

IMPLEMENTATION ELEMENT

EXECUTIVE SUMMARY

The purpose of this section is to explain how the comprehensive plan will be utilized to guide future growth and development in Highland and is intended to serve as the blueprint for the future. As change is inevitable, the plan may need to be amended to appropriately reflect major changes. Section I will review how each section of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. The final part of this Section is 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 Town of Highland.**

Local ordinances must be enforced consistently to maintain the character of the Town. Again the keyword is enforcement.

- **Update the Town of Highland 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 ordinance may need to be amended. This should be done with extreme caution. Amendments should not 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 Town of Highland.

PLAN ADOPTION

The first official action required to implement the Town of Highland comprehensive plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission adopts the plan by resolution, the Town Board then needs 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.

LOCAL ORDINANCES AND REGULATIONS

The intent of the local ordinances and regulations is to control development of land within the Town. By carefully applying these local ordinances and regulations the Town of Highland will be accomplishing policies of the comprehensive plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. The Town of Highland will continue to use the Iowa County Zoning Ordinance as a primary tool of enforcement.

PLAN AMENDMENTS

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

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.

RURAL RESIDENTIAL SITING CRITERIA

The criteria below must be met in order to comply with the Town of Highland and Iowa County’s comprehensive plans. Items listed in Column A are standard across the county. Items in Column B are specific to the Town of Highland.

Table I.1: Town of Highland Rural Residential Siting Criteria

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Highland Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)	<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (Development must comply with the minimum lot size of 2 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well (Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.)	<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard (1 home per 40 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)	<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards (See Town of Highland Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)	<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)	<input type="checkbox"/>	<input type="checkbox"/>	5. Slope (Standard erosion control currently proposed under UDC standards.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)			
<input type="checkbox"/>	<input type="checkbox"/>	7. Compliance Town Criteria (The rezone must comply with the minimum number of Town standards required in Column B)			

COMMERCIAL SITING CRITERIA

Because commercial development can vary significantly from retail sales to heavy industrial, the criteria below are more general in nature. Individual towns may want to consider having more specific requirements for particular types of business. The concept here is similar to the process for rural residential siting criteria. Items listed in Column A are standard across Iowa County; items in Column B are specific to the Town of Highland.

Table I.2: Town of Highland Commercial Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Highland Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)	<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well (Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.)	<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)	<input type="checkbox"/>	<input type="checkbox"/>	3. Social Impacts
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)	<input type="checkbox"/>	<input type="checkbox"/>	4. Natural Resource Impacts
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)	<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (Business need not be in accordance with the Town of Highland Land Use Map.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)	<input type="checkbox"/>	<input type="checkbox"/>	6. Other Criteria
<input type="checkbox"/>	<input type="checkbox"/>	7. Social impacts (Traffic patterns; compatibility with neighboring land use; ancillary development potential.)	<input type="checkbox"/>	<input type="checkbox"/>	a. All commercial development must be along County and State Roads within the Town of Highland.
<input type="checkbox"/>	<input type="checkbox"/>	8. Impact on natural resources (Erosion control plan; air quality; water quality; chemical infiltration of soils; erosion potential; noises; odors)	<input type="checkbox"/>	<input type="checkbox"/>	b. Minimum lot size for commercial is five (5) acres.
<input type="checkbox"/>	<input type="checkbox"/>	9. Business Plan (Growth potential, market, financing, phased developments, etc)	<input type="checkbox"/>	<input type="checkbox"/>	c. Commercial building setback is 75 feet from road.
<input type="checkbox"/>	<input type="checkbox"/>	10. Compliance Town Criteria (The rezone must comply with the minimum number of Town standards required in Column B)	<input type="checkbox"/>	<input type="checkbox"/>	d. Town of Highland Comprehensive Plan is reviewed once a year

IMPLEMENTATION MEASURES

The Town of Highland Comprehensive Plan Policy Summary Tables (below) list the Town’s policies by element and provides spaces for actions, implementation groups, and timeline to implement various aspects of this comprehensive plan.

Table I.3 – ISSUES AND OPPORTUNITIES

GOAL: ESTABLISH COMMUNITY STRENGTHS, WEAKNESSES, ISSUES AND OPPORTUNITIES			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Protect and improve the health, safety, and welfare of residents in the Town of Highland.			
Preserve and enhance the quality of life for the residents of the Town of Highland.			
Protect and preserve the small community character of the Town of Highland.			

Table I.4 – HOUSING

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE RESIDENTS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Encourage the provision of an adequate supply of single-family homes with a recommended 300 feet between driveways. 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 Town of Highland.			
Enforce the Iowa County Zoning Ordinance to maintain the character of existing and future residential neighborhoods.			
Promote and utilize federal and state housing assistance programs.			
Discourage residential development in areas where soils, slope, environmental, 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.			
Review new housing proposals and support those proposals and programs that meet the Town’s housing needs and are consistent with the policies outlined in the comprehensive plan.			

Table I.5 – TRANSPORTATION

GOAL: SAFE AND EFFICIENT TRANSPORTATION SYSTEMS, WHICH ACCOMMODATE THE MOVEMENT OF PEOPLE AND GOODS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Land Use – WisDOT plans to make improvements to STH 80 in the Town of Highland during its 2005-2007 schedule.			
Cost - Maintenance and Improvement Funding Source.			

Table I.6 – UTILITIES AND COMMUNITY FACILITIES

GOAL: MAINTAIN AND ENHANCE FACILITIES AND SERVICES, WHICH CONTRIBUTE TO THE OVERALL WELL-BEING OF THE COMMUNITY

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Encourage well testing as a means of protecting drinking water supplies for private, individual well users.			
Educate landowners on the management and maintenance of private septic systems.			
Develop a stormwater management strategy to protect ground and drinking water supplies.			
Develop a strategy for siting telecommunication (“cell”) towers.			
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.			
Guide new growth to areas that are most efficiently served with utilities.			

Table I.7 – AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

GOAL: PROTECT, CONSERVE, AND MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY THROUGHOUT THE COMMUNITY

Policies	Action – Plan	Key Groups of Implementation	Timeframe
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 potential contaminant sources.			
Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.			
Create wellhead protection plans for private Town wells.			
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.8 – ECONOMIC DEVELOPMENT

GOAL: PROMOTE ECONOMIC DEVELOPMENT THAT PROVIDES FOR A HEALTHY, DIVERSIFIED, AND GROWING ECONOMY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
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.			

Table I.9 – INTERGOVERNMENTAL COOPERATION

GOAL: PROMOTE COOPERATIVE RELATIONSHIPS WITH ADJACENT AND OVERLAPPING JURISDICTIONS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain established intergovernmental relationships.			
Explore new opportunities to cooperate with other local units of government.			
Establish written intergovernmental cooperation agreements.			

Table I.10 – LAND USE

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.			
Protect active agricultural lands from encroachment by incompatible uses.			
Maintain the small town character of the jurisdiction by avoiding developments that would alter its character.			
Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.			

Table I.10 (cont.) – LAND USE

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing 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.			
Assure to the greatest extent possible that all proposals for future development or redevelopment will not negatively impact the overall quality of life.			

Table I.11 – IMPLEMENTATION

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Enforce local ordinances to maintain the character of existing and future land uses within the Town of Highland.			
Update the Town of Highland 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.			