
Introduction

The implementation chapter is the “how to” portion of the plan. It describes the actions necessary to realize the visions presented in this document through the goals, objectives, and policies associated with each chapter. The information included herein represents the commitment the Village has made to achieve its desired future.

Comprehensive Planning Law

Wisconsin’s Comprehensive Planning Law (Section 66.1001(2)(g), Wis. Stats.) requires that the implementation element of a comprehensive plan contain all of the following:

- 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 within this plan.
- A description of how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.
- A mechanism to measure progress toward achieving all aspects of the comprehensive plan.
- A description of the process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Implementation Vision

The Village of Hobart will act in good faith to implement the approved goals, objectives, and policies presented in this comprehensive plan and will, from time to time, pursue amendments to the plan in order to respond to changing needs and priorities as they may arise.

Responsible Parties

Implementation of this comprehensive plan will be the primary responsibility of the Village Board and Planning & Zoning Commission, along with other committees and staff. All decisions and recommendations pertaining to land use and development will be made in accordance with this document. The individuals and groups responsible for each action item are listed within the tables that follow.

Measuring Progress

Milestone dates are provided for each policy task so that the Village may track progress and ensure that the plan is fully implemented. The Village Board and Planning & Zoning Commission reviewed and approved the milestone dates presented in the tables that follow.

Review and Update Process

The comprehensive plan may be revised at any time. However, state statutes require that a comprehensive plan be updated no less than once every ten years. The Village of Hobart will adhere to the following comprehensive plan review timeline:

- Five-year Review – Within five years of plan adoption, Village staff will undertake a thorough review of the document to determine whether revisions are warranted. Following the review, staff will prepare a report summarizing their findings and present it to the Planning & Zoning Commission.
- Ten-year Update – Within ten years of plan adoption, the Planning & Zoning Commission will update the plan as required under Chapter 66.1001(2)(i), Wis. Stats., and consistent with all other requirements of Wisconsin’s Comprehensive Planning Law.

Petitions for Plan Revision

Any interested party may petition the Planning & Zoning Commission for a revision to the comprehensive plan. The process for revising the plan would entail:

- Submittal of a request to have a *petition for revision* placed on the agenda of the next regularly scheduled meeting of the Planning & Zoning Commission.
- Planning & Zoning Commission review of request and recommendation to the Village Board.
- Village Board approval of opening the comprehensive plan to potential revision.

Once the Village Board approves opening the plan for potential revision, the process must adhere to all plan development and adoption requirements as per Chapter 66.1001, Wis. Stats.

Goals, Objectives, and Policies

Housing Vision

Through policies, programs, and residential development procedures, the Village of Hobart will ensure a diverse and well-maintained housing stock and provide an array of residential living options to meet the needs of current and future generations.

Housing Goals, Objectives, and Policies

Housing Goal #1: Ensure that the Village possesses the local land use tools necessary to manage and guide future residential development.	
Objective: Amend the zoning ordinance to address the policy directions presented below.	
Policy	Milestone Date
Consider increasing housing flexibility and diversity via policies and methods in Zoning and Subdivision Ordinances.	2016-17
Objective: Adopt land division and subdivision regulations to guide the residential development process.	
Adopt a Village of Hobart Land Subdivision Ordinance to ensure that future residential development occurs in a manner consistent with the comprehensive plan.	2016-17

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Define what constitutes a conservation subdivision in the Village within the subdivision ordinance, including: <ul style="list-style-type: none"> Setting minimum preserved open space requirements. Identifying secondary conservation areas. Identifying preferred mechanism(s) for managing open space and common facilities. 	2016-17
Consider utilizing density bonuses within the subdivision ordinance to encourage developers to: <ul style="list-style-type: none"> Develop parameters to induce, and espouse the benefits of, conservation subdivisions. Develop minimum lot size in conservation subdivision applications utilizing density bonuses. Incorporate alternative wastewater treatment systems in areas not served by municipal sewer. Include trail systems within proposed subdivisions. 	2016-17
Encourage pedestrian and bicycle facilities as an integral component of all future subdivisions; preserve additional ROW to accomplish the same.	Ongoing
Consider performing Traffic Impact Analyses for all proposed subdivisions of a substantial number of lots to ensure that the local road network is adequate to support future residential development.	Ongoing
Prevent approval against zoning/subdivision requests to further subdivide larger, unsewered lots in existing neighborhoods unless substantiated by extremely unique circumstances. Leave the zoning of established neighborhoods largely intact when rewriting the zoning code.	Ongoing
Encourage transitional zoning schemes to ensure gradual change in housing density between abutting subdivisions. Utilize PDD overlays to accomplish the same in areas where smaller lots could be generally more compatible to adjacent larger lot subdivisions.	Ongoing
Objective: Provide multi-modal transportation opportunities to connect residential neighborhoods to employment centers and local commercial nodes.	
Promote the development and operation of multi-modal transportation systems, particularly in the more densely developed northern portion of Hobart so that residents have access to desired destinations within and outside of the Village.	Ongoing
Objective: Review existing land use ordinance and application forms for new residential development to ensure a clearly understood process for application, review, and approval.	
Provide clear explanations of the Village's decision processes and expectations to developers, builders, owners, and property managers as they become involved in those processes.	Ongoing

Housing Goal #2: Provide a diverse array of housing options to meet the needs of a growing and evolving demographic base.	
Objective: Ensure that local land use tools allow for diversity in lot sizes.	
Policy	Milestone Date
Consider utilizing density bonuses to encourage developers to include a variety of lot sizes in proposed subdivisions.	Ongoing
Consider amendments to land use ordinances that provide incentives to developers to create unique housing options based on market demand for special housing sectors (senior, elderly, disabled).	Ongoing
Encourage transitional zoning schemes to ensure gradual change in housing density between abutting subdivisions.	Ongoing

Housing Goal #3: Ensure that future residential development occurs in harmony with the natural and cultural landscape of the Village.	
Objective: Protect locally valued ecosystems and natural resources during and following the development process.	
Policy	Milestone Date
Ensure that all relevant Village permitting procedures include confirmation of compliance with county, state, and	Ongoing

federal environmental ordinances, regulations, and statutes.	
Review local ordinance to ensure that residential development is prohibited within and immediately adjoining floodplains, wetlands, and environmentally sensitive areas.	Ongoing
Determine what constitutes a secondary conservation area in the Village (i.e., diverse upland wood lots, fencerows, wildlife habitat, structurally-sound barns, etc.), and incorporate procedures to protect such areas within the subdivision ordinance.	2016-2017
Encourage that new developments provide abundant green space and access to open spaces for residents.	Ongoing
Adopt policies to encourage the principles of low impact development during and following residential development to reduce stormwater runoff and flooding.	2016-17

Housing Goal #4: Preserve the quality of existing housing and maintain housing values over time.	
Objective: Develop the appropriate land use tools and Village programs necessary to maintain a desirable housing stock.	
Policy	Milestone Date
Develop, administer, and enforce the residential codes and ordinances necessary to ensure that properties are well maintained.	2018
Conduct an internal review of Village codes and ordinances every five years to consider amendments to address housing concerns and/or market trends.	Ongoing
Promote inspection, maintenance, and rehabilitation programs that aid homeowners in maintaining current dwellings.	2018
Examine policies to encourage or even require the creation of neighborhood associations in existing and future residential neighborhoods of a significant number of lots that advocate for and organize activities within residential areas.	2016-17
Coordinate efforts with County, state and federal housing maintenance/improvement incentive programs.	Ongoing

Transportation Vision

The Village of Hobart will develop and maintain a diverse multi-modal transportation network balancing a residential system that fosters a sense of neighborhood and community with efficient access for commerce and industry.

Transportation Goals, Objectives, and Policies

Transportation Goal #1: Develop the Village transportation network in accordance with adopted plans, economic considerations, physical constraints, and community desires in order to meet local travel needs.	
Objective: Adopt a Village of Hobart Official Map.	
Policy	Milestone Date
Utilize the Future Land Use Map if/when developing an Official Map.	2017-18
Delineate existing and future streets, highways, and other public facilities such as parks and drainage systems on the Official Map to ensure their proper location and their economical acquisition.	2017-18
Review the Future land Use Map and Official Map at least once every five years to ensure that each remains an effective tool in guiding development of the transportation network.	Ongoing
Objective: Minimize environmental impacts resulting from future street and road construction.	
Adopt policies to create transportation infrastructure that promotes land use patterns that encourage the	Ongoing

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sustainable use of resources and reduces demands on the natural environment.	
Consider requiring Traffic Impact Analyses for all proposed residential subdivisions, with a significant number of lots, and for proposed commercial/industrial projects.	Ongoing, case-by-case

Transportation Goal #2: Maintain and improve Village streets and roads in a timely and well-planned manner.	
Objective: Utilize Village plans and maps to guide transportation system development.	
Policy	Milestone Date
Ensure that Official Map, if developed, is consulted when considering future transportation projects.	2017-18
Continue the use of Capital Improvements Plans, PASER ratings, traffic counts, and accident rates to coordinate and plan for annual roadway improvements and maintenance.	Ongoing
Objective: Seek funding opportunities to offset the cost of road construction and maintenance.	
Partner with Brown County and adjoining municipalities to identify and secure state and federal transportation funding.	Ongoing

Transportation Goal #3: Keep residents and local business owners informed of pending transportation improvements.	
Objective: Utilize Village website, social media, and other tools to inform stakeholders of road and street projects.	
Policy	Milestone Date
Provide information about pending projects at public meetings, via newsletters, on the Village website, social media, and through other means at the early planning stage.	Ongoing

Transportation Goal #4: Create a diverse multi-modal transportation system to provide for the efficient, safe, and convenient movement of people, goods, and services.	
Objective: Create an integrated pedestrian and bicycle system comprised of facilities to meet both transportation and recreation needs.	
Policy	Milestone Date
Develop a Pedestrian and Bicycle Plan emphasizing connectivity with key Village destination nodes and local and regional trail systems and parks/open spaces.	2017-18
Identify proposed elements of the Pedestrian and Bicycle Plan on the Official Map and incorporate them into the Capital Improvements Plan.	2018+
Pursue grant funding to develop recommended trail and bicycle routes through the Village.	Ongoing
Utilize the Pedestrian and Bicycle Plan to create multi-modal links between the northern and southern portions of the community.	Ongoing
Consider traffic calming improvements and strategies for use on streets in more densely developed areas of the Village that will encourage pedestrian and bicycle travel.	Ongoing, case-by-case
Consider retrofitting streets and roads with excess capacity to provide pedestrian and bicycle access when a roadway is scheduled for reconstruction.	Ongoing, case-by-case
Require that residential developers design streets that provide for traffic movement, while ensuring a safe and attractive pedestrian and bicycle friendly neighborhood environment.	Ongoing
Within the Zoning and Subdivision Ordinance, encourage residential and commercial developers to incorporate trails and paths within proposed development projects with links to adjacent trail systems to provide safe and convenient opportunities to walk and bike, and to ensure the creation of a network of pedestrian and bicycle trails and paths throughout the Village.	2016-17
Work with WisDOT and Brown County Highway Department to ensure that all bridges, interchange overpasses,	Ongoing

and other transportation structures have adequate pedestrian and bicycle facilities when they are constructed or reconstructed.	
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Utilities & Community Facilities Vision

The Village of Hobart will provide well-planned, cost-effective municipal services and infrastructure, in harmony with its rural character and natural environment, in order to maintain a fair and equitable tax rate for its citizens and business owners.

Utilities & Community Facilities Goals, Objectives, and Policies

Utilities & Community Facilities Goal #1: Provide public utilities and services in a manner that will promote efficient and orderly growth and development.	
Objective: Promote the availability of state-of-the-art utilities including on-site wastewater treatment, telecommunications technology, high speed internet, electricity, and natural gas.	
Policy	Milestone Date
Consider incorporating density bonuses in the Subdivision Ordinance to encourage developers outside of sewer service areas to utilize clustered alternative wastewater treatment systems.	2016-17
Amend the zoning ordinance to ensure compliance with Section 66.0404, Wis. Stats.	2016-17
Continue to consider opportunities for cooperation and non-duplication of services between the Village and neighboring units of government.	Ongoing
Objective: Utilize Capital Improvements Plan to ensure long range financial planning for anticipated public improvements.	
Identify potential sites for community facilities, such as schools, parks, police & fire stations, polling places, community center, and municipal buildings.	2017-18
Evaluate the cost effectiveness of rational extension of the water, storm and sanitary sewer system to service urbanizing areas of the Village where a need and interest are present.	Ongoing
Pursue grants to fund necessary and desired improvements.	Ongoing

Utilities & Community Facilities Goal #2: Ensure that future development occurs in harmony with the natural environment.	
Objective: Review all proposed development projects for their potential environmental impact.	
Policy	Milestone Date
Support and participate in county, regional, and state efforts regarding groundwater protection.	Ongoing
Identify significant stormwater infiltration and drainageway features to be protected/expanded during development processes to allow natural infiltration and groundwater recharge to the maximum extent practicable.	Ongoing

Utilities & Community Facilities Goal #3: Maintain a high quality of life in the Village.	
Objective: Provide adequate police and fire protection and emergency services to all areas of the Village.	
Policy	Milestone Date
Periodically undertake an analysis of police, fire, and EMS response times throughout the Village.	Periodically, at least every 5 years
Consider developing a GIS-based public safety protection plan.	2018-19
Continue to cooperate with other local units of government in providing effective, efficient, law enforcement, fire protection, and EMS services.	Ongoing
Objective: Provide sufficient parks and recreational facilities to meet the needs of a growing population.	
Develop a Village of Hobart Comprehensive Outdoor Recreation Plan, based upon the recently completed recreation study, which satisfies the basic outdoor recreation and open space needs of residents in an economical and environmentally sensitive fashion.	2016-17
Ensure that all current and future parks and recreational areas provide equal access for all residents.	Ongoing
Create a diverse park system comprised of "improved" parks as well as passive recreational areas.	Ongoing
Promote the preservation of wildlife habitat and the protection of surface waters and wetlands.	Ongoing
Work with Brown County and neighboring communities to create pedestrian and bicycle connections between local and regional parks, recreational areas, and state trails.	Ongoing
Objective: Ensure that the Village Office can adequately meet the needs of the community into the foreseeable future.	
Undertake a Facilities Needs Assessment of the Village Office and other Public/Administration buildings.	2016-17
Objective: Coordinate planning activities with the school districts to maintain a high level of service.	
Inform the school districts of residential subdivisions proposed for development within their respective boundaries.	Ongoing

Agricultural, Natural, & Cultural Resource Vision

The Village of Hobart will adopt policies and programs to preserve its prime agricultural lands, unique natural environment, and cultural and historic resources to ensure that these assets remain available for the benefit and enjoyment of future generations.

Agricultural, Natural, & Cultural Resource Goals, Objectives, and Policies

Agricultural, Natural, and Cultural Resources Goal #1: Preserve the agricultural, natural, and cultural heritage of the Village for the enjoyment and benefit of future generations.	
Objective: Preserve the natural resource base, environmentally sensitive areas, and surrounding agricultural lands, which contribute to maintaining the ecological balance, natural beauty, economic wellbeing, and quality of life of the Village.	
Policy	Milestone Date
Consider Natural Features and Prime Agricultural soils when considering requests for new subdivisions.	Ongoing
Utilize the Official Map (if developed), Subdivision Ordinance, and Site Plan Review process to establish a network of green corridors to provide functional open space, link fragmented habitats, and create wildlife migration routes.	Ongoing

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Objective: Partner with landowners, developers, land trusts, and other organizations to preserve environmentally significant areas.	
Consider offering density bonuses to residential developers who agree to permanently preserve large tracts of open space during the platting process.	Ongoing
Assist willing landowners in establishing conservation easements to permanently preserve valuable natural resources and ecosystems.	Ongoing

Objective: Maintain a sustainable and economically viable agricultural sector for the long-term.	
Regularly review permitted and conditional uses in the Zoning Ordinance to ensure that they adequately support local farm operations and small specialty farms in order to maintain agriculture as a productive part of the rural landscape.	Periodically, at least once every five years
Assist interested farm owners in the creation of a Community Supported Agriculture operation when significant private interest is demonstrated.	As needed
Amend the Zoning Ordinance to establish requirements and limitations for Concentrated Animal Feeding Operations consistent with ATCP 51.	2016-17
Find balance in the need to protect viable agricultural needs with residential development pressure, and the need to grow the Village tax base.	Ongoing
Objective: Identify, mitigate, and avoid the spread of terrestrial and aquatic invasive plant species	
Amend the Zoning Ordinance and Site Plan Review process to prohibit the use of species identified by WDNR as invasive in residential, commercial, and industrial landscaping.	2016-17
Distribute information to landowners related to the identification and removal of harmful invasive species. Work with other governmental agencies and interest groups to achieve the same.	Ongoing, as needed

Agricultural, Natural, and Cultural Resources Goal #2: Preserve the water resources of the Village.	
Objective: Establish procedures to protect water quality and aquatic habitat during future residential, commercial, and industrial development.	
Policy	Milestone Date
Identify and establish natural buffer preservation requirements for all streams, creeks, and wetlands within the Zoning Ordinance, Subdivision Ordinance, Erosion Control and Stormwater Management Ordinance, and Site Plan Review process.	Ongoing
Objective: Protect and enhance groundwater resources.	
Identify those areas within the Village where susceptibility to groundwater contamination is highest and develop plans to ensure that land use within these areas occurs in a manner consistent with protecting groundwater.	Ongoing
Consider encouraging and/or requiring the use of alternative wastewater treatment systems for future and commercial residential development occurring outside of sewer service areas.	Ongoing

Economic Development Vision

The Village of Hobart will maintain a proactive approach to economic development by strongly supporting existing local businesses while actively engaging new start-ups. Our goal is to encourage economic diversity through quality commercial, manufacturing, high-tech, and healthcare industries that provide sustainable living wages for the residents of our community.

Economic Development Goals, Objectives, and Policies

Economic Development Goal #1: Retain, Expand, and Diversify the Local Economic Base.	
Objective: Ensure that Village government, staff, and permit processes are welcoming and helpful to businesses seeking to start, expand, or locate in Hobart.	
Policy	Milestone Date
Continue to streamline review processes for commercial and industrial development without sacrificing core Village principles.	Ongoing
Regularly review local ordinances, site plan review processes, and permit application procedures to ensure that they clearly identify the path necessary to review and approve proposed development.	Periodically, at least once every five years
Ensure that the Village maintains adequate and proficient staffing to effectively engage in local economic development planning.	Ongoing
Work with WDNR to prioritize cleanup of the environmentally contaminated sites in the Village best suited to commercial and industrial development; assist businesses in developing such sites.	Ongoing
Pursue state and federal funding opportunities to support economic expansion and infrastructure development.	Ongoing
Objective: Develop the economic development tools necessary to effectively compete in the 21st century marketplace.	
Identify emerging businesses & technologies and support the development of businesses involved in these fields.	2017-18
Continue developing and executing a Village Branding & Marketing plan.	2016+
Develop an 'Economic Gardening' plan.	2017+
Support and encourage the development of a business incubator in the <i>Centennial Centre at Hobart</i> development when significant private interest is demonstrated.	As needed
Consider espousing certain principles of 'Winter City Design' when performing zoning code rewrite.	Ongoing
Identify potential opportunities for Environmental Remediation/Brownfield TIDs.	Ongoing
Objective: Provide support for and assistance to local businesses.	
Connect existing employers with federal, state, and local incentive programs.	Ongoing
Provide the necessary transportation and utility infrastructure to support desired commercial and industrial uses where it is economically feasible to do so.	Ongoing, case-by-case
Provide assistance to businesses interested in expanding or relocating within the Village, including staff support and information related to county, state, and federal funding and grant opportunities.	Ongoing

Economic Development Goal #2: Enhance and Expand the Village's Online Presence.	
Objective: Continue to utilize the Village of Hobart website as a marketing tool.	
Policy	Milestone Date
Feature a local 'Business of the Week' on the Village webpage, social media, etc..	2017
Post all ordinances and their relevant application forms to the Village webpage.	Ongoing
Objective: Create a social media presence on the internet.	
Develop a Village of Hobart Social Media Policy.	2016-17
Develop and maintain a Village of Hobart Facebook page to be used as an information sharing and marketing tool.	2016-17
Consider creating a Village of Hobart Twitter account to be used as an information-sharing tool.	2016-17
Post relevant public safety information on social media sites.	2016-17, ongoing

Economic Development Goal #3: Support Collaborative Efforts that Further the Growth of the Regional Economy.	
Objective: Work cooperatively with neighboring municipalities, Brown County, and other organizations to enhance the economy of northeast Wisconsin.	
Policy	Milestone Date
Develop partnerships and strategies with other communities, educational and healthcare institutions, utilities, and other organizations to promote local businesses and industries and to develop industry clusters.	Ongoing
Coordinate local economic development efforts with all area economic development organizations as appropriate.	Ongoing

Land Use Vision

To preserve the places most important to the Village while allowing for well-planned residential, commercial, and industrial development designed in harmony with the natural landscape so as to ensure a safe, beautiful, and thriving community for future generations.

Land Use Goals, Objectives, and Policies

Land Use Goal #1: Develop the Tools Necessary to Implement the Comprehensive Plan.	
Objective: Review and amend existing land use ordinances to achieve the goals identified in the Land Use chapter.	
Policy	Milestone Date
Amend the zoning ordinance as necessary to meet the consistency requirements of Chapter 66.1001(3)(k).	2016-17
Consider incorporating Form- and Performance-based codes into the zoning ordinance.	2016-17
Incorporate additional design review purview into the Site Review Committee to include firmer architectural and building materials standards.	2017-18
Objective: Adopt plans that will better enable the Village to implement the land uses presented in the Future Land Use Map.	
Develop a Comprehensive Outdoor Recreation Plan.	2016-17
Develop a Pedestrian & Bicycle Plan to explore and potentially incorporate future bicycle and pedestrian facilities identified on the Future Land Use map.	2016-17
Pursue grant funding to implement parks & recreation and bicycle & pedestrian goals.	2016-19
Continue executing a Gateway Feature plan.	2016
Identify potential opportunities for Environmental Remediation/Brownfield TIDs.	Ongoing

Intergovernmental Vision

The Village of Hobart will continue to pursue opportunities for cooperation and collaboration with neighboring municipalities when such actions provide a means by which the Village can improve services and reduce costs for its residents and business owners.

Intergovernmental Goals, Objectives, and Policies

Intergovernmental Goal #1: Continue to pursue opportunities for intergovernmental cooperation with neighboring communities, Brown County, the school districts, BLRPC, WDNR, and WisDOT.	
Objective: Explore opportunities to coordinate local land use planning.	
Policy	Milestone Date
Provide copies of the Village of Hobart 2035 Comprehensive Plan to all intergovernmental partners.	2016
Review the comprehensive plans of neighboring communities and the County to identify opportunities for collaboration and potential areas of conflict.	2016
Provide notification of any future changes to the comprehensive plan or future land use map to adjoining municipalities.	Ongoing
Notify the school districts of pending residential development projects within their respective boundaries.	Ongoing

Implementation Goals, Objectives, and Policies

Implementation Goal #1: Take the steps necessary to implement the Village of Hobart 2035 Comprehensive Plan.	
Objective: Establish policies to ensure that Village actions conform to the consistency requirements of Section 66.1001(3) Wis. Stats.	
Policy	Milestone Date
Provide each member of the Village Board, Planning & Zoning Commission, and Board of Appeals, as well as relevant Village staff, with a copy of the adopted comprehensive plan.	2016
Review and, if necessary, revise all application forms related to the administration of local land use regulations (zoning, subdivision, official mapping, etc.) to ensure that proposed actions are consistent with the comprehensive plan and future land use map to the maximum extent practicable.	Ongoing
Consider the plan and future land use map considered when reviewing decisions related to land use.	Ongoing
Provide copies of the Comprehensive Plan and Official Map to Brown County, BLRPC, and WisDOT.	2016
Encourage Brown County, BLRPC, and WisDOT to provide regular updates of pending and in-progress transportation projects to the Village Board.	Ongoing
Review and, if necessary, revise all application forms related to the installation of utilities under existing and future land use regulations (stormwater management ordinance, construction site erosion ordinance, etc.) to ensure that proposed actions are consistent with the comprehensive plan and future land use map.	Ongoing
Utilize the Future Land Use Map, Official Map, Zoning Ordinance, and Subdivision Ordinance to ensure that development at higher densities other than conservation subdivisions are permitted only in areas that can be efficiently and economically served by public utility systems.	2016-17, ongoing
Undertake a thorough review of all village ordinances and policies related to land use and development to ensure that they are not in direct conflict with the values espoused in the comprehensive plan.	2016-18