

EXECUTIVE SUMMARY

The purpose of this section is to explain how this plan will be utilized to guide future growth and development in the Village of Highland. The plan is to serve as the blueprint for the future. As change is inevitable, the plan may need to be amended to appropriately reflect major changes. This element to review how each of the elements of the comprehensive plan inter relate and how the plan will be monitored and evaluated. Finally the section includes a discussion on how the plan will 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.

IMPLEMENTATION POLICIES

- **Enforce local ordinances to maintain the character of existing and future land uses within the Village of Highland.**

Local ordinances must be enforced consistently to maintain the character of Highland. The keyword is enforcement.

- **Update this comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

This plan needs to be updated at least once every ten years. Depending on development or other changes, the plan may need to be updated on a more frequent basis.

- **Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.**

Depending on what takes place in Highland in the next twenty years, this comprehensive plan and enforcement ordinances may need to be amended. This should be done with extreme caution. Amendments should be made to simply avoid local planning pressure.

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. All nine elements included in this plan work to achieve the desired future for the Village of Highland.

PLAN ADOPTION

The first official action required to implement the comprehensive plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission adopts the plan by resolution, the Village Board need to adopt the comprehensive plan by ordinance as required by State Statute 66.1001. After the plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The plan will guide development in a consistent manner.

VILLAGE OF HIGHLAND ZONING ORDINANCE

The Village of Highland Zoning Ordinance will be the primary implementation tool for the Village of Highland Comprehensive Plan. The intent of the zoning ordinance is to control the development of land within the village. By carefully applying these local ordinances and regulations Highland will be accomplishing the policies of the comprehensive plan.

PLAN AMENDMENTS

The Village of Highland Board can amend the Comprehensive Plan at any time. Amendments would consist of any changes to plan maps or text. Amendments may be necessary due to changes in local 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 of Highland. Proposed amendments should be channeled through the local planning commission and then final action should occur at the Village Board level.

PLAN UPDATES

As required by Wisconsin State Statute the comprehensive plan needs to be updated at least once every ten years. An update is different than 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.

IMPLEMENTATION MEASURES

Table I.1 below provides a list and suggested timeline to implement various aspects of the comprehensive plan. The list provides a summary of various recommendations from the different chapters of the comprehensive plan.

Table I.1 – Policy Statement Summary

Element	Policy Statement
Section A	Protect and improve the health, safety, and welfare of residents in the Village of Highland.
	Preserve and enhance the quality of life for the residents of the Village of Highland.
	Protect and preserve the small community character of the Village of Highland.
Section B	Encourage the provision of an adequate supply of single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes. Provide choices of owner and renter type-housing units to serve the current and future needs of all residents.
	Promote the preservation and rehabilitation of the existing housing stock in the Village of Highland.
	Enforce the Village of Highland Zoning Ordinance to maintain the character of existing and future residential neighborhoods.
	Promote and utilize federal and state housing assistance programs.
	Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
	Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.
	Continue to identify areas and designate land for future housing developments.
	Encourage contiguous development patterns that preserve and expand upon existing neighborhoods.
	Encourage future residential development in areas that can be served with public utilities and community facilities.
	Review new housing proposals and support those proposals and programs that meet the village's housing needs and are consistent with the policies outlined in the comprehensive plan.
	Section C
Section D	Review new development proposals and carefully examine their impact on village services.
	Maintain, operate, and reconstruct the existing utility systems so that they can support existing development and redevelopment.
	Where possible, when making utility system improvements, relocate water and sewer lines from private to public property.
	Locate development that requires urban services within village limits, while discouraging utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, topography, etc.
	Evaluate public utility alternatives and services to reduce capital facility and operating costs.
	Ensure that new development bears a fair share of capital improvement costs necessitated by the development.
	Develop a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.
	Guide new growth to areas that are most efficiently served with utilities.
Section E	Routinely remind residents of the importance of their agricultural, natural, and cultural resources and the need for continued protection of local open spaces to provide recreational opportunities.
	Build partnerships with local clubs and organizations in order to protect important natural areas.
	Enforce noxious weed control ordinances.
	Maintain proper separation distances between urban and rural land uses to avoid conflicts.
	Identify recharge areas for local wells and inventory of potential contaminant sources.
	Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.
	Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, maintaining trails, and preserving the natural beauty of the area.
	Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.

Table I.1 (cont.) – Policy Statement Summary

Element	Policy Statement
Section F	The various interested communities, county representatives, and other parties including businesses and business organizations, should meet to discuss the creation of a countywide economic development corporation.
	All incorporated jurisdictions, as well as the county, should provide for annual funding of economic development needs, including, but not limited to membership dues in organizations that promote economic development beneficial to the county.
	Each community should create a community fund through the Community Foundation of Southern Wisconsin, especially if there is not an alternative vehicle for encouraging local charitable contributions that go toward overall community betterment.
	Utilize the availability of training programs to enhance local capacity building for purposes of community and economic development.
	Develop necessary information to market the community and the available business sites and available buildings within the community on the Internet.
	Work on tourism potential as tourism is one of the fundamental assets of Iowa County.
	Make historic preservation and tourism a fundamental economic development strategy of community and county efforts.
	Conduct a housing needs assessment in all areas interested in housing development, and make housing development a fundamental economic development strategy in areas where this is desired, but evaluate proposals by doing a feasibility analysis.
	Become familiar with new Tax Increment Financing (TIF) and the Tourism, Agriculture, Forestry (TAF) laws. This is pertinent for any jurisdiction, even towns, as there may be considerable opportunities for economic development.
Section G	Maintain established intergovernmental relationships.
	Explore new opportunities to cooperate with other local units of government.
	Establish written intergovernmental cooperation agreements.
Section H	Follow a current, long-range comprehensive plan, which serves as a guide for future land-use and zoning decisions.
	Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
	Restrict non-residential development from residential neighborhoods.
	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.
	Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
	Restrict development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
	Ensure to the greatest extent possible that all future development proposals or redevelopment enhances the overall quality of life in the community.
Section I	Protect active agricultural lands that exist in, or border on the jurisdiction from encroachment by incompatible uses.
	Enforce local ordinances to maintain the character of existing and future land uses within the Village of Highland.
	Update this comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.
Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.	