

### **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, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in other plan elements. This 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 Tools**

Columbus Municipal Codes and Ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The City Council is responsible for amending and adopting these local ordinances. The City of Columbus utilizes the following tools, which help implement the comprehensive plan.

- Zoning Ordinance – The zoning code is established by chapter 114 of the Columbus Municipal Code. The city will use the comprehensive plan along with the zoning code to guide development.
- Official Map - The City currently utilizes an official map as authorized to do so by state statute 62.23(6).
- Sign Regulations - The City of Columbus regulates signs through Division 6 of Article V of the zoning code.
- Erosion Control Ordinance – The City regulates erosion through Division 7 of Article V of the zoning code.
- Stormwater Management Ordinance - The City regulates stormwater management facilities through Division 8 of Article V of the zoning code.
- Historic Preservation Ordinance - The City regulates historic sites and structures through Division 9 of Article V of the zoning code.
- Site Plan Regulations – The city regulates site plan requirements under section 78.15 of the Columbus Municipal Code.
- Building Codes - The City regulates the building codes through chapter 18 of the Columbus Municipal Code
- Land Division - The division of land in the City is governed by Wisconsin Statutes, the City's Subdivision Regulations, and, within 1.5 miles of the City of Columbus, by the City's extraterritorial plat review authority.

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### Adoption and Amendment Procedures

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the City Council in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the City Council may adopt or amend the plan: the Plan Commission must recommend adoption and the City must hold an official public hearing.

#### *Plan Commission Recommendation*

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the entire Commission, and the approved resolution should be included in the adopted plan document

#### *Public Hearing*

Prior to adopting the Plan, the plan commission must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing

#### *Draft Distribution and Public Hearing Notifications*

The City is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The City should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the City and to anyone that has submitted a written request for such notification.

The City is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The City may charge a fee equal to the cost of providing such notice and copy.

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Finally, the City should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the City, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the City.
3. The regional planning commission in which the City is located.
4. The public library that serves the area in which the City is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The City should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

### *Plan Adoption/Amendment*

This plan and any future amendments become official City policy when the City Council passes, by a majority vote of all elected members, an adoption ordinance. The Council may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

### *Adopted Plan Distribution*

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the City, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the City.
3. The regional planning commission in which the City is located.
4. The public library that serves the area in which the City is located.
5. The Comprehensive Planning Program at the Department of Administration.

### Consistency Requirements

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, because the City of Columbus engages in the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- City zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)

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- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231 An action shall be deemed consistent if:
  1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
  2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
  3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the City of Columbus reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

### Amendments

Although this Plan is intended to guide decisions and action by the City over a 20-year time frame, it is impossible to predict future conditions in the City. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the City will review its content prior to any important decisions, especially those that will affect land use. From time to time the City may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the City. Should the City wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.3. Amendments may be proposed by either the City Council or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process, however in most cases the City should not amend the plan more than once per year. A common and recommended approach is to establish a annual schedule for consideration of amendments. This process can begin with a joint meeting of the Plan Commission and City Council (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by City Council (March or April).

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and

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supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

### Severability

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive 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 Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

### Implementation

There are many actions that the City may pursue to achieve the goals and objectives of this plan. Because each of these many possible actions requires the active leadership of elected officials and/or City staff, and because many of the actions will have a monetary cost to the City, it is not feasible or appropriate to chart out 20 years of specific action commitments. Instead, the City commits to using existing processes to carry out the actions necessary to achieve the goals and objectives of this plan.

- Comprehensive Plan: The City will update their Comprehensive Plan ever 5-10 years
- Roadmap 2050 Plan: The Roadmap 2050 that sets the parameters for what the City can afford to carryout capital improvements over the next 30 years. The Financial Plan is used to inform the Capital Improvements Plan.
- Capital Improvements Plan: The City will continue to prepare a Capital Improvement Plan for a five year time period. This Plan will be updated annually.
- Annual Budget: The City will continue to prepare an annual budget to ensure that the City fulfills its obligations.
- Annual Reports: The City will continue to prepare an annual report that identifies accomplishments that lead to the implementation of the comprehensive plan and roadmap 2050.

### Overall Plan Recommendations

1. Create a Tax Increment Finance District in downtown Columbus to support downtown revitalization.
2. Develop and maintain a 5 year Capital Improvement Plan to identify projects
3. Develop and maintain a Comprehensive Outdoor Recreation Plan to meet the recreational needs of the community.

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4. Collaborate with private property owners to ensure that land is available to accommodate future commercial and residential growth
5. Update and monitor the city's zoning, sign, and building codes
6. Identify an additional source of funds to complete transportation infrastructure projects in the city
7. Identify an additional source of funds to complete storm water infrastructure projects in the City
8. Reserve the lands near 151 Highway interchanges for high quality development.
9. Collaborate with Federal, State and local agencies to support the preservation of historic buildings, sites and districts within Columbus.
10. Manage City Facilities in a manner consistent with the Adopted Roadmap 2050 Plan.
11. Explore options for intergovernmental cooperation that would provide a better service to residents at a lower cost.
12. Work in partnership with the Columbus School District to address matters that are mutually beneficial.