

CHAPTER 10

INTERGOVERNMENTAL COOPERATION AND IMPLEMENTATION ELEMENTS

INTERGOVERNMENTAL COOPERATION AND BOUNDARY AGREEMENTS

The comprehensive plan presented in this report included, consideration of certain areas beyond the present limits of the Village of Eagle. The Village abuts the Town of Eagle on all sides. Under Wisconsin law, villages have a considerable measure of influence over development in adjacent town areas. For this reason it is recommended that the Village of Eagle and the neighboring Town continue to take a cooperative approach to planning and decision-making regarding future land use in areas of mutual concern. Activities in this respect could range from periodic meetings of Village officials with those of neighboring municipalities for the purpose of discussing land use matters, to preparing and 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*, and as indicated below:

- Section 66.0301: This section of the Statutes provides broad authority for intergovernmental cooperation among local units of government with respect to the provision and receipt of services and the joint exercise of their powers and duties.
- Section 66.0307: This section of the Statutes allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan, subject to oversight by the Wisconsin Department of Administration. Section 66.0307 envisions the cooperative preparation of a comprehensive plan for the affected area by the concerned local units of government and prescribes in detail the contents of the cooperative plan. Importantly, the cooperative plan must identify any boundary change and any existing boundary that may not be changed during the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of sub-urban services to the territory covered by the plan.
- Section 66.0225: This section of the Statutes allows two abutting communities that are parties to a court action regarding an annexation, incorporation, consolidation, or detachment, to enter into a written stipulation compromising and settling the litigation and determining a common boundary between the communities.

Such cooperative efforts increase the likelihood for coordinated development within the boundary areas, achieving, insofar as practicable, planning objectives for all communities involved.

Boundary Agreements

Currently there are no boundary agreements between the Village and the Town of Eagle.

Municipal Boundary and Utility Extension Agreements

The plan recommendations are based upon a consideration of such factors as the location of existing utility infrastructure, including public water supply systems; the location of environmentally sensitive lands; and the availability of lands considered to be suitable for suburban development. Where villages own and operate essential public utilities, not provided by adjacent towns, the plan assumes that villages will annex unincorporated territory upon a property owner's petition, if recommended in the plan for suburban development. Villages will also provide extensions of essential utility services to serve such development, or will reach agreement with adjacent unincorporated towns on the extension of those essential services without the need for annexation and municipal boundary change.

Cooperative approaches to the identification of future corporate limits and the extension of suburban services can contribute to attainment of the compact, centralized suburban growth recommended in the land use plan. Conversely, failure of neighboring civil divisions to reach agreement on boundary and service extension matters may result in development contrary to the plan - for example, by causing new development to leap past logical suburban growth areas where corporate limits are contested, to outlying areas where water supply service are not available. Accordingly, it is recommended that neighboring incorporated and unincorporated communities cooperatively plan for future land use, civil division boundaries, and the provision of suburban services, as provided for under the Wisconsin Statutes, within the framework of the land use plan.

Informal Agreements

The Village of Eagle Advisory Committee has recommended that the Village abide by the density requirements and zoning regulations in areas adjacent to the Town, so that development can occur at the same overall density within either community. These early and ongoing discussions provide for cooperative planning regarding certain areas of mutual interest. Any future agreement is intended to provide for adequate and logical growth between the municipalities, so that each can properly and logically plan for the future needs of their respective community, and to avoid future potential lawsuits related to annexations.

Under any future agreement, certain areas of the Town of Eagle could be incorporated into the Village of Eagle, and certain areas of the Town would be served with public water by the respective Village while remaining in the Town. While it has not been stated in writing, the Village of Eagle has and wishes to continue to prepare development plans with input from the Town of Eagle for certain defined neighborhoods.

Fire Department and EMS

The Village of Eagle has a long-standing established ordinance with the Town of Eagle regarding fire protection and EMT services. The Eagle Fire Department is financed by both the Village and Town of Eagle, and provides services to both communities. In addition, the Eagle Fire Department has a mutual aid agreement with surrounding communities, where the Eagle Fire Department would help provide fire protection and EMT support services if called upon by surrounding communities

Recreation Programs

The Village of Eagle and the Town of Eagle have also demonstrated a spirit of cooperation by jointly sharing recreation programs to serve both communities. The Village intends to continue to explore other cooperative arrangements in the future to share public services and facilities with adjacent communities.

Library Services

The Village of Eagle and the Town of Eagle jointly fund and share the Alice Baker Library currently located in the Municipal Building in the Village of Eagle.

Municipal Building

The Village and the Town of Eagle municipal governments currently co-occupy the Municipal Building located on CTH NN in the Village of Eagle. Offices and meeting spaces are used by both entities. The Village and Town of Eagle conduct joint Village/Town Board meetings on a quarterly basis to discuss matters of intergovernmental concern. Both communities are jointly involved with creation of their respective comprehensive plans under a grant applied for through the Wisconsin Department of Administration, and meet on a monthly or semi-monthly basis to review the various elements of each plan.

Intergovernmental Cooperation

There are no conflicts that currently exist between the Village of Eagle, and the Town of Eagle.

PLAN IMPLEMENTATION

The recommended comprehensive plan for the Village of Eagle provides a design for the attainment of the specific development objectives set forth in Chapter 3, and at the end of each chapter. The plan is not complete, however, until the steps necessary to implement the plan are specified. After formal adoption of the comprehensive plan, realization of the plan will require faithful, long-term dedication to the underlying objectives by Village officials concerned with its implementation. Adoption of the plan is only the beginning of a series of actions necessary to achieve the planning objectives expressed in this report. More specifically, this chapter outlines the actions that should be taken by various agencies and units of government in efforts to implement the comprehensive development plan.

CONSISTENCY AMONG PLAN ELEMENTS

The comprehensive planning law 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 plan." All elements of this comprehensive plan were prepared by the same staff members with great care given to ensure internal consistency among the various elements. All element chapters were reviewed by the Plan Commission. In addition, the Village planning representative worked with Waukesha County to prepare planning objectives and standards, which were modified by the joint Eagle Village/Town Advisory Committee to reflect the interests of the Village, and are described in Chapter 3. It should be recognized that it is unlikely that the Plan can meet all of the standards completely. It should also be recognized that some objectives are complementary, with the achievement of one objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through consensus building and/or compromise.

IMPLEMENTATION RECOMMENDATIONS OVERVIEW

Throughout the planning process, the elected officials, plan commissioners, Village staff, and citizens participated in discussions to identify the strengths, concerns and weaknesses associated with the various elements of the comprehensive plan, specifically, cultural and natural resources, community facilities and utilities, housing, economics, transportation, and land use. The comments provided by the various participants were taken into consideration in the applicable chapters.

In addition, a series of implementation recommendations were developed based upon the results of the public opinion survey, an analysis of the issues, and consideration of the data presented in the chapters. Following is a list of the implementation recommendations contained in the various chapters of this Plan.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES – IMPLEMENTATION RECOMMENDATIONS

1. Rehabilitate and redevelop historic buildings and cultural sites in full compliance with State and Federal regulations.
2. Develop policies to avoid development in sensitive areas.
3. Require site plans for any proposed new development or infill to ensure that all reasonable measures are taken to protect sensitive areas both during and after development.
4. Maintain maps of historic, cultural and archaeological sites, steep slopes, streams, buffer areas, floodplains, wetlands, habitat areas and woodlands for landowners and developer reference.
5. Require developers to use development techniques that minimize adverse impacts, when it is not possible for development to avoid sensitive areas, such as roads that traverse steep slopes
6. Protect and maintain environmental corridors to ensure flood carrying capacity, groundwater recharge areas, wildlife and encouraging tourism.
7. Review updates to the Regional Water Plan when completed by SEWRPC.

COMMUNITY FACILITIES AND UTILITIES - IMPLEMENTATION RECOMMENDATIONS

Based on the review of the Village of Eagle Advisory Committee, and citizens input during the 2007 listening session, the Village of Eagle recommends that the following implementation strategy be implemented for the Community Facility and Utilities Element:

1. Private Sewerage Systems: Research new private sewerage system technologies and determine whether the Village should endorse these for replacement of failing systems or sites that will not allow conventional systems.

2. Village Water Supply: Identify lands that may need to be preserved for municipal ground water supplies and watershed protection.
3. Village Recycling/Village Composting: Increase public awareness of the Village recycling efforts, the environmental benefits, personal benefits, and tax benefits of recycling. This should be a regular part of the quarterly Village newsletter and Village website.
4. Controlled Growth: The Village should make available demographic data and any land use changes contained in this plan for facility and school district planning. The Village will also communicate with the school districts about new developments, and cooperate with any long-range school district planning, so that excellence in education is encouraged. The Village should also work with the Town of Eagle and other municipalities in the Palmyra/Eagle School District to develop growth control mechanisms for development. The Village should also work with the Town of Eagle and other municipalities for controlled growth in all development.
5. Municipal Office/Land Space: The Village and Town should create a committee to review growth plans of the fire, police, library, and historical society museum to assess costs, space, and land requirements.

HOUSING - IMPLEMENTATION RECOMMENDATIONS

1. After receipt of the 2010 census data and the 2035 Regional Housing Plan for Southeastern Wisconsin by SEWRPC, the Village will re-evaluate this plan to see whether it is necessary to revisit the need for a broader range of housing for its citizens.
2. The Village will identify a projected number of additional housing units anticipated to fulfill planned development. Land that can accommodate additional housing units will be identified on the planned land use map.
3. The Village will provide for incremental growth in a fashion that supports this Comprehensive Plan.
4. Based upon the anticipated population growth of this Comprehensive Plan, every five years the Village of Eagle Planning Commission and Village Board should reevaluate the number of residential development permits it allots each year to new developments.
5. It is recommended that the Village Planning Commission review and modify zoning codes to allow elderly or disabled relatives to live with family members.
6. Using Eagle Historical Society resources, identify, catalog and make homeowners aware of their historic home.
7. Homeowners of identified historic homes should be encouraged to maintain the historic integrity of the building when applying for building renovation permits.
8. Homeowners of older housing stock should be encouraged to maintain and keep the home in good repair.
9. Areas with non-conforming and/or substandard housing units should be upgraded or reconstructed when the opportunity arises.
10. The Village should review its housing stock within 5 years after the 2010 census data is available to see how much affordable housing stock remains in inventory.

ECONOMIC DEVELOPMENT - IMPLEMENTATION RECOMMENDATIONS

The basic goal of Economic Development is to encourage additional commercial development within the business areas of the Village if compatible with designated land uses, and to support and maintain the existing commercial base. This implementation strategy reinforces many of the original Village directives, and supports the established standards. These standards include:

1. Work with the Eagle Business Association to prepare an economic growth and marketing plan for the Village.
2. Work with local organizations to create an operational plan to help update the visual impact, streetscape and community utility of the downtown areas.
3. Continue pursuing a food store for the benefit of the Village and the surrounding areas.
4. Assess the remaining lands available for commercial or retail development in relation to the needs of the community and create an inventory of vacant, infill or expandable locations for potential economic investors and business.
5. Research securing a downtown revitalization planner through grants or universities.
6. Plan to include bicycle paths in new development to increase connectivity between recreational, retail, institutional and tourist sites in the area.
7. Encourage the Development Assistance Committee to research and secure available grants for economic development and planning funding.

TRANSPORTATION - IMPLEMENTATION RECOMMENDATIONS

1. The Village of Eagle should support Waukesha County's work with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to conduct a major review and reevaluation of the jurisdictional transfer recommendations in the year 2035 Regional Transportation System Plan.
2. The Village of Eagle should participate in any of Waukesha County's work to refine the proposed system of off street bicycle paths and surface arterial streets and highway system accommodation of bicycles contained in the 2035 Regional Transportation System Plan. In addition, the Village should consider integrating bikeway accommodations into planning for upgrades and modifications to the Village roadway system consistent with the refined County Plan, and facilitate communication with local municipalities to address bikeway linkages and connectivity.
3. The Village should implement the transportation system development planning objectives, principles, and standards contained in Chapter 3, of the Village of Eagle Comprehensive Development Plan.
4. The Village should support County evaluation of dedicated funding sources for county wide shared taxi service to meet the needs of a growing elderly population in all 37 municipalities.

5. As a consequence of increasing rail freight traffic, the Village should support County establishment of additional rail quiet zones and their investment in railroad grade separations as a safety priority at county trunk highway crossings.
6. The Village should continue to evaluate for implementation any public transit recommendations contained in the 2035 Regional Transportation System Plan for Southeastern Wisconsin, and as presented in Chapter 9, that are possible at the local level.
7. The Village should continue to update the Village's Official Map.
8. The Village should continue to work to upgrade the Village's street system with the necessary improvements.
9. The Village should look for possible State and Federal funding sources or grants for road improvements.

LAND USE - IMPLEMENTATION RECOMMENDATIONS

The recommended land use plan in this chapter provides a design for the attainment of all land use categories including residential, commercial, light industrial, institutional, park and recreational, and conservancy. The objectives and recommendations of this plan must be considered as a guideline for the Village of Eagle Planning Commission when making recommendations for new development or renovation plans brought before them. Land use plans should:

1. Fit the character of the surrounding community and space
2. Contain a mix of housing types that meet the anticipated growth and aging of our community.
3. Contain the right mix of business and retail stores to enhance the community image and quality of living.
4. Review the anticipated demand and infrastructure requirements from the Water Utility when considering new development.
5. Support bicycle and pedestrian trails.
6. Review all annexation requests to determine which are in the best interests of the Village.
7. Take our environmental and natural resources into consideration in land use decisions.
8. Work with a spirit of cooperation on land use plans bordering the Town of Eagle to help preserve and protect open spaces and wildlife habitat.
9. Include storm-water management practices that integrate development needs and environmental protection, including integrated water resources protection. Such practices should reflect both storm-water runoff quantity and quality considerations, as well as groundwater quantity and quality protection.
10. Include public involvement and participation on major land use decisions to provide transparency for the community.

Urban/Suburban Development Areas

1. Zoning in suburban areas should be administered in accordance with the Village's Zoning Code and Comprehensive Plan Objectives.
2. Lands should be placed in zoning districts consistent with their existing use. This approach allows the Village to determine whether the proposed development is consistent with the comprehensive development plan and its objectives, standards, and principles at the time a project is proposed.
3. Pre-zoning lands to match a particular land use plan, can limit the Village's ability to respond to changing conditions. Therefore, the Village will generally Zone land for present use, and designate Land Use based on preferred future uses.
4. Development of suburban density residential, commercial and industrial uses require the preparation of detailed development plans especially where significant growth is expected.
5. The creation or development of zoning districts that accommodate the planned suburban uses should be done incrementally in accordance with the comprehensive plan, based on market demand.
6. The Village should manage availability of residential lots using the 75% infill rule of existing undeveloped lots created within a 5 year period, in order to determine if new suburban residential development is appropriate.
7. The Village should identify specific sites for neighborhood parks, schools, and retail and service centers which are recommended on a general-site-location basis in the Village plan.
8. The Village should identify environmentally significant areas to be preserved consistent with the Village plan.
9. The Village should consider revising all districts, to accommodate existing substandard lots of record, using the special exception process. Approval of the Board of Appeals would be based on specific maximum coverage, and requiring vegetative buffers, so reconstruction can occur.
10. The Village should encourage developers to make full use of design concepts such as Mixed-use Development, Planned Unit Development, including both Residential Cluster Development, and Conservation Design Development. These design concepts preserve natural resources that can enhance the living environment, and increase density thereby providing efficiency in the provision of suburban services and facilities and in travel patterns.

Environmentally Sensitive Areas

1. Primary environmental corridors, secondary environmental corridors, isolated natural resource areas, lakes, rivers, streams, wetlands, floodplains and Shorelands must be protected to the greatest extent practicable from future development, and shall be incorporated into protected open space whenever possible. If any portion of the above resources will be located on a private lot, said resource must be protected with a protective covenant or restriction. Sites that do not contain significant natural features may be conducive to prairie or wetland restorations or may be enhanced with the establishment of landscaped open spaces.
2. Any environmental corridors, including primary and secondary environmental corridors, and isolated natural resource areas, allowed for development must be at a density not greater than one unit per five acres.

3. Zoning applied to the environmental corridors should, however, accommodate necessary public facilities, such as crossings by streets and highways, utility lines, and engineered flood control facilities, but should require that the location, design, and development of the facilities concerned be sensitive to the protection of the existing resource features, and require that, to the extent possible following construction, disturbed areas be restored to preconstruction conditions.

Zoning Regulations

1. Zoning regulations should be reviewed and be adjusted, as necessary, to ensure the proper staging of development over time, and in this respect, the creation of suburban zoning districts should proceed incrementally.
2. The future pre-zoning of lands for suburban use should be avoided. Accordingly, the areas concerned should be placed in zoning districts consistent with their existing use, and should be rezoned into appropriate suburban districts only when development has been proposed and approved, and essential facilities and services can be efficiently provided.
3. Zoning of environmentally significant lands should be applied to protect primary environmental corridors. Zoning should also be applied to protect secondary environmental corridors and isolated natural resource areas in a manner consistent with the Village's comprehensive plans.

Official Mapping

The Village should prepare and adopt its official map pursuant to Section 62.23(6) of the Wisconsin Statutes, showing thereon lands needed for future public use such as streets and parks and playgrounds. The official map should be amended from time to time to incorporate the additional street and other public land requirements identified in any detailed development plans.

Land Division Ordinance

The Land Division Ordinance adopted by the Village as a basis for the review and approval of subdivision plats and certified survey maps, should be reviewed periodically to address changes in the comprehensive plan.

Park and Open Space Implementation

The Village should adopt by reference the County Park and Open Space Plan and/or the Regional Natural Areas and Critical Species Habitat Protection and Management Plan. Each plan provides recommendations for public interest acquisition for most of the natural areas and critical species habitat sites identified in that plan.

A Comprehensive Trail Facility System Plan

The Village of Eagle should adopt by reference the Regional Bicycle Way System Plan prepared by the Southeastern Wisconsin Regional Planning Commission.

Transfer of Development Rights

The Village should investigate the potential local advantage to the transfer-of-development-rights programs, or "TDR" programs. The transfer of development rights involves a sale of rights from one owner to another, at fair market value which results in a shift in density away from areas proposed to be maintained in farming or other open use toward areas recommended for development. The transfer of development rights may be permanent or may be for a specific period of time or set of conditions.

Municipal Boundary and Utility Extension Agreements

Where adjacent villages own and operate essential public utilities, not provided by the Town, the plan assumes that villages will either annex unincorporated territory recommended in the plan for suburban development and provide extensions of essential utility services to serve such development, or that the villages will reach agreement with the Town on the extension of those essential services without the need for annexation and municipal boundary change.

It is recommended that the Village of Eagle cooperatively plan for future land use, civil division boundaries, and the provision of potential future suburban services, as provided for under the *Wisconsin Statutes*, within the framework of its land use plan. And that the Village investigate the advantages of establishing such an agreement with both the Town of Eagle.

Municipal Revenue Sharing

Opportunity for intergovernmental cooperation is provided under Section 66.0305 of the *Wisconsin Statutes*, which allows the Village to enter into revenue sharing agreements with the adjacent towns, providing for the sharing of revenues derived from taxes and special charges. The Village should investigate the possibility of shared revenue with the Town of Eagle.

Brownfield Redevelopment

The re-use of former commercial and industrial sites is frequently constrained by contamination problems created by past industrial and commercial activities. While brownfields tend to be concentrated in older areas, but they also occur in outlying areas.

If brownfields exist in the Village of Eagle, then the Village should discuss the inclusion of provisions for cleanup and re-use of brownfields as an element in their plan. However, at this time there are no known or suspected brownfield sites in the Village of Eagle.

Storm-water System Planning

In cooperation with Waukesha County, the Village has established a storm-water management plan in order to coordinate the management of storm-water within defined watersheds. Storm-water management practices appropriate for each proposed suburban development area will be developed through the preparation of a system management plan reviewed by the Village Engineer. Practices that are designed to maintain the natural hydrology should be encouraged.

THE NEED FOR CONTINUED REVITALIZATION PLANNING

The concentration of historic places in and near the Village, referred to in Chapter 4, indicates that the area is rich in historic resources, thereby contributing to the unique character of the Village. The Village should capitalize on this character by continuing to revitalize and promote its natural beauty, and the historic collection of buildings found in its downtown. A detailed plan may include business market analyses, structural condition surveys, and detailed proposals with respect to streetscaping, landscaping, signs, parking, bicycle/pedestrian facilities, and any necessary offsite traffic improvements. The plans should also include building-specific proposals for preserving or restoring historic buildings.

The Village should work with the Wisconsin Department of Transportation which has jurisdiction over STH 59 and 67. The Village should also work closely with Waukesha County which has jurisdiction over CTH NN, which functions as a “gateway” leading traffic to the Village of Eagle. While it is unlikely that any of the highways will be expanded within the time period of this plan, it is still important that any future arterial design reflect an aesthetic quality that is representative of the Village’s desired character with proper streetscaping.

CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvements Program (CIP) is a list of major public improvements needed in a community over a short-term period, typically the next five years, arranged in order of priority of need and adjusted to the community's ability to finance them. Major public improvements in the Village include such items as streets, and public buildings and parks, which together form the "infrastructure" required to support land use development and redevelopment. A CIP is intended to promote well-balanced community development without overemphasis on any particular phase of such development, and to promote coordinated development both in time and between functional areas. With such a program, required bond issues and tax revenues can be foreseen and provisions made. Lands needed for the projects can be acquired in a timely fashion and staged construction facilitated.

It is recommended that those elements of the adopted comprehensive plan requiring public expenditures for implementation, including streets, streetscaping, recreational facilities, government buildings and equipment, and revitalization projects, be included the Village's CIP, which is established for a five-year period and reviewed and updated annually.

PLAN RE-EVALUATION

A comprehensive plan is intended to serve as a guide for decision-making regarding development and redevelopment in a community. As a practical matter, local comprehensive plans should be prepared for a long-range planning period, typically 25 years. The design year chosen as a basis for the preparation of the Village of Eagle comprehensive plan is 2035. A comprehensive plan should be evaluated regularly to ensure that it continues to reflect local development conditions and planning objectives. In general, it is recommended that this re-evaluation take place at least once every 10 years, or more frequently if warranted by changing conditions. The Village has decided to do an annual review in September of each year starting in 2010, to determine if changes are needed to comply with changing conditions or the State of Wisconsin Comprehensive Planning requirements. Furthermore, the Village has agreed to re-evaluate the entire plan in 2015 and every 5 years thereafter, following the availability of the 2010, 2020, and 2030 Census data. Initiating a comprehensive plan review using Year 2010 data will also allow for the evaluation of planning projections made as part of the Year 2035 Regional Land Use Plan adopted in 2006, and the Waukesha County Comprehensive Development Plan adopted in February 2006, as well as this Comprehensive Plan. It is further recommended that the comprehensive re-evaluation use an intergovernmental cooperative approach whenever possible to maintain good intergovernmental relations.

MONITORING AND UPDATING THE PLAN

As mentioned above in the Plan Re-evaluation Section, reviews and if necessary amendments may be made to the Comprehensive Development Plan on an annual basis. The Village Clerk will make available a plan amendment request form for property owners wishing to propose a change to the Plan. The deadline for plan amendment request forms will be the end of the workday on September 15th. If that date falls on a weekend, the submittal deadline will be extended to the end of work on the following Monday. All applications for plan amendment will be scheduled for a public hearing and advertised according to statutory procedures. Just as with proposed zoning changes, property owners within 300 feet of the property subject to the plan amendment will be notified in writing. A review and recommendation for each request will be prepared by Village staff and submitted to the Planning Commission and Village Board for consideration. All map amendments will be forwarded digitally to the Waukesha County Department of Parks and Land Use by January 15th of the following year for inclusion on the Waukesha County Land Information System.

PUBLIC INFORMATIONAL MEETINGS, PUBLIC HEARINGS, AND PLAN ADOPTION

For the comprehensive planning process it is essential to hold public informational meetings and public hearings on recommended plans before their adoption. 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 Village should send a summary of the preliminary recommended comprehensive plan to the local governing body of adjacent communities, and invite them to the above referenced meetings. 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 was held on September 26, 2007, and an Advisory Committee was created of local residents, business owners, developers, and concerned citizens. In addition, the Village held a public hearing on the entire comprehensive plan on October 27, 2009. The Village also sent a copy of the preliminary recommended comprehensive plan document to the local governing body of adjacent communities, Waukesha County, SEWRPC, and the State Department of Administration, and invited them comment or to attend the abovementioned meetings.

An important step in plan implementation is the formal adoption of a resolution of the recommended plan by the Village Plan Commission to the Village Board, pursuant to Section 62.23(2) of the *Wisconsin Statutes*. Formal adoption of the plan by the Village Board is also required in ordinance form to demonstrate acceptance and support by the governing body.¹ Upon such adoptions, the plan becomes the official guide to be used by Village officials in making development or redevelopment decisions. The comprehensive plan should serve as the basis on which all development proposals, such as rezoning requests, subdivision plats, and certified survey maps, are reviewed. Only those re-zonings or land divisions which are consistent with the objectives of the plan should be approved.

The Village of Eagle Plan Commission completed their previous land use plan in September 1983, with an up-date adopted February 14, 2002. They formally adopt this document *The Village of Eagle Comprehensive Development Plan: 2035*, on October 27th, 2009 and forwarded their recommendation to the Village Board (see Appendix D). The Board of Trustees of the Village of Eagle adopted the Comprehensive Plan via Ordinance # 199 on November 12, 2009. (see Appendix E).

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*).