

Chapter IX

PLAN IMPLEMENTATION

The recommended Comprehensive Development Plan described provides a design for attaining the community planning objectives set forth in Chapter I. In a practical sense, however, the plan is not complete until the steps necessary to implement the plan have been specified. After formal adoption of the Comprehensive Development Plan, realization of the plan will require faithful, long-term dedication to the underlying objectives by the Village officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. This chapter presents a guide for use in the implementation of the Comprehensive Development Plan. More specifically, this chapter outlines the actions that could be taken by various agencies in the effort to implement the comprehensive plan.

Since the Smart Growth Plan is intended to be an update of the 2004 Master Plan for the Village of Wales, it should be noted that the Village has since implemented many of the recommendations outlined in the original plan. The general goals of the various elements of this Smart Growth Plan are consistent and have the same vision for the Village as the original plan, those being that the Village has a small village character, wishes to preserve the rural beauty of the Welsh Hills and desires to establish an identifiable Historic Village Center. It is not anticipated that the Village will expand its boundaries because of the Border Agreements with the Towns of Delafield and Genesee. Additionally, it is acknowledged that the Village has minimal remaining amounts of developable land.

PUBLIC INFORMATIONAL MEETINGS, PUBLIC HEARING, AND PLAN ADOPTION

For any planning process, it is good planning practice to hold public informational meetings and hearings on recommended plans before their adoption and the practice is required by Section 66.1001(4)(a) of the Wisconsin Statutes. Such actions provide an opportunity to acquaint residents and landowners of the Village, as well as adjoining communities, with the recommended plan and to solicit public reactions to the plan recommendations. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at these meetings. Accordingly, a public informational meeting on the preliminary recommended plan for the Village was held on September 14, 2009, and a public hearing was held on September 14, 2009. The Village also sent copies of the preliminary recommended comprehensive plan document to the local governing bodies of adjacent communities and invited them to the abovementioned meetings.

An important step in plan implementation is the formal adoption of the plan by the Village Plan Commission and certification of the adopted plan to the Village Board, pursuant to Section 62.23 of the *Wisconsin Statutes*.

Village of Wales Comprehensive Development Plan

Formal adoption of the plan by the Village Board is also recommended to demonstrate acceptance and support by the governing body.¹ Upon such adoption, the plan becomes the official guide to be used by Village officials in making development or redevelopment decisions. The Comprehensive Development Plan should serve as the basis on which all development proposals, such as rezoning requests, preliminary subdivision plats, and certified survey maps, are reviewed. Only those rezonings or land divisions which are consistent with the objectives of the plan should be approved.

The Village of Wales Plan Commission adopted the recommended Comprehensive Development Plan on September 14, 2009, (see Appendix G), and certified the plan to the Village Board. The Board of Trustees of the Village of Wales adopted the plan on September 14, 2009 (see Appendix H).

PLAN ADMINISTRATION

This Comprehensive Plan will largely be implemented through an on-going series of individual decisions about zoning, land division, and intergovernmental relations. The Village of Wales intends to use this Comprehensive Plan to inform such decisions under the following guidelines:

Zoning

Of all the means currently available to implement comprehensive development plans, perhaps the most important is the zoning ordinance. The Village of Wales in February 2009 adopted a revised Zoning Ordinance. The ordinance was updated in response to the 2004 Village of Wales Master Plan and the revision brought the zoning ordinance into conformance with the 2004 Master Plan. The updating of the 2004 Master Plan to this Village of Wales Comprehensive Plan followed the recommendations of the Zoning Ordinance to ensure conformity between these documents.

Proposed zoning map amendments (rezoning) should be consistent with the recommendation of this Comprehensive Plan. However, the precise location of zoning district boundaries may vary, as judged appropriate by the Plan Commission and Village Board. In their consideration of zoning map issues, the Plan Commission and Village Board will evaluate the specific timing of the zoning map request, its relationship to the nature of both existing and planned land uses, and the details of the proposed development. Therefore, this Comprehensive Plan allows for the timing of zoning actions and the refinement of the precise recommended land use boundaries through the zoning, conditional use, planned development and land division processes.

Floodplain Study and Districts

The Wisconsin DNR and FEMA updated the Flood Insurance Study (FIS) and Flood Insurance Rate Maps in 2007-2008, and published documents were effective on November 19, 2008. The 100-year flood hazard areas identified include wetlands abutting the southwest portion of the Village and also Brandy Brook adjacent to the Legend subdivision at the southeast end of the Village. (Chapter VIII, map VIII-3) No portions of these areas within the Village boundary are "studied" with regulatory flood elevation or cross section information.

The study does not identify flooding hazards related to drainage ditches or permanent water surfaces, such as the pond north of State Highway 18 and east of East Oak Crest Drive, the manmade navigable pond southeast of Chapel Hill Court, the pond north of Main St., golf course ponds, or storm water ponds.

The Village of Wales has no plans to conduct any detailed studies, but if development or other changes would occur, the Village would consider or request a more detailed study for the particular area in question.

¹Under the Wisconsin comprehensive planning law adopted in 1999, comprehensive plans must be adopted by an ordinance of the governing body prior to January 1, 2010 (see Section 66.1001 of the Wisconsin Statutes).

Site, Landscape, and Architectural Plan Review and Regulations

The pleasant appearance and proper design of developments within the Village, consistent with the design guidelines outlined in Appendix C, will continue to ensure an attractive community and help stabilize or increase property values, benefiting both the community and the individual property owner. To achieve this objective, the zoning ordinance contains requirements for submittal of development plans and for the provision of additional detailed information pertaining to the site, landscaping, and building elements of a proposed development or redevelopment as specified in Appendix I and the zoning ordinance. The zoning ordinance requires that a complete set of development plans be submitted for review and approval by local officials for all intensive uses such as proposed multi-family residential, commercial, industrial, governmental, institutional, and recreational developments.

To ensure that the built environment will foster the attractiveness of the community as a place to live and work, the Village of Wales zoning ordinance establishes specific minimum landscape requirements and architectural provisions or guidelines that are consistent with the design guidelines set forth in Appendix C. The attractiveness of the architectural features in a built environment is just as important as the beauty of its natural features. Provisions for architectural control within the Village of Wales and its Historic Village Center were incorporated into the Village zoning ordinance by means of architectural requirements and review guidelines set forth in Appendix C and the basic architectural review guidelines set forth in Appendix I.

If the Village does not wish to require, but instead encourage architectural compatibility within the Historic Village Center as well as the rest of the Village, a separate document containing detailed architectural or building improvement guidelines could be prepared to supplement the zoning ordinance. These guidelines would help assure respect for, and reduce incompatible and adverse impacts on, the visual experience in the Village, especially in the Historic Village Center which has a predominantly residential architectural character with a high concentration of potentially historically significant buildings. It should be noted that the *Wisconsin Statutes* requires cities and villages containing a property listed on the National Register of Historic Places or the State Register of Historic Places to enact a historic preservation ordinance to protect the property.

Land Division

Sound land division regulations are important means of implementing the comprehensive plan and coordinating the layout, design, and improvement of private land development proposals within the Village. Land divisions and associated land improvements within the Village are governed by the Village of Wales Subdivision and Platting Ordinance, set forth in Chapter 18 of the Village Municipal Code. The adopted comprehensive plan serves as a basis for the review by appropriate Village officials of land subdivision plats and certified survey maps for areas in the Village and the Village's extraterritorial plat approval jurisdiction. The review determines that each proposed land division properly relates to existing and proposed land uses. Land divisions should consider the proper layout of streets, blocks, and lots as well as the topography, soils, drainage, and vegetation of the site. Proposed subdivisions should be designed as integral parts of the larger community. Any proposed departures from the comprehensive plan needs to be carefully considered by the Village Plan Commission and should be allowed only when the Plan Commission finds that such departures are warranted in the public interest.

The design guidelines in Appendix C are to be used in conjunction with the Land Use Ordinance to present the most detailed and complete concept submittal by the prospective developer. It will allow the Plan Commission to make informed decisions about the proposed development and its impact on the Village as it relates to the Comprehensive Plan.

Appropriate Development within Environmentally Significant Areas

As noted earlier, areas designated as environmental corridors, isolated natural resource areas, and “other open lands to be preserved” should be placed in the appropriate conservancy zoning district. The placement of the lowland portions of these environmentally sensitive areas into the C-1 Conservancy District is reinforced by Federal, State, and county regulations that protect such areas from inappropriate development.

The Village Comprehensive Plan recommends when possible, that housing units be located entirely outside of environmental corridors, isolated natural resource areas, and other environmentally significant areas. While calling for preservation of environmental corridor lands, the plan recognizes that in some cases it may be necessary to allow very low density residential development on the upland portion of such lands. It would be preferable for such a development to utilize conservation development designs. Figure IX-1 shows three conceptual alternative design options for rural residential development within a primary environmental corridor. All the design options provide a means of preserving environmentally sensitive areas, while maintaining an overall density of no more than one dwelling unit per five net acres of land. The first alternative, Alternative A, shows the site divided into eight lots of five acres in size or greater. Each dwelling unit is carefully located to avoid environmentally sensitive features. Alternative B shows the same site with the dwelling units clustered on eight contiguous lots about one acre in size, which allows most of the site to remain undisturbed while still providing each homeowner with a private residence and yard. This design configuration also retains the natural character of the site as viewed from the existing public street. Alternative C shows the site with eight housing units clustered into two buildings, each containing four condominium units. This option would be most appealing to those who prefer living in a relatively undeveloped area, but are unwilling or unable to care for a detached housing unit and yard. It should be noted that even such limited development will have some impact on the resources concerned. The Village Plan Commission should carefully take into account such impacts as well as the effect the development may have on the environmental corridor as a whole in their review of development proposals.

While seeking to preserve environmental corridors, isolated natural resource areas, and other environmentally sensitive areas, the recommended comprehensive plan for the Village recognizes that, besides limited residential development, land uses such as transportation and utility facilities and certain recreational uses may also be accommodated within these environmentally significant areas without jeopardizing their overall integrity. In this respect, general guidelines for types of development that may be accommodated within various component natural resource features of environmental corridors have been prepared and are set forth in Appendix J. While these guidelines are not exhaustive, with good judgment they may be extended to, and be used for the evaluation of, proposals for similar types of development not specifically listed. The Village plan recommends that open space and conservation design techniques be utilized when residential development is accommodated in environmentally sensitive areas.

Open Space Preservation and Conservation Design

The Village plan recommends that open space and conservation design concepts be utilized whenever possible for new residential development. The Village encourages the use of these design concepts, whenever appropriate, and has added provisions to the zoning ordinance which would allow design flexibility to help preserve country character and to protect and preserve natural resources. Two alternative forms of residential development that would permit more site-sensitive design in multiple-lot developments are conservation subdivision design² and lot averaging. Both alternatives provide more flexibility in site design and lot layout than do conventional subdivisions.

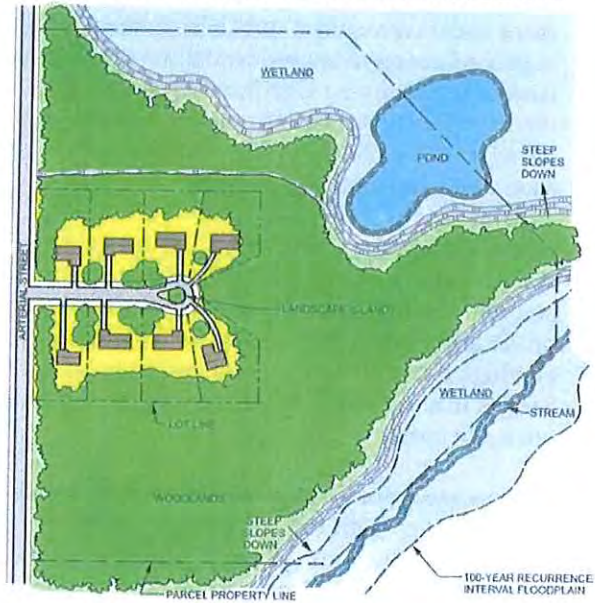
²Detailed site design and zoning considerations relative to the implementation of conservation subdivision design standards are presented in SEWRPC Planning Guide No. 7, Rural Cluster Development Guide, December 1996.

Figure IX-1
CONCEPTUAL ALTERNATIVE DEVELOPMENT RESIDENTIAL DESIGNS³

A. CONVENTIONAL FIVE-ACRE OR GREATER LOT DESIGN



B. PUD ONE-ACRE OR GREATER LOT DESIGN



C. PUD CONDOMINIUM DEVELOPMENT DESIGN



Source: SEWRPC.

³ These design are theoretical and do not take into consideration current storm water requirements of other required design standards.

The term “conservation subdivision design” refers to a form of residential development in generally rural areas that preserves open space while permitting development at densities no less than those permitted under conventional development. As illustrated in Figure IX-2, a residential development incorporating conservation subdivision design concentrates the permitted number of lots on a portion of the tract, leaving the remaining acreage in open space use rather than creating individual lots with no preserved common open space under conventional subdivision design as illustrated in Figure IX-3. When properly designed, the visual impact of conservation residential development can be minimized, maintaining the country character of the landscape, preserving significant natural features and agricultural lands, creating opportunities for nonpublic ownership of open space, and increasing the efficiency of infrastructure development. Infrastructure installation costs borne by the developer and public infrastructure maintenance costs could be reduced due to shortened street and utility lengths.

In the conservation subdivision design process, open space preservation areas are delineated first, with residential features designed around those areas. The residential lots should be integrated with the topographic and other natural features, taking full advantage of the settings provided by those features without causing undue disturbance. They should be buffered from nearby agricultural lands, as appropriate, so as to minimize conflicts between farming and residential uses. To the extent practicable, the residential uses should be located in areas which are visually buffered from existing public roadways, so that existing open space vistas are maintained.

Another means of gaining the flexibility to situate housing away from significant natural features is to permit lot averaging. With this technique, some lot areas are permitted to be reduced below the minimum size provided that the area by which they are reduced is added to other lots, as long as the agreed-upon overall density is achieved and environmentally significant features are preserved.

Figure IX-2

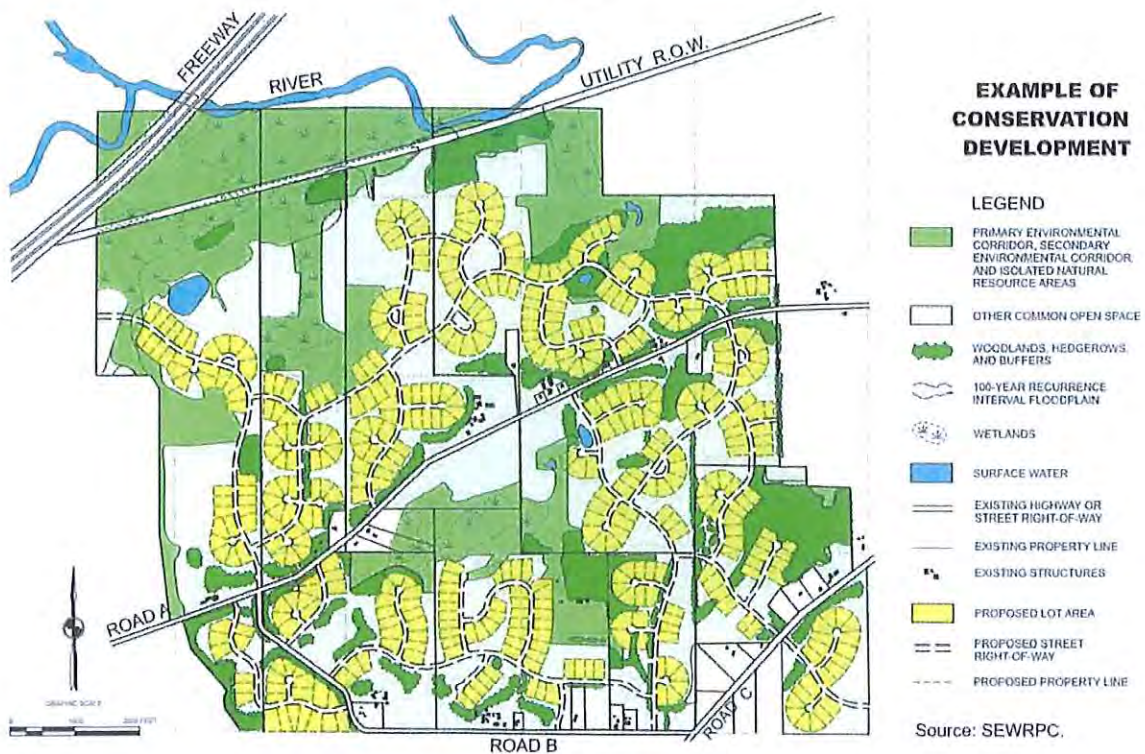
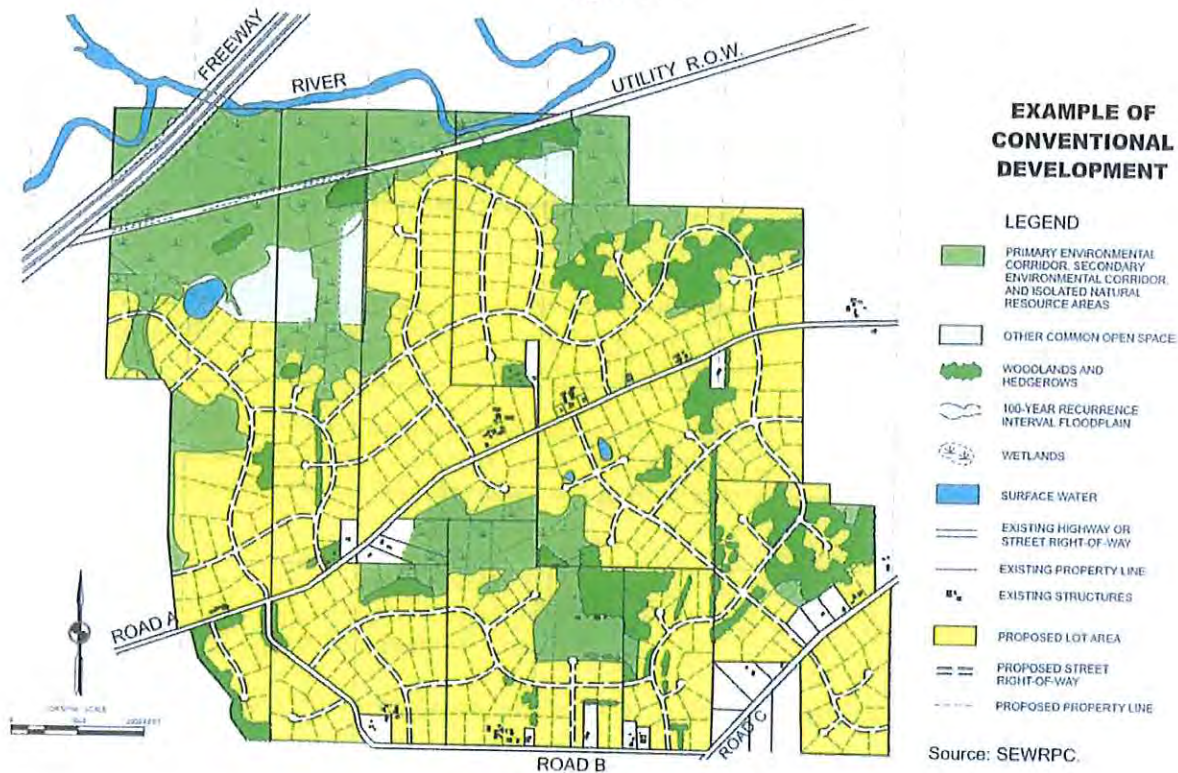


Figure IX-3



Intergovernmental Agreements

The Village abuts portions of the Towns of Genesee and Delafield. Under Wisconsin law, cities and villages have been granted a considerable measure of influence over development in adjacent town areas. Incorporated communities have extraterritorial subdivision plat approval authority; and they may administer extraterritorial zoning jointly with the adjacent town. The Village of Wales entered into an agreement with the Town of Genesee in September 2000 and with the Town of Delafield in January 2002, as stated previously in Chapter VII, Intergovernmental Cooperation.

It is recommended that the Village of Wales and the neighboring municipalities continue to take a cooperative approach to planning and decision-making regarding future land use in these extraterritorial areas. Activities in this respect could range from periodic meetings of Village officials and those of neighboring municipalities for the purpose of discussing land use matters, preparing and/or executing formal agreements regarding future boundaries and arrangements for the provision of public services, as provided for under Sections 66.0301 and 66.0307 of the *Wisconsin Statutes*. Such cooperative efforts increase the likelihood for coordinated development along the boundary areas, achieving, insofar as practicable, planning objectives for all municipalities involved.

The Village of Wales and the Town of Genesee have also demonstrated a spirit of cooperation by jointly owning and operating the present Wales-Genesee Fire Department. The Village may also consider in the future a potential cooperative arrangement to share other services and facilities with adjacent towns to avoid duplicating services and facilities that would serve the residents of the Village of Wales and surrounding town areas.

PLAN IMPLEMENTATION

Table IX-1 provides a detailed list of the implementation recommendations. Because of the all-encompassing nature of the recommendations and the Village's limited resources, the table provides a realistic approach to implementing the priorities of the Plan. Often, such actions may require substantial cooperation with others, including Waukesha County, surrounding local governments and local property owners.

- *Category:* The list of recommendations is divided into different categories—based on different implementation tools or plan elements.
- *Recommendation:* The second column lists the actual steps, strategies, and actions recommended to implement key aspects of the Plan. The recommendations are for Village actions, recognizing that many of these actions may not occur without cooperation from others.
- *Implementation Timeframe:* The third column responds to the comprehensive planning statute, which requires implementation actions to be listed in a “stated sequence.” The suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation.

The following depictions are used:

On Going	Mid Term (4-8 yrs)
Immediate (1-2 yrs)	Long Term (9-19 yrs)
Short Term (2-4 yrs)	Future Consideration (20+yrs)

- *Action:* The fourth column lists the necessary action and/or identifies the party responsible for the action.

Table IX-1
IMPLEMENTATION ACTION SCHEDULE

Category	Recommendation	Timeframe	Action
Detailed Planning	Remedy inconsistencies between the Master Land Use Plan and the Zoning Map.	December 2009	Modify Comprehensive Plan
	Remedy any inconsistencies between the Land Use Ordinance and the Appendix C in the Comprehensive Development Plan	December 2009	Modify Comprehensive Plan or Ordinance
	Define the Village of Wales identity and develop design options to preserve the downtown historic area.	Immediate	Plan Commission Policy/Resolution
	Relocate significant historic buildings and structures to Historic Village Center (HVC) area instead of demolishing them.	Future Consideration	
	Develop a Village Center streetscape character and design guideline plan.	Short Term	Plan Commission Action
	Encourage the development of a design theme such as a "country village" or Welsh design.	Short Term	Plan Commission Policy/Resolution
	Enhance the Village's street right-of-ways with trees, signage, and lighting with a design theme.	Mid Term	
	Encourage the development of USH 18 and STH 83 improvements to be compatible with the character and scale of the Village of Wales with boulevard-type arterials and articulated crosswalks.	Mid Term	Village Board Action
	Encourage the establishment of welcome signs to distinguish the Village of Wales borders.	Mid Term	Plan Commission Action
	Discuss the benefits of hiring a planning consultant to help with implementation of the Comprehensive Development Plan goals.	Future Consideration	Plan Commission Policy/Resolution
Housing			
Housing Supply	Continue to monitor housing need and accommodate additional housing units on the master land use map.	On Going	Building Inspector Bi-yearly review
	Continue to address the need for adequate consumer housing choices that allow for a full range of housing structure types, that would include design concepts such as Universal Design and Visitability, and sizes including single-family, two-family, and, in sewer service areas, multi-family.	On Going	Plan Commission Bi-yearly review
Housing Mix	If the Village chooses to attract jobs, as reflected in the accommodation of new commercial development, it may consider encouraging a broad range of housing styles and price ranges to provide opportunities to minimize the geographic imbalances between job and residence locations.	Mid Term	Plan Commission
	Consider the benefits of establishing policies concerning housing mix to afford a full range of housing choices. Comparing housing types and affordability to existing and projected jobs and wages will be beneficial to establishing effective housing mix policies.	Mid Term	Plan Commission
	Consider the benefits of analyzing the population trend information presented in Chapter I and the employment projection information presented in Chapter VI as they relate to the needs of an aging population. This analysis may be reviewed as necessary to determine the effectiveness of the housing mix policy.	Mid Term	Plan Commission

Village of Wales Comprehensive Development Plan

Category	Recommendation	Timeframe	Action
Housing Affordability and Housing Costs	Chapter VI (Economic Development) of this Plan, discusses the use of Tax Incremental Financing. The Village currently uses Tax Incremental Financing for the development of properties to higher density residential and may want to explore its use to meet affordable housing needs.	Future Consideration	
	Consider and explore the possibility of the creation of incentives for the development of affordable housing units. One option to consider is density bonuses.	Future Consideration	
	Consider the benefits of partnering with the County to study the feasibility of an affordable housing trust fund to assist in meeting housing needs.	Future Consideration	
	Encourage mixed income housing development to avoid concentrating affordable units in a limited number of areas.	Future Consideration	
	Encourage the use of Planned Unit Development where applicable.	On Going	Plan Commission
	Consider the development of rent-to-own programs through public-private partnerships and entrepreneurship to give low- to moderate-income families a chance at home ownership.	Future Consideration	
	Study the potential to integrate other types of specialty housing, where applicable, such as “cooperative housing”, “cohousing” and university or campus-related housing for seniors.	Future Consideration	
	Where suitable, the Village may consider the inclusion of combination housing/office space, “live-work units” ⁴ (sometimes called “flex units”) housing, as well as affordable office or work space for entrepreneurs (i.e., small businesses and home-based businesses).	Short Term	Plan Commission
Household Size	Smaller housing units, multi-family, independent, and assisted living units may be necessary to better meet the housing needs of smaller households, including the increase in one- and two-person “empty nester” and elderly households, and persons with disabilities.	Mid Term	Plan Commission
House Transitioning	Encourage the utilization of existing local, state, and federal programs to educate young adults and families in the Village to transition from renter to home owner.	Long Term	Plan Commission
Land Use Regulating	Review regulatory codes to identify the extent to which they permit or exclude relatively lower cost housing, and make appropriate changes to facilitate the provision of such housing. This review should primarily focus on the structure types permitted (single-family, two-family, multi-family); development densities; minimum lot area requirements; and minimum dwelling unit floor area requirements.	Immediate	Plan Commission

⁴ Live-work units contain work space that usually occupy more floor area, up to 50 percent of the total floor area of the unit, than a conventional house containing a home occupation, in which the home-based business typically occupies between 10 to 25 percent of the total floor area. Live-work units may contain more types of business activities than a traditional home occupation, such as more parking, traffic, employees, and/or customer visits. Such units may be detached buildings or attached units (especially townhouses) functioning as potential small business incubators. Units may be rented or owned, including as condominiums, thereby allowing owners to accumulate equity.

Village of Wales Comprehensive Development Plan

Category	Recommendation	Timeframe	Action
Agricultural, Natural and Cultural Resources			
Water Resources	Continue to require and enforce proper storm water management practices, such as rain gardens, detention, infiltration and wetland restoration, to maintain or increase groundwater recharge and reduce excess runoff.	On Going	Plan Commission
	Continue to require and enforce Best Management Practices to control erosion and sedimentation during construction.	On Going	Village Building Inspector/Village Engineer
	Continue to require and enforce preservation of wetlands as essential components of the hydrologic system and as valuable wildlife habitat.	On Going	Plan Commission
	Discourage the regrading of large areas that may alter natural topography and drainage patterns.	On Going	Plan Commission
Historic Heritage	Encourage the preservation of historically significant buildings and sites in Wales and encourage property owners who wish to rehabilitate and designate their historic properties. Adaptive reuse could be encouraged	Immediate	HVC
	Continue updating a historic inventory as buildings and sites warrant such recognition.	Immediate	Village Board Action
	Consider establishing a Historic Preservation chapter of the Zoning Code to include specific design guidelines for historic buildings and areas.	Immediate	Plan Commission / HVC Ordinance Text Amendment
	Celebrate Wales Historic Village Center as an important Village amenity	Short Term	HVC
Agricultural Resources	Work with neighboring jurisdictions to encourage an orderly, efficient development pattern that protects productive agricultural land and minimizes conflicts between urban and rural uses.	On Going	Plan Commission
Natural Resources	Look into the requirements to achieve designation as a Tree City USA	Future Consideration	
	Promote awareness of natural resources in the Village through public education, volunteer stewardship activities at public parks, and recycling efforts.	On Going	Staff Establishing Policies, Adding quarterly articles
	Consider creating an ordinance to protect existing mature trees and woodlands.	Mid Term	Plan Commission
	Continue to require important natural resource features to be depicted on all site plans and preliminary plats and certified survey maps in order to facilitate preservation of these resources.	On Going	Plan Commission
Community Facilities and Utilities			
Emergency Services	The Village has joined with the Town of Genesee to share fire and emergency medical services. The Village will continue to consider the benefits and constraints of becoming part of an even larger regional fire service and its effects on its residents.	On Going	Village Board Bi-yearly review
	If new opportunities to share services with neighboring communities present themselves, the Village of Wales will consider these opportunities thoroughly for their benefits to residents.	On Going	Village Board Bi-yearly review
	Continue to analyze existing services to ensure that they adequately meet the needs of residents and to determine if new or additional services are needed.	On Going	Village Board Yearly Review

Village of Wales Comprehensive Development Plan

Category	Recommendation	Timeframe	Action
Utility Services	Support or establish a policy about an education program or newsletter article series that informs residents about current issues such as water conservation, recycling and green or renewable energy options.	On Going	Plan Commission
	Look at the feasibility of renewable energy sources as a way to reduce energy costs.	Immediate	Plan Commission
	The Village is currently a part of the Waukesha County education program for MS4 that informs the public about storm water management and water quality, and will continue to participate and inform its residents of events the County is offering.	On Going	Staff Newsletter Articles
	Consider the need to expand the sewer-service boundary to incorporate additional areas within the Village of Wales.	Mid Term	Plan Commission
Park Services	To ensure that the Village park system continues to be adequately maintained and serves the Village residents, creation of a long-term park and recreation plan may be desired to define the Village's needs for the coming years.	On Going	Park Board
Transportation Facilities			
Street System	The Village of Wales cooperated with the State of Wisconsin on the STH 83 corridor study of August 2006. The Village requested a provision that a bike/pedestrian path would be incorporated on the west side of the improved USH 83 corridor and will continue to pursue this request.	Immediate	Village Board
	Continue to campaign for safer intersections onto STH 83.	On Going	Village Board
	Consider the need or lack of having an established "Official street and highway map" unique to Village of Wales.	Mid Term	Village Board
	Continue to monitor traffic flow and adjust to respond to changing needs	On Going	Village Board Yearly Review
Pedestrian/ Bicycle System	Consider establishing a sub-committee for developing details for trail materials, signage, and required amenities such as bike racks and benches to establish a safe pedestrian and bicycle circulation system throughout the Village.	Short Term	Plan Commission Policy/Resolution
	Consider the need for design standards of walking paths and bicycle trails in residential neighborhoods and in school vicinities.	Mid Term	
	Encourage the integration of bikeway accommodations into planning for upgrades and modifications to the county trunk highway system consistent with the SEWRPC plans and also facilitate communication with local municipalities and the County to address bikeway linkages and connectivity.	Immediate	Plan Commission Policy/Resolution
	Consider the need for bicycle parking in the Historic Village Center and in the other commercial areas.	Short Term	HVC
Alternate Transportation	Continue to be receptive to regional public transit ideas and evaluate their potential benefits for Village residents.	On Going	Plan Commission Policy/Resolution
	Maintain open communication with adjacent municipalities on the possibility of teaming with them to offer such alternate services.	On Going	Plan Commission Policy/Resolution
	Consider the Waukesha County taxi service for elderly to see if that service would be beneficial for the Village of Wales.	Short Term	Plan Commission Policy/Resolution
Other	The County and municipalities may discuss evaluating dedicated funding sources for a county-wide shared taxi service to meet the needs of a growing elderly population in all 37 municipalities.	Mid Term	Plan Commission Policy/Resolution
	Consider the impact on the Village of Wales of the public transit recommendations contained in the 2035 Regional Transportation System Plan for Southeastern Wisconsin.	Long Term	Plan Commission Policy/Resolution

Village of Wales Comprehensive Development Plan

Category	Recommendation	Timeframe	Action
Economic Development			
Organizational Capacity	Consider the benefits of establishing a local economic development committee or organization.	Immediate	Plan Commission Policy/Resolution
	Consider the need to discuss the Village of Wales future economic development with a knowledgeable professional for direction and guidance.	Mid Term	Plan Commission Policy/Resolution
	Consider the benefits of joining a regional organization, if available, that is actively engaged in economic development efforts.	Short Term	Plan Commission Policy/Resolution
Strategies	Consider the benefits of creating an economic development plan for the Village of Wales. Also refer to "Information" and "Existing Business Retention" Sections.	Short Term	Plan Commission Policy/Resolution
Information	Create or update the Village of Wales fact sheet and involve business leaders in the development. a. Consider developing "promotional" material about the Village. b. Make this information available on the Village's webpage.	Immediate	Staff
	Gather and maintain work force information and make available at the website or the Village Hall.	Mid Term	Staff
	Consider educating the Village leaders on competitive wages and training needs of the existing businesses.	Mid Term	Staff
Existing Business Retention	Consider the need for a formal business retention and expansion study/program.	Mid Term	Plan Commission
	Develop programs/ plans to connect with the existing businesses.	Mid Term	Plan Commission
	Consider increasing the number of community business recognition events for and with businesses.	Mid Term	Plan Commission
	Consider the benefits of creating a focused Historic Village Center redevelopment plan.	Immediate	Plan Commission Policy/Resolution
New Business Retention / Development	Consider the benefits of creating a business development program/information sheet to assist businesses with start-up issues.	Immediate	Staff
	Consider the potential of a program that checks in with new businesses to ask "How is it going?"	Immediate	Staff
	Educate the Village leaders on financing options available for new business or expansions.	Short Term	Staff
Tourism	Consider the benefits of developing and maintaining a regular calendar of events/activities for the Village of Wales and its residents/businesses.	On Going	Staff
	Consider the benefits of a tourism program for businesses and the Village.	Short Term	Business Group
Infrastructure Capacity	Continue to keep the Village leaders informed on the status of the water, sewer, electric and natural gas service capacities.	On Going	Staff Yearly Review
	Create or make available the infrastructure capital improvement program.	On going	Village Board Action
	Look at new utility capabilities and their benefits for the Village (fiber optic, digital, high speed, etc).	On going	Staff
Financial Resources	Establish to what extent the Village may or may have the ability to be involved with financial incentives to business development.	On Going	Village Board Plan Commission

Village of Wales Comprehensive Development Plan

Category	Recommendation	Timeframe	Action
Intergovernmental Cooperation			
	Provide copies of this Village of Wales Comprehensive Development Plan and future amendments to surrounding governments.	Immediate	Staff
	Continue intergovernmental and shared-service agreements for public facilities and services and consider additional joint services and facilities where consolidating, coordinating, or sharing services or facilities will result in better services or cost savings.	On Going	Village Board Action
	Work with the Kettle Moraine School District on pursuing specific opportunities including school retention, long-term facility needs, and logical use and management of open space and recreational lands and facilities.	On Going	Village Board
	Continue to work with Waukesha County in areas related to plan implementation, grant opportunities, and local and County ordinance development.	On Going	Village Board
	Work with agencies like the Wales Area Business Owners' Group, local Chambers of Commerce, and the Waukesha County Economic Development Corporation to help advance the economic viability of the Wales area.	Short Term	Plan Commission Policy/Resolution
	Historic Village Center development and Glacial Drumlin Trail Development coordination with Wisconsin DNR.	Short Term	Plan Commission Policy/Resolution
	Work with other municipalities to mark historical sites in the area in order to strengthen the currently available historic tour.	Mid Term	Plan Commission Policy/Resolution
Land Use			
	The Plan Commission will be responsible for administration and recommendation. The Village Board is responsible for the enforcement of the Master Land Use Plan.	On Going	Plan Commission
	The Village will continue to provide procedures to encourage public participation in the comprehensive planning process, including consideration of amendments to the Plan and an annual monitoring of the Plan.	On Going	Plan Commission Policy/Resolution
	Establish and regularly review an Action Plan to implement the Comprehensive Development Plan.	On Going	Plan Commission Policy/Resolution
	Involve the public in the consideration of Plan amendments, including notifying all affected parties and individuals in a timely manner and conducting at least one public hearing.	On Going	Plan Commission Policy/Resolution
	Establish a downtown development plan to guide redevelopment within the Historic Village Center.	Short Term	HVC Policy/Resolution

MONITORING AND UPDATING THE PLAN

A comprehensive development plan is intended to serve as a guide for decision-making regarding development in a community. As a practical matter, local comprehensive development plans should be prepared for a long-range planning period, typically about 20 years. The design year chosen as a basis of the preparation of this Village of Wales comprehensive development plan is 2030. The local plan should be evaluated regularly to ensure that it continues to reflect local development conditions and local planning objectives. In general, it is recommended that this reevaluation or update take place every 10 years, or more frequently if warranted by changing conditions. As the Village of Wales boundaries are set and there are minimal new growth opportunities, the Village will review the entire Comprehensive Plan process and update the plan at a minimum every ten years.

Village of Wales Comprehensive Development Plan

Consistency among Plan Elements

The State comprehensive planning statute requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan.” Because the various elements of the Comprehensive Plan were prepared simultaneously, there are no known internal inconsistencies between the different elements or chapters of the Comprehensive Plan.

Amendments to the Comprehensive Plan

The Comprehensive Plan can be amended and changed. Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the Comprehensive Plan is becoming inappropriate or contradictory to emerging policy or trends, or does not provide specific advice or guidance on an emerging issue. “Amendments” are generally defined as minor changes to the plan maps or text (as opposed to an “update” described previously). The plan should be evaluated for potential amendments regularly.

The Village will entertain comprehensive plan amendments throughout the year, but only after a realistic evaluation of existing conditions and the potential impact of such a change is made.

The Village is aware that under Section 66.1001(4) of the Statutes, any change to the Comprehensive Plan must be adopted by ordinance and must adhere to certain procedural requirements. Under 66.1001(4) of the Statutes, the procedures are the same for the initial plan adoption as for any subsequent amendments. The Village developed written procedures for comprehensive plan amendments and the public input process in 2009. The process to amend the Village of Wales Master Land Use Plan requires the applicant to attend at least one Plan Commission meeting, one Village Board meeting and a public hearing. This process will take at least six months to complete.