

# Chapter 10: Implementation

## Introduction

Once the Village of Spring Valley Comprehensive Land Use Plan is adopted, it can be implemented. Often the word “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational pamphlets, committees, groups, local government, and ordinances.

The Plan Implementation chapter will present a wide arrange of tools the Village may consider using, to implement the prioritized goals, objectives, policies, programs, and actions of each chapter.

## Survey Results

Overall, residents feel that the Village of Spring Valley communicates adequately with residents.

- I strongly agree (31)
- **I agree (258)**
- I disagree (78)
- I strongly disagree (8)
- Not sure (61)

Most residents feel the best way for the Village to communicate with residents is newsletters.

- Website (64)
- Email announcements (30)
- **Newsletters (257)**
- Newspaper notices (133)
- Public meeting (55)

The Village of Spring Valley should consider these ways of financing future Village needs for public facilities, parks, utilities, and roads. (Options ranked 1 through 5 with 1 being the best option and 5 being the least favorable option).

Category	1	2	3	4	5
1. Tax Increase	(19)	(25)	(47)	(50)	<b>(248)</b>
2. State and Federal Grants	<b>(279)</b>	(43)	(30)	(18)	(23)
3. Citizen Groups	(49)	(95)	<b>(114)</b>	(83)	(52)
4. New Development Impact Fees	(40)	(106)	<b>(109)</b>	(82)	(42)
5. User Fees	(57)	<b>(94)</b>	(81)	(93)	(53)

Residents prefer State and Federal Grants for financing future Village needs.

## **Available Implementation Tools**

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state, county, and village codes and ordinances the Village of Spring Valley uses to regulate it. Non-regulatory tools can be measures which the Village government or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and preserve land. Below is a list of the available implementation tools at the Village's disposal to help achieve the goals, objectives, and policies presented in this Plan.

### **Zoning Ordinances**

Zoning Ordinances control the use of the land. They are used to ensure that land uses are compatible with one another with regard to type and spatial layout. Zoning can also direct growth in appropriate areas and protect existing property against zoning conflicts.

### **Subdivision Ordinances**

Subdivision Ordinances control the development of land. They enable a community to control the subdivision of land by a developer. A community can specify lot sizes, density, design features, infrastructure, etc. They can also help guarantee that sufficient existing and planned public utilities and facilities such as schools, parks and emergency services will be there for future growth.

### **Building and Housing Codes**

Building codes control the construction of buildings. The codes are put in place so that newly constructed and remodeled buildings conform to state building, plumbing, and electrical codes. Housing codes are passed to discourage housing from becoming dilapidated and blighted.

### **Official Map Ordinances**

The official map is a legal document. It shows existing and future streets, right-of-ways, parks, school sites, and other public facilities. It ensures that future development does not infringe on planned streets and public facilities. In conjunction with the Comprehensive Plan, the Official Map can be a very effective implementation tool.

### **Sign Ordinances**

A sign ordinance controls the placement of signs within a community and contributes to the community's aesthetics and character. The ordinance restricts the size, location, and types of signs. As well as the materials that can be used for signs.

### **Site Plan Review**

A Site Plan Review is mostly concerned with residential land use, commercial and industrial properties. It is in place to make sure storm drainage, parking, and setback requirements are met.

### **Stormwater Management Ordinances**

Stormwater management ordinances or plans are designed to address the quality and quantity of stormwater runoff and its impact on water resources. Communities can adopt stormwater management plans or ordinances. The plans or ordinances are used to address erosion and stormwater runoff during construction and post-construction phases of development. Communities also use these to address the quantity and quality of stormwater runoff and its impact on water resources. They can also be used to address flooding issues.

### **Historic Preservation Ordinances**

A Historic Preservation Ordinance aims to protect historic buildings, structures, and districts. The Village may address historical accuracy when designated buildings, structures, or districts are rehabilitated or redeveloped. It is designed to protect communities from development that would detract from its appearance and character.

### **Access Control Ordinances**

An Access Control Ordinance provides for safe and efficient movement of traffic and provides safe access to land adjacent to roadways. Through this, land development along roadways can be managed. State, county, and local governments often use this to implement roadway traffic, access, and development issues.

### **Floodplain Ordinances**

Floodplain Ordinances control the use of land within a floodplain. This type of ordinance is used to minimize expenditures for flood control projects, business interruptions, and damage to public facilities as well as to insure the proper management and development of the shoreland of all navigable lakes, ponds, flowages, rivers and streams and the surrounding floodplain. The Floodplain Ordinance can also be used as a tool to discourage the victimization of unwary land and homebuyers.

### **Transportation Plans**

A transportation plan is the document to follow when new subdivisions are developed. Existing and future road corridors are mapped and should be followed to form continuity between existing and future development. The State requires that a PASER Study be completed every three years. Updating the PASER Study would be a component of a Transportation Plan.

### **Code of Ordinances**

A Code of Ordinances covers a wide variety of regulations to help protect the Village. Some of the issues covered in the Code include: Building Construction, Citations, Emergency Management, Impact Fees, Parks, Subdivision of Land, and Zoning.

### **Transfer of Development Rights (TDR)**

A TDR Program allows land owners to transfer development rights from a sending area (area to be protected in perpetuity) to a receiving area (land to be developed). This program would allow the land owners in the Village to permanently preserve the best

farmland and still be able to get an equitable value for the development rights on their land.

### **Design Review Ordinance**

A Design Review Ordinance protects property rights and values, enhances important environmental features of the Village and ensures that the general appearance of buildings and site improvements are consistent with the goals of the Village. A Design Review Ordinance could achieve the following: require adequate landscaping, ensure proper circulation within parking areas, provide sidewalks to meet pedestrian needs, and encouraging architecture that responds to the needs of the users and presents an attractive exterior to the public and adjoining property owners.

## **Financial Tools**

### **Capital Improvements Program (CIP)**

A CIP allows you to prioritize and budget monies for future improvements to public buildings, roads, parks, and utilities. It examines available tax dollars and future revenues to predict expenditures for the future.

### **Tax Increment Financing (TIF) Districts**

A TIF program allows the Village to use the taxes collected on the increase in the value of taxable property for financing additional property improvements. This tool is used by communities to capture future increases in property tax revenue and make these dollars available as a development incentive, subsidy or investment. Villages can create TIF districts to encourage economic development in distressed or underdeveloped areas where development would not otherwise occur. Currently, the Village has two active TIF districts, an industrial TIF in the industrial park and a blighted TIF in the downtown.

### **Community Development Block Grants (CDBG)**

CDBG's are used to improve local housing and public buildings. Several state and federal programs are available for various housing needs.

### **Impact Fees**

Impact Fees can be used to offset the cost of infrastructure needs in a community. New developments will be charged impact fees per dwelling. In turn, that money is used to upgrade wastewater treatment plants, libraries, parks, police departments, utilities, and roads. This shifts much of the financial burden of these upgrades to the people that initiate them.

### **Business Capital Fund**

The Business Capital Fund is a revolving loan fund (RLF) designed to address a gap in private capital markets for long term-fixed rate, low down payment, low interest financing. The fund is targeted to manufacturers, tourism and selected service industries which create jobs and are located in Buffalo, Jackson, Pepin, Pierce and Trempealeau Counties.

## **Existing Implementation Tools and Plans**

The Village does have number of adopted ordinances and is currently working on their zoning and subdivision ordinance at the time the Comprehensive Plan was adopted. Below is a summary of those implementation tools:

### **Comprehensive Plan**

The Plan is meant to be a guide for all types of community development decisions. With adoption by the Village Board, the Plan becomes the official policy of the Village for planning and development issues in Spring Valley. Development of a community happens incrementally, one development, and sometimes, one parcel at a time. In addition, decision-making committees and boards responsible for making development decisions change over time. Therefore, using the Plan as a guide for overall development decisions will build consistency, continuity and legal protections into the development process.

### **Zoning Code**

The Village of Spring Valley is in the process of revising their Zoning Map. Zoning classifications are currently in place to generally carry out the land use provisions of the Plan. Once again, the Village should use the goals, objectives and policies of the Plan as a guide for decisions for rezoning, special exceptions and variances under the Zoning Ordinance. Currently, the Future Land Use map is consistent with the revised Zoning Map.

This does not mean that rezoning cannot take place, but should make the following considerations when reviewing a potential rezoning:

- A rezoning would make the use of the property more compatible to adjacent uses.
- Not rezoning would cause an unnecessary hardship on the property owner.
- A variance or conditional use is not permitted under the requirements of the existing zone of the land of the property owner requesting the rezoning.

### **Subdivision Ordinance**

The Village's Subdivision Ordinance controls the development of land. It enables the Village to control the subdivision of land by a developer. The ordinance specifies lot sizes, density, design features, infrastructure, review authority, etc. Having the Subdivision Ordinance in place helps guarantee sufficient, existing and planned, public utilities and facilities such as schools, parks and emergency services will be there for future growth.

### **Building Code**

The Building Code provides certain minimum standards, provisions and requirements for safe and stable design, methods of construction, and uses of materials in buildings and/or structures erected, constructed, enlarged, altered, repaired, moved, converted to other uses or demolished.

### **Code of Ordinances**

The Village does have a Code of Ordinances in place that covers a wide variety of regulations to help protect the Village. Some of the land use related issues covered in the Code include: Building Construction, Citations, Emergency Management, Impact Fees, Parks, Subdivision of Land, and Zoning.

### **Floodplain Ordinance**

The Floodplain Ordinance is used to provide a uniform basis for the preparation implementation and administration of sound floodplain regulations for all floodplains. It is important to limit development in the floodplain because uncontrolled development and use of floodplains, rivers, streams in the Village could adversely affect the public health, safety, convenience, and general welfare of the local residents.

### **Facility Plan - WWTP**

The Village of Spring Valley has a Facility Plan for the Waste Water Treatment Plant. This plan identifies the existing conditions of the WWTP, future needs, projected impact of growth on the facility, and an alternatives analysis for future projects.

## **Local Action**

### **Local Citizens**

The Village of Spring Valley encourages ideas from its citizens that will result in the betterment of the community. Throughout the planning process, public participation has been encouraged through several means including a Community Wide Survey, newspaper notices, and monthly Planning Commission meetings. This process does not end with the adoption of the Comprehensive Plan. Situations change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and welcomed.

### **Planning Commission**

The Village of Spring Valley's Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Village Board. The recommendations of the Plan Commission that are presented in this Comprehensive Plan will guide the future direction of growth and development in the Village of Spring Valley in a manner which benefits its citizens and minimizes the Village's costs.

### **Village Board**

In order for the Comprehensive Plan to be implemented, the Village Board must formally adopt the Plan. Upon this happening, the Comprehensive Plan becomes the official guide for decision-making by Village officials. As chief policy makers, the board is also responsible for establishing and actively supporting a continuing planning program.

### **Element Integration/Consistency**

For purposes of consistency, all of the goals, objectives and policies within this Comprehensive Plan as well as any maps, analysis and appendices have been presented and reviewed by members of the Village of Spring Valley's Plan Commission. Policies

from each element were assessed to ensure they would address the goals and objectives of each element. Future revisions of this Plan shall take the same considerations during the updating process.

### **Plan Amendments and Updates**

Comprehensive Plans are meant to be very dynamic. The Village of Spring Valley will also require updates and changes when it is necessary. Wisconsin State Statute section 66.1001(2)(i), states that the comprehensive plan shall be updated no less than once every 10 years. Because this plan was adopted in 2009, a complete update will be required of all nine elements in 2019. Revisions or amendments to the plan can be addressed at any time by following the procedures for adopting a comprehensive plan under Wisconsin Statutes and the adapted public participation procedures. It is recommended that the Comprehensive Plan be reviewed yearly. Village Board members should be willing to address minor changes at any time when the situation is warranted.

On-going evaluation and monitoring is important to maintain the integrity of the Comprehensive Plan. The needs of the community today may not match the needs 20 years from now. Therefore, the Plan Commission will need to monitor the progress of the Plan implementation. A potentially large update may be needed after reviewing 2010 census data.

### **Communication**

The Village does strive to communicate with local residents on community activities, Village Board and Plan Commission activities, and provide easy access to information. Typically, all meetings, held by the Village Board and Plan Commission, are open to the public.

### **Potential Implementation Tools**

- Transportation Plan
- CIP Program
- Park Plan
- Sidewalk/Trail Ordinance
- Historic Preservation
- Official Map

### **Implementation Priorities and Schedule**

The timeframes used for the recommended actions are:

<b>Short Term:</b>	2010-2011
<b>Mid Term:</b>	2012-2015
<b>Long Term:</b>	2016 and beyond
<b>Continuous:</b>	Ongoing support/action

Table 10-1 – Existing Plans to Maintain

<b>Element</b>	<b>Plan</b>
Transportation	The Village has an ongoing Five-Year Road Plan that lists possible projects as well as their estimated costs.

Table 10-2 – Short Term (1-2 years)

<b>Element</b>	<b>Recommended Action or Policy</b>	<b>Potential Group(s) or Committees for Implementation</b>
Intergovernmental Cooperation	Update and maintain Village of Spring Valley website.	Village Staff; Village Board
Housing	Encourage the medical and other professionals to remain and/or establish within the Village.	Village Board; Health Care Center Board
Housing	Continue the expansion and development of a local nursing home facility.	Village Board; Health Care Center Board
Housing	Encourage the development of an assisted-living retirement community.	Village Board; Health Care Center Board
Utilities and Community Facilities	Analyze trends for future utility capacity of the WWTP, sanitary sewer service, and water supply.	Public Works Department; Village Engineer; Village Board; Village Planning Commission
Agricultural, Cultural, and Natural Resources	Support the local historical committees, associations, or other historical groups, and assist in efforts to document the history of Spring Valley.	Village; Residents
Economic Development	Maintain and enhance attractiveness of facades through building regulations and pursuit of grant money.	Village; Chamber of Commerce
Economic Development	Work with Department of Transportation for better Signage directing traffic toward the Village of Spring Valley.	Village Board
Intergovernmental Cooperation	Provide a copy of this comprehensive plan to all surrounding or nearby local governments.	Village Board; Village Consultant

Table 10-3 – Mid Term (3-5 years)

Element	Recommended Action or Policy	Potential Group(s) or Committees for Implementation
Agricultural, Cultural, and Natural Resources	Support the redevelopment of historical buildings/structures in the Village.	Village Board; Village Planning Commission
Agricultural, Cultural, and Natural Resources	Make Spring Valley a destination location. <ul style="list-style-type: none"> <li>▪ Pursue methods to attract recreation based businesses and tourists.</li> <li>▪ Work with and support private entities on the promotion of the area.</li> </ul>	Village Board; Village Planning Commission; Chamber of Commerce; Residents & Business Owners
Economic Development	Utilize and refurbish historic buildings to attract businesses.	

Table 10-4 – Long Term (6 years or longer)

Element	Recommended Action or Policy	Potential Group(s) or Committees for Implementation
Economic Development	Consider creating ordinances addressing refurbishment of dilapidated homes and/or businesses.	Village Planning Commission; Village Board
Land Use	Communicate with the School District of Spring Valley in planning for future school and Village facilities.	Village Board; School District

Table 10-5 – On-Going (Future)

Element	Recommended Action or Policy	Potential Group(s) or Committees for Implementation
Transportation	Coordinate with surrounding municipalities, including the Towns of Gilman, Spring Lake, Cady and Eau Galle in developing a biking and walking trail network.	Bike Path Committee
Transportation	Research and apply for grants to offset the costs of sidewalks, trails, and road reconstructions.	Bike Path Committee
Utilities and Community Facilities	Continue to explore opportunities to share services with the surrounding communities.	Village Board; Village Departments
Utilities and Community Facilities	Ensure communication between the School District and the Village is maintained to address future facility and community needs.	Village Board; School District
Economic Development	Maintain Downtown Tax Incremental District that supports local businesses by providing grant dollars to improve building facades.	Village Board; Chamber of Commerce
Economic Development	Work with the Chamber of Commerce to actively attract new business.	Village
Land Use	Use the Village’s Land Use Plan as a guide for decision-making.	Village Board; Village Planning Commission

## Goals, Objectives, Policies, Programs, & Actions

**Goal 1: Continue the ongoing implementation of the Village’s Plans including the Comprehensive Plan and make sure it is updated accordingly.**

### Objectives

1. Establish a set schedule of when to review and update each plan.
2. Upon review of each Plan, amend them when necessary.
3. Look at other possible types of plans that could be beneficial to the Village.
4. Consider the development of a sidewalk/trail ordinance for future development.

**Policies**

1. Update Comprehensive Plan every five years. Compare data such as housing and demographics information to make sure they follow the Plan; if not, adjust the Comprehensive Plan to coincide with the new data.
2. Develop a Village of Spring Valley Official Map.

**Goal 2: Consider new implementation tools to guide future growth.**

**Objectives**

1. Look at other possible types of plans that could be beneficial to the Village.
2. Consider other possible types of ordinances that could be implemented.

**Policies**

1. Update Implementation Task List and Schedule.
2. Investigate the possibility of being part of the Pierce County Historical Society.
3. Consider developing a detailed, long-term Capital Improvements Plan.