

## INTRODUCTION

The State municipal planning enabling act, set forth in Section 62.23 of the *Wisconsin Statutes*, provides for the creation of municipal plan commissions and charges those commissions with the responsibility of creating and adopting a “master” plan for the physical development of the municipality, including any areas outside of its boundaries, which may affect development of the municipality. The scope and content of the master plan, as set forth in the Statutes, may be very broad, extending to all aspects of the physical development of a community. The Statutes indicate that the plan shall be prepared for the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality which will, in accordance with existing and future needs, best promote the public health, safety, and general welfare, as well as fostering efficiency and economy in the process of development.

By 1998, twenty-nine percent of all Wisconsin communities had an adopted land use or comprehensive plan. The comprehensive planning process allows local governments to think strategically about their communities and how they interact. Comprehensive planning is an orderly approach to help identify local needs and provide an official statement of land use policies, along with information needed to support and validate those policies. The plan serves as a framework for establishing and administering sound land use regulations and serves as a useful decision making tool for local government, citizens, and businesses.

In April 1998, the Village of Wales requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to assist the Village in the preparation of a master plan for the design year 2020. In response to the Wisconsin Comprehensive Plan legislation, Yaggy Colby Associates was retained in 2007 to perform an update to the *Master Plan for Village of Wales: 2020* for the design year 2030.

The Wisconsin Legislature adopted the Wisconsin Comprehensive Plan legislation in 1999, which requires any action of a local government that affects land use, such as enforcement of zoning or subdivision ordinances, to be consistent with the community’s Comprehensive Development Plan beginning on January 1, 2010. A new definition of comprehensive plan, consisting of nine elements, was adopted as Section 66.1001 of the *Wisconsin Statutes*. The nine elements are as follows:

1. Trends, Issues, and Opportunities
2. Housing
3. Agricultural, Natural, and Cultural Resources
4. Community Facilities and Utilities
5. Transportation
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

## Village of Wales Comprehensive Development Plan

The 2004 *Master Plan for Village of Wales: 2020* meets all of the statutory requirements for a “master plan” as defined by Wisconsin Statutes S. 62.23(3) and has acted as the primary guide to achieving the well planned growth and development of the community over the past years. Now, with the new comprehensive planning law enacted in 1999, the *Master Plan for Village of Wales: 2020* has been updated to the *Village of Wales Comprehensive Development Plan 2030*.

### **PUBLIC INVOLVEMENT**

Wisconsin’s Comprehensive Planning law requires public participation in every stage of the development of a plan. As required by the Wisconsin Statutes, Section 66.1001(4) (a), a public participation plan was adopted by the Village of Wales on May 5, 2008. The Village of Wales understood that public participation is very important in the planning process. The biggest challenge in this process was making citizens understand that this process collectively benefits all residents, property owners, and business entities and sets the stage for the physical development of their community.

It was important to enhance public awareness in the early stages of the planning process. Education is the central focus of any public participation effort. The citizens needed a better understanding of the current and past growth and the changing trends that have occurred in the Village of Wales. News releases, fact sheets, Village of Wales’ web site, and display exhibits at Village Hall and the open house were valuable tools in educating the public.

Giving citizens the opportunity to help identify key community issues and develop a vision of what the Village of Wales should look like in 20 years was an intensive effort. The most effective way this was done was through a public opinion survey organized by the Village in 2000. The information gathered was then given to SEWRPC for analysis for the 2004 Master Plan. A supplemental survey was conducted in 2008 to gather additional opinions to guide development through 2030. Citizens also were allowed to leave comments at the Village Hall, the open house, and on the web site.

The final step requiring public input was the draft plan review and plan adoption process. In this step, neighboring communities and citizens reviewed the plan. Public education provided information to help citizens understand the review process and describe plan specifics. Public input was solicited through open houses and public hearings. The web site also allowed citizens an opportunity to submit comments and the draft plan was available for review at the Village Hall and on the Village’s web site.

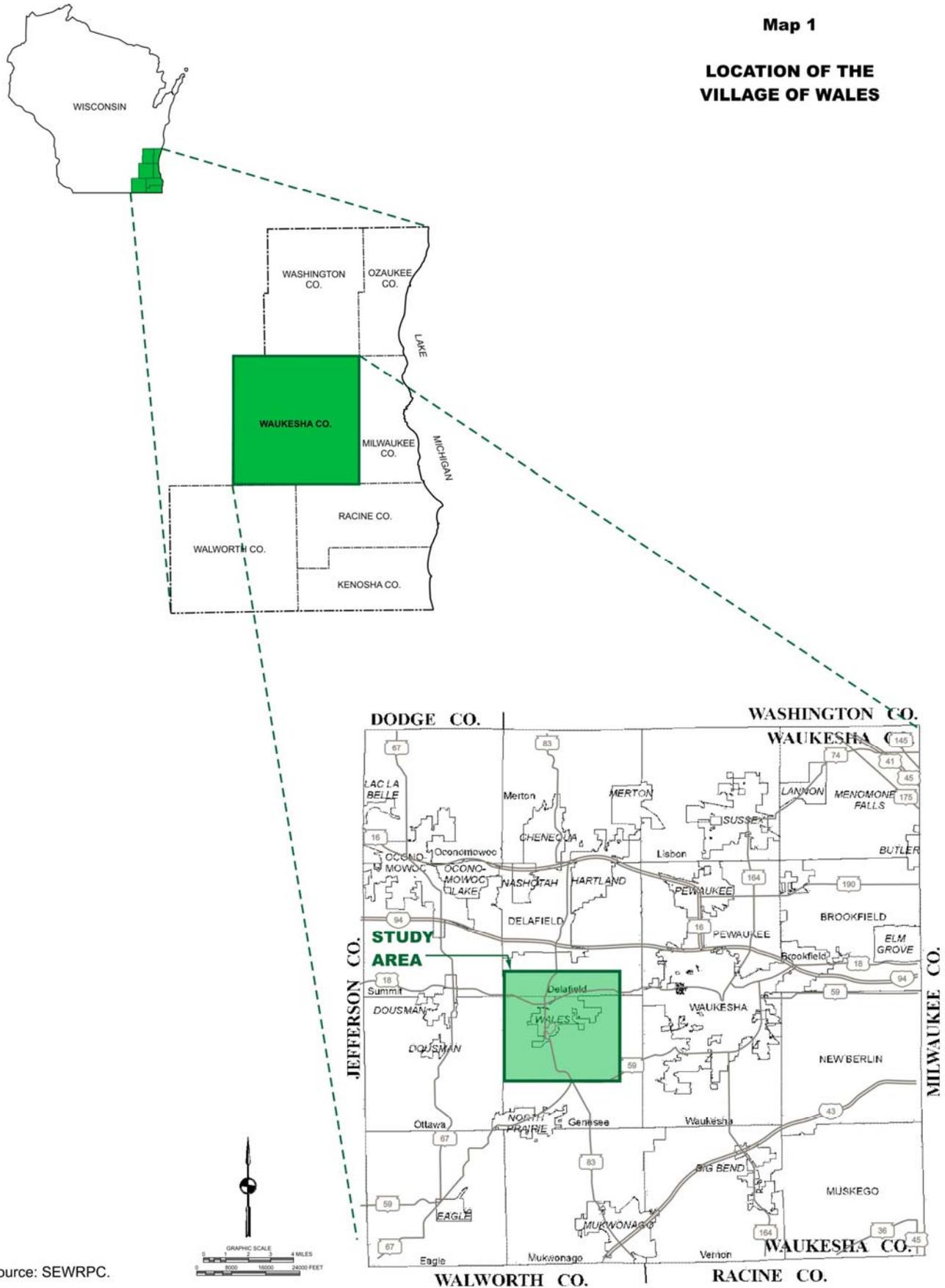
### **THE STUDY AREA**

The Village of Wales study area is located in the central portion of Waukesha County, as shown on Map 1, and consists of the entire Village of Wales, plus surrounding areas. The study area encompasses approximately 25.1 square miles and contains all of Sections 31 through 34 and the west half of Section 35 in U.S. Public Land Survey Township (T) 7 North (N), Range (R) 18 East (E). It further includes all of Sections 3 through 10 and Sections 15 through 22 along with the west halves of Sections 2, 11, 14, and 23 in T6N, R18E; and the east halves of Sections 1, 12, 13, and 24 in T6N, R17E; and the east half of Section 36 in T7N, R17E. Of this total study area, the Village of Wales (based on January 2008 corporate limits) encompassed about 3.2 square miles, or about 12.7 percent. The remaining approximately 21.9 square miles, or about 87.3 percent of the study area, consisted mostly of lands in the Town of Genesee with smaller areas consisting of lands in the Towns of Delafield, Ottawa, and Summit. Most of the Town areas located in the study area also lie within the extraterritorial zoning and plat review jurisdiction of the Village of Wales, that is, within about one and one-half miles of the Village corporate limits.

Village of Wales Comprehensive Development Plan

Map 1

LOCATION OF THE VILLAGE OF WALES



Source: SEWRPC.

## COMMUNITY HISTORY <sup>1</sup>

The Wales area was inhabited by Native American Indian tribes, mostly the Potawatomi tribe, before European immigrants settled in the area. Oak openings with prairie grasses occupied the hills surrounding marsh areas along the meandering Brandy Brook, Scuppernong Creek, and Genesee Creek. Shortly after the completion of the U.S. Public Land Survey of the area in 1836, Wales was first settled in 1840 by farmer John Hughes, a Welshman from Cardiganshire, Wales of Great Britain. He was followed by other farmers seeking a common goal shared by many of the newly-arriving German, Norwegian, and Irish immigrants moving into Wisconsin in the early 1840s to plant Wisconsin's most famous cash crop, wheat. This cash crop was supplemented by butter and poultry sales until the depleted soils forced the Welsh and other farmers to turn to alternative endeavors, especially dairy farming. In fact, Waukesha County was in 1943 heralded as "Cow Country USA," with about 45,200 cows milked in the County, compared to about 6,800 in 1996. Over time, other Welsh eventually settled the Kettle Moraine area, where the terrain reminded them of the rolling hills in their native country.

Among the new neighbors of Mr. Hughes was Richard "King" Jones, also from Cardiganshire. He was one of the most influential Welshman who established the groundwork which enabled the settlement to quickly expand, while retaining its distinct cultural identity. Mr. Jones willingly provided his farm as a reception center filled with kinship and religious inspiration and supplied the necessary financial and emotional support to newly arriving Welsh immigrants. This kinship and support encouraged other immigrants to join their fellow countrymen in the area between 1842 and 1847. The Welsh language and religion of the area, which survived the migratory journey, outweighed the rough terrain of the Kettle Moraine's lesser quality farmland, which still provided a few acres of cropland capable of generating healthy yields of grain.

Ten Welsh chapels dotted the "Welsh Hills," serving a colony that had grown to about 1,000 Welsh immigrants by 1873. One of the hills was referred to as Government Hill and is the highest peak in Waukesha County at 1,233 feet in elevation. In 1916, the Waukesha County Historical Society named the hill Lapham Peak in memory of Increase A. Lapham, founder of the U.S. Weather Bureau. This peak is presently located northwest of the Village of Wales and is part of Lapham Peak State Park, a unit of the Kettle Moraine State Forest.

In the summer of 1880, the Chicago & North Western Railway began purchasing land in the Wales area to construct a rail line that would provide both freight and passenger services from Milwaukee to Madison. The land surrounding a completed railroad depot, in what is now the Village of Wales, was platted for lots, as illustrated in Map 2, to be sold to newcomers. A post office, general store, feed mill, lumber yard, blacksmith shop, bank, shoemaker shop, and other various stores and service businesses as well as homes were constructed on these lots. This ethnic enclave, referred to as the "Capital of the Welsh Hills," was eventually incorporated as the Village of Wales in 1922 with Mr. E. G. Thomas as its first president. By 1923, the Village grew to a population of about 100 people. With the development of the railroad and the concentration of businesses surrounding the depot, Wales functioned as a trade center supporting farmers in the immediate area, and was often referred to as the Welsh Hills of Waukesha County. As the Village continued to grow, more schools, churches, stores, and hotels were established in the Wales area. The role of Wales as an agricultural community and a retail trade center, supporting the Village and surrounding Welsh area, continued through the Second World War.

---

<sup>1</sup>*Historic information was obtained primarily from reports by Patrick Byrne and Theodore Mesmer, The Welsh Hills of Waukesha County: A Photographic Study of Stewardship, Celtic Ink, Wales, Wisconsin, 1997; and the Village of Wales, Wisconsin, Centennial Committee, Wales Centennial, 1881-1982, Wales, Wisconsin, 1982.*





## PLAN ELEMENTS

The planning effort leading to the preparation of this Comprehensive Development Plan was designed to be a compilation of inventories and analyses for several planning elements. The following components were addressed in the planning process.

### I. Trends, Issues and Opportunities Element

#### Statute Definition:

*“Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20–year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.”*

A principle is a value or guiding attribute that a plan is written to exemplify. The principles serve as a guide to the preparation of alternative plans, and provide an important basis for the evaluation of these alternatives and the selection of a recommended plan from among the alternatives considered. The community plan should be clearly related to the defined principles through a set of goals, objectives, and design guidelines. Principles, goals, and objectives may change as new information is developed, as goals and objectives are fulfilled through plan implementation, or as principles fail to be implemented due to changing public attitudes and values.

Because principles are essentially reflections of the values held by residents, the formulation of goals and objectives should involve the active participation of Village officials and its citizens. To this end, the results of a community survey and the Village Plan Commission, which includes both key elected and appointed local officials and citizen members, provided guidance throughout the entire planning process.

After input from the open house and review of the Wales’ background information, the Plan Commission and Staff identified issues and opportunities and established principles, goals and objectives necessary to guide the preparation of the comprehensive development plan. Consideration was given to the principles, goals and objectives set forth in the adopted regional plans prepared by SEWRPC and the Village Long Range Planning Committee. The identified key issues facing the Village of Wales that have been addressed through the following planning elements and related plan chapters are:

- ❑ Land Use Allocation and Spatial Allocation
- ❑ Coordination of land use planning with school district planning
- ❑ Historic Village Center and Existing Business Area Vitality
- ❑ Defining Village Character and Development Design options to preserve Village Character
- ❑ Needs of the Business Community-New Technology Businesses
- ❑ Business Retention, Expansion, and New Start-Ups
- ❑ Natural Resources Protection
- ❑ Historic Preservation
- ❑ Recreation
- ❑ Fire Protection
- ❑ Identification of Existing Housing and Affordable Housing Needs
- ❑ Housing selection options
- ❑ Land Use Development Patterns and Transportation Impacts
- ❑ Regional Transportation System
- ❑ Transportation: analysis of local street network
- ❑ Use of Regional Storm Water Facilities
- ❑ Cost of Community Services and analysis of shared services
- ❑ Sewer versus Septic Systems, capacity and Village’s future
- ❑ Regional water study of SEWRPC and Groundwater quantity/ quality

## II. Housing Element

### Statute Definition:

*“A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit’s existing housing stock.”*

Residential housing is directly related to the land use element of a comprehensive development plan and the issue of accommodating housing stock to meet the needs of the workforce and business community.

#### 1. Existing housing stock:

The Village of Wales prepared a descriptive analysis of the existing housing stock. This analysis includes data regarding the size, distribution, and characteristics of the housing stock. Housing unit characteristics include, at a minimum, information regarding the tenure status, structure type, value, and rent. Data regarding the existing housing stock was extracted from the 2000 Federal Census of Population and Housing and municipal appraisal information.

#### 2. Existing housing needs:

The Village of Wales prepared an analysis of the adequacy of the housing stock in terms of the extent to which it meets the needs of the resident population of the Village. Inadequacies were identified on the basis of currently accepted statistical measures of housing need, including measures pertaining to overcrowding, availability of essential amenities and the relationship between housing costs and household income. Information was collated from the 2000 Federal Census and compared to the comprehensive housing affordability strategies prepared by the City of Waukesha as a condition for participation in the Federal Community Development Block Grant program and certain Federal housing programs.

#### 3. Housing availability constraints:

The Village of Wales explored cost and other factors that may constrain the availability of housing within the community. While housing costs are largely determined by the operation of the real estate market, land use controls enacted by local units of government have a bearing on development costs and, in some cases, the availability of certain types of housing. In this respect, an analysis of existing zoning, land division regulations, and other land use controls was examined in order to identify whether changes may be warranted to affect housing availability or affordability.

#### 4. Housing programs:

The Intergovernmental Cooperation Element Sub-Committee from Waukesha County conducted an inventory and analysis of publicly assisted housing within Waukesha County and of other government-sponsored housing efforts. Information pertinent to the Village of Wales was extracted and used in our analysis.

### **III. Agricultural, Natural And Cultural Resources Element**

#### Statute Definition:

*“A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.”*

The limited natural resources of the Village provide the sustaining base for both rural and urban development, and such development must be properly adjusted to account for and continue to maintain these resources for future generations.

Accordingly, the planning effort included a descriptive analysis of the natural resource base and environmental corridors, including consideration of woodlands, wetlands, wildlife habitat areas, prairies, areas of steep slopes, geologic formations, soils and soil characteristics, and lakes, streams, and rivers, along with their associated shore lands and floodlands. This information was obtained primarily through the collation of data contained in the SEWRPC Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, the Park and Open Space Plan for Waukesha County, SEWRPC inventories, and Waukesha County’s GIS database.

This planning element also included a description of certain features which are closely linked to the underlying natural resource base. These elements include existing State, Waukesha County and municipal parks and recreation facilities, and sites of natural and scientific value. Information regarding these inventories was collated from input from the Village’s Park Board, Waukesha County, and SEWRPC files.

Waukesha County performed an inventory of the cultural and historic resources of Waukesha County as part of this planning element. The Village of Wales used the information that was relevant. Historic sites in the Village often have important recreational, educational, and cultural value. The information was obtained primarily from inventories and surveys conducted by the State of Wisconsin Historical Society and by local historical societies.

### **IV. Community Facilities and Utilities Element**

#### Statute Definition:

*“A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.”*

Utility systems form a functional support network for urban land uses. Knowledge of the major utility systems including sanitary sewer, water supply, storm water management, and solid waste disposal systems provide additional input to the preparation of the comprehensive development plan. Information concerning sanitary sewer, water supply, and storm water management facilities was provided primarily through the collation of data from SEWRPC, Waukesha County, and Village files.

Private Utilities:

Private utilities in the Village, including natural gas, electric, and telecommunication facilities were contacted to obtain information concerning areas of service and the physical facilities used to provide service. Proposals for utility expansion were also inventoried.

Existing Community Facilities

Knowledge of existing community facilities is also important to the preparation of the Comprehensive Development Plan. Accordingly, the locations of the following community facilities were plotted on suitable scale maps: public and private elementary and secondary schools and school district boundaries; technical school centers; public and private institutions; public libraries; public parks; police and fire stations; and public and private hospitals.

**V. Transportation Element**

Statute Definition:

*“A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit’s objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.”*

An efficient transportation system is essential to the sound social and economic development of the Village. A thorough understanding of the existing transportation system is fundamental to the Comprehensive Development Plan.

1. Existing Arterial Street and Highway System:

A description of the arterial street and highway system, including a description of the location and capacity of existing arterials, was included in the Comprehensive Development Plan. This information was assembled from SEWRPC and Waukesha County.

2. Existing Transit Facilities

Existing public transit services within the Village were described, which was also accomplished through the collation of data from SEWRPC, Waukesha County, and Village files. The facility analysis includes a discussion of pedestrian and bike trails, railways, and transportation systems for the disabled.

3. Transportation Element:

The transportation element consists of a collection of completed transportation plans including: the regional transportation system plan for 2035, which contains the arterial street and highway element, transit element, and bicycle and pedestrian element; and the Waukesha County Jurisdictional Highway System Plan, which identifies the governmental level and agency that should have responsibility for acquiring, constructing, and maintaining each of the recommended highways and surface arterials.

**VI. Economic Development Element**

Statute Definition:

*“A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit’s strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and*

*industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.”*

Knowledge of the past and present economy of the Village is fundamental to preparing a comprehensive development plan. The future development of the Village is directly related to the future of its economy. Economic growth leads to population growth and an increased demand for more rural land converted to urban uses. Therefore, a description of the economic base of the Village was provided, including the industrial base and a description of the employment levels and their spatial distribution. Information from SEWRPC, 2000 Census, and the Waukesha County Economic Development Corporation was compiled and analyzed.

As the basis for the year 2035 regional land use plan, SEWRPC developed long-range forecasts indicating the anticipated levels of economic change, focusing on employment levels in the region. These forecasts, as they pertain to the Village of Wales, were adopted for use in the preparation of the Village of Wales Comprehensive Development Plan 2030.

## **VII. Intergovernmental Cooperation Element**

### Statute Definition:

*“A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309 (note: previously, s. 66.30, 66.023, or 66.945) The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.”*

The intergovernmental cooperation element consists of a collection of opportunities and needs for cooperation between the various levels and units of government in the Village and Waukesha County, including general-purpose units of government and school and sewer districts. Particular emphasis was placed upon coordinating activities relative to the siting and construction of public facilities and to the sharing of public services. In addition, information was included about the formal and binding boundary agreements, political or service consolidations, common ordinances, and uniform approaches to regulation and the potential for the designation of forums for the resolution of intergovernmental disputes and problems. Recommendations were prepared by drawing from the opportunities and needs analyses, and existing and future intergovernmental cooperation.

## **VIII. Land Use Element**

### Statute Definition:

*“A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial, and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5–year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.”*

## Village of Wales Comprehensive Development Plan

A detailed inventory of land use is an integral part of any Comprehensive Development Plan. Such an inventory must reveal the existing amount, type, intensity, and spatial distribution of land use sufficient to enable the identification of historic patterns and trends, and to provide a basis for the Comprehensive Development Plan. Much of the land use data needed for the revision of the development plan is available through inventories conducted by SEWRPC as part of its continuing regional land use and transportation planning programs. SEWRPC land use data current as of April 2000 was available for use in the revision of the master plan. Changes in land use were analyzed.

### 1. Community Plans:

The revision of the Comprehensive Development Plan consisted of an analysis and review of the 2004 *A Master Plan for the Village of Wales: 2020*. This original plan included statements of community goals and objectives, the land use plan, long-range sewer service delineations, and implementation recommendations, of which all have been reviewed regularly and updated as necessary.

In recognition of the importance of conserving and renewing existing urban areas, this work element included an inventory of all existing community plans, districts, and studies in the Village. They are as follows.

- ❑ Historic Village Center Area
- ❑ SEWRPC Report #45, *A Regional Land Use Plan for Southeastern Wisconsin: 2020*
- ❑ SEWRPC Report #46, *A Regional Transportation System Plan for Southeastern Wisconsin: 2020*
- ❑ SEWRPC Report #43, *A Regional Bicycle and Pedestrian Facility System Plan for Southeastern Wisconsin: 2010*
- ❑ SEWRPC Report #27, *A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000*
- ❑ Comprehensive Park Plan for the Village of Wales, April 1993
- ❑ Zoning Code and other ordinances

### 2. Land use regulatory ordinances:

All existing subdivision ordinances, zoning ordinances and zoning district maps and official maps were inventoried and analyzed for their development implications.

The Comprehensive Development Plan refines and details the urban growth recommendations of the Village of Wales to indicate more precisely the types of land uses which are recommended within the Village by the year 2030.

## **IX. Implementation Element**

### Statute Definition:

*“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 pars. (a) to (h). The 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.”*

Following review and adoption of the plan by the various local agencies and units of government concerned, the implementation of the plan will be the responsibility of the Village of Wales. This plan contains a chapter specifically discussing and describing methods for plan implementation. The plan implementation element specifically addresses intergovernmental coordination needs, in particular, the extent to which the plans and programs of the Village of Wales have concurrent and overlapping jurisdictions and recommendations for adjustment so that those plans and programs work together toward common ends. This portion of the plan

## Village of Wales Comprehensive Development Plan

implementation section also deals with the extent to which the Village should be adjusted to be fully consistent with applicable Federal and State policies, the objective being to attain not only “horizontal” coordination, but also “vertical” coordination of all the planning efforts within and pertaining to the Village of Wales.

The implementation chapter establishes an administrative procedure to provide for amendments to the Comprehensive Development Plan. The amendment process will provide an opportunity to reflect changing conditions, as well as any changes in Village objectives.

### **Plan Implementation**

Implementation of the adopted plan requires the use of several planning tools of a legal nature. A Village zoning ordinance and accompanying zoning district map should be used to legally assure that private development and redevelopment will occur in conformance with the adopted Comprehensive Development Plan. Zoning regulations should govern not only the types of land uses permitted in various parts of the community, but the height and arrangement of buildings on the land, the intensity of the use of land, and the supporting facilities needed to carry out the intent of the Comprehensive Development Plan. Land division regulations in the form of a Village land division ordinance should be applied to assure that any proposed land subdivision plats and certified survey maps conform to the adopted plan with respect to the type, location, and extent of the proposed land uses to be accommodated.

Implementation of the plan should also be furthered by the formulation of public policies that promote and ensure plan implementation. A capital improvements program is one particularly effective expression of such policies relating to the physical development and redevelopment of the community.

### **Plan Re-evaluation**

The preparation of the Village of Wales Comprehensive Development Plan does not signal an end to the planning process. Indeed, if the Village’s Comprehensive Development Plan is to remain viable, it must be reviewed and re-evaluated at least once every 10 years to make sure that it will meet the continually changing needs of the Village. Periodic review of the plan will serve to remind the Village Plan Commission and Board members of the objectives identified in the plan preparation process, introduce plan concepts to new Village officials, and may even prompt work on plan amendments required as a result of changing public policy related to future land uses in the Village of Wales.

## **COMPREHENSIVE DEVELOPMENT PLAN FORMAT**

The general format and organization is intended to follow a logical progression of information. Each chapter relates directly to the nine required elements of a comprehensive development plan as defined in State statutes. Following this introductory chapter, Chapters I through IV present inventory data and historic trend data essential to the planning effort. Separate chapters are devoted to the description and analysis of the demographic trends and projections, the natural resource base, the existing land uses, and public facilities. Chapter V presents regional, county and local transportation services and anticipated future expansion and improvements for the Village of Wales. Chapter VI presents economic analysis, projections, and initiatives for the Village of Wales. Chapter VII presents the Village of Wales’ boundary agreements, any other shared services, and the goals and objectives for joint planning with other jurisdictions. Chapter VIII presents existing land use regulations and a recommended land use plan for the Village of Wales. Chapter IX describes the actions which should be taken by the Village to facilitate implementation of the recommended plan, including potential revisions to local zoning and land division ordinances.

**This Page is Intentionally Blank**