide their decisions 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 Cobb.

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 Cobb Comprehensive Plan is official recommendation of the plan by the Village Plan Commission. Once the Village Planning Commission recommends the Plan by resolution, the Village Board then formally adopts the Comprehensive Plan by ordinance as required by State Statute 66.1001. The Cobb 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 Cobb Comprehensive Plan at any time through the process used to adopt the Plan initially. Proposed amendments should be reviewed by 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 Cobb achieves its vision of the future 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 separate columns. The key below describes Table notation.

IMPLEMENTATION ACTION

- **No 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.
- **Action Required**– responsibility inherent in Planning Commission duties. Actions may be self-explanatory.
- **Ongoing** – The policy is currently part of the jurisdiction's actions.

RESPONSIBILITY

Village of Cobb

- **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 Cobb. 2. Preserve and enhance the quality of life for the residents of the Village of Cobb. 3. Protect and preserve the community character of the Village of Cobb.
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 Cobb 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 Cobb.	No specific action	Planning Commission, Village Board	NA	NA
Preserve and enhance the quality of life for the Village of Cobb residents.	No specific action	Planning Commission, Village Board	NA	NA
Protect and preserve the Village of Cobb community character	No specific action	Planning Commission, Village Board	NA	NA

Table 9.3 Utilities and Community Facilities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE	IMPLEMENTATION TOOLS
Review new development proposals and carefully examine their impact on the community's services.	No specific action	Planning Commission, Village Board	NA	NA
Maintain, operate, and reconstruct the sewer plant so it can support existing development and redevelopment.	No specific action	Planning Commission, Village Board	NA	NA
Ensure that new development bears a fair share of capital improvement costs required by the development.	No specific action	Planning Commission, Village Board	NA	NA
Evaluate public utility alternatives and services to reduce the capital facility and operating costs.	No specific action	Planning Commission, Village Board	NA	NA
Ensure that adequate public utilities including system capacity are available before issuing new development permits.	No specific action	Planning Commission, Village Board	NA	NA
Consider developing a stormwater management strategy to protect ground and drinking water supplies.	No 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
Encourage the maintenance of the rural and agricultural character of the community.	No specific action	Planning Commission, Village Board	NA	NA
Encourage appropriate separation between urban and rural land uses to minimize conflicts.	No specific action	Planning Commission, Village Board	NA	NA
Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.	No specific action	Planning Commission, Village Board	NA	NA
Encourage innovative methods of soil and water conservation.	No specific action	Planning Commission, Village Board	NA	NA
Encourage the maintenance of the jurisdiction's agricultural infrastructure to support farming.	No specific action	Planning Commission, Village Board	NA	NA
Encourage the location of rural non-farm land uses on soils and sites judged to be of relatively low value for agricultural purposes.	No specific action	Planning Commission, Village Board	NA	NA
Where and when available, utilize county, state, and federal programs or grants to conserve, maintain, and protect agricultural resources.	No specific action	Planning Commission, Village Board	NA	NA
Rezoning of agricultural land will take all the agricultural policies in this Plan into consideration.	No specific action	Planning Commission, Village Board	NA	NA
Encourage new agricultural supply or services to locate in areas where they can economically and efficiently serve the farm community.	No specific action	Planning Commission, Village Board	NA	NA

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

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Support state or national agricultural policies that are beneficial to the varieties of agriculture practiced in the jurisdiction.	No specific action	Planning Commission, Village Board	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to provide adequate outdoor recreation facilities for the jurisdiction.	Ongoing	Planning Commission, Village Board	NA	NA
Discourage the location of rural non-farm development on environmentally valuable or sensitive land.	No specific action	Planning Commission, Village Board	NA	NA
Advocate partnerships with local clubs and organizations to protect important natural areas held in common interest.	No specific action	Planning Commission, Village Board	NA	NA
Avoid disturbances to environmentally sensitive areas and corridors.	No specific action	Planning Commission, Village Board	NA	NA
Enforce the noxious weeds ordinance.	Ongoing	Planning Commission, Village Board	NA	Zoning/Weed Ordinance
Encourage the protection of major drainage corridors to aid in stormwater runoff and prevent flooding.	No specific action	Planning Commission, Village Board	NA	NA
Create wellhead protection plans for existing municipal wells.	Action Required	Planning Commission, Village Board	September 2012	
Enforce existing ordinances to control noise pollution.	Ongoing	Planning Commission, Village Board	NA	Noise Ordinance
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources.	No specific action	Planning Commission, Village Board	NA	NA
Keep Cobb's Outdoor Recreation Plan current.	Ongoing	Planning Commission, Village Board	NA	NA
Advocate partnerships with local clubs and organizations to protect important cultural areas held in common interest.	Ongoing	Planning Commission, Village Board	NA	NA
Encourage the protection of important cultural resources in the community.	No specific action	Planning Commission, Village Board	NA	NA
Continue to support community festivals and cultural events.	Ongoing	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.	No specific action	Planning Commission, Village Board	NA	NA

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the provision of an adequate supply of single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes.	No specific action	Planning Commission, Village Board	NA	NA
Encourage the availability of a sufficient supply of affordable rental and ownership housing for low and moderate-income individuals.	No specific action	Planning Commission, Village Board	NA	NA
Discourage development in areas shown to be unsafe or unsuitable for development.	No specific action	Planning Commission, Village Board	NA	NA
Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.	No specific action	Planning Commission, Village Board	NA	NA

Table 9.5 (cont.) Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Ensure that all future development or redevelopment proposals enhance the overall quality of community life.	No specific action	Planning Commission, Village Board	NA	NA
Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.	No specific action	Planning Commission, Village Board	NA	NA
Encourage the preservation and rehabilitation of existing housing stock in the community.	No specific action	Planning Commission, Village Board	NA	NA
Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.	No specific action	Planning Commission, Village Board	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.	No specific action	Planning Commission, Village Board	NA	NA

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Implement and preserve access management controls along Village roadways.	No specific action	Planning Commission, Village Board	NA	NA
Continue to maintain a transportation plan or a local road improvement plan.	Ongoing	Planning Commission, Village Board	NA	NA
Utilize the community's existing road network to the greatest extent possible, in order to minimize future road maintenance costs and to avoid the fragmentation of farmland.	No specific action	Planning Commission, Village Board	NA	NA
Coordinate utility maintenance, construction, and upgrades with road improvements, whenever feasible.	No specific action	Planning Commission, Village Board	NA	NA
Encourage the development/expansion and promotion of paratransit services for local residents.	No specific action	Planning Commission, Village Board	NA	NA
Continue to coordinate with WisDOT and Iowa County Highway Department on transportation planning projects outlined in this plan.	Ongoing	Planning Commission, Village Board	NA	NA
Improve and maintain continuity of existing sidewalk facilities throughout the community.	No specific action	Planning Commission, Village Board	NA	NA
Seek cooperation with adjacent jurisdictions for consistency with transportation plans.	No specific action	Planning Commission, Village Board	NA	NA

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Consider joining other municipalities and the county to support a countywide economic development organization that uses an agreed on formula to set annual budget contributions.	No specific action	Planning Commission, Village Board	NA	NA
Encourage new employment opportunities using available economic development tools such as Tax Increment Financing.	No specific action	Planning Commission, Village Board	NA	NA

Table 9.7 (cont.) Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage efforts to provide broadband internet service throughout the County.	No specific action	Planning Commission, Village Board	NA	NA
Encourage home-based entrepreneurial activities which have minimal impact on adjacent properties.	No specific action	Planning Commission, Village Board	NA	NA
Encourage commercial development other than 'strip development' at sites along a highway extending into rural areas.	No specific action	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.	No specific action	Planning Commission, Village Board	NA	NA
Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based businesses.	No specific action	Planning Commission, Village Board	NA	NA
Encourage job-training programs at area schools and local colleges that help local workers and employers develop the work skills necessary to stay competitive in a global economy.	No specific action	Planning Commission, Village Board	NA	NA
Encourage local events to attract visitors and support local civic groups and entrepreneurs.	No specific action	Planning Commission, Village Board	NA	NA
Continue to maintain a capital improvements plan (CIP) for community infrastructure needs and goals over 3, 5 and 7 year periods.	Ongoing	Planning Commission, Village Board	NA	NA

Table 9.8 Intergovernmental Cooperation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Explore opportunities to cooperate with other units of government to share public services, staff, or equipment where and when appropriate.	No specific action	Planning Commission, Village Board	NA	NA

Table 9.9 Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage the preservation of green space and environmentally sensitive areas.	No specific action	Planning Commission, Village Board	NA	NA
For new development in our community, surface water run-off shall be minimized.	No specific action	Planning Commission, Village Board	NA	NA
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.	No specific action	Planning 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.	No specific action	Planning Commission, Village Board	NA	NA
Encourage heavy industrial and commercial businesses.	No 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.	No specific action	Planning Commission, Village Board	NA	NA

Table 9.10 Implementation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Action Required	Planning Commission, Village Board	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Action Required	Planning Commission, Village Board	NA	NA
Comply with applicable County, State, and Federal regulations.	Action Required	Planning Commission, Village Board	NA	NA
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Action Required	Planning Commission, Village Board	NA	NA
Update the Village of Cobb Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Action Required	Planning Commission, Village Board	2020	NA