

Chapter 11: Implementation

The implementation chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion. It also describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Town and how local decisions must be consistent with this plan. Finally, this chapter describes the process for reviewing implementation progress and amending the plan in future years as required by §66.1001, Wisconsin Statutes.

ACTIONS BY CHAPTERS

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapters 3 through 10. Whereas policies are decision-making rules to determine how the Town will react to events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of the Town of Verona, local civic and business associations, neighboring municipalities, Dane County, and State agencies.

Timelines:

Short Term: This indicates that action should be taken in the next 5 years.

Mid Term: This indicates that action should be taken in the next 10 years.

Long Term: This indicates that action should be taken in the next 20 years.

Housing Actions- Chapter 3

- 1. Create and adopt a Conservation Subdivision and Land Condominium Ordinance**
Establish a subdivision ordinance that allows for the development of higher density subdivisions while encouraging the preservation of open space. (Short Term)
- 2. Affordable housing**
Explore strategies for creating more housing options that may involve multiple-family housing. (Mid Term)
- 3. Sewer Districts**
Explore plans to study the possibility of sewer district for areas north of Grandview Rd and along the sewer intercept from CTH PD to Mid Town Road. (Long Term)
- 4. New subdivisions**
Initiate a pro-active plan for siting new subdivisions and plans for providing the services that will be needed for these subdivisions. (Short Term)

Transportation Actions – Chapter 4**1. Road maintenance.**

Prioritize the roads and develop a plan for continued road repair. Review the options for different types of road maintenance and build this information in to the road maintenance plan. (Short Term)

2. Capital Improvement.

Develop a capital improvement plan and budget to allow the Town to have the necessary equipment to maintain the local roads and funds to do major road upgrades. (Short Term)

3. Salt Usage.

Review and monitor the way and amount of salt that is used on local roads. (Continual)

4. Traffic monitoring.

Provide traffic counts for vehicles and bicycles for roads in the Town to be used to make decisions about upgrades. (Short Term)

5. Maintenance Agreements for road repairs with adjacent municipalities.

Review options for joint funding road repairs with adjacent municipalities and initiate discussions with them about the amount of non-resident traffic on our local roads. (Mid Term)

6. Vacate Single-use Roads.

Develop policies for maintenance of and potential vacating single use roads. (Mid Term)

7. Staffing.

Review staffing needs to meet the requirements for road maintenance supervision. (Short Term)

Utilities and Community Facilities Actions – Chapter 5**1. Utilities.**

Review the options for encouraging the availability of high speed internet for all Town Residents. (Mid Term)

2. Conduct a Long-Range Needs Study.

Assess the need for new or expanded Town operations, including: administrative structure and personnel, emergency facility needs, landscaping, brush collection and brush chipping. (Short Term)

3. Use of the New Town Hall.

Promote the use of the new Town Hall for community activities. Develop a list of potential activities that could be sponsored by the Town. (Short Term)

Agricultural Resources Actions – Chapter 6**1. Support Diversification of the Agricultural Base.**

Review options for diversification of the agricultural base in the Town and develop plans to initiate education or other programs to support this diversification. This might include evaluation and encouragement of Community Supported Agricultural activities. (Mid Term)

2. Small Scale Agricultural Operations.

Review policies that would encourage small scale agricultural operations. Review the possibility of future subdivisions having an agricultural component. Promote markets and community gardens. (Mid Term)

3. Agricultural Businesses

Develop a strategy for supporting and promoting agricultural related businesses. (Mid Term)

4. Purchase of Development Rights.

Monitor activities in other municipalities for providing mechanism for a future plan to implement the purchase of development rights. (Long Term)

Natural and Culture Resources Actions– Chapter 7

1. Develop and adopt a Historic Preservation Ordinance.

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. Consider creating landmarks committee to designate historic landmarks and establish historic districts. (Long Term)

2. Promote available educational efforts in regards to the Town's natural resources.

Collaborate with private groups and public offices for providing educational programs that increase understanding of the natural areas (geology, rivers, wetlands, wildlife, and prairies) in the Town. (Short Term)

3. Promote the completion of the Ice Age National Scenic Trail.

Develop a proactive plan to cooperate with the Cities of Verona and Madison and with the Ice Age Trail Alliance to fill-in the gaps in the trail in the Town. Review options for establishing a funding mechanism that could be used to support purchase of land or easements for the trail. (Short Term)

4. Wooded Areas.

As development continues in the Town, provide guidelines for preservation of wooded areas. Develop a mechanism for the preservation of these areas and recognize the rights of the property owner. This might involve park fees assessed on new developments. (Short Term)

5. Flooding of Badger Mill Creek.

Collaborate with appropriate agencies to understand the increase in water flow and flooding along the Badger Mill Creek. Encourage development of a plan to reduce pollutants and the future flooding of this creek. (Short Term)

Economic Development Actions– Chapter 8

- 1. Agriculture is an important component of the Town.**
Review policies that encourage agricultural activities and agricultural-related businesses and update as necessary. (Mid Term)
- 2. Commercial Development.**
Identify the types of commercial development that would be most appropriate for the Town and encourage this development. (Mid Term)
- 3. Home-based businesses.**
Develop policies that would encourage home-based businesses and implement those that are appropriate. (Mid Term)

Land Use Actions – Chapter 9

This plan provides guidance for land use and zoning changes as well as a number of policies and actions which support neighborhood design and Conservation Subdivision design. The Town should review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, building architecture, and landscaping regulations.

- 1. Review and update the Town Subdivision Ordinance for consistency with this plan, especially parkland dedication procedures, conservation subdivision and land condominium subdivision options.**
Current subdivision ordinance is out of date and needs to be updated. (Short Term)
- 2. Plan for future subdivisions.**
Identify areas where subdivisions would be most appropriate and develop preliminary plans for these areas. Develop clear and consistent standards for “high intensity rural uses”. (Short Term)
- 3. Evaluate the need for new home construction in the Town.**
Assess the needs for new home construction in the Town to meet the needs of the increase in expenditures. (Short Term)
- 4. Update the Zoning Map with the new Dane County Planning and Zoning districts.**
Avoid conflicts between the future land use map and zoning by applying the updated Dane County zoning code if adopted by the Town in a way that acknowledges the long term growth plans for the Town. The Town last updated the Zoning Map with the County in August 2017. However, there have been additional changes to the Future Land Use map that should be reviewed and incorporated into the Zoning Map. (Short Term)

Intergovernmental Cooperation Actions – Chapter 10

- 1. Coordinate Growth Plans with the surrounding cities (e.g. Madison, Fitchburg and Verona).**

Pursue intergovernmental agreements with Madison and Fitchburg that will allow for planned development. Continue to assess the 2016 Boundary Agreement with the City of Verona for improvements. (Mid Term)

2. Coordinate Growth Plans with the surrounding jurisdictions and Dane County.

Initiate discusses with surrounding Towns and Cities when there are major changes in land uses near the Town boundaries. (Continual)

3. Update zoning in Town to be consistent with the policies of this plan.

Update zoning codes for all parcels in the Town so that the zoning districts are consistent with the Land Use map. (Short Term)

Implementation and Plan Amendment Actions– Chapter 11

1. Review Comprehensive Plan for updates December of odd numbered years, and complete a comprehensive review after ten years, per the requirements of the State comprehensive planning law.

State statute requires an update of this plan at least once every ten years. Updates to the comprehensive plan will be reviewed in December of odd numbered years to accommodate major changes in the community not anticipated by the current plan. The Town shall update all the background information and review goals, objectives, and policies. The State comprehensive planning law requires that the Town use the same basic process to amend, add to, or update the Comprehensive Plan as it used in initially adopting the Plan.

IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board is responsible for amending and adopting these local ordinances.

Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth. Dane County is currently updating its Zoning Ordinance Districts and the Town will need to review these and decide if the Town will adopt them or opt out of Dane County Zoning in 2019.

Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future taking for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment. The Town does not have a sign ordinance. Sign requirements are regulated under the County's Zoning Code.

Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Dane County and Wisconsin Department of Natural Resources permit requirements. The Town does not have an erosion or stormwater control ordinance. Stormwater and erosion control requirements are regulated by the Dane County Office of Lakes and Watersheds, Water Resource Engineering Division(Chapter 14).

Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping and Lighting, and Building Elevations.

The Town does not have site plan regulation; however, there are policies within this Plan requiring a site plan for any new commercial, industrial, and residential subdivision development. Site plan review efforts by the Plan Commission are guided by the following principles and standards:

- a. Compatibility with Natural Resource Areas - Site and landscape residential development such that it blends with the surrounding area. Where practicable, the site plan should locate proposed residential developments on the least productive farmland.
- b. Compatibility of Roadways and Utilities with Agricultural Uses and Natural Resource Areas - Site and construct new roads or utility transmission lines in a manner that minimizes impact on productive farmland and other natural resources.
- c. Appropriateness of Driveway Location - Discourage driveways that cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must conform to the Town's Driveway Ordinance, except for those on private roads, and shared driveways should be encouraged where possible.
- d. Neighborhood Plan Requirements - If required by the Town, a neighborhood plan shall include the following information for the planning area defined by the Town:
 - Existing parcel boundaries, with owner name and size of parcel identified in acres
 - Overview of existing land use and zoning
 - Existing wetlands, floodplains, natural areas, environmental corridors, and steep slopes greater than 12%
 - Existing buildings, structures and infrastructure
 - Existing streets, roads, driveways and trails
 - Aerial photo

- Topographical map showing lots
- Proposed parcel boundaries, and size in acres, as well as proposed building envelope in square feet
- Proposed land use and zoning
- Proposed buildings, structures and infrastructure
- Proposed streets, roads, driveways and trails
- Proposed open spaces or corridors (if applicable)
- Other requirements requested by the Town

Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations. The Town does not have a design review ordinance, and there are currently no plans to create one. However, the Town has established specific site and design principles.

Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors are state-certified primarily to enforce the UDC. The Town requires adherence to the Uniform Dwelling Code, including building permit and inspection requirements. A building permitting process is in place.

Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings. The Town requires adherence to all state mechanical codes.

Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems. The Town requires adherence to the Wisconsin Sanitary Code and Dane County Sanitary Code.

Renewable Energy Ordinances

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system. The Town does not have a renewable energy ordinance, but this Plan includes policies that seek to encourage renewable energy sources throughout the community.

Land Division and Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the

community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, stormwater drainage, lot sizes, street design, open space, other improvements necessary to ensure that new development will be an asset to the Town. The Town Board makes the final decisions on the content of the land division. These decisions are preceded by public hearings and recommendations of the plan commission. The division of land in the Town is governed by the Wisconsin Statutes and the County's Subdivision Regulations. This Plan includes recommendations to create subdivisions in the future using conservation subdivision and land condominium development design principles.

PLAN ADOPTION AND AMENDMENT PROCEDURES

Plan Adoption

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Town Board in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the Town Board may adopt or amend the plan: the Plan Commission must recommend adoption and the Town must hold an official public hearing.

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the entire Commission, and the approved resolution should be included in the adopted plan document.

Public Hearing

Prior to adopting the Plan, the Town (either Town Board or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

Draft Distribution and Public Hearing Notifications

The Town is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The Town should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Town and to anyone that has submitted a written request for such notification.

The Town is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan change. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The Town may charge a fee equal to the cost of providing such notice and copy.

Finally, the Town should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Town.
3. The regional planning commission in which the Town is located.
4. The public library that serves the area in which the Town is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Town should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

Plan Adoption/Amendment

This plan and any future amendments become official Town policy when the Town Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy or letter indicating the availability of the plan or amendment online must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Town.
3. The regional planning commission in which the Town is located.
4. The public library that serves the area in which the Town is located.
5. The Comprehensive Planning Program at the Department of Administration.

Plan Amendments

Amendments to this Comprehensive Plan may be appropriate in the years following initial Plan adoption and in instances where the Plan becomes irrelevant or contradictory to emerging policy or trends. “Amendments” are generally defined as minor changes to the Plan maps or text. In general, the Plan should be specifically evaluated for potential amendments every two years. In addition, the Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Town. Should the Town wish to approve such an opportunity, it must first amend the plan on the outlined schedule so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

The State comprehensive planning law requires that the Town use the same basic process to amend, add to, or update the Comprehensive Plan as it used to initially adopt the Plan. This does not mean that new vision forums need to be held or old committees need to be reformed. It does mean that the procedures defined under Section 66.1001(4) and Chapter 91, Wisconsin Statutes, need to be followed. Specifically, the Town should use the following procedure to amend, add to, or update the Comprehensive Plan:

- a. Plan Commission initiates the proposed Comprehensive Plan amendment. This may occur as a result of a regular Plan Commission review of the Plan, or may be initiated at the request of a property owner or developer. This review process will only be initiated every December of even number years, (e.g., first review, Dec. 2021).
- b. The Town Plan Commission prepares or directs the preparation of the specific text or map amendment to the Comprehensive Plan.
- c. The Town Clerk sends a copy of the draft Plan amendment (not the entire Comprehensive Plan) to adjacent government jurisdictions and the Dane County Planning and Development Department staff for their informal review. These governments should ideally have at least 30 days to review and comment on the recommended plan amendment.
- d. The Town Clerk directs the publishing of a Class 1 notice, with such notice published at least 30 days before a Town Plan Commission public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
- e. Following the public hearing, the Plan Commission makes a recommendation on the Plan amendment to the Town Board by adopting a Plan Commission resolution by majority vote of the entire Commission.
- f. The Town Board holds the formal public hearing on an ordinance that would incorporate the proposed amendment into the Comprehensive Plan.
- g. The Town Board approves (or denies) the ordinance adopting the proposed Plan amendment. Adoption must be by a majority vote of all members. The Town Board may require changes from the Plan Commission recommended version of the proposed plan amendment.
- h. The Town Clerk sends a copy of the adopted ordinance and Plan amendment (not the entire Comprehensive Plan) to all adjacent and surrounding government jurisdictions as required under Sections 66.1001(4)b and c, Wisconsin Statutes.
- i. The Town Clerk sends copies of the adopted Plan amendment to the Dane County Planning and Development Department for incorporation in the Dane County Comprehensive Plan. The County will hold its own hearing before acting to incorporate the Town Plan amendment into the County plan.

CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Town of Verona engages in any of the actions listed below, those actions will be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Village or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shore lands or wetlands in shore lands under s. 59.692, 61.351 or 62.231

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Town of Verona reviewed, updated, and completed all elements of this plan together, and no known inconsistencies were found.

PLAN MONITORING AND USE

Although this Plan is intended to guide decisions and action by the Town over a 20-year period, it is impossible to predict future conditions in the Town. To monitor consistency with the Comprehensive Plan, the Town will review its content prior to any important decisions, especially those that will affect land use.

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

The Town will also constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this Comprehensive Plan. The Town of Verona intends to use this Plan to inform such decisions under the following guidelines:

Rezoning: The Town Board and County Board have shared authority to approve, conditionally approve, or reject requested changes to the zoning of any property in the Town. Town Board action on a rezoning request is preceded by a recommendation of the Town Plan Commission. The Town requires submittal of a site plan or conceptual neighborhood development plan with all rezoning requests.

Zoning Ordinance Text Amendments: Changes to the text of the County zoning ordinance will be approved or rejected/vetoed by the Town Board, following a recommendation by the Town Plan Commission.

Conditional Use Permits: The County Zoning and Land Regulation (ZLR) Committee has the authority to approve, conditionally approve, or reject requests for conditional use permits. Prior to ZLR Committee action, the Town Plan Commission will make a recommendation to the Town Board on a conditional use permit request, and the Town Board will make a recommendation to the ZLR Committee.

Land Divisions and Subdivisions: Both the Town and County review all proposed land divisions and subdivisions against the standards of their respective and independent subdivision regulations. At the Town level, the Town Board will act to approve, conditionally approve, or reject all requested land divisions and subdivisions, following a recommendation from the Town Plan Commission. Separate applications for both the Town and County reviews are required. Frequently, a request for land division or subdivision approval is submitted in tandem with a rezoning request.

Building and Zoning Permits: Prior to the erection or remodeling of any non-farm building in the Town, the petitioner must obtain a building permit from the Town and a zoning permit from the County. Prior to issuance of a building permit for any new principal building, the Town requires site plan and design review and approval of the proposed project. Erosion control and stormwater management plans are reviewed and permits are issued by Dane County.

Driveway Permits: Prior to the issuance of a building or septic permit, the petitioner must obtain from the Town a driveway permit except in the case of a driveway on a private road.

Other Land Use Actions: In general, the Town Board, following a recommendation from the Plan Commission, will take all other actions related to land use. These include amendments and updates to this Plan; annexations, incorporations, or consolidations affecting the Town; amendments to Urban Service Areas affecting the Town; and potential Town purchases or sales of land. Before submitting a formal application to the Town and/or County for approval of any of the requests listed above, the Town urges petitioners to discuss the request conceptually and informally with the Town Plan Commission. Conceptual review almost always results in an improved development product and can save the petitioner time and money.

SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.