

ELEMENT 9: IMPLEMENTATION

I. Element Overview

Wisconsin's Comprehensive Planning Law (Wisconsin Statute Sec. 66.0295) requires comprehensive plans to address plan implementation. This Comprehensive Plan has been adopted by the City of Monona Plan Commission and the City Council. This document will be used as a guide for municipal action. In accordance with this statute, the City of Monona's Comprehensive Plan will guide its land use decisions and regulations. Actions of the City of Monona, other than those affecting land uses, are not bound by this document.

Monona's City Council, Plan Commission, and City Committees will be instrumental in carrying out the implementation of the Comprehensive Plan. (A list of these committees is located in Appendix C.)

This Element lists the specific programs and actions that the City will employ to implement the goals, objectives, policies, plans, and programs listed in the previous elements, including proposed changes to city ordinances, maps, regulations, and codes. The Implementation Element also describes how each of the Elements will be integrated and consistent with the other Elements of the Comprehensive Plan. Finally, this Element will outline the process for updating this Plan.

The ability to fund and finance goals, objectives, policies, programs, and projects listed in the Comprehensive Plan is based on the fiscal resources of the City, as budgeted and approved by the City Council in its annual operating budgets and capital budgets. The City's budgets will not be defined by the Comprehensive Plan, but will rather serve as a mechanism for implementation of the Plan. The City must carefully balance community needs with community resources to remain fiscally responsible.

II. Goals and Objectives

A. Goals

- Continually monitor the City of Monona's actual trends and experiences in fulfilling the goals of this Comprehensive Plan.

B. Objectives

- Utilize the Comprehensive Plan as a reference to guide City land use decision-making.
- Continue to prioritize investment and maintenance issues, and incorporate them into the *Capital Improvement Plan*.
- Encourage city departments and committees to develop work plans of policies and programs to help implement the goals and objectives listed in each Element of the Comprehensive Plan.

III. Development Control Ordinances

One of the most important tools of plan implementation is the authority to control the development and redevelopment of land. Monona currently regulates these activities through the following:

- Floodplain and Shoreland-Wetland Zoning Ordinance,
- Land Division and Subdivision Ordinance,
- Official Map,
- Signage Regulations,

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- Stormwater Management Ordinance, and
 - Zoning Ordinance, including Design Review and Site Plan Review.

IV. Recommended Changes

Recommendations of the Comprehensive Plan include the review of the *Performance Zoning Ordinance* and the subsequent revision to the Community Development District's (CDD) definition to reflect its current use, as a tool for review and approval of large-scale development plans by the Plan Commission and City Council. It is also recommended that the City review the appropriateness of adopting additional design standards as an amendment to the *Zoning Ordinance*. In addition, the Plan recommends the update of Monona's *Official Map*.

V. Capital Improvements Plan

One of the instruments by which the public-related components of the Comprehensive Plan can be implemented is through the *Capital Improvements Plan (CIP)*. The *CIP* provides an orderly sequence of funding, prioritization and project status. It furnishes a means of assuring that projects will be carried out in accordance with the community's ability to pay without creating an excessive tax burden.

A capital improvement may be defined as a major expenditure of public funds, beyond maintenance and operating costs, for the acquisition or construction of a needed physical facility. Salaries, supplies, and other overhead expenditures are considered maintenance and operating costs and should be provided for elsewhere in the annual budgetary process. Infrastructure improvements and acquisitions of a permanent nature representing a long-term investment of public funds are considered a capital improvement.

A capital improvement plan is simply a method of planning for major capital expenditures and scheduling them over a period of years in order to maximize the use of public funds. It is a means of attempting to coordinate a physical development plan with the jurisdiction's current and anticipated financial resources.

The City of Monona continually develops and adopts a five-year *Capital Improvement Plan*. The most recent plan was finalized in spring 2004, for 2004-2008.

VI. Consistency among Plan Elements

Section 66.1001(2)(i) of the Wisconsin Statutes requires that the Implementation Element include a discussion of how the Elements will remain consistent with the other Elements of the Comprehensive Plan.

All Elements of this Comprehensive Plan were prepared by the Planning and Community Development Department, city staff and committees with public input, and were reviewed by Plan Commission and City Council. The Comprehensive Plan in its entirety, and each of the Elements therein, were designed to collectively achieve the City of Monona's vision. In addition, each Element was specifically evaluated for consistency with other Elements of the Plan. There are no known inconsistencies between different Elements of the Comprehensive Plan.

VII. Plan Adoption, Monitoring, Amendments, and Update

A. Plan Adoption

The first official action towards the implementation of the Comprehensive Plan began with the Plan Commission. The Commission adopted the planning document by resolution. Following this action, the Plan Commission recommended the Plan to the City Council. The City Council held a public hearing as well as first and second readings. Once these steps were complete the City Council adopted the Plan by the enactment of an ordinance.

The adoption of the Comprehensive Plan by both city bodies officialized this document as the City of Monona’s plan for future growth, development, and redevelopment. Over the next twenty years, the City of Monona’s land use decisions will be guided by the Comprehensive Plan. This Plan will be used as a tool to influence the development and redevelopment of individual land uses as well as to help coordinate these decisions to achieve the City of Monona’s vision.

B. Plan Use and Evaluation

Monona’s land use decisions within the next twenty years will be guided by the goals, objectives, policies, and recommendations of the Comprehensive Plan.

Although Monona is a stable community with relatively limited growth and development opportunities expected over the life of this Plan, future conditions cannot always be accurately predicted. Accordingly, such variables as community demographics, transportation safety and mobility should be periodically compared against the Plan’s assumptions and recommendations. In addition, the ability to fund and finance programs and projects listed in the Comprehensive Plan is based on the fiscal resources of the City as budgeted and approved by the City Council in its annual budgets and long-range capital budgets, because of the need to balance community needs with community resources.

A biannual report shall be prepared by the Planning and Community Development Department to identify the goals and objectives that have been accomplished and implemented from the Comprehensive Plan.

C. Plan Amendments

The City of Monona’s Comprehensive Plan may be amended at any time, by following the procedures described in Wisconsin Statutes s. 66.0295(4). Amendments are generally defined as changes to the maps or text of the Plan. Reasons for such a change may include:

- Changes in state or federal law(s) affecting comprehensive planning,
- Changes to goals, objectives, policies, or recommendations in the Plan,
- Unique opportunities presented by private development or redevelopment proposals that meet the community’s visions and goals,
- Changes in community demographics.

Any proposed amendments will be submitted to the Plan Commission for review and approval. Following, the recommendation will be brought to the City Council for consideration and final action.

D. Plan Update

Wisconsin’s Comprehensive Planning (*Smart Growth*) legislation requires the update of the Comprehensive Plan at least every 10-years.

Beginning in 2010, this state legislation requires that “any program or action that affects land use” must be consistent with the City’s Comprehensive Plan. This specifically includes zoning ordinances, land division and subdivision ordinances, and official mapping.

The City of Monona should continue to monitor any changes to the language and interpretations of Wisconsin’s Comprehensive Planning legislation and should consider updating the document prior to 2010.

VIII. Action Plan

Note. This does not imply ranking of importance.

Recommended Activity:	Responsible Party:	Timeframe:
I) Monitor Monona's demographics and subsequent statistical projections in the Comprehensive Plan; amend as appropriate.	Planning & Community Development Department and Plan Commission	Ongoing; Minor update every 3 to 5 years and after the 2010 Census.
II) Review the City's land use ordinances, especially the <i>Zoning Ordinance</i> for consistency with the Comprehensive Plan and incorporate recommendations from this Plan.	Planning & Community Development Department and Plan Commission	2004-2005
III) Update the <i>Official Map</i> to reflect current conditions in Monona.	Engineering, Planning & Community Development Departments and Plan Commission	2004-2005; Ongoing
IV) Communicate with Dane County, City of Madison and other neighboring cities, villages, and towns in an effort to identify shared goals, visions, and efforts to further the cities' and area's development and redevelopment activities.	Elected Officials, City Council, and Plan Commission	Initially 2004; Thereafter ongoing
V) Develop a strategic plan for economic development in Monona.	Economic Development Committee, Plan Commission, and City Council	2004-2005
VI) Evaluate the city's use of Tax Incremental Financing (TIF) and consider utilizing TIF in the future for needed/proposed improvements.	CDA, Plan Commission, and City Council	Initially 2004; Ongoing
VII) Complete the update of the Comprehensive Plan.	Plan Commission	Every 10-years - 2014