

Amendatory Ordinance No. 9-0320

Whereas, the County Board of Iowa County, Wisconsin, has adopted Ordinance No. 400.15 the "Iowa County Comprehensive Plan" pursuant to §66.1001(4)(c) of the Wisconsin Statutes;

Whereas, this Plan is a document that merits occasional review and revision;

Whereas, the Town of Ridgeway Board has acted to revise its Comprehensive Plan relating to new development standards within the US Highway 18/151 interchange area;

Whereas, the Iowa County Comprehensive Plan is a compilation of Town Plans thereby necessitating both to remain consistent;

Whereas, a public hearing was held before the Iowa County Planning & Zoning Committee on October 24, 2019 as required by §66.1001(4) Wisconsin Statutes after which no action was taken at that time to allow further public outreach at the Town level;

Whereas, after the Town of Ridgeway did take action to approve the revisions to its Plan as proposed at the public hearing, the Iowa County Planning & Zoning Committee took action at a February 27, 2020 public meeting to also approve the revisions as proposed;

Now Therefore Be It Resolved, that the County Board of Iowa County, Wisconsin agrees to approve the revisions to Sections H and I of the Iowa County Comprehensive Plan per Attachment A.

Respectfully submitted by the Planning & Zoning Committee

Attachment A

Table H.1k – Town of Ridgeway

Residential Development

1. The minimum parcel size to build a single family residence as new development will be one acre.
2. All new driveways and access easements will require the review and approval of the Town Board of the Town of Ridgeway.
3. All new residential development, including access driveways, will be required to conform to the natural limitations presented by the topography, soils, and vegetation of the land being developed.
4. The Town of Ridgeway will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.

Commercial Development

1. Commercial development will be permitted in conformance with all the other policies established for development in designated areas. In addition, the Town of Ridgeway will encourage new commercial development to “cluster” or locate in or adjacent to existing commercially zoned areas.
2. Except for small family businesses, new commercial development will be required to have frontage on either a county or state highway or an adequately improved Township road.
3. Heavy industry or businesses requiring large quantities of water and wastewater disposal will be encouraged to locate in areas where municipal sanitary sewer and water systems are available.
4. Agricultural businesses providing farm services and/or supplies will be permitted to locate within the farming areas of the Town.
5. Recreation and institutional development proposed in the Town of Ridgeway will be required to meet all of the policies and standards of the Comprehensive Plan.
6. Major commercial development shall be required to be located in or adjacent to existing commercially developed areas, shall be compatible with adjacent land uses, and shall not degrade the environment.
7. Commercial development at any proposed highway interchange shall be controlled to promote safe, compact, convenient highway oriented facilities.
8. When rezoning is requested, only that portion of land necessary for the projected use shall be rezoned.

US Highway 18/151 Interchange Area Commercial, Manufacturing and Agricultural Development Policies

Because of the unique characteristics and opportunities presented to the Town of Ridgeway by the 2018 addition of a highway interchange on US 18/151 immediately to the west of the Village of Ridgeway, additional Land Use Policies specific to the Interchange Area (see the blue-highlighted area on map H.2) have been established. This interchange development area is subject to all of the guidelines listed above in Element H under the heading “Commercial, Manufacturing and Agricultural Development Policies” as well as the specific policies listed below. Existing agricultural use in this area will be supported by the Town of Ridgeway and taken into consideration when nonagricultural development is proposed.

- The development should provide needed services, resources or assets to the Town of Ridgeway and complement development promoted by the Village of Ridgeway.
- Development that requires connection to public water and/or sewer service will be considered provided the Village of Ridgeway is agreeable to providing access to those services.
- The anticipated traffic type, volume and pattern must be compatible with the existing public roadways so as not to create a significant safety risk or need for road modification or maintenance at the expense of the Town of Ridgeway.

- Development that produces hazardous, volatile or other substances deemed a potential threat to public health and safety, whether by design or as a by-product, are discouraged unless there are credible measures put in place for mitigating the potential impacts.
- Development that creates sights, sounds or odors that may be deemed offensive or a nuisance to existing land uses within the area are discouraged unless there are credible measures put in place for mitigating the potential impacts.
- The Town of Ridgeway may consider investing in infrastructure, such as roads, utilities, water, sewer, etc. if deemed to be of benefit to the public, and may encourage cooperation of the Village of Ridgeway.
- When considering an individual development proposal, the Town of Ridgeway will take into account the consistency with, and impact on, existing development in the area.
- Survey results show that preserving scenic views and rural character is important to Town of Ridgeway residents. Town officials therefore request that new business owners beautify their properties with trees, shrubs, fencing and the like.

Resource Protection and Other Recreation Areas

1. All plans for development in or adjacent to important natural features will be carefully reviewed by the Town Plan Commission and Town Board to ensure that existing natural features are preserved whenever possible.
2. Soil erosion control measures will be encouraged in all land uses.
3. The preservation and maintenance of areas needed to support wildlife shall be encouraged.

Environmental Protection

1. The Comprehensive Plan is designed to protect the natural environment and special features of the ridge and valley land characteristic of the Town of Ridgeway.

Rural Non-Farm Areas

1. Unsewered residential subdivisions on soils identified as having severe or very severe limitations for septic tank absorption fields and dwelling with basements shall be not be allowed.
2. Unsewered residential subdivisions in areas where public sewers are available or planned shall not be allowed.
3. New unsewered residential lots shall be one acre or more in size per Residential Development Policies in this Section H.
4. Strip residential development along roadways shall be discouraged in order to protect the use of the roadway for moving traffic and to ensure a more visually attractive Town.
5. Land divisions, site design, and construction plans shall be related to the natural topography of the site. Significant natural features existing on a site should be preserved wherever practicable.
6. Where land development is undertaken, commonly accepted erosion control practices shall be followed in site preparation and construction. The guidelines, standards, and specification to be followed are in the publication "Minimizing Erosion in Urbanizing Areas", USDA Soil Conservation Service.
7. The Town of Ridgeway will encourage energy conservation techniques in the site planning and construction of new uses within the Town.

Table H.1k (cont.) – Town of Ridgeway

Farm Preservation

1. Residential parcels may be created by certified survey if not on soils classified as prime Class I, and II, and at the discretion of the Town Board, Class III land.
2. Development will not be permitted on productive farmlands (lands having a history of farming activity including cropland) and /or lands containing soils defined as Class I, II or Class III at the discretion of the Town Board as designated in the Soil Survey Report for Iowa County prepared by the U.S. Soil Conservation Service.
3. New private driveways or roads for non-agricultural purposes shall not be permitted to cross or dissect productive farmlands unless allowed along existing line fences or natural features such as a stream.
4. Any new private development requiring utility extensions (electric power lines, telephone lines, gas distribution lines) to

cross productive farmlands in a manner that will disrupt farming activities will not be permitted.

5. To avoid possible farm nuisance complaints, developments meeting the above criteria will not be permitted to locate within 1000 feet of an operating farm unit or agricultural facility.
6. The Town will encourage farmland erosion control practices.
7. The Town will monitor intensive, confinement, and/or large-scale farming operations to avoid possible land use conflicts and environmental nuisances.

Those lands that exhibit the greatest long-term commitment to agriculture based upon soil type, ownership patterns, investment or other criteria previously identified and mapped shall continue to be recognized as agricultural land.