

CITY OF VERONA 2010 COMPREHENSIVE PLAN

CHAPTER NINE—IMPLEMENTATION

**Adopted by the City of Verona Common Council
September 14th, 2009**



Prepared by the City of Verona Comprehensive Plan Committee

City of Verona Comprehensive Plan—2010

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Section One--Introduction

This 'Implementation' chapter of the City of Verona comprehensive plan is provided as a guide for 'how' the City of Verona will implement and use this plan. Examples include proposed changes to zoning ordinances, official maps, or subdivision ordinances; a description of how each of the elements of the Plan will be integrated and made consistent with other elements; mechanisms to measure Verona's progress toward achieving all aspects of the Plan; and procedures for adopting and modifying this plan.

Procedure for Plan Adoption

The City of Verona began the process to create this comprehensive plan in 2007—when the Verona Common Council approved a 'Public Participation Plan' that outlined the various methods and techniques that the City would utilize to insure broad and meaningful citizen participation in the creation of this plan. (See [Appendix 1-D](#)). At the same time, Mayor Jon Hochkammer appointed a citizen-committee to oversee the process to create the plan. That group of volunteers—the Comprehensive Plan Committee—began meeting in late 2007 and immediately adopted a work plan for completing the comprehensive planning process before the December 31st, 2010 deadline (See [Appendix 1-E](#)). During the course of this planning effort—the Comprehensive Plan Committee has conducted 3 community-wide surveys; four community-events and planning open houses, and met 20 times. As specified in the work-plan, the Committee utilized a system of drafting chapters, then distributing those draft chapters to a wide-range of identified 'stake-holders' for their review and comments. Additional methods for encouraging and obtaining community input was the system of 'comment cards' that the Committee used to solicit input. In total—the Committee received over 100 'comment cards' from community members and various stake-holders, and these comment cards were reviewed and used to modify the draft plans and to create the final draft. The Committee also made the draft plan available at the local Hometown Days festival, Verona City Hall, and the Library. As the drafting process neared completion—the Comprehensive Plan Committee also hosted a forum with the Verona Plan Commission and Common Council to incorporate their input into the plan before the final draft was prepared. After a final draft was created—the Comprehensive Plan Committee recommended that the City of Verona Plan Commission hold a public hearing on the plan as required by State Statute and that the Common Council subsequently adopt the plan.

State Statute Section 66.1001(4) provides the technical procedures for the formal adoption of the plan that was created using the process described above. The City of Verona has followed these procedures in adopting this plan.

Section Two

This comprehensive plan will be implemented using the City’s Ordinances, including at least the following sections:

Ordinance Title	Ordinance Section	Affected Chapters of this Comprehensive Plan
Official Map	Title 1—Chapter 3	Transportation
Public Works	Title 6	Utilities and Community Facilities
Public Utilities	Title 9	Utilities and Community Facilities
Parks and Navigable Waters	Title 12	Natural and Cultural Resources
Zoning	Title 13—Chapter 1	Land Use
Flood plain Zoning	Title 13—Chapter 2	Land Use Natural and Cultural Resources
Shore land Zoning	Title 13—Chapter 3	Land Use
Subdivision Regulations	Title 14	Land Use Economic Development and Agriculture
Building Code	Title 15	Land Use Natural and Cultural Resources Utilities and Community Facilities

The City of Verona finds that the regulations, maps, and ordinances listed in the table above are currently consistent with this adopted comprehensive plan. Should an inconsistency be found between this comprehensive plan—in part or in whole—and any of the city’s existing maps, ordinances or regulations, the City of Verona will seek to remedy the inconsistency in a timely fashion by modifying the appropriate map(s), ordinance(s) or regulation(s) to be consistent with this plan or to make this plan consistent with the appropriate map(s), ordinance(s) or regulation(s), as determined by the Common Council.

Section Three—Consistency Among Plan Elements

The Comprehensive Plan Committee, the Plan Commission, the Common Council, city planning staff, and hired planning consultants have gone to great lengths to insure that all of the chapters of this comprehensive plan are consistent with each other and that no part of one chapter is in conflict with or contradicts any part of another chapter. The City of Verona believes that there are no inconsistencies or internal contradictions between the various chapters of this comprehensive plan. Should any conflicts or contradictions be found between chapters of this plan, the City of Verona will seek to remedy these conflicts/contradictions according to the procedures specified in Section Five below for modifying this comprehensive plan.

Section Four—Measuring Progress

It is the intent of the City of Verona to make this plan a reality—and to use this plan to guide decisions and actions of the City. The goals and objectives included in this plan reflect the goals and objectives of this community for the future—and the City of Verona does *not* wish for this comprehensive plan to merely ‘sit on a shelf and gather dust’. To that end—the City will utilize this plan when making decisions. Additionally, the City will monitor this comprehensive plan and its effectiveness to insure that it continues to be an honest reflection of the goals and objectives of the community. Several key evaluation points should be considered when evaluating the effectiveness or validity of the Plan and used to determine if an amendment to the Plan may be necessary. Annually, review of the Comprehensive Plan should be conducted with respect to the following:

- Review decisions during the previous year regarding private development proposals against the recommendations of the Plan for consistency;
- Consider City, developer or public requested changes or amendments to the Plan during the previous year and in response to new opportunities or changing community conditions;
- Monitor changes in the State comprehensive planning and related laws to determine how they may affect this Plan;
- Monitor actions and decisions of Dane County and the Capital Area Regional Planning Commission to determine how they may affect the recommendations and goals of this plan.

Should the Common Council determine that the plan is no longer an honest reflection of the goals and objectives of the community—the plan will be modified using the procedures identified in Section Five below.

Section Five—Modifying/Updating the Plan

No plan is ‘permanent’. Conflicts or internal inconsistencies within this plan may be identified. Community values may change. Opportunities or challenges which were not known when this plan was created and adopted may present themselves in the future. Circumstances in the City and the region may evolve. This Plan is intended to be used to evaluate development proposals, public investments, regulations, incentives and other actions of the City. For all of these reasons, the City of Verona recognizes that this plan may need to be modified in the future. To that end—the following procedure will be used:

- 1) Requests for amendments to the Comprehensive Plan will be initially reviewed by city staff for completeness and consistency with other elements and forwarded to the Plan Commission for consideration at a regular meeting of the Commission;
- 2) If the Plan Commission expresses support for further consideration of a proposed amendment, staff will compile a report including proposed text and map changes;
- 3) Staff will publish a Class 1 notice informing the public of a) the proposed amendment; b) the public hearing that will be held before the Plan Commission; and c) where details of the proposed amendment may be obtained;
- 4) At least 30 days before the scheduled public hearing, staff will send a copy of the Class 1 notice to all adjacent governmental jurisdictions and other bodies as identified under State Statute 66.1001(4)(b);
- 5) The notice shall include all information required under State Statute 66.1001(4)(d);
- 6) The Plan Commission will place the proposed amendment on an agenda of a meeting of the Commission for consideration after conducting a public hearing in which comments regarding the proposed amendment are solicited;
- 7) Following the public hearing, the Plan Commission shall make a recommendation to deny, approve, or approve with conditions the proposed amendment;
- 8) The Common Council shall consider the recommendation of the Plan Commission at a regularly scheduled meeting of the Council. The Common Council may make changes to the Plan Commission version of the amendment;
- 9) The Common Council will vote to approve or deny an ordinance adopting the proposed amendment by majority vote of the full membership of the Council;
- 10) If the amendment is adopted, staff will send a copy of the adopted ordinance and amendment to all adjacent and surrounding government jurisdictions and other bodies as identified in 66.1001(4)(b).

Updating the Plan

Wisconsin’s Comprehensive Planning legislation requires the update of the Comprehensive Plan at least once every 10 years. Based on this deadline, the City of Verona will evaluate and update this comprehensive plan within 10 years of adoption.