

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 Moscow 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

The following are the implementation policies (not in order of priority) for the Town of Moscow.

1. Enforce local ordinances to maintain the character of existing and future land uses within the Town of Moscow.

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

2. Update the Town of Moscow 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.

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

Depending on what takes place in the Town of Moscow 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 Moscow.

PLAN ADOPTION

The first official action required to implement the Town of Moscow 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 Moscow 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 Moscow 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 Moscow 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 plan 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 Moscow 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 Moscow.

Table I.1 – Town of Moscow Rural Residential Siting Criteria

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Moscow 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 The Town recommends a minimum lot size of 5 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. Driveway Standards See Town of Moscow Driveway Ordinance.
<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. Compliance with Town Ordinances
<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. Slope Driveway slope cannot exceed 10% grade. See Town of Moscow’s Driveway Ordinance.
<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. Impacts on Town Roads
<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. GPS map and Certified Survey Map
<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.	<input type="checkbox"/>	<input type="checkbox"/>	7. List of Current/Proposed Easements
<input type="checkbox"/>	<input type="checkbox"/>	8.	<input type="checkbox"/>	<input type="checkbox"/>	8. Required Viewing of Any Conditional Use Sites
<input type="checkbox"/>	<input type="checkbox"/>	9.	<input type="checkbox"/>	<input type="checkbox"/>	9. Fees Required Before Any Site Viewing

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 Moscow. *Column B criteria are listed by level of priority.*

Table I.2 – Town of Moscow Commercial Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Moscow 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: a written business plan is required.
			<input type="checkbox"/>	<input type="checkbox"/>	2. Required Viewing of Any Conditional Use Site
			<input type="checkbox"/>	<input type="checkbox"/>	3. Business Plan: a written business plan is required.
			<input type="checkbox"/>	<input type="checkbox"/>	4. Phased Development: the Town will require a written plan projecting future growth.
<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"/>	5. Compliance with Town Land Use Map (Development must comply with the Town of Moscow Land Use Map.)
			<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances (Development must comply with the Town of Moscow ordinances.)
			<input type="checkbox"/>	<input type="checkbox"/>	7. Driveway/Access Approval
			<input type="checkbox"/>	<input type="checkbox"/>	7a. Other: encourage traffic patterns to County and State roads; require a map to show traffic patterns.
<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"/>	8. Natural Resource Impacts
			<input type="checkbox"/>	<input type="checkbox"/>	8a. Air Quality Impacts: must preserve the Town’s high air quality.
			<input type="checkbox"/>	<input type="checkbox"/>	8b. Water Quality Impacts: must preserve the Town’s high water quality.
			<input type="checkbox"/>	<input type="checkbox"/>	8c. Erosion Potential: erosion prevention is a priority.
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain Rezone must conform to any state and federal floodplain standards.	<input type="checkbox"/>	<input type="checkbox"/>	8d. Noise Impacts: noise control is expected depending on nature of business.
<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"/>	8e. Odor Impacts: odor control is expected depending on nature of business.
<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"/>	8f. Other: chemical infiltration of soils

Table I.2 (cont.) – Town of Moscow Commercial Siting Criteria

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Moscow 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"/>	9. Social Impacts
<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"/>	9a. Traffic patterns: have a map showing future traffic patterns.
<input type="checkbox"/>	<input type="checkbox"/>	9. Business Plan (Growth potential, market, financing, phased developments, etc)	<input type="checkbox"/>	<input type="checkbox"/>	9b. Aesthetics: keep property organized and tidy.
<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"/>	9c. Sense of Neighborhood: approval by neighboring property owners and businesses.
<input type="checkbox"/>	<input type="checkbox"/>	11.	<input type="checkbox"/>	<input type="checkbox"/>	9d. Potential Ancillary Development: ancillary developments must meet all of above criteria.
<input type="checkbox"/>	<input type="checkbox"/>	12.	<input type="checkbox"/>	<input type="checkbox"/>	10. Other Criteria Service oriented businesses, retail sales, and self-employment businesses will be encouraged but the Town of Moscow is not encouraging heavy industrialization.

IMPLEMENTATION MEASURES

Tables I.3 through I.11 list the Town’s policies by element and provide 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 Moscow.	These policies will be met when the Comprehensive Plan is followed.	Town Board and the Town Plan Commission	Ongoing
Preserve and enhance the quality of life for the residents of the Town of Moscow.			
Protect and preserve the small community character of the Town of Moscow.			

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, condominiums and townhouses, duplexes, assisted living and housing for the elderly.			
Promote the preservation and rehabilitation of the existing housing stock in the Town of Moscow.			

Table I.4 (cont.) - 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
Promote and utilize federal and state housing assistance programs specifically for nursing homes and assisted living housing.			
Discourage residential development in areas where soils, slope, environmental, or other topographical limitations prove to be unsuitable.	All future development must meet the residential siting criteria as stated in the Comprehensive Plan.	Town Board and Plan Commission	Ongoing
Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.			
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.	Refer to the residential siting criteria for new housing proposals.	Town Board and Plan Commission	Ongoing

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
Aesthetics <ul style="list-style-type: none"> Evaluate appropriateness of local road bicycle improvements as a part of other road work. 			
Transit, Accessibility and Special Needs Users <ul style="list-style-type: none"> Support the promotion of paratransit services to increase awareness among local residents. 			
Land Use <ul style="list-style-type: none"> Improve STH 39 and STH 191, including bridges on highways. Putting cattle crossings under main roads Widen shoulders to allow farm machinery to be able to move further from the center line Put guard rails on sharp corners Coordinate development planning 			
Cost <ul style="list-style-type: none"> 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.	Participate in the UW – Extension water testing.	Town Board	Ongoing
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.	Must meet commercial siting criteria and require a site viewing by land use commission.	Plan Commission	Ongoing
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.	Refer to the Comprehensive Plan.	Town Board and Plan Commission	Ongoing
Build partnerships with local clubs and organizations in order to protect important natural areas.	Refer to the Comprehensive Plan.	Town Board and Plan Commission	Ongoing
Enforce noxious weed control ordinances.	Refer to the Comprehensive Plan.	Town Board and Plan Commission	Ongoing
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.	Restrict building in wetlands and floodplains – stormwater runoff is evaluated at site viewing.	Town Board and Plan Commission	Ongoing
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 bike trail maps, maintaining trails, and preserving the natural beauty of the area	Encourage recreation programs as needs arise with the exception of ATV trails which have been eliminated.	Town Board and Plan Commission	Ongoing
Establish air quality standards.			
Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.	Encourage residents on an individual basis.	Individual landowners.	Ongoing

Table I.8 - ECONOMIC DEVELOPMENT

GOAL: PROMOTE ECONOMIC DEVELOPMENT THAT PROVIDES FOR A HEALTHY, DIVERSIFIED, AND GROWING ECONOMY
Policies
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. In particular, continue ongoing work to promote Grandview on the part of the PEC Foundation.
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.	Refer to Comprehensive Plan for existing relationships.	Town Board and Plan Commission	Ongoing
Explore new opportunities to cooperate with other local units of government.	Refer to Comprehensive Plan	Town Board and Plan Commission	Ongoing
Establish written intergovernmental cooperation agreements.	Refer to Comprehensive Plan	Town Board and Plan Commission	Ongoing

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.	Refer to the Comprehensive Plan which will be reviewed as needed.	Town Board and Plan Commission	Ongoing
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.			
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 Moscow.		Town Board and Plan Commission	Ongoing
Update the Town of Moscow 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.			