
Chapter Eleven: Implementation

Creating a comprehensive plan is just the first step in directing community growth. Subsequent planning efforts must focus on providing direct connections between the *Plan's* recommendations and actual development. The most effective way of accomplishing this is to adopt development regulations which directly implement planning policies, and then for the Plan Commission to evaluate all development related proposals (annexations, land divisions, rezonings, conditional uses, planned developments, and public investment and service decisions) based on their consistency with this *Plan*. Reference of such development review decisions to *Plan* recommendations will help establish both their legal defensibility and their economic efficiency. The Village's Municipal Zoning and Land Development Codes have already been amended to implement this requirement.

Finally, to be effective, this *Plan* should continue to be evaluated by community representatives and amended as needed to keep current with changes brought about by time. A three-to five-year evaluation cycle is recommended for a rapidly growing community like Cottage Grove.

Many recommendations of this *Plan* will require specific implementation activities. This chapter of the *Plan* summarizes these activities. The activities will be required both within the Village of Cottage Grove and within the extraterritorial jurisdiction as depicted on Map 1, Jurisdictional Boundaries. These implementation steps are addressed directly in this *Plan* for two reasons. First, addressing these topics in the *Plan* will help establish their legal defensibility. Further, it helps to link goals and policies of the *Plan* with specific implementation techniques used by the Village at a later date.

State Statutes (§66.1001) require that, by the year 2010, any program or action of the Village that affects land use will have to be consistent with this *Comprehensive Plan*. These programs or actions include zoning and subdivision ordinances, annexation, official mapping, impact fees and transportation improvements.

A. Plan Adoption

State Statute §66.1001(4) establishes the procedures for adoption of a comprehensive plan. Before adoption, a plan must go through a formal public hearing and review process as required by Wisconsin Statutes. The Plan Commission adopts a public hearing draft of the plan and recommends that the Village Board introduce an ordinance approving the plan as a comprehensive plan or detailed element of the plan. Copies of the public hearing draft of the plan are forwarded to a list of local and state governments for review. Following Plan Commission approval, the Village Board holds a public hearing to discuss the proposed ordinance adopting the plan. The public hearing must be preceded by a Class 1 notice at least 30 days before the hearing. The notice must include a summary of the plan and information concerning where the entire document may be inspected or obtained. The Village Board then adopts the ordinance approving the plan as a comprehensive plan or detailed element of the plan.

B. Implementation Goals, Objectives, and Policies

Goal:

1. Implement effective and responsive administrative practices.

Objectives:

1. Implement the *Comprehensive Plan*.
2. Implement administrative flexibility.
3. Implement timely responsiveness and efficient enforcement.
4. Encourage greater public awareness and participation in planning-related activities.

Policies:

1. This *Plan* should be consulted by the Village Board, Planning Commission, Zoning Board of Appeals, Public Works Committee, other governmental bodies and agencies, and the private sector before any decisions related to community development or redevelopment are made.
2. Implement this *Plan* through the Village's Zoning Ordinance, Subdivision Ordinance, Official Map, and Capital Improvements Programming. These should be amended or created as necessary to implement this *Plan*.
3. Prepare and implement detailed planning efforts to supplement this *Comprehensive Plan*. Such detailed efforts include:
 - Implement the Downtown Plan and Design Guidelines for the Village's planned downtown area.
 - Prepare or require Neighborhood Development Plans for Planned Neighborhood residential areas shown on Map 5, Future Land Use.
 - Implement and continue to update the Park and Open Space Plan every 5 years to incorporate, refine, and expand the recreation recommendations contained in the *Comprehensive Plan*.
 - Update the Wellhead Protection Plan to incorporate planned growth areas.
 - Continue to implement and adopt a new Tax Increment Finance (TIF) District Plans as necessary.
 - Prepare detailed Utility Plans to incorporate, refine, and expand the utility recommendations contained in the *Comprehensive Plan*.
4. Provide clear and concise application and procedural requirements for zoning, land division, and other community development related activities.
5. Adopt regulations with explicit performance criteria for petitioners and clear requirements and clear review criteria for Village staff.
6. Provide clear enforcement procedures for Village ordinances, and ensure that these ordinances are enforced.
7. Allow for creative land development techniques, such as mixed use developments, planned developments, and cluster developments.
8. Update this *Plan* comprehensively at least once every 10 years, and keep it in conformance with State of Wisconsin Statutes.

C. Use of the Plan in Village Decision Making

The final key to successful *Plan* implementation entails the processes by which development proposals and municipal actions are evaluated. The most effective results are produced by proposal review systems which integrate *Plan* recommendations, regulatory controls, professional staff recommendations, appointed body consideration, and elected official actions.

Plan Monitoring and Role of Plans

All public policy and Village spending decisions related to land use and economic development must be reviewed by the Village Plan Commission prior to final Village Board approval. Plans should be detailed enough to provide effective guidance on typical development and public investment actions. In instances where the *Plan* is becoming irrelevant or contradictory to emerging policy or common sense, the *Plan* should be carefully re-evaluated and revised if necessary.

This *Plan* is intended to be used by government officials, developers, residents, and others interested in the future of the Village to guide growth, development, redevelopment, and preservation. The Village intends to