

## 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 Grant County 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 Region.

***Southwestern Wisconsin region is a place in which the natural, built, economic, and social environments are protected and enhanced to sustain a high quality of life.***



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### **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 Region 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 appropriate ordinances to support the vision noted in Section 9.2.**
- 3. Comply with applicable County, State, and Federal regulations.**
- 4. Amend the Comprehensive Plan and County ordinances only after careful evaluation of existing conditions and potential impacts.**
- 5. Update the Regional 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 control land development. However, the SWWRPC has no regulatory authority. Therefore, land development in the SWWRPC's jurisdiction will be controlled by local ordinances and regulations enforced by the Region's counties, cities, towns and villages. By carefully applying these local ordinances and regulations, communities in the Region 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 SWWRPC will use this Plan as an advisory tool.

### **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 questions develop regarding a decision not clearly conveyed in the details of this Plan, then any 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 Region.

### **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 Regional Comprehensive Plan is official adoption of the plan by the Southwestern Wisconsin Regional Planning Commission. Once the SWWRPC Board recommends the Plan by resolution, the Board then adopts the comprehensive plan as required by State Statute 66.1001. The Regional Comprehensive Plan will take effect when the SWWRPC Board passes it. After the Plan is adopted, it then becomes the official advisory 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 county 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 Region. Amendments are any changes to Plan text or maps. The SWWRPC can amend the Regional Comprehensive Plan at any time. Proposed amendments are processed in the same way as the Plan is passed. 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 Region 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 SWWRPC 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 Comprehensive Plan, which is passed by ordinance.
- **Specific Action** – responsibility inherent in the SWWRPC duties. Specific actions may be self-explanatory.
- **Ongoing** – The policy is currently part of the jurisdiction's actions.

### RESPONSIBILITY

- **SWWRPC Board** – The SWWRPC Board receives or develops proposals/applications, reviews the proposal against the Plan, then makes a recommendation.

### 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.

### IMPLEMENTATION TOOLS

- Implementation tools can include model ordinances, maps, or other planning documentation, depending on the need.

Table 9.1 Goals

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<p><b>Chapter 1, Issues and Opportunities</b></p> <ol style="list-style-type: none"> <li>1. Protect and improve the health, safety, and welfare of residents in the Southwestern Wisconsin Region.</li> <li>2. Preserve and enhance the quality of life for the residents of the Southwestern Wisconsin Region.</li> <li>3. Protect and preserve the community character of the Southwestern Wisconsin Region.</li> </ol>
<p><b>Chapter 2, Utilities and Community Facilities</b></p> <ol style="list-style-type: none"> <li>1. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.</li> <li>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.</li> </ol>
<p><b>Chapter 3, Agricultural, Natural, and Cultural Resources</b></p> <ol style="list-style-type: none"> <li>1. Protect economically productive areas, including farmland and forests.</li> <li>2. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.</li> <li>3. Preserve cultural, historic, and archaeological sites.</li> </ol>
<p><b>Chapter 4, Housing</b></p> <ol style="list-style-type: none"> <li>1. Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.</li> </ol>
<p><b>Chapter 5, Transportation</b></p> <ol style="list-style-type: none"> <li>1. Encourage neighborhood designs that support a range of transportation choices.</li> <li>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.</li> </ol>
<p><b>Chapter 6, Economic Development</b></p> <ol style="list-style-type: none"> <li>1. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.</li> <li>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.</li> <li>3. Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.</li> <li>4. Build community identity by revitalizing main streets and enforcing design standards.</li> <li>5. Protect economically productive areas, including farmland and forests.</li> </ol>
<p><b>Chapter 7, Intergovernmental Cooperation</b></p> <ol style="list-style-type: none"> <li>1. Encourage coordination and cooperation among nearby units of government.</li> </ol>
<p><b>Chapter 8, Land Use</b></p> <ol style="list-style-type: none"> <li>1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.</li> <li>2. Encourage neighborhood designs that support a range of transportation choices.</li> <li>3. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.</li> <li>4. Protect economically productive areas, including farmland and forests.</li> <li>5. Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.</li> <li>6. Preserve cultural, historic and archaeological sites.</li> <li>7. Encourage coordination and cooperation among nearby units of government.</li> <li>8. Build community identity by revitalizing main streets and enforcing design standards.</li> <li>9. Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.</li> <li>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.</li> <li>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.</li> <li>12. Balance individual property rights with community interests and goals.</li> <li>13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.</li> <li>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.</li> </ol>
<p><b>Chapter 9, Implementation</b></p> <ol style="list-style-type: none"> <li>1. Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.</li> <li>2. Enforce local ordinances to support the vision noted in Section 9.2.</li> <li>3. Comply with applicable County, State, and Federal regulations.</li> <li>4. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.</li> <li>5. Update the Regional Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.</li> </ol>

**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 Southwestern Wisconsin.	Does not require specific action	SWWRPC	NA	NA
Preserve and enhance the quality of life for the residents of Southwestern Wisconsin.	Does not require specific action	SWWRPC	NA	NA
Protect and preserve the community character of Southwestern Wisconsin.	Does not require specific action	SWWRPC	NA	NA

**Table 9.3 Utilities and Community Facilities**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE	IMPLEMENTATION TOOLS
Encourage the development of utilities and infrastructure that meet both the current and future needs of our communities.	Does not require specific action	SWWRPC	NA	NA
Assure utilities have sufficient capacity and efficiency for new developments.	Does not require specific action	SWWRPC	NA	NA
Protect and preserve local water sources for future generations. <ul style="list-style-type: none"> <li>Strive to efficiently manage and minimize stormwater runoff.</li> </ul>	Does not require specific action	SWWRPC	NA	NA
Encourage the development and use of Capital Improvement Plans.	Does not require specific action	SWWRPC	NA	NA
Encourage developers to pay a fair share of development costs.	Does not require specific action	SWWRPC	NA	NA
Promote the expansion and provision of broadband internet.	Does not require specific action	SWWRPC	NA	NA
Promote renewable energies.	Does not require specific action	SWWRPC	NA	NA
Support diverse, socially and physically healthy communities.	Does not require specific action	SWWRPC	NA	NA

**Table 9.4 Agricultural, Natural, and Cultural Resources**

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Preserve natural, cultural and agricultural resources that define the culture and way of life within Southwestern Wisconsin.	Does not require specific action	SWWRPC	NA	NA
Discourage non-agricultural development on prime agricultural soils.	Does not require specific action	SWWRPC	NA	NA
Encourage businesses that support the agricultural industry.	Does not require specific action	SWWRPC	NA	NA
Educate the public on the importance of agriculture in our region.	Does not require specific action	SWWRPC	NA	NA
Promote the growth of all aspects of the local foods industry (including producers, consumers, and necessary infrastructure).	Does not require specific action	SWWRPC	NA	NA
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION		IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Strive to wisely use and protect our natural resources.	Does not require specific action	SWWRPC	NA	NA
Promote the preservation of adequate open-spaces and parks.	Does not require specific action	SWWRPC	NA	NA

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

NATURAL RESOURCE POLICIES (CONT.)	IMPLEMENTATION ACTION		IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Strive to improve outdoor recreation opportunities in our region.	Does not require specific action	SWWRPC	NA	NA
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Encourage community events and festivals.	Does not require specific action	SWWRPC	NA	NA
Encourage the preservation of local history and cultural heritage.	Does not require specific action	SWWRPC	NA	NA

**Table 9.5 Housing**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Plan for an appropriate mix of housing types to meet the current and expected needs of our residents.	Does not require specific action	SWWRPC	NA	NA
Preserve historic housing stock, when cost benefit analysis reports it practical and feasible.	Does not require specific action	SWWRPC	NA	NA
Encourage housing developments in areas where existing infrastructure and community resources can best serve the needs of residents.	Does not require specific action	SWWRPC	NA	NA
Develop a housing plan/assessment to better understand housing needs.	Does not require specific action	SWWRPC	NA	NA
Assure sufficient senior housing and affordable housing. <ul style="list-style-type: none"> <li>Enforce compliance with building codes.</li> <li>Encourage the use and implementation of building maintenance standards.</li> </ul>	Does not require specific action	SWWRPC	NA	NA
Promote measures to increase energy efficiency in existing and future housing stock.	Does not require specific action	SWWRPC	NA	NA
Provide opportunity for development to occur while protecting valuable agricultural lands and preserving the rural character of the region.	Does not require specific action	SWWRPC	NA	NA
Utilize cluster/conservation developments.	Does not require specific action	SWWRPC	NA	NA
Utilize land-use planning processes to effectively guide growth and development (e.g. zoning).	Does not require specific action	SWWRPC	NA	NA
Encourage development that segregates agricultural land uses from residential, commercial, and industrial uses (e.g. limit residential development to incorporated areas).	Does not require specific action	SWWRPC	NA	NA
Do not allow development in environmentally-sensitive or hazardous areas.	Does not require specific action	SWWRPC	NA	NA
Encourage infill development/redevelopment.	Does not require specific action	SWWRPC	NA	NA

**Table 9.6 Transportation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Provide a safe and efficient multi-modal transportation network that meets the needs of all users.	Does not require specific action	SWWRPC	NA	NA
Encourage the use of road standards and driveway ordinances.	Does not require specific action	SWWRPC	NA	NA
Improve sidewalk networks and bicycle/pedestrian infrastructure wherever possible.	Does not require specific action	SWWRPC	NA	NA
Improve transit opportunities, including for the elderly and disabled.	Does not require specific action	SWWRPC	NA	NA
Invest in existing road and highway maintenance/improvements prior to developing new roads and highways.	Does not require specific action	SWWRPC	NA	NA
Promote trail networks for outdoor recreation purposes and as an alternative mode of transportation.	Does not require specific action	SWWRPC	NA	NA
Support “complete streets” both in state and local road projects.	Does not require specific action	SWWRPC	NA	NA
Maintain an air transport infrastructure for business use.	Does not require specific action	SWWRPC	NA	NA
Support, encourage and preserve rail infrastructure in the region for both freight and passenger rail.	Does not require specific action	SWWRPC	NA	NA
Promote and preserve our regional water system for transportation and recreational uses.	Does not require specific action	SWWRPC	NA	NA

**Table 9.7 Economic Development**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Promote a diversified economy that meets the needs of our current and future residents.	Does not require specific action	SWWRPC	NA	NA
Support economic development resources and initiatives (local chambers, regional EDA, etc.)	Does not require specific action	SWWRPC	NA	NA
Promote infrastructure (broadband, transportation networks, employee housing, etc.) necessary for economic development.	Does not require specific action	SWWRPC	NA	NA
Promote and encourage entrepreneurialism and local business development, including encouraging efforts for businesses to expand and recruit, as well as exploring opportunities to provide training and education programs.	Does not require specific action	SWWRPC	NA	NA
Support efforts to revitalize downtowns in our region.	Does not require specific action	SWWRPC	NA	NA
Align economic development strategies with the Southwest Wisconsin Comprehensive Economic Development Strategy (CEDS), which is maintained and updated annually by the Southwestern Wisconsin Regional Planning Commission.	Does not require specific action	SWWRPC	NA	NA

**Table 9.7 (cont.) Economic Development**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Continue to support the Southwestern Wisconsin Workforce Development.	Does not require specific action	SWWRPC	NA	NA

**Table 9.8 Intergovernmental Cooperation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Collaborate with others to support a regional approach to the development and growth of Southwestern Wisconsin.	Does not require specific action	SWWRPC	NA	NA
Continue to participate with other regional organizations that bring the communities of our region together and that will serve as a champion for the region.	Does not require specific action	SWWRPC	NA	NA
Coordinate utility and transportation projects between neighboring jurisdictions and units of government.	Does not require specific action	SWWRPC	NA	NA
Develop formal, written agreements for intergovernmental cooperation.	Does not require specific action	SWWRPC	NA	NA
Explore ways to save money by sharing resources and information with other units of local government.	Does not require specific action	SWWRPC	NA	NA

**Table 9.9 Land Use**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Provide opportunity for development to occur while protecting valuable agricultural lands and preserving the rural character of the region.	Does not require specific action	SWWRPC	NA	NA
Utilize cluster/conservation developments where appropriate.	Does not require specific action	SWWRPC	NA	NA
Utilize land-use planning processes to effectively guide growth and development.	Does not require specific action	SWWRPC	NA	NA
Encourage development patterns that protect agricultural land uses from incompatible residential, commercial, and industrial uses.	Does not require specific action	SWWRPC	NA	NA
Do not allow destructive development in environmentally-sensitive or hazardous areas.	Does not require specific action	SWWRPC	NA	NA
Encourage infill development/redevelopment, especially in areas where infrastructure exists, rather than in new undeveloped areas.	Does not require specific action	SWWRPC	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.	Does not require specific action	SWWRPC	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Does not require specific action	SWWRPC	NA	NA
Comply with applicable County, State, and Federal regulations.	Does not require specific action	SWWRPC	NA	NA

**Table 9.10 (cont.) Implementation**

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE	IMPLEMENTATION TOOLS
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Does not require specific action	SWWRPC	NA	NA
Update the Regional Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Does not require specific action	SWWRPC	NA	NA