

EXECUTIVE SUMMARY

The purpose of this section is to review and analyze land use in Iowa County. The land use element is the compilation of all other elements of this plan. Designating land uses and standards for development requires the consideration of the County being able to adequately provide utilities, maintain roads, and support other services. Therefore, the goals, objectives, and policies of the land use element must be supported by all other elements of the plan. This section will consider both current and future land use in Iowa County. At the present time, the dominant developed land use is residential.

**Wisconsin State Statute 66.1001(2)(h)**

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

TOWN LAND USE POLICIES**TOWN LAND USE POLICIES****Table H.1a – Town of Arena****The Town of Arena will:**

- **Continue to review all criteria included in the Land Use Section. (At a minimum the Town Board and Plan Commission will review the development density (1 per 30 acres) and minimum lot size (5 acres) by January 1, 2006.**

Farm Preservation

1. Enforce a development density of one home per 30 acres in the Town of Arena.

In order to establish a residential density that is appropriate to the land and the rural character of community services, and to limit the impact of land speculation upon farmlands in the town, the policy shall be to have swelling units at a density of not more than one (1) dwelling unit per thirty (30) acres.

This density standard shall be determined on the basis of contiguous ownership parcels of record as listed in the Town of Arena property tax rolls as of January 1, 2005. Existing farm related dwellings are counted against the density standard.

All vacant parcels, 40 acres or less, existing prior to adoption of the Town of Arena 40-Acre Ordinance (November, 1983) will be grandfathered to allow one dwelling unit, subject to an agreement by the property owner that the entire parcel be deed restricted by covenant to have no more than one dwelling unit per 40 acres as a condition of approval of a rezoning or a building permit issued by the Town.

2. Require a minimum lot size of 5 acres for residential development.

The minimum parcel size for dwellings in conformance with one unit per 30-acre policy is five (5) acres. Residential building sites shall not contain more than one (1) acre of farmland as defined herein.

Limit non-farm development on productive farmlands (lands having a history of farming activity including cropland and pasture land) One exception to this policy will be granted to allow an owner of a farm prior to January 1, 1985, to build on a maximum 5 acre parcel of productive farmland, contingent upon that parcel being bordered on two sides by a roadway or property line, and the owner has an available building site based on the residential density standards.

An exception to this policy will be granted where farmland parcels are too small to be economically used for agricultural purposes or which are inaccessible to modern farm machinery needed to produce and harvest agricultural products.

3. Restrict the location of new private driveways or roads through the Town of Arena Driveway Ordinance.

New private driveways or roads shall not be permitted to cross or dissect productive farmlands unless located along existing line fences as of January 1, 2005, or natural features such as a stream.

4. Refrain from expanding public utilities through areas of productive farmland.

Any new development requiring public 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. Non-residential development structures are allowed development that will be permitted, but may not exceed 600 square feet.

Accessory buildings, storage buildings or similar buildings, not intended for year round occupancy and not related to a farm or permitted dwelling may be allowed on a case-by-case conditional approval basis. In no such case shall the structure exceed 600 square feet or have internal plumbing. Recreational cabins will be limited to one (1) per thirty (30) acres – the same provisions as a residential dwelling unit.

6. Encourage farmland erosion control practices.

The Town will encourage farmland erosion control practices. The Town will work with the Iowa County Soil Conservation Service Office and will encourage landowners to follow approved farm conservation plans aimed at reducing soil erosion rates.

7. Monitor large-scale farm operations.

The Town will monitor intensive, confinement, and /or large-scale farming operations to avoid possible land use conflicts and environmental nuisances. Any farm operation (farm unit) exceeding 300 animal units as defined below will be subject to review and approval in compliance with the performance standards of the Town of Arena Comprehensive Plan.

Table H.1a – Town of Arena

Residential Development

1. Allow a maximum of six homes to cluster in any given area. No more than four six dwelling units will be allowed to cluster with abutting parcel boundaries or on a shared driveway.
2. Require conformance to the Town of Arena Development Standards.
3. See the required criteria included in Section I of the Town of Arena Comprehensive Plan.
4. Restrict the dedication and maintenance of future roadways in the Town of Arena
5. The Town of Arena will not accept the dedication or maintenance responsibility of any additional roads servicing residential development.
6. Require all new mobile homes to be located in a mobile home park.
7. All future mobile homes in the Town of Arena will be required to be located in mobile home parks as defined in Wisconsin Statutes and shall be connected to the Village of Arena sanitary sewer collection and treatment system. (Existing mobile homes may be replaced on the same site within six (6) months from the date of mobile home removal, provided that a mobile home on that site has been humanly occupied since January 1, 1985.)
8. Non-residential development structures are allowed development that will be permitted, but may not exceed 600 square feet.
9. Accessory building, storage buildings or similar buildings, not intended for year round occupancy and not related to a farm or permitted dwelling may be allowed on a case-by-case conditional approval basis. In no such case shall the structure exceed 600 sq. ft. or have internal plumbing. Recreation cabins will be limited to one (1) per forty (40) acres – the same provisions as a residential dwelling unit.

Commercial Development

1. Encourage commercial development to cluster along the Highway 14 corridor near existing commercial development.
2. Commercial development along Highway 14 will be permitted in conformance with all of the other policies established for development. In addition, the Town will encourage new commercial development to “cluster” or located in or adjacent to existing, commercially zoned areas.
3. Require all new commercial development to have frontage on either a county or state highway.
4. This is required so that high volumes of traffic are not shifted onto town roads and in turn, require additional upkeep and maintenance. Small family businesses would be exceptions.
5. Encourage large-scale industry or business development to connect to public water and wastewater utilities.
6. Agricultural businesses providing farm services and/or supplies will be permitted to locate within the farming areas of the Township. Agricultural business development will be reviewed by the Town as a conditional use that may receive variance from the other policies and performance standards of the Town of Arena Comprehensive Plan.
7. Recreation and institutional development proposed in the Town of Arena will be required to meet all of the policies and standards of the Town of Arena Comprehensive Plan. As a part of reviewing such development proposals, developers will be required to submit impact statements assessing in detail the proposed projects impact on farms and farmland, natural resources, town roads, fire and emergency medical services, town taxes, and community setting. The results of such an impact assessment must prove positive benefits to the community before such development will be permitted.
8. Small family business may be permitted in any part of the Town, provided that the business is conducted primarily by members of the immediate family. Signage shall be determined by conditional use restrictions.

Planned Unit Developments

The Town of Arena may consider more complex developments, such as planned unit developments in the future. The purpose of planned complex developments are to encourage the development of planned agricultural, commercial, and/or residential neighborhoods and communities that provide a full range of residence types as well as certain agricultural, commercial and office uses designed to serve the inhabitants. It is recognized that only through ingenuity, imagination and high quality design can residential and other developments be produced which are in keeping with the intent of this Comprehensive Plan while departing from the strict application of conventional use and dimensional requirements found within a typical subdivision. Platted subdivisions conforming to the Iowa County Subdivision and Land Division Ordinance may be permitted within a Planned Unit Development.

At a minimum, the following information will need to be submitted to the Town of Arena Plan Commission in order to begin preliminary review of a Planned Unit Development (PUD).

- a) A minimum total parcel size of 640 contiguous acres under single, corporate, firm, partnership or association of ownership to be considered for a PUD.
- b) A minimum lot size of 2 acres for single family residential building sites within a PUD.

- c) A density standard of 1 residential building site per 30 acres in a PUD; all existing residential structures count against the density standard.
- d) A minimum of 50% of the PUD remains in open space.
- e) Evidence of adequate financial resources to complete the proposed project.
- f) Proposed land uses, the location of various dwelling types and dwelling unit densities, and the location of all other proposed buildings and construction.
- g) Proposed primary traffic circulation pattern, including proposed public and private streets and maintenance of those streets.
- h) Proposed park, playgrounds and other common open space areas.
- i) Proposed delineation of units or phases to be constructed in progression.
- j) Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance, preservation of common open space, streets, and other common facilities, including a copy of the homeowner's or property owners association bylaws, if such organization is to be used.
- k) Relation of land uses in the surrounding area to the land use plan for the PUD.
- l) Impact on all public services.
- m) Proposal for handling drainage, water and sewage plans.

Environmental Protection

1. The Town of Arena Comprehensive Plan is designed to protect the natural environment and special features of the ridge and valley land, characteristic of the Town of Arena. Development in floodplains or steep slopes will be prohibited. All development will be managed to protect the natural lay of the land, groundwater resources, floodplains, and the aesthetic qualities of this landscape. The Town of Arena Comprehensive Plan is designed to encourage new development to blend into the natural setting to the greatest extent possible. The Town will emphasize providing education and information related to proper development within the ridge and valley areas.
2. The Town Plan Commission will closely monitor the state and federal activities related to the Lower Wisconsin State Riverway a state recreation area. The Town of Arena will cooperate and encourage the wise use of this natural feature. However, the Town will require all proposed public recreation development to conform to all of the policies and performance standards in the Town of Arena Comprehensive Plan, particularly those aimed at protecting the rural town atmosphere and farming vitality of the Township.

Table H.1b – Town of Clyde

Environmental Protection	
<ol style="list-style-type: none"> 1. Lowlands, floodplains, and wetlands are sensitive environmental features and are extremely important in preserving groundwater quality. 2. Development or other destructive activities in the wetland, floodplain, and steep sloped areas of the Town is strongly discouraged and must comply with all applicable local, state and federal regulations, 3. Wetland and floodplain areas are encouraged not be altered unless such alteration would result in an enhancement of the natural resources being disturbed. Recognize that these environmentally sensitive areas have soils with a limited capability of supporting development. 4. Recognize that steep and /or wooded slopes are extremely sensitive environmental features that are vital in maintaining wildlife in the Town. Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum. 5. Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the Town. 6. Recognize that groundwater recharge areas are important and should be protected from any development activity that may negatively impact recharge capability and/or contribute to ground pollution. 7. Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Agriculture is valued as a vital economic driver for the Town of Clyde and is a foundational element of its sense of place. Care must be taken to ensure that development occurs on the least productive soils and occurs in such a way that it will not significantly impact the continued or potential agricultural use of surrounding land. 8. Construction of driveways and houses in the Town shall be designed to minimize the removal of trees and other natural vegetation. Lots created in the Town shall be configured to respect the natural landforms so that the natural system is respected. The natural state of watercourses, swales, floodways, and right-of-way shall be maintained as nearly as possible. The design period is the 50-year storm. Development and roads shall fit the natural features of the site to preserve the topography, vegetative cover, and the natural drainage system of the site.. 9. The Town will cooperate with and promote measures of erosion control recommended by the Iowa County Soil and Water Conservation Service. 	
Town Character	
<ol style="list-style-type: none"> 1. Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, the Wisconsin River, and archeological, and cultural features play in defining and enhancing the Town's distinctive rural character. 2. Require new development to be harmonious with the surrounding natural landscape and require reasonable measures to mitigate any potential impacts that would diminish the surrounding natural landscape.. 3. Recognize that the Wisconsin River is a major natural resource that helps define the Town's distinctive character. Scenic vistas of the Wisconsin River should be preserved and building practices that do not diminish the quality of the vistas should be encouraged 4. Preserve natural roadside vegetation within the Town. (See Section E, Agricultural, Natural, and Cultural Resource Element for more information on natural vegetation in the Town.) 5. Because roadside trees are extremely important to the Town, removal of trees must be minimized unless necessary for safety and public infrastructure protection. 6. Any signs erected in the Town require a County sign permit and meet its requirements. 7. The Town shall prohibit billboards and to the greatest extent possible, directional signage shall be designed to fit the natural character of the Town as it relates to materials, colors, and lighting. Secondary signage not providing direction or advertising a primary business shall be restricted. 8. The Town will require all proposed public recreational development to conform to all of the policies in the Town of Clyde Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community. 	
Residential Development	
<ol style="list-style-type: none"> 1. <ul style="list-style-type: none"> Single Family Home Sites <p>In areas not lying within sanitary districts, the minimum lot size of 15 acres for a new single-family home site is the preferred standard. Lot sizes less than 15 acres are possible, provided there are extenuating circumstances that will prevent or make it exceedingly difficult to meet the 15 acre minimum. Examples may include, but are not limited to:</p> <ul style="list-style-type: none"> • The 15 acre minimum would negatively impact on overall goals of the Comprehensive Plan, for example, the only possible way to meet the minimum would be to obtain A-1 land, thus raising the potential to remove prime ag land from its intended use • The 15 acre minimum would impose an undue financial hardship on the owners of an existing parcel of less than 15 acres or prevent financing from a lending institution 	

- The 15 acre minimum would prevent an existing parcel of less than 15 acres from being rezoned to comply with current categories and/or prevent access and/or deprive the owner of reasonable use

In all cases, owners must present clear and compelling reasons to allow their proposed acreage to be less than the 15 acre minimum. Owners must make all reasonable efforts to reach as closely as possible to the 15 acre size.

All lot boundaries, of any proposed parcel, shall as closely as possible follow natural boundaries such as hills, wooded areas, and utilize as much as possible land other than prime agricultural areas or wetlands. When dividing a parcel of land, road access to the remaining parcel must be available.

Other Criteria

Any new residential lots on unwooded or highly exposed parcels of land may require as part of their overall plan, a landscaping plan to preserve the visual quality and rural character of the Town. All new residential development, including access to driveways, will be required to conform to the natural limitations presented by the topography, soils and vegetation of the land being developed.

Residential lots shall be laid out, to the greatest extent feasible, to achieve the following objectives:

- a. On the most suitable soils for private on-site waste treatment system installation
- b. On the least fertile soils for agricultural uses and in a manner which maximizes the usable area remaining for such agricultural use.
- c. In locations least likely to block or interrupt scenic vistas, as seen from the public roadway(s).
- d. To minimize conflict with agricultural activities.

Livestock other than domestic pets shall be kept on lots at least 5 acres in size to avoid conflicts with residential areas. The number of animal units should be governed by zoning standards. In no case should there be more than 20 animal units on a single lot unless the lot is more than 10 acres in size.

Proposed mobile homes: Permitted only in mobile home parks as defined in Wisconsin statutes. Park plans must be submitted to the Plan Commission for review and approval prior to construction.

Cluster platted or "Planned Complex Developments" shall be encouraged to minimize adverse impacts on land, views, traffic, woods, and scenic sites.

Driveways, Accesses and Roads

All new driveways and accesses will require review and approval by the Town. Driveways must be constructed prior to commencing construction. (See Town of Clyde Driveway Ordinance)

When building roads and driveways, avoid excessive cut-and-fill by working with the existing grade.

No more than two (2) dwelling units will be allowed to cluster with abutting parcel boundaries on a shared driveway on parcels of 40 acres or less.

The Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.

Additional roads to service any development shall be at the expense of the developer.

Roads must be to Town standards but will remain private.

Agriculture

1. Understand that farm economics are cyclical and that prime agricultural soils and major infrastructure (e.g. farm buildings) investments should be preserved for future agricultural use as much as possible.
2. Encourage and protect agricultural operations as a primary land use in the Town.
3. Development will be discouraged on productive farmlands having a history of farming activity (including cropland and pasture land) and/or lands containing prime farmland soils defined as Class I, II or III or as designated by the U.S. Soil Conservation Service. Farmland areas should be preserved in blocks as large as possible to ensure the economical use of the resource.
4. Development abutting active farmland shall be fenced and located with the intent of reducing residential nuisance complaints that could limit agricultural practices. Whenever possible, development in farmland areas should be limited to housing for owners/operators and their immediate family members. Farm related housing should occur on the least fertile soils for agricultural uses and in a manner that maximizes agricultural use of the remaining usable area.

5. Erosion control practices shall be required in accordance with recommendations of the U.S. Soil Conservation Service.
6. Recognize that cyclical and short-term economic conditions related to agriculture are the greatest threat to long-term farmland preservation.
7. Allow opportunities for and encourage specialized forms of agriculture such as orcharding, truck farming, etc. as a way of preserving farmland.

Commercial Development

1. **Application.** The following policies apply to any commercial development requiring a change in zoning and/or conditional use permit.

The Plan Commission will give careful scrutiny to insure that the proposed change does not conflict with the overall goals of the Comprehensive Plan. The criteria listed here are intended as a guide. The Plan Commission has the authority to request full access to inspect the location under consideration for the proposed land use change, as well as other additional pertinent action or information, if it deems these items are necessary to make a decision compatible with the Comprehensive Plan.

Cottage Industry

Cottage industry, as defined below, will be permitted in any part of the Town. While it may require a commercial type of re-zone or conditional use, the Plan Commission recognizes that cottage industry is low impact and enhances the rural character of the Town.

Cottage Industry is defined as a residence based business:

- a. In which foods, goods, commodities or services are provided and/or manufactured, or which operates a bed and breakfast establishment or tourist rooming house as defined by Wisconsin statutes;
- b. That is conducted solely in the primary residence, and/or one additional building adjacent to the primary residence of a person who is an owner of the business, who is active in the operation of the business, and who manages the business;
- c. That is conducted by such person or his or her immediate resident family members; and
- d. Employs no more than two non-family members

While cottage industry, as defined above, is recognized by the Town as a low impact type of commercial development, the LRPC may, at its discretion, recommend any criteria within its authority to insure the business abides by the overall goals of the Comprehensive Plan.

Other Commercial Development

The following criteria apply to all other commercial development proposed within the Town.

Impact Plan

The individual or entity proposing commercial development shall prepare in writing for LRPC review, a comprehensive impact plan and business statement outlining the specific affects the proposed reasonably might be expected to have on the Town and its residents. The Impact plan shall include, at a minimum, the following information:

- a. Hours and days of operation
- b. Opportunities for employment
- c. Estimated number of patrons, customers, and/or clients during an established period of time
- d. Amount of traffic to be expected on local Town and County roads
- e. Amount of foreseeable need for government services or expanded infrastructure use
- f. Anticipated need for heavy machinery and/or equipment, the amount, and whether the machinery and/or equipment would have regular use of local roadways
- g. Impact of local tax revenue in relation to the additional public costs of the proposed venture
- h. Impact on Town farms, farmland, natural resources, scenic qualities, and the overall environment
- i. Any other aspects or attributes of the commercial development, or the business proposed to be operated, that potentially might affect the Town, the County, or their residents

Other Criteria

In addition to the Impact Plan, the LRPC will review the application to insure it complies with the following:

- The proposed development will be limited to areas where the rural nature and agricultural characteristics of the Town are not adversely affected.
- Development shall not conflict with neighboring farming operations and agricultural production.
- Development shall be low impact on the premises and shall in no way substantially disrupt, inhibit, or otherwise affect the use and enjoyment of neighboring properties.
- Development shall be such that emergency access is available to all portions of the property used in the commercial development.
- Proposed development shall not disturb or otherwise adversely affect historic or archaeological sites or endangered or threatened species.
- The proposed site for commercial development shall not disrupt, disturb, or destroy any critical or unique natural features such as, but not limited to, wetlands, prairie, woodlots, cliffs, springs, creeks, or navigable waterways.
- All proposed development shall comply with all rules and regulations of the Lower Wisconsin Riverway, if applicable.
- To ensure compliance with the above criteria, the LRPC may request that the owner provide verification from the appropriate governing agency that this criteria is being met.

In applying these criteria to any proposed commercial development, the Long Range Planning Committee and the Town Board shall analyze the total impact of the proposed commercial development on the entire Township. The Comprehensive Plan recognizes the benefits of the limited commercial development allowed herein but also acknowledges that any commercial development no matter the size has the potential to adversely impact its neighbors and Township taxpayers.

Under no circumstances will any commercial development be allowed that results in excessive noise, road traffic, light pollution, inequitable use of Town resources, or otherwise cause negative impacts on Town infrastructure, its rural environment, and/or is not otherwise compatible with the Town Comprehensive Plan or applicable laws.

Table H.1c – Town of Dodgeville

General Land Use

The following are the general land use policies for the Town of Dodgeville.

1. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. Natural land features should be recognized and integrated into the site design to minimize their disruption. The siting of buildings shall follow the Town's rural residential siting criteria. See Section I, Implementation Element for more information. Also, see Map H-1 at the end of this Section.
2. A set back distance of 50 feet from the upper point of any area which has a 45 percent slope or greater is required for all building sites located within the Town of Dodgeville, unless the Town Chair or his/her designee has obtained certification from a registered professional engineer that the proposed building site is structurally sound for the proposed structure..
3. Existing vegetation should be recognized in the site design process. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the Township.
4. When dividing a parcel of land, care should be taken so that road access to the remaining parcel is not cut off.
5. For all new development in the Town, surface water run-off shall be minimized and detained on-site if possible or practicable. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-way should be maintained as nearly as possible. The design period is the 100-year storm.
6. The Town may retain the services of professional consultants to assist in the Town's review of a proposal coming before the Plan Commission. If there are concerns that need to be addressed, this review shall be approved by the petitioner prior to consideration of the proposal. Review fees which are applied to a petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property.
7. Rural residential development must meet the goals of the Town Vision. See top of page. Refer also to Section A, Issues and Opportunities Element.
8. Maintain a current, long-range comprehensive plan, which will serve as a guide for future land-use and zoning decisions.
- 9.
10. Refer to page H-3 for Agricultural and Open Spaces Policies.
11. Refer to page H-5 for Commercial and Industrial Areas Policies.
12. Refer to page H-5 for Urban Residential Area Policies.
13. Refer to page H-6 for Cluster Housing Policies.
14. Refer to page H-6 for Nonconforming Parcel Policy.

15. Refer to page H-7 for Resource Protection Area Policies.
16. Refer to page H-7 for Conservancy Area Policies.
17. Refer to page H-7 for Sensitive Natural Resource Area Policies.
18. Refer to page H-10 for Land Use Section definitions.

Table H.1c (cont.) – Town of Dodgeville**Agriculture and Open Space Areas**

Lands included in this category have been identified on the Land Use Map (Map H.1) where rural character, agriculture, and natural resources will be preserved. To accomplish the preservation of the Town of Dodgeville's natural resources, agriculture, natural beauty and rural character, the following policies have been adopted:

1. Protect active agricultural lands from encroachment by incompatible uses.
2. Agricultural businesses will be encouraged. Active agricultural lands have farm operations including lands historically exhibiting good crop yields or capable of such yields and should be maintained.
3. More comprehensive criteria for land use decision-making will be incorporated, additional county zoning categories will be supported, and adaptive reuse measures will be used to determine development and its impacts near agricultural areas.
4. Maintaining the small-town rural character of the jurisdiction by avoiding developments that would alter its character. Location of proposed dwellings and accessory buildings on lands in this category will be determined by utilizing the rural residential siting criteria for Agriculture and Open Space Conservation Areas and Rural Residential Areas, in Section I, Implementation Element, to restrict location of new development in areas:
 - a. That have shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems
 - b. That will have negative impacts on agricultural, cultural, or natural resources
 - c. That may compromise rural character
5. No residential subdivisions shall be allowed in this category unless part of a planned complex development as defined by the Iowa County Zoning Ordinance.
6. Non-farm related commercial and industrial uses shall not be permitted in this category except:
 - a. Adaptive reuse (*the rehabilitation or renovation of existing building(s) or structure for any use(s) other than the present uses*) of existing farm building and dwellings, by the resident owner or the resident lessee, which may be permitted by conditional use and will be determined, based on the rural commercial siting criteria, in Section I, Implementation Element.
 - b. Professional Home Office and Household Occupations, as defined by the Iowa County Zoning ordinance, may be allowed by conditional use permit and applying the standards of the Towns Commercial Siting Criteria, in Section I, Implementation Element.
 - c. Structures for the care and maintenance of the agricultural land and natural resources of the parcel(s) and for the education of the owners and/or members of the public regarding that mission.
7. It is the policy of the Town of Dodgeville to encourage the owners of electric power lines, telephone lines, gas distribution lines and other utility extensions to design and lay out their facilities in a creative fashion so as to minimize the impact on farming activities.
8. The residential density in this category is one dwelling per 35 acres of contiguous land (a municipal road would not negate contiguous definition) owned at the time of adoption of this plan. Each parcel that is not contiguous to the balance of the farm shall be treated separately in the density computation. In order to prevent the occurrence of multiple land divisions by successive land owners, this density limitation shall run with the land; shall be cumulative; and shall apply to those persons and entities owning land within the Town on the adoption of this provision, and to their grantees, heirs, successors and assigns. The density limitation established by this policy shall be applied until further study indicates a need to amend this plan.

Exceptions:

- a. This standard shall be determined on the basis of contiguous ownership parcels of record as listed in the Town of Dodgeville Assessment Roll as of January 1, 1995. Existing farm-related dwellings are counted against the density standard.
 - b. Minimum lot size in this category shall be 2 acres unless it is served by municipal water and sewer and is located within 1 ½ miles of the municipal limits of the City of Dodgeville, or 2 acres throughout the remainder of the Township, as the boundaries will exist as of the adoption date of the comprehensive plan as of January 1, 2005.
 - c. Allow one residential land division for parcels created prior to January 1, 2005 that are greater than 4 acres but less than 70 acres.
 - d. Allow a land division on parcels outside the 1½-mile municipal limits of the City of Dodgeville that existed prior to January 1, 2005 that are no less than 4 acres and are adjacent to an existing residence that utilizes the same driveway access point. No land division shall be less than 2 acres.
11. New residential users shall be encouraged to utilize frontage roads or shared driveway access whenever possible in order to preserve the traffic carrying capacity of the Town's road network.

Table H.1c (cont.) – Town of Dodgeville**Commercial and Industrial Areas**

Lands included in this category have been identified on the Land Use Map where commercial and Industrial development would be considered by the Town and may include but are not limited to areas that have appropriate infrastructure.

1. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs. Conditions for development will be reviewed and determined on a case-by-case basis, taking into account traffic concerns, environmental considerations, and utility requirements.
2. No heavy industrial and manufacturing will be allowed. This may include but is not limited to business that would produce and/or utilize excessive: truck traffic, noise, odor, smoke, particulate matter, fires, explosive hazards, and toxic or noxious chemicals/materials.
3. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
4. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.
5. New development in the Town shall be harmonious with the surrounding rural landscape and shall not be environmentally degrading. A buffer strip shall be required, set aside, and maintained when the development conflicts visually or otherwise with an adjacent use, existing or proposed.
6. Site plan review shall be required for all commercial and industrial development within the Town. The approval and siting of Commercial business and buildings shall follow the Towns Commercial siting criteria. Refer to the Town's commercial siting criteria in Section I, Implementation Element, and Map H-1 for more information.

Urban Residential Area

Lands included in this category are located on or shall be located on platted subdivisions adjacent to the City of Dodgeville.

1. Lots or parcels in the urban residential area shall be a minimum of 2 acres unless served by municipal water and sewer. Any parcel or lot served by municipal water and sewer is limited to a minimum lot size of 12,000 square feet.
2. All residential development comprised of more than one single family home site shall have plans submitted to the Town Plan Commission for review and approval prior to construction or sale of individual lots.
3. For more information on urban residential requirement, refer to the Town's subdivision ordinance.
4. Utility easements, including the placement of future laterals shall be required.
5. Professional Home Office and Household Occupations, as defined by the Iowa County Zoning ordinance, may be allowed by conditional use permit and applying the standards of the Towns Commercial Siting Criteria, in Section I, Implementation Element.

Rural Development Area

1. Lots or parcels in the rural residential area shall be a minimum of 2 acres unless served by municipal water and sewer. Any parcel or lot served by municipal water and sewer is limited to a minimum lot size of 12,000 square feet.
2. All residential development comprised of more than one single family home site shall have plans submitted to the Town Plan Commission for review and approval prior to construction or sale of individual lots, refer to the subdivision ordinance.
3. All subdivision developers shall be required to institute permanent erosion control measures.
4. Each parcel must be served by appropriate sewage and water systems as regulated by state and county regulations
5. New residential users shall be encouraged to utilize frontage roads or shared driveway access whenever possible in order to preserve the traffic carrying capacity of the Town's road network.
6. New residential development shall have plans submitted to the Town Plan Commission for review and approval, utilizing the rural residential building siting criteria, prior to construction of a resident or rezoning of lots.
7. Location of proposed dwellings and accessory buildings on lands in this category will be determined by utilizing the rural residential siting criteria for Agriculture and Open Space Conservation Areas and Rural Residential Areas, in Section I, Implementation Element, to restrict location of new development in areas:
 - a. That have shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or

<p>incompatibility problems</p> <p>b. That will have negative impacts on agricultural, cultural, or natural resources</p> <p>c. That may compromise rural character</p> <p>8. Commercial and industrial uses shall not be permitted in this category, except for the following uses, which may be considered:</p> <p>a. For adaptive reuse (<i>the rehabilitation or renovation of existing building(s) or structure for any use(s) other than the present uses.</i>) of existing farm building and dwellings, by the resident owner or the resident lessee, which may be permitted by conditional use and will be determined, based on the rural commercial siting criteria, in Section I, Implementation Element.</p> <p>b. Professional Home Office and Household Occupations, as defined by the Iowa County Zoning ordinance, may be allowed by conditional use permit and applying the standards of the Towns Commercial Siting Criteria, in Section I, Implementation Element.</p> <p>9. Non-metallic mining shall not be permitted in this category.</p>

Table H.1c (cont.) – Town of Dodgeville

Nonconforming Parcels
A parcel of land existing before January 1, 2005, may be developed even if it does not conform to land division criteria.
Resource Protection Area
Lands, currently identified on the Land Use Map, Map H-1, that are in the State park system.
1. Business ventures will be limited around Governor Dodge State Park.
Conservancy Area
Lands included in this category are those that have been deed-restricted or rezoned by the landowner to restrict future residential development.
1. In order to comply with the Town’s agricultural and open space density standard or private conservancy programs, lands within this area are either deed-restricted or rezoned by the landowner to restrict future residential development.
2. New structures, or major modifications of existing structures, or replacement of new structures will require a modification of the deed restriction and/or rezoning..
3. Deed restrictions shall be approved by the Town of Dodgeville Clerk prior to recordation with the Register of Deeds.
4. In the case of rezoning, a certified copy of the Iowa County Board of Supervisor’s Amendatory Ordinance must be filed with the Town of Dodgeville Office.
Sensitive Natural Resources Area
Land included in this category is wetlands, 100-year floodplains, steep slopes, and other environmentally sensitive areas that are sensitive environmental features extremely important in preserving groundwater quality.
1. Iowa County may identify these areas on the GIS map to aid as a tool for best land use management practices.
2. These areas should not be altered unless such alteration would result in an enhancement of the natural resources being preserved.
3. Recognize that sensitive environmental features are extremely important in helping to define the distinctive character and scenic beauty of the Township

Table H.1d – Town of Eden

1. Maintain a current, long-range comprehensive plan, which serves as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses.
3. Restrict the development of large animal-confinement operations in the Town.
4. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
5. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
6. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
7. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
8. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.
9. Enforce a density standard of one home per 40 acres.
10. Enforce a minimum lot size of 2 acres.
11. Require property owners to place a balance of acres from the density restriction in conservancy zoning or in a deed restriction. (40 acres owned and a house site is on 5 acres – the remaining 35 would be placed in conservancy zoning or deed restricted) to protect the rural character of the Town.
12. Require all new driveway construction to conform to the minimum standards of the Town of Eden Driveway Ordinance.
13. Review all new development for compliance with the Town of Eden Land Use Map.
14. Review all new development for compliance with Town of Eden Ordinances.
15. Require all new development to conform to the Town of Eden Slope Restrictions.
16. Encourage new development to be compatible with surrounding land uses.
17. Review all new development for visual and aesthetic standards.

Table H.1e – Town of Highland

1. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses.
3. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
4. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
5. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
6. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
7. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.

Table H.1f – Town of Linden

1. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses.
3. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
4. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
5. Restrict airport expansion.
6. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
7. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.

8. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.
9. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
10. Protect active agricultural lands from encroachment by incompatible uses.
11. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
12. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
13. Restrict airport expansion.

Table H.1f (cont.) – Town of Linden

14. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
15. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
16. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.

Table H.1g – Town of Mifflin

1. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses.
3. Maintain the rural character of the jurisdiction by avoiding developments that would alter its character.
4. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
5. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
6. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
7. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.
8. Enforce a density standard of one home per 40 acres at the time of implementation.
9. Enforce a minimum lot size of 1 acre.
10. A landowner building a new home on a lot containing an older home (used as a habitation until construction on the new home is completed) has 12 months in which to raze the older building.
11. Property owners may split off or sell less than 40 acres for residential development provided they place the remainder of the 40 acres in conservancy zoning (i.e. 40 acres are owned; 5-acres are set aside for a house site; the remaining 35-acres are placed in Conservancy) to protect the rural character of the Town.
12. Require all new driveway construction to conform to the minimum standards of the Town of Mifflin Driveway Ordinance.
13. Encourage all new development to be compatible with the surrounding land uses.
14. Review all new development for impacts on Town roads.
15. Review all new development for visual and aesthetics standards.
16. Discourage new residential development from being placed on Class I and II soils.

Table H.1h – Town of Mineral Point**General information**

It is important to meet with the Town Planning Commission before you incur development costs to determine whether your project is compatible with the Town plan. In general, the Town plan seeks to:

- 1) Preserve agricultural opportunities – the Township discourages residential development of productive agricultural land and the fractionalization (breaking up) of large tracts of productive farmland.
- 2) Retain rural character – residential development should be situated to minimize its visual effect on the landscape, especially as viewed from public roadways.

New residences should not be built on productive agricultural lands and should not be highly visible from public roadways.

Cluster housing (up to three residences per driveway) is allowed in the Township.

Subdivisions are only allowed in the township if they are designed as part of an Agricultural-related Development and

subject to Iowa County zoning as a Planned Unit Development..

Residential development is encouraged in the Mineral Point Territorial Zone (near the city of Mineral Point) but not in the outlying areas.

The following are the land use policies for the Town of Mineral Point.

1. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses. Agricultural, especially family farms and "added value" farm enterprises (i.e. farmer's market-type operations where produce is sold directly from the grower to the consumer), is integral to Mineral Point achieving its vision. See Section E, Agricultural, Natural, and Cultural Resources Element, Section A, Issues and Opportunities Element, and the Town of Mineral Point's Comprehensive Plan Introduction for more information.
3. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its characters. Scattered development can hurt the economic vitality of farming by driving land prices up and fragmenting productive farmland. Mineral Point's sense of community and farming heritage is compromised when farming gives way to land uses other than traditional agriculture. For more information, see the Town of Mineral Point's Comprehensive Plan Introduction, Section A, Issues and Opportunities Element for the Town of Mineral Point's Vision Statement, Section I, Implementation Element for the Town's rural residential siting criteria, and the Future Land Use map (Map H-1).
4. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems. Residential development needs to be positioned so that houses do not obstruct views. Some building requirements might include building below the ridgeline, placing the residence farther off roads, or building unobtrusively near or within wooded areas. Such easements and restrictions on development will help the Town protect its magnificent views. Buffering development through the use of vegetation can also maintain the viewscape while still allowing development. Lots sizes must be 1 to 2 acres for cluster housing, with enough room designated for a septic system that includes a second location in case the original fails. See the Town's rural residential siting criteria in Section I, Implementation Element for more information.
5. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs. Commercial development must not obstruct views. Careful placement is vital, particularly along the State Highway 151 corridor. See the Town's commercial siting criteria in Section I, Implementation Element for more information.
6. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
7. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life. Protect historic sites both by encouraging the basic protection of historic sites as well as siting any development near historic sites as sympathetically as possible. Developing a Town park should be pursued, as it will enhance residents' quality of life. See Section A, Issues and Opportunities Element for the Town of Mineral Point's Vision Statement, and the Town of Mineral Point's Comprehensive Plan Introduction for more information.
8. The Township will consider allowing Agricultural-related Developments provided they are proposed as a Planned Unit Development and include agricultural, residential and commercial elements that, when combined, advance the goals of the Comprehensive Plan.

Table H.1h (cont.) – Town of Mineral Point

LAND USE POLICIES – For Rural Residential Siting Criteria

1. Meet with Mineral Point Township Planning Commission to determine project compatibility with goals of the Township. (May include various on-site visits.)

The first step in any development project is to pick up a "development packet" from the county zoning administrator or Town clerk. This packet will include key points from the Town comprehensive plan and the necessary steps to follow. After reviewing the packet, the individual must meet with the Planning Commission. The Commission will help determine whether the proposed project is compatible with the Town comprehensive plan. This would include a review of the Town land use map, Town ordinances and compliance with the density standard. The meeting would also lay-out the steps required to comply with the other siting criteria including:

- minimum lot size, driveway standards, determination of crop or agricultural use history, compatibility with surrounding land uses and a visual impact determination.
- items that must be handled at the county level including well, septic, floodplain, wetland and zoning issues.

An on-site visit may be scheduled at this time with members of the Commission.

2. Density Standard (1 development right per 40 acres)

Residential development is not encouraged in the agricultural areas of the Township. However, a residence may be allowed if the 40 acre density standard is met. Existing residences count against the density standard and are indicated on a wall map at the Mineral Point Town Hall. Highlighted sections of the map indicate residences existing as of Jan. 1, 2004 and their associated 40 acre (or less) land parcels. The highlighted areas may not be used again in regards to density standard..

There are two ways to meet the density standard:

- 1) The individual owns 40 or more acres.
- 2) The individual owns 40 or more acres and wishes to split off a parcel for sale to be used for a residence. The individual must identify the residential parcel and:
 - a. change the zoning of the balance of the attached 40 acre parcel to C-1 Conservancy, or
 - b. change the zoning of a separate 40 acre parcel to the AC-1 (Exclusive Agricultural Conservancy Overlay District) or C-1 Conservancy District. (Parcel can be either adjoining or not adjoining to the proposed residence.

The Township of Mineral Point will not approve an application for removal of lands from the A-1C Exclusive Agricultural Conservancy Overlay District unless future Township-wide reviews of the comprehensive plan (via Class One Notice Public Hearings and/or referendum) indicate residents no longer favor having agriculture as the defining feature of the Township.

“Development rights” are determined by adding up all of the Township acreage owned by an individual landowner and dividing by 40 acres. The resulting whole number is the number of “development rights” available to that landowner. If the remainder number is 30 acres or greater, an additional “development right” is available.

Number of Acres Owned	# of Development Rights
0-40.0	1
40.1-69.99	1
70.00 – 109.99	2
110.00 – 149.99	3
150.00 – 189.99	4
190.00 – 229.99	5
230.00 – 269.99	6
270.00 – 309.99	7
310.00 – 349.99	8

For Acres Larger than provided in the chart – see Town Clerk.

Substandard vacant lots of between 2 acres and 40 acres listed as a parcel of record Jan. 1, 2004 are eligible for a “development right.”

2.1. Substandard Parcels

Parcels of land that are less than 40 acres but more than 2 acres may qualify for a single development right. These parcels must not have a residence on them as of January 1, 2004 and must have been recorded at the Register of Deeds Office at the Iowa County Courthouse as of January 1, 2004. The proposed development must meet all of the other criteria in Table A and Table B in Section I, Implementation Element.

3. Compliance with Land Use Map

The Township land use map will be consulted to determine compatibility and whether the project is in the Township or in the Mineral Point Extra Territorial Zone.

4. Compliance with Town Ordinances

Applicable Township ordinances will be reviewed to determine compliance.

5. Minimum lot size (1 acre)

The minimum lot size for new residential construction is one acre.

Table H.1h (cont.) – Town of Mineral Point

6. Compatibility with Surrounding Land Uses

The Township Planning Commission and Town Board hold the right to inform and consult with neighbors and any others who may be affected by the proposed project to determine compatibility with surrounding land uses. It is the responsibility of the applicant to send a letter (via registered mail) describing the project to all adjoining landowners. Applicant must provide proof to the planning commission (in the form of postal receipts) that letters were delivered.

7. Agricultural Impact Determination

A determination will be made as to the present and future impact the proposed development will have on Township

agriculture. The Township discourages any development that fractionalizes large tracts of farmland. Destruction of farmland must be kept to a minimum. Crop history and past agricultural use may be determined by county aerial photos (1968, 1976, 1995, 2005) and/or by documents from the Iowa County Land Conservation Department.

8. Visual Impact determination

A site visit by Planning Commission members and photographs of the site will help determine the visual impact of the proposed project. The Commission and the Town Board hold the right to suggest locations that will help minimize the visual impact of the project. It is expected that the Township and the individual will work together to site the project in such a way as to minimize visual impact.

9. Compliance with Township Driveway Ordinance

The Township enforces a driveway ordinance. Issues include access to public roadways and construction requirements including driveway base, slope and width.

10. Site Map

The individual is expected to provide a site map showing existing site features including structures, driveways, field roads, fields, slopes, etc.

11. Good Neighbor Policy

The Town of Mineral Point has adopted a good neighbor policy which is included as Appendix H-1. This policy should be reviewed by all potential land owners.

12. Township property that is condemned by any governmental body will not cause a reduction in the number of development rights of the affected landowner.

13. The Township of Mineral Point will not act to settle development right disputes between buyers and sellers of real estate.

Table H.1i – Town of Moscow

1. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses.
3. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
4. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
5. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
6. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
7. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.

Table H.1j – Town of Pulaski

1. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses.
3. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
4. Require all mobile homes, "pop up campers", and other temporary dwellings to have self-contained sanitary facilities or an on-site privy.
5. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
6. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
7. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
8. Assure to the greatest extent possible that all proposals for future development or redevelopment will not negatively impact the overall quality of life.

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 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 Polices 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.

Table H.11 – Town of Waldwick

1. Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.
2. Protect active agricultural lands from encroachment by incompatible uses.
3. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.
4. Restrict expansion of or new locations for junkyards.
5. Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
6. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
7. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.
8. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.

Table H.1m – Town of Wyoming**Environmental Protection**

1. Recognize the fact that lowlands, floodplains, and wetlands are sensitive environmental features and are extremely important in preserving groundwater quality.
2. Wetland and floodplain areas shall not be altered unless such alteration would result in an enhancement of the natural resources being disturbed. Recognize that these environmentally sensitive areas have soils with a limited capability of supporting development.
3. Recognize that steep and/or wooded slopes are extremely sensitive environmental features that are vital in maintaining wildlife in the Town. Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion; disruption of important wildlife habitat and to keep maintenance costs for foundations, roads, utilities, and waster disposal systems to a minimum.
4. Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.
5. Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the Town.
6. Construction practices that will protect surface water quality from siltation and pollution shall be required. This includes minimizing soil erosion both during and after construction.
7. The Township will require all proposed public recreational development to conform to all of the policies and performance standards in this Land Use Element, particularly those aimed at protecting the agricultural character and farm vitality of the community.
8. The Township intends to cooperate with and promote measures of erosion control recommended by the Iowa County Soil and Water Conservation District.

Table H.1m (cont.) – Town of Wyoming**Town Character**

1. Recognize the critical role farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, the Wisconsin River, and archeological, and cultural features play in defining and enhancing the Town's distinctive rural character.
2. Require new development to be harmonious with the surrounding natural landscape, particularly when building along or in view of scenic roads. This includes building set backs, natural or traditional colors and materials, and location of parking, signage, and landscaping.
3. The Wisconsin River is a major natural and cultural resource that helps define Wyoming's distinctive character. Scenic vistas of the Wisconsin River should be preserved through scenic easements and building practices that do not diminish the quality of the vistas.
4. Preserve natural roadside vegetation within the Town.
5. Utilize the provisions of the Town's sign ordinance to help preserve the visual quality of the Town.
6. In areas not lying within sanitary districts, the minimum lot size for a new AR-1 single-family home site in the Town is 15 acres.
7. All new driveways and access easements will require review and approval by the Town. Driveways must be constructed prior to commencing construction.
8. All new residential development, including driveways, will be required to conform to the natural limitations presented

by the topography, soils, and vegetation of the land being developed.
 9. The Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.

Agriculture

1. Understand that farm economics are cyclical and that prime agricultural soils and major infrastructure (e.g. farm buildings) investments should be preserved not only as a primary land use in the Town.
2. Encourage and protect agricultural operations as a primary land use in the Town.
3. Recognize that cyclical and short term economic operations as related to agriculture are a threat to long-term farmland preservation.
4. Allow opportunities for and encourage specialized forms of agriculture such as orcharding, truck farming, etc., as a way of preserving farmland.

Commercial Development

1. All commercial development shall be subject to review by the Town Plan Commission.
2. Developers must submit written impact statements assessing their development's impact on farms, farmland, natural resources, scenic qualities, Town roads, taxes, and opportunities for employment.
3. Strip commercial development along state and county highways shall be prohibited. New commercial development should be clustered, rather than "spot zones".
4. Highway commercial or tourist related commercial development should only be allowed in areas where they will not conflict with other land uses.
5. Low impact cottage industry and home-based businesses will be permitted on a case-by-case basis consistent with the character of the Town.

CITY/VILLAGE LAND USE POLICIES

Table H.2 below shows the land use policies (not listed in order of priority) for the villages and cities in Iowa County. The bulleted list beneath each statement indicates those villages or cities that have included the particular policy in their plans.

Table H.2 – City and Village Land Use Policies

1. Follow a current, long-range comprehensive plan, which serves as a guide for future land-use and zoning decisions.

- | | |
|-------------------------|-----------------------------|
| • City of Dodgeville | • Village of Blanchardville |
| • City of Mineral Point | • Village of Highland |
| • Village of Arena | • Village of Linden |
| • Village of Avoca | • Village of Ridgeway |

2. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.

- | | |
|-------------------------|-----------------------------|
| • City of Dodgeville | • Village of Blanchardville |
| • City of Mineral Point | • Village of Highland |
| • Village of Arena | • Village of Linden |
| • Village of Avoca | • Village of Ridgeway |

3. Restrict non-residential development from residential neighborhoods.

- | | |
|-------------------------|-----------------------------|
| • City of Dodgeville | • Village of Blanchardville |
| • City of Mineral Point | • Village of Highland |
| • Village of Arena | • Village of Linden |
| • Village of Avoca | • Village of Ridgeway |

4. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

- | | |
|-------------------------|-----------------------------|
| • City of Dodgeville | • Village of Blanchardville |
| • City of Mineral Point | • Village of Highland |
| • Village of Arena | • Village of Linden |
| • Village of Avoca | • Village of Ridgeway |

5. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.

<ul style="list-style-type: none"> • City of Dodgeville • City of Mineral Point • Village of Arena • Village of Avoca 	<ul style="list-style-type: none"> • Village of Blanchardville • Village of Highland • Village of Linden • Village of Ridgeway
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6. Restrict development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.

<ul style="list-style-type: none"> • City of Dodgeville • City of Mineral Point • Village of Arena • Village of Avoca 	<ul style="list-style-type: none"> • Village of Blanchardville • Village of Highland • Village of Linden • Village of Ridgeway
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7. Ensure to the greatest extent possible that all future development proposals or redevelopment enhances the overall quality of life in the community

<ul style="list-style-type: none"> • City of Dodgeville • City of Mineral Point • Village of Arena • Village of Avoca 	<ul style="list-style-type: none"> • Village of Blanchardville • Village of Highland • Village of Linden • Village of Ridgeway
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8. Protect active agricultural lands that exist in, or border on the jurisdiction from encroachment by incompatible uses.

<ul style="list-style-type: none"> • City of Dodgeville • City of Mineral Point • Village of Arena • Village of Avoca 	<ul style="list-style-type: none"> • Village of Blanchardville • Village of Highland • Village of Linden • Village of Ridgeway
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EXISTING LAND USE

Iowa County is a predominantly agricultural county with little commercial and manufacturing. Based on the 2003 assessment, the Iowa County Tax Assessors Office defines the County as 68 percent agricultural land. Table H.3 is a breakdown by percentage for land as taxed. See Map H.1 for more information.

Table H.3: Iowa County Land Use

Category	Percent of Land Area	Land Area in Acres
Agricultural	68%	326,915.8
Residential (Single- and Multi-Family)	2%	7,327.6
Commercial	0.4%	1919.5
Manufacturing	0.05%	258.4
Production Forest	12%	57,487.3
DNR-MFL Forest	8%	37,559.9
Swamp/Waste	5%	21,870.0
Other and Exempt (Federal, State, County, School, Cemetery)	6%	29,497.8

Source: 2003 Iowa County Tax Assessor Dept.

Agricultural

Agriculture occupies 68 percent of the County's land area and as such is the largest land use in the County. Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

Residential

As indicated by Table H.1, residential land use accounts for 2 percent of Iowa County.

Commercial

Commercial refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment. The existing land use map does not differentiate between highway businesses,

home occupations, or general businesses, but classifies all of the above as commercial. In Iowa County, commercial development occupies approximately 0.4 percent of the total land area.

Manufacturing

Manufacturing refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products. Manufacturing is the smallest land use in the County, at 0.05 percent.

Forested

This classification is Production Forests and DNR-MFL Forests percentages combined. It is the second largest classified land use in the County. Table H.1 shows that approximately 20 percent of Iowa County is forest under these classifications.

Undeveloped

This classification refers to areas that were formerly classified as swamp/waste. It is open land includes bogs marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland. Approximately 5 percent of the total land in the County is classified as undeveloped land.

Other

Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries, are classified as "other". Approximately 6 percent of Iowa County is listed under this classification.

Land Use Trends – Participating Iowa County Jurisdictions

Tables H.4a through H.4v show the land use assessments for Iowa County jurisdictions in 1993 and 2003. Improvements are not included. (1994 data is used when 1993 data was not available.)

Table H.4a: City of Dodgeville Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	1,404	\$14,811,800	Residential	1,609	\$34,832,600
Commercial	265	\$5,995,200	Commercial	309	\$15,083,700
Manufacturing	10	\$164,800	Manufacturing	10	\$177,300
Agricultural	52	\$927,800	Agricultural	43	\$162,400
Swamp & Waste	N/A	N/A	Swamp & Waste	NA	NA
Forest	N/A	N/A	Forest	1	\$19,000

Source: Wisconsin Department of Revenue-1993, 2003

Table H.4b City of Mineral Point Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	987	\$4,745,400	Residential	1088	\$13,643,400
Commercial	181	\$1,255,800	Commercial	201	\$3,361,600
Manufacturing	8	\$104,500	Manufacturing	7	\$156,200
Agricultural	67	\$485,900	Agricultural	52	\$54,300
Swamp & Waste	NA	N/A	Swamp & Waste	N/A	N/A
Forest	NA	N/A	Forest	1	\$8,200

Source: Wisconsin Department of Revenue-1993, 2003

Table H.4c: Town of Arena Land Use Assessment Statistics Iowa County – 1993,2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	477	\$1,180,400	Residential	572	\$14,214,050
Commercial	30	\$119,900	Commercial	33	\$1,158,200
Manufacturing	1	\$2,800	Manufacturing	1	\$5,800
Agricultural	1,377	\$15,224,900	Agricultural	1451	\$3,612,991
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	1,052	\$7,241,400	Forest	991	\$37,552,729

Source: Wisconsin Department of Revenue-1993, 2003

Table H.4d Town of Clyde Land Use Assessment Statistics Iowa County – 1994, 2003

Real Estate Class	# of Parcels 1994	Land Value 1994	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	110	\$396,240	Residential	137	\$1,119,800
Commercial	5	\$9,000	Commercial	7	\$18,800
Manufacturing	--	--	Manufacturing	--	--
Agricultural	597	\$4,653,970	Agricultural	654	\$1,551,100
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	480	\$3,169,970	Forest	384	\$10,666,000

Source: Wisconsin Department of Revenue -1994, 2003

Table H.4e Town of Dodgeville Land Use Assessment Statistics Iowa County – 1994, 2003

Real Estate Class	# of Parcels 1994	Land Value 2003	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	412	\$1,864,200	Residential	597	\$7,047,000
Commercial	39	\$379,700	Commercial	52	\$664,200
Manufacturing	5	\$56,700	Manufacturing	6	68,000
Agricultural	1,613	\$20,083,350	Agricultural	1693	\$3,678,075
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	700	\$3,432,800	Forest	611	\$7,633,065

Source: Wisconsin Department of Revenue – 1994, 2003

Table H.4f: Town of Eden Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	47	\$154,700	Residential	80	\$1,593,400
Commercial	9	\$43,700	Commercial	27	\$357,300
Manufacturing	0	--	Manufacturing	0	--
Agricultural	680	\$11,802,160	Agricultural	640	\$2,825,700
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	118	\$408,950	Forest	96	\$1,806,000

Source: Wisconsin Department of Revenue-1993, 2003

Table H.4g: Town of Highland Land Use Assessment Statistics Iowa County – 1994, 2003

Real Estate Class	# of Parcels 1994	Land Value 1994	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	96	\$88,150	Residential	141	\$1,239,100
Commercial	6	\$21,300	Commercial	7	\$113,600
Manufacturing	NA	NA	Manufacturing	1	\$8,900
Agricultural	1,191	\$14,614,500	Agricultural	1,241	\$2,711,300
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	761	\$8,920	Forest	371	\$15,871,500

Source: Wisconsin Department of Revenue-1994, 2003

Table H.4h: Town of Linden Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	155	\$340,700	Residential	205	\$1,760,000
Commercial	6	\$19,100	Commercial	10	\$135,650
Manufacturing	--	--	Manufacturing	1	\$12,300
Agricultural	1170	--	Agricultural	1172	\$5,101,850
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	285	\$879,800	Forest	82	\$1,480,610

Source: Wisconsin Department of Revenue- 1993, 2003

Table H.4i: Town of Mifflin Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	122	\$440,850	Residential	149	\$921,400
Commercial	4	\$6,600	Commercial	6	\$37,800
Manufacturing	--	--	Manufacturing	--	--
Agricultural	963	\$17,891,400	Agricultural	1,010	\$4,181,200
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	29	\$56,600	Forest	36	\$307,600

Source: Wisconsin Department of Revenue- 1993, 2003

Table H.4j: Town of Mineral Point Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	166	\$844,750	Residential	224	\$4,906,900
Commercial	35	\$445,350	Commercial	45	\$925,700
Manufacturing	1	\$21,000	Manufacturing	2	\$170,900
Agricultural	1,180	--	Agricultural	1251	\$4,413,400
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	86	\$289,800	Forest	141	\$1,477,100

Source: Wisconsin Department of Revenue-1993, 2003

Table H.4k: Town of Moscow Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	67	\$318,920	Residential	137	\$2,305,500
Commercial	1	\$7,500	Commercial	1	\$25,000
Manufacturing	2	\$1,600	Manufacturing	2	\$4,200
Agricultural	816	\$9,085,100	Agricultural	805	\$2,418,800
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	490	\$838,870	Forest	319	\$2,910,200

Source: Wisconsin Department of Revenue- 1993, 2003

Table H.4l: Town of Pulaski Land Use Assessment Statistics Iowa County – 1994, 2003

Real Estate Class	# of Parcels 1994	Land Value 1994	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	85	\$317,600	Residential	146	\$915,600
Commercial	1	\$14,000	Commercial	1	\$25,000
Manufacturing	--	--	Manufacturing	--	--
Agricultural	667	\$7,195,700	Agricultural	652	\$1,902,150
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	507	\$3,253,500	Forest	360	\$9,268,400

Source: Wisconsin Department of Revenue- 1994, 2003

Table H.4m: Town of Ridgeway Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	153	\$663,400	Residential	239	\$3,582,725
Commercial	14	\$51,800	Commercial	21	\$326,700
Manufacturing	--	--	Manufacturing	--	--
Agricultural	770	\$8,414,475	Agricultural	716	\$2,027,350
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	296	\$858,300	Forest	234	\$5,417,610

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4n: Town of Waldwick Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	91	\$258,810	Residential	149	\$1,731,000
Commercial	7	\$16,100	Commercial	8	\$57,900
Manufacturing	--	--	Manufacturing	0	0
Agricultural	798	\$10,061,050	Agricultural	820	\$3,224,800
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	233	\$508,380	Forest	103	\$1,269,900

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4o: Town of Wyoming Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	301	\$837,000	Residential	351	\$5,900,900
Commercial	46	\$768,700	Commercial	34	\$1,058,100
Manufacturing	N/A	N/A	Manufacturing	N/A	N/A
Agricultural	620	\$5,103,300	Agricultural	457	1,010,400
Swamp & Waste	N/A	N/A	Swamp & Waste	N/A	N/A
Forest	622	\$5,074,200	Forest	575	\$17,154,700

Source: Wisconsin Department of Revenue- 1993, 2003

Table H.4p: Village of Arena Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	196	\$743,325	Residential	330	\$4,842,700
Commercial	14	\$49,100	Commercial	23	\$556,100
Manufacturing	1	\$13,100	Manufacturing	1	\$18,700
Agricultural	20	\$200,800	Agricultural	21	\$48,400
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	1	\$800	Forest	1	\$1,300

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4q: Village of Avoca Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	285	\$665,000	Residential	315	\$1,716,600
Commercial	26	\$73,651	Commercial	22	\$200,400
Manufacturing	--	--	Manufacturing	--	--
Agricultural	26	\$137,450	Agricultural	16	\$33,500
Swamp & Waste	--	--	Swamp & Waste	--	--
Forest	--	--	Forest	12	\$117,200

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4r: Village of Blanchardville Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	74	\$273,250	Residential	74	\$1,434,400
Commercial	1	\$35,000	Commercial	1	\$40,000
Manufacturing	NA	NA	Manufacturing	NA	NA
Agricultural	1	\$6,000	Agricultural	7	\$5,700
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	NA	NA	Forest	NA	NA

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4s: Village of Highland Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	329	\$1,925,400	Residential	355	\$2,927,100
Commercial	50	\$353,100	Commercial	54	\$563,900
Manufacturing	6	\$52,800	Manufacturing	5	\$42,500
Agricultural	25	\$193,900	Agricultural	33	\$35,100
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	2	\$2,400	Forest	1	\$5,000

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4t: Village of Hollandale Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	101	\$466,130	Residential	109	\$1,417,000
Commercial	21	\$98,250	Commercial	26	\$245,300
Manufacturing	2	\$10,300	Manufacturing	0	0
Agricultural	13	\$162,800	Agricultural	17	\$36,700
Swamp & Waste	--	--	Swamp & Waste	NA	NA
Forest	--	--	Forest	2	\$13,500

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4u: Village of Linden Land Use Assessment Statistics Iowa County – 1993, 2003

Real Estate Class	# of Parcels 1993	Land Value 1993	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	201	\$266,865	Residential	222	\$2,255,000
Commercial	16	\$39,620	Commercial	16	\$139,000
Manufacturing	3	\$6,700	Manufacturing	4	25,000
Agricultural	42	\$121,000	Agricultural	33	\$36,300
Swamp & Waste	N/A	N/A	Swamp & Waste	N/A	N/A
Forest	N/A	N/A	Forest	1	\$5,600

Source: Wisconsin Department of Revenue – 1993, 2003

Table H.4v: Village of Ridgeway Land Use Assessment Statistics Iowa County – 1994, 2003

Real Estate Class	# of Parcels 1994	Land Value 1994	Real Estate Class	# of Parcels 2003	Land Value 2003
Residential	235	\$1,943,300	Residential	274	\$3,687,100
Commercial	29	\$182,500	Commercial	30	\$236,800
Manufacturing	1	\$5,600	Manufacturing	0	0
Agricultural	21	\$238,300	Agricultural	24	\$35,900
Swamp & Waste	NA	NA	Swamp & Waste	NA	NA
Forest	12	\$70,200	Forest	12	\$119,700

Source: Wisconsin Department of Revenue – 1994, 2003

LAND USE TRENDS - RESIDENTIAL

Agriculture is the dominant developed land use in the County. Residential land use is much smaller (2%). However, despite being a small percentage, housing is a useful indicator to show changes in land use, since its impact is felt on all land types. The following table indicates the changes in single-family units between 1990 and 2000 in Iowa County.

Table H.5: Iowa County Single Family Housing Unit Change

	1-Unit (1990)	1-Unit (2000)	% Change
Iowa County	6,632	7,796	17.6%

Source: 1990 & 2000 US Census

LAND USE PROJECTIONS

Tables H.6a through H.6v show residential land use projections for Iowa County jurisdictions, derived from Section A, Issues and Opportunities of their Comprehensive Plans.

Table H.6a: City of Dodgeville Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	1751	1941	2079	2218
Change in Number of Households	--	190	138	139
3 Dwelling Units Per Acre	--	63.3	46.0	46.3
5 Dwelling Units Per Acre	--	38.0	27.6	27.8
High Projection	1751	1982	2160	2388
Change in Number of Households	--	231	178	178
3 Dwelling Units Per Acre	--	77.0	59.3	59.3
5 Dwelling Units Per Acre	--	46.2	35.6	35.6

Table H.6b: City of Mineral Point Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	1092	1237	1351	1464
Change in Number of Households	--	145	114	113
3 Dwelling Units Per Acre	--	48.3	38	37.7
5 Dwelling Units Per Acre	--	29	22.8	22.6
High Projection	1092	1179	1235	1291
Change in Number of Households	--	87	56	56
3 Dwelling Units Per Acre	--	29	18.7	18.7
5 Dwelling Units Per Acre	--	17.4	11.2	11.2

Table H.6c: Town of Arena Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	545	584	624	663
Change in Number of Households	--	39	40	39
1 Dwelling Unit Per 5 Acres	--	195	200	195
Density of 1 Unit Per 40 Acres	--	1,560	1,600	1,560
High Projection	545	590	635	726
Change in Number of Households	--	45	45	91
1 Dwelling Unit Per 5 Acres	--	225	225	455
Density of 1 Unit Per 40 Acres	--	1,800	1,800	3,640

Table H.6d: Town of Clyde Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	127	121	115	109
Change in Number of Households	--	(-6)	(-6)	(-6)
15 Acre Minimum Lot Size	--	--	--	--
Density of 1 Unit Per 40 Acres	--	--	--	--
High Projection	127	126	124	123
Change in Number of Households	--	(-1)	(-2)	(-1)
15 Acre Minimum Lot Size	--	--	--	--
Density of 1 Unit Per 40 Acres	--	--	--	--

Table H.6e: Town of Dodgeville Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
--------------------------------	------	------	------	------

Low Projection	510	540	570	601
Change in Number of Households	--	30	30	31
Minimum Lot Size of 2 Acres	--	60	60	62
Density of 1 Unit Per 35 Acres	--	1,050	1,050	1,085
High Projection	510	612	714	816
Change in Number of Households	--	102	102	102
Minimum Lot Size of 2 Acres	--	204	204	204
Density of 1 Unit Per 35 Acres	--	3,570	3,570	3,570

Table H.6f: Town of Eden Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	135	124	113	102
Change in Number of Households	--	(-11)	(-11)	(-11)
Minimum Lot Size 2 Acres	--	--	--	--
Density of 1 Dwelling Per 40 Acres	--	--	--	--
High Projection	135	141	146	152
Change in Number of Households	--	6	5	6
Minimum Lot Size 2 Acres	--	12	10	12
Density of 1 Dwelling Per 40 Acres	--	240	200	240

Table H.6g: Town of Highland Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	278	272	264	256
Change in Number of Households	--	(-6)	(-8)	(-8)
Minimum Lot Size 2 Acres	--	--	--	--
Density of 1 Dwelling Per 40 Acres	--	--	--	--
High Projection	278	295	310	325
Change in Number of Households	--	17	15	15
Minimum Lot Size 2 Acres	--	34	30	30
Density of 1 Dwelling Per 40 Acres	--	1360	1200	1200

Table H.6h: Town of Linden Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	295	317	311	306
Change in Number of Households	--	22	(-6)	(-5)
Minimum Lot Size 2 Acres	--	44	--	--
1 Dwelling Per 40 Acre Density	--	880	--	--
High Projection	295	365	407	449
Change in Number of Households	--	70	42	42
Minimum Lot Size 2 Acres	--	140	84	84
1 Dwelling Per 40 Acre Density	--	2,800	1,680	1,680

Table H.6i: Town of Mifflin Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	201	198	195	193
Change in Number of Households	--	(-3)	(-3)	(-2)
1 Acre Minimum Lot Size	--	--	--	--
1 Household Per 40 Acres	--	--	--	--
High Projection	201	220	239	258
Change in Number of Households	--	19	19	19
1 Acre Minimum Lot Size	--	19	19	19
1 Household Per 40 Acres	--	760	760	760

Table H.6j: Town of Mineral Point Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
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Section H

Land Use Element

Low Projection	303	310	318	326
Change in Number of Households	--	7	8	8
1 Acre Minimum Lot Size	--	7	8	8
1 Household Per 40 Acres	--	280	320	320
High Projection	303	314	326	341
Change in Number of Households	--	11	12	15
1 Acre Minimum Lot Size	--	11	12	12
1 Household Per 40 Acres	--	440	480	480

Table H.6k: Town of Moscow Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	208	210	213	215
Change in Number of Households	--	2	3	2
Recommend 5 Acres Per Household	--	10	15	10
High Projection	208	234	260	286
Change in Number of Households	--	26	26	26
Recommend 5 Acres Per Household	--	130	130	130

Table H.6l: Town of Pulaski Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	135	125	115	105
Change in Number of Households	--	-10	-10	-10
1 Dwelling Units Per 5 Acres	--	--	--	--
1 Dwelling Per 40 Acre Density	--	--	--	--
High Projection	135	134	133	131
Change in Number of Households	--	-1	-1	-2
1 Dwelling Units Per 15 Acres	--	--	--	--
1 Dwelling Per 40 Acre Density	--	--	--	--

Table H.6m: Town of Ridgeway Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	211	218	224	228
Change in Number of Households	--	7	6	6
1 Dwelling Units Per 15 Acres	--	280	240	240
High Projection	211	223	232	241
Change in Number of Households	--	12	9	9
1 Dwelling Units Per 15 Acres	--	180	135	135

Table H.6n: Town of Waldwick Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	185	182	175	169
Change in Number of Households	--	(-3)	(-7)	(-6)
1 Dwelling Units Per 15 Acres	--	--	--	--
High Projection	185	193	198	203
Change in Number of Households	--	8	5	5
1 Dwelling Units Per 15 Acres	--	120	75	75

Table H.6o: Town of Wyoming Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	145	148	148	149
Change in Number of Households	--	3	0	1
1 Dwelling Units Per 15 Acres	--	45	0	15
High Projection	145	159	170	181
Change in Number of Households	--	14	11	11
1 Dwelling Units Per 15 Acres	--	210	165	165

Table H.6p: Village of Arena Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	256	299	343	386

Change in Number of Households	--	43	44	43
3 Dwelling Units Per Acre	--	14.3	14.6	14.3
5 Dwelling Units Per Acre	--	8.6	8.8	8.6
High Projection	256	334	412	489
Change in Number of Households	--	78	78	77
3 Dwelling Units Per Acre	--	26	26	25.7
5 Dwelling Units Per Acre	--	15.6	15.6	15.4

Table H.6q: Village of Avoca Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	257	284	312	340
Change in Number of Households	--	27	28	28
3 Dwelling Units Per Acres	--	9	9.3	9.3
5 Dwelling Units Per Acre	--	5.4	5.6	5.6
High Projection	257	329	402	474
Change in Number of Households	--	72	73	72
3 Dwelling Units Per Acres	--	24	24.3	24
5 Dwelling Units Per Acre	--	14.4	14.6	14.4

Table H.6r: Village of Blanchardville Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	346	359	371	384
Change in Number of Households	--	13	12	13
3 Dwelling Units Per Acres	--	4.3	4	4.3
5 Dwelling Units Per Acre	--	2.6	2.4	2.6
High Projection	346	370	394	417
Change in Number of Households	--	24	24	23
3 Dwelling Units Per Acres	--	8	8	7.6
5 Dwelling Units Per Acre	--	4.8	4.8	4.6

Table H.6s: Village of Highland Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	348	368	385	402
Change in Number of Households	--	20	17	17
3 Dwelling Units Per Acres	--	6.7	5.7	5.7
5 Dwelling Units Per Acre	--	4	3.4	3.4
High Projection	348	375	400	424
Change in Number of Households	--	27	25	24
3 Dwelling Units Per Acres	--	9	8.3	8
5 Dwelling Units Per Acre	--	5.4	5	4.8

Table H.6t: Village of Hollandale Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	121	125	129	132
Change in Number of Households	--	4	4	3
3 Dwelling Units Per Acres	--	1.3	1.3	1
5 Dwelling Units Per Acre	--	--	--	--
High Projection	121	134	147	159
Change in Number of Households	--	13	13	12
3 Dwelling Units Per Acres	--	4.3	4.3	4
5 Dwelling Units Per Acre	--	2.6	2.6	2.4

Table H.6u: Village of Linden Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	223	249	276	302
Change in Number of Households	--	26	27	26
3 Dwelling Units Per Acres	--	8.6	9.0	8.6
5 Dwelling Units Per Acre	--	5.2	5.4	5.2
High Projection	223	320	416	513
Change in Number of Households	--	97	96	97
3 Dwelling Units Per Acres	--	32.3	32.0	32.3
5 Dwelling Units Per Acre	--	19.4	19.2	19.4

Table H.6v: Village of Ridgeway Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	277	310	342	375
Change in Number of Households	--	33	32	33
3 Dwelling Units Per Acres	--	11	10.7	10.7
5 Dwelling Units Per Acre	--	6.6	6.4	6.4
High Projection	277	343	410	477
Change in Number of Households	--	66	67	67
3 Dwelling Units Per Acres	--	22	22.3	22.3
5 Dwelling Units Per Acre	--	13.2	13.4	13.4

REDEVELOPMENT OPPORTUNITIES

Redevelopment may be a situation where an entire block is demolished and something new is constructed. On the other hand it may refer to rehabilitation or preservation of existing buildings along with conversion of underutilized buildings to a more productive use.

No redevelopment opportunities have been identified.

EXISTENCE OF BROWNFIELDS OR PROPERTIES SUITABLE FOR REDEVELOPMENT

The Wisconsin Department of Natural Resources maintains a database referred to as BRRTS (Bureau for Remediation and Redevelopment Tracking System). The database lists contaminated lands and sites in Iowa County and includes the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to us or otherwise discovered. The 2004 list includes the following four categories:

LUST: A Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by DNR and some are reviewed by the Dept. of Commerce.

ERP: Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.

SPILLS: A discharge of a hazardous substance that may adversely impact, or threaten to adversely impact public health, welfare or the environment. Spills are usually cleaned up quickly.

No Action Required: There was or may have been a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. Reports of UST closures with no action required are filed in state archives.

The complete database is available from the Department of Natural Resources Website. www.dnr.state.wi.us Activities on these sites including remediation is available for review on the website or by contacting the Wisconsin Department of Natural Resources. The following listings contain the DNR Activity Number, Activity Type, Activity Name, Municipality, County, and a Priority Level. As stated above, additional information is available from the Wisconsin Department of Natural Resources.

IOWA COUNTY LIST OF CONTAMINATED SPILLS AND SITES

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-050149	Spills	CTH H AT USH 14	ARENA	Iowa	
04-25-043953	Spills	HARTUNG BROS AIRSTRIP	ARENA	Iowa	

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02-25-001321	ERP	HARTUNG BROS INC	ARENA	Iowa	High
02-25-001576	ERP	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-050751	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-188685	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-048157	Spills	HARTUNG BROS INC	ARENA	Iowa	
03-25-220745	LUST	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-194315	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-266748	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-047820	Spills	HIGH ST & WILLOW ST	ARENA	Iowa	
04-25-050778	Spills	HWY 14 2 M W OF ARENA	ARENA	Iowa	
03-25-264307	LUST	MUSCARELLO, PATRICIA	ARENA	Iowa	Unknown
03-25-000771	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low
09-25-294815	No Action Required	PEOPLES BANK OF MAZOMANIE PROPERTY	ARENA	Iowa	
04-25-049331	Spills	PINE RD .5 MI S OF HELENA RD	ARENA	Iowa	
03-25-002838	LUST	ROSIES SERVICE	ARENA	Iowa	Unknown
04-25-045074	Spills	1/3 MI E OF CNTY LINE S OF HWY 133	AVOCA	Iowa	
04-25-037287	Spills	CTH I & CTH PD	AVOCA	Iowa	
04-25-046411	Spills	MORREY CREEK - 100 YDS S OF D ST BR	AVOCA	Iowa	
03-25-001615	LUST	PENN HOLLOW CHEESE FACTORY	AVOCA	Iowa	High
04-25-432897	Spills	STH 133 DOT PROPERTY	AVOCA	Iowa	
04-25-046430	Spills	W SIDE OF STH 80 - .4 MI N OF AIDE	AVOCA	Iowa	
04-25-037929	Spills	.2 MI E OF CTH T & HWY 18	BARNEVELD	Iowa	
09-25-293029	No Action Required	BARNEVELD FIRE DEPT STATION	BARNEVELD	Iowa	
03-25-001989	LUST	BARNEVELD HIGH SCHOOL	BARNEVELD	Iowa	Low
09-25-295884	No Action Required	BARNEVELD MUNICIPAL GARAGE	BARNEVELD	Iowa	
04-25-049178	Spills	CTH K 1.75 MI N OF CTH H	BARNEVELD	Iowa	
04-25-043047	Spills	CTH K AT W BR BLUE MOUNDS CREEK	BARNEVELD	Iowa	
04-25-236550	Spills	EAGLE MART	BARNEVELD	Iowa	
04-25-038005	Spills	IHM RD 1 MI W OF 18	BARNEVELD	Iowa	
04-25-273119	Spills	MALY TRUCKING	BARNEVELD	Iowa	
02-25-000935	ERP	QUAD COUNTY COOP	BARNEVELD	Iowa	High
04-25-414564	Spills	RITCHIE IMPLEMENT	BARNEVELD	Iowa	
03-25-408065	LUST	STOP N GO	BARNEVELD	Iowa	
04-25-050086	Spills	W OF HWY K ON HWY 18/151 S SIDE	BARNEVELD	Iowa	
04-25-243762	Spills	HORSESHOE BEND RD	BLANCHARD	Iowa	
04-25-244732	Spills	5381 HWY K	BLUE MOUNDS	Iowa	
03-25-001236	LUST	WI DNR BLUE MOUND STATE PARK	BLUE MOUNDS	Iowa	Low
09-25-293817	No Action Required	GRISWOLD, GLENN	BOSCOBEL	Iowa	
09-25-293102	No Action Required	BLUE MOUND STATE PARK POOL	BRIGHAM	Iowa	
04-25-205380	Spills	E SIDE OF LEE DR .5 MI S OF LONGBERRY RD	BRIGHAM	Iowa	
04-25-171906	Spills	HWY 151 WB .1 MI W OF CTH ID	BRIGHAM	Iowa	
DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-168690	Spills	WB HWY 151 .5 MI E OF CTH T	BRIGHAM	Iowa	
04-25-209061	Spills	HWY 130 .4 MI S OF HIMMEX HILL RD	CLYDE	Iowa	
04-25-235701	Spills	HWY 130 .5 MI S OF LIMMEX RD	CLYDE	Iowa	
03-25-001529	LUST	COBB ELEMENTARY SCHOOL	COBB	Iowa	Low
09-25-294492	No Action Required	FRITCH, MERLIN	COBB	Iowa	
04-25-052567	Spills	HWY 18 ~ 2 MI W OF COBB	COBB	Iowa	
03-25-002630	LUST	IOWA LAFAYETTE FS	COBB	Iowa	High
09-25-294423	No Action Required	MARK MOTORS	COBB	Iowa	
09-25-295008	No Action Required	RITCHIE MOTORS INC	COBB	Iowa	

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DNR Act. Number	Activity Type	Activity Name	Municipality	Iowa County	Priority
09-25-295334	No Action Required	STOKELY USA - COBB	COBB	Iowa	
04-25-049934	Spills	W SPRING & TOWN CT	DARLINGTON	Iowa	
04-25-037937	Spills	.25 MI W OF EVANS QUARRY RD & HWY 1	DODGEVILLE	Iowa	
04-25-042300	Spills	1 MI FROM DODGEVILLE AT BRAY FARM	DODGEVILLE	Iowa	
04-25-251502	Spills	151 EXPRESS GAS STATION	DODGEVILLE	Iowa	
04-25-203532	Spills	3627 EVANS RD	DODGEVILLE	Iowa	
04-25-265475	Spills	409 E SPRING ST @ POLE 6-4-4-39	DODGEVILLE	Iowa	
04-25-049317	Spills	50 YDS E OF INTER KING/LANSEND LN	DODGEVILLE	Iowa	
04-25-052530	Spills	854 S MAIN ST	DODGEVILLE	Iowa	
09-25-306100	No Action Required	A&W RESTAURANT	DODGEVILLE	Iowa	
02-25-001456	ERP	ADVANCED PHOTONIX INC	DODGEVILLE	Iowa	High
03-25-001126	LUST	ANCHOR BANK	DODGEVILLE	Iowa	High
02-25-000937	ERP	BLANCHARDVILLE COOP OIL	DODGEVILLE	Iowa	High
03-25-001884	LUST	BLOOMFIELD MANOR	DODGEVILLE	Iowa	High
03-25-000139	LUST	BRAATEN OIL/FOOD SHOP	DODGEVILLE	Iowa	High
03-25-002656	LUST	COLLINS & HYING INC	DODGEVILLE	Iowa	Low
04-25-045724	Spills	CTH F 1 MI S OF HWY 39	DODGEVILLE	Iowa	
03-25-000326	LUST	DODGELAND HARVESTORE/WALNUT HOLLOW	DODGEVILLE	Iowa	Low
09-25-001460	No Action Required	DODGEVILLE	DODGEVILLE	Iowa	Unknown
02-25-001475	ERP	DODGEVILLE AGRI-SERVICE	DODGEVILLE	Iowa	Low
09-25-293972	No Action Required	DODGEVILLE CTY GARAGE	DODGEVILLE	Iowa	
04-25-043066	Spills	DODGEVILLE MUNICIPAL AIRPORT	DODGEVILLE	Iowa	
04-25-204092	Spills	DODGEVILLE TRUCK STOP	DODGEVILLE	Iowa	
02-25-000939	ERP	DODGEVILLE WATERWORKS	DODGEVILLE	Iowa	High
03-25-001107	LUST	FOUNTAIN STREET GARAGE	DODGEVILLE	Iowa	High
03-25-223070	LUST	FOUNTAIN STREET GARAGE	DODGEVILLE	Iowa	Unknown
03-25-002379	LUST	HICKS ESTATE PROPERTY	DODGEVILLE	Iowa	Low
04-25-050022	Spills	HWY 18/151 AT CTH Z W/ TO JOSEPH ST	DODGEVILLE	Iowa	
04-25-044247	Spills	HWY 23 - 10 MI N OF HOUSE ON THE RO	DODGEVILLE	Iowa	
04-25-246315	Spills	HWY 23 FROM HWY YZ N TO MILITARY RIDGE RD	DODGEVILLE	Iowa	
04-25-041187	Spills	IOWA CNTY COOP WAREHOUSE	DODGEVILLE	Iowa	
09-25-296448	No Action Required	IOWA CNTY HWY DEPT	DODGEVILLE	Iowa	
03-25-119806	LUST	IOWA CNTY HWY GARAGE	DODGEVILLE	Iowa	Low
04-25-043923	Spills	JACKS SERVICE CENTER	DODGEVILLE	Iowa	
03-25-002586	LUST	JACKS SERVICE CENTER	DODGEVILLE	Iowa	Low
09-25-294219	No Action Required	KOWALSKI-KIELER INC	DODGEVILLE	Iowa	
03-25-184263	LUST	KWIK TRIP INC	DODGEVILLE	Iowa	Unknown
09-25-296600	No Action Required	LANDS END	DODGEVILLE	Iowa	
09-25-296081	No Action Required	LOEFELHOLZ, PAULA	DODGEVILLE	Iowa	
04-25-264038	Spills	LOWER WYOMING VALLEY RD-SUB STATION	DODGEVILLE	Iowa	
03-25-000143	LUST	MCDONALDS RESTAURANT	DODGEVILLE	Iowa	High
09-25-291877	No Action Required	MEDICAL CARE FACILITY	DODGEVILLE	Iowa	
02-25-337873	ERP	MOBIL OIL BULK PLT - FORMER	DODGEVILLE	Iowa	
09-25-294592	No Action Required	MORTON BLDGS	DODGEVILLE	Iowa	
07-25-426805	General Property	MR TS EASY STOP	DODGEVILLE	Iowa	
09-25-295924	No Action Required	MR TS EASY STOP	DODGEVILLE	Iowa	
03-25-001085	LUST	RANDYS MARATHON SERV STA	DODGEVILLE	Iowa	High
03-25-001841	LUST	SEAY MACK PROPERTY	DODGEVILLE	Iowa	Unknown
04-25-050141	Spills	SECTION LINE RD	DODGEVILLE	Iowa	
04-25-042688	Spills	SPREAD .5 MI ON HWY 130 S OF FLOYD	DODGEVILLE	Iowa	

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04-25-051594	Spills	SPRING & UNION	DODGEVILLE	Iowa	
04-25-047460	Spills	SPRING VALLEY CREEK	DODGEVILLE	Iowa	
03-25-195795	LUST	ST JOSEPH PARISH SCHOOL	DODGEVILLE	Iowa	Low
04-25-391028	Spills	STH 151 & CTH D	DODGEVILLE	Iowa	
03-25-001108	LUST	TERRYS KERR MCGEE	DODGEVILLE	Iowa	High
02-25-001539	ERP	THOMAS OIL CO	DODGEVILLE	Iowa	High
04-25-052683	Spills	UNION & SPRING ST - IN STREAM	DODGEVILLE	Iowa	
04-25-050929	Spills	UNION/FOUNTIAN ST, SW CNR	DODGEVILLE	Iowa	
09-25-295575	No Action Required	UNITED METHODIST CHURCH	DODGEVILLE	Iowa	
03-25-001027	LUST	UNITED PARCEL SERVICE	DODGEVILLE	Iowa	High
04-25-191720	Spills	US ARMY RESERVE	DODGEVILLE	Iowa	
02-25-001698	ERP	WAGNER PROPERTY	DODGEVILLE	Iowa	High
04-25-043813	Spills	WDMP RADIO STATION FRONT YARD & HWY	DODGEVILLE	Iowa	
03-25-001241	LUST	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	Medium
03-25-002089	LUST	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	Low
04-25-037361	Spills	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	
09-25-293844	No Action Required	WI DNR GOVERNOR DODGE STATE PARK	DODGEVILLE	Iowa	
03-25-001680	LUST	WI DOT PROPERTY SITE #1	DODGEVILLE	Iowa	Low
03-25-001681	LUST	WI DOT PROPERTY SITE #2	DODGEVILLE	Iowa	Low
09-25-296175	No Action Required	ZIMMERMAN TRANSFER INC	DODGEVILLE	Iowa	
09-25-293092	No Action Required	BLACKHAWK BAIT SHOP	EDEN	Iowa	
04-25-179679	Spills	HWY 18 .2 MI W OF BLUE RIVER RD	EDEN	Iowa	
04-25-526131	Spills	TOWER RD	EDEN TN	Iowa	
04-25-042227	Spills	BAKER RD - N CITY LIMITS ST	EDMUND	Iowa	
04-25-049399	Spills	BAKERS ST	EDMUND	Iowa	
02-25-000934	ERP	INTERNATIONAL MINERALS & CHEMICAL CORP	EDMUND	Iowa	High
04-25-216128	Spills	W DITCH OF STH 39 S OF STH 18	EDMUND	Iowa	
09-25-297724	No Action Required	ARENA VIL & TN	ARENA TN	Iowa	
04-25-232654	Spills	4837 TOWER RD POLE # 7127010	HIGHLAND	Iowa	
04-25-043294	Spills	CTH I - 1 MI S OF HIGHLAND	HIGHLAND	Iowa	
04-25-172034	Spills	CTH I 200' N OF FIRE LANE 500	HIGHLAND	Iowa	
03-25-002510	LUST	DONS TIRE SERVICE	HIGHLAND	Iowa	Medium
04-25-528389	Spills	DRAVES, MICHAEL PROPERTY	HIGHLAND	Iowa	
04-25-039739	Spills	DRY DOG RD	HIGHLAND	Iowa	
03-25-002297	LUST	HIGHLAND HIGH SCHOOL	HIGHLAND	Iowa	Low
09-25-296451	No Action Required	HIGHLAND SCHOOL	HIGHLAND	Iowa	
04-25-049964	Spills	HIGHLAND TN	HIGHLAND	Iowa	
02-25-211160	ERP	HIGHLAND TN GARAGE	HIGHLAND	Iowa	Low
03-25-002544	LUST	HIGHLAND TN GARAGE	HIGHLAND	Iowa	Medium
04-25-179901	Spills	HWY 80 & CTH Q	HIGHLAND	Iowa	
04-25-278894	Spills	HWY 80 & CTH Q	HIGHLAND	Iowa	
02-25-116703	ERP	J & S LIQUID FERTILIZER	HIGHLAND	Iowa	Unknown
03-25-002200	LUST	MICHEK OIL CO BULK PLT	HIGHLAND	Iowa	Medium
03-25-002773	LUST	RICHGELS TRUCKING	HIGHLAND	Iowa	Low
03-25-248359	LUST	RICHGELS TRUCKING	HIGHLAND	Iowa	Low
02-25-000936	ERP	SCALES SALVAGE YARD	HIGHLAND	Iowa	Low
09-25-295512	No Action Required	TRAUSCH DISTRIBUTING CO	HIGHLAND	Iowa	
04-25-037197	Spills	HWY 39 .5 MI N OF CTH K	HOLLANDALE	Iowa	
04-25-528371	Spills	2336 S CLAY HILL	HOLLANDALE	Iowa	
04-25-051441	Spills	307 COMMERCE ST	HOLLANDALE	Iowa	

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03-25-241299	LUST	BLANCHARDVILLE COOP OIL	HOLLANDALE	Iowa	Unknown
04-25-047071	Spills	COMMERCE ST & MOSCOW ST	HOLLANDALE	Iowa	
03-25-002604	LUST	CORNER FEED & SUPPLY	HOLLANDALE	Iowa	High
03-25-257187	LUST	HOLLANDALE VIL	HOLLANDALE	Iowa	Unknown
09-25-297222	No Action Required	PECATONICA ELEMENTARY SCHOOL	HOLLANDALE	Iowa	
09-25-295634	No Action Required	VINCE WEIER PUMP SERVICE	HOLLANDALE	Iowa	
04-25-408386	Spills	MOORS SALVAGE & RECOVERY INC	KIELER	Iowa	
09-25-293552	No Action Required	EDMUND AG CENTER	LINDEN	Iowa	
03-25-000141	LUST	LARRYS SERVICE STATION	LINDEN	Iowa	Low
03-25-218049	LUST	LARRYS SERVICE STATION	LINDEN	Iowa	Low
03-25-178538	LUST	LINDEN CHEESE CO	LINDEN	Iowa	High
09-25-294024	No Action Required	IOWA GRANT HIGH SCHOOL	LIVINGSTON	Iowa	
03-25-151947	LUST	THE FRIENDLY PLACE	LIVINGSTON	Iowa	Unknown
04-25-049372	Spills	.1 MI W OF CNTY D ON HWY 39 W	MINERAL POINT	Iowa	
04-25-039355	Spills	114 SHAKERAG ST	MINERAL POINT	Iowa	
04-25-483979	Spills	66 LEE RD	MINERAL POINT	Iowa	
04-25-271205	Spills	743 USH 151	MINERAL POINT	Iowa	
04-25-052450	Spills	8118 MCKENNA RD	MINERAL POINT	Iowa	
03-25-152901	LUST	AMOCO QUIK STOP	MINERAL POINT	Iowa	Low
04-25-206408	Spills	BURR OAK RD & 3045 DRIVEWAY	MINERAL POINT	Iowa	
03-25-152147	LUST	CITGO	MINERAL POINT	Iowa	Low
04-25-233138	Spills	COMMERCE ST & OLD ARLINGTON RD (.1 M S)	MINERAL POINT	Iowa	
02-25-001660	ERP	DODGE POINT COUNTRY CLUB	MINERAL POINT	Iowa	Low
09-25-293476	No Action Required	DODGE POINT COUNTRY CLUB	MINERAL POINT	Iowa	
03-25-001422	LUST	FARMERS IMPLEMENT PROPERTY	MINERAL POINT	Iowa	Low
03-25-001066	LUST	FLEETGUARD INC NELSON DIV	MINERAL POINT	Iowa	Medium
04-25-391445	Spills	HWY 151 & COMMERCE ST	MINERAL POINT	Iowa	
04-25-045492	Spills	HWY 151 & DODGE ST	MINERAL POINT	Iowa	
04-25-171919	Spills	HWY 151 .2 MI S OF OAK PARK RD	MINERAL POINT	Iowa	
04-25-402178	Spills	HWY 18/151 OFF RAMP FOR HWY 23	MINERAL POINT	Iowa	
04-25-414573	Spills	INTERSECTION OF HWY 23 & 39	MINERAL POINT	Iowa	
03-25-193941	LUST	IOWA OIL CO - MINERAL PT SPEEDE SHOPPE	MINERAL POINT	Iowa	High
09-25-294035	No Action Required	J & D ANTIQUES	MINERAL POINT	Iowa	
04-25-047427	Spills	JORGENSON, KEVIN PROPERTY	MINERAL POINT	Iowa	
03-25-113363	LUST	KWIK TRIP #768	MINERAL POINT	Iowa	High
03-25-000142	LUST	MARRS SHELL	MINERAL POINT	Iowa	Low
03-25-193953	LUST	MARRS SHELL	MINERAL POINT	Iowa	Low
04-25-039403	Spills	MEXEBURG CHEESE FACTORY	MINERAL POINT	Iowa	
03-25-000247	LUST	MINERAL POINT ELEMENTARY SCHOOL	MINERAL POINT	Iowa	Medium
02-25-001305	ERP	MINERAL POINT ROASTER PILES	MINERAL POINT	Iowa	High
09-25-294558	No Action Required	MINERAL POINT STREET DEPT	MINERAL POINT	Iowa	
DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
02-25-223076	ERP	POAD OIL	MINERAL POINT	Iowa	Unknown
09-25-296025	No Action Required	RAYS GENERAL REPAIR	MINERAL POINT	Iowa	
03-25-272518	LUST	RIDGE ST	MINERAL POINT	Iowa	Low
07-25-363752	General Property	RIDGE ST	MINERAL POINT	Iowa	
02-25-170991	ERP	ROSS SOIL SERVICE	MINERAL POINT	Iowa	Unknown
03-25-001168	LUST	WAYNES AMOCO	MINERAL POINT	Iowa	Low
04-25-049809	Spills	WP&L SUBSTATION NEAR HWY 23	MINERAL POINT	Iowa	
04-25-174419	Spills	ASAP REPAIR SHOP	MONTFORT	Iowa	
04-25-206254	Spills	N SIDE OF STH 78 100' W OF MOSCOW RD	MOSCOW	Iowa	

Section H

Land Use Element

Section H				Land Use Element	
04-25-170504	Spills	AZIM RD 50 YSD N OF HWY 133	MUSCODA	lowa	
04-25-046922	Spills	GOODWEILER LAKE - LOWER WISCONSIN	MUSCODA	lowa	
04-25-443750	Spills	STH 151	N/A	lowa	
04-25-047308	Spills	HWY 133 & 80	PULASKI	lowa	
04-25-049965	Spills	1000 LOWER MIFFLIN RD	REWEY	lowa	
04-25-052319	Spills	316 MAIN ST	REWEY	lowa	
09-25-296841	No Action Required	BURNHAM LUMBER	REWEY	lowa	
09-25-294190	No Action Required	KERR-MCGEE	REWEY	lowa	
09-25-294964	No Action Required	REWEY ELEMENTARY SCHOOL	REWEY	lowa	
04-25-438181	Spills	NEW CALIFORNIA RD	REWEY TN	lowa	
03-25-187997	LUST	BADGER MART	RIDGEWAY	lowa	High
04-25-038582	Spills	CTH T & PIKES PEAK RD	RIDGEWAY	lowa	
09-25-294999	No Action Required	RIDGELAND FARM	RIDGEWAY	lowa	
02-25-242037	ERP	RIDGEWAY VIL	RIDGEWAY	lowa	Low
03-25-207263	LUST	TALLMAN SERVICE CENTER	RIDGEWAY	lowa	Low
04-25-045413	Spills	HWY 151 .25 MI S OF CTH Y	SPRING GREEN	lowa	
09-25-295408	No Action Required	SPRING GREEN RESTAURANT	SPRING GREEN	lowa	
04-25-038814	Spills	SPRING GREEN TRUCK STOP	SPRING GREEN	lowa	
03-25-217959	LUST	STAPLETON PROPERTY	SPRING GREEN	lowa	Unknown
04-25-038304	Spills	STH 23	SPRING GREEN	lowa	
04-25-044192	Spills	STH 23 W DITCH .2 MI S OF CTH C	SPRING GREEN	lowa	
03-25-002165	LUST	TALIESEN COMPLEX	SPRING GREEN	lowa	Low
03-25-002166	LUST	TALIESEN COMPLEX	SPRING GREEN	lowa	Low
03-25-002167	LUST	TALIESEN COMPLEX	SPRING GREEN	lowa	Low
03-25-000325	LUST	WI DNR TOWER HILL STATE PARK	SPRING GREEN	lowa	Low
04-25-039752	Spills	WPL SUB STATION	SPRING GREEN	lowa	
03-25-000144	LUST	WYOMING VALLEY SCHOOL	SPRING GREEN	lowa	Low
04-25-042190	Spills	WYOMING VALLEY SCHOOL	SPRING GREEN	lowa	
04-25-045782	Spills	HAYWARD CROSSING & HELENA RD	SPRING GREEN/ARENA	lowa	
04-25-526975	Spills	HAYWARD CROSSING & HELENA RD	SPRING GREEN/ARENA	lowa	
04-25-529054	Spills	CTH E, CTH G & LINDELL RD	UNKNOWN	lowa	
04-25-038743	Spills	HWY 18	UNKNOWN	lowa	
04-25-038857	Spills	OCONOMOWOC CANNING	UNKNOWN	lowa	
04-25-042667	Spills	WISCONSIN CHEESEMAN INC	UNKNOWN	lowa	
04-25-044732	Spills	HWY 195' W OF PRAIRIE RD	WALDWICK	lowa	
04-25-118512	Spills	SCHLIMGEN TRANSFER	WALDWICK	lowa	
02-25-000938	ERP	KLEMM TANK LINES	WYOMING	lowa	Low
04-25-530905	Spills	SNEAD CREEK RD	WYOMING TN	lowa	
04-25-051978	Spills	.1 MI N OF CTH A & HWY 151		lowa	
04-25-050795	Spills	1.5 MI N OF HWY 18 ON HWY 23		lowa	
04-25-039984	Spills	3 MI S OF MINERAL POINT - HWY 23		lowa	
04-25-039799	Spills	300 YDS NE OF H WARDELL HOME		lowa	
04-25-038576	Spills	BLUFF RIVER		lowa	
04-25-037692	Spills	CTH Z & HWY 18/151		lowa	
04-25-049813	Spills	FIELD #5		lowa	
04-25-039740	Spills	HWY 151 - S OF MINERAL POINT		lowa	
04-25-041693	Spills	HWY 23 AT DODGE ST		lowa	
04-25-052054	Spills	MINERAL POINT HIGH SCHOOL		lowa	
04-25-266933	Spills	NEXT TO OAK PARK WAYSIDE		lowa	
04-25-043879	Spills	OLD HWY 18-151 W OF STOP LIGHT		lowa	
04-25-042421	Spills	RED ROOSTER RESTAURANT		lowa	

04-25-039182	Spills	RT 3 SPRINGREEN	Iowa
04-25-038536	Spills	STH 133 1.5 MI E OF CTH G	Iowa
04-25-051786	Spills	WILLOW SPRINGS RD	Iowa

EXISTING AND POTENTIAL LAND USE CONFLICTS

There are a variety of land uses that can potentially cause land use conflicts. There are two common acronyms used to describe land use conflicts – NIMBY’s (Not In My Back Yard) and LULU’s (Locally Unwanted Land Uses). One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations.

The notion of a rural lifestyle is engendered by an association with the pleasant character of the landscape rather than potentially offensive noises, odors, and operations, which are a reality in agricultural areas. Increasing competition for available land tends to intensify the agricultural practices at a particular site thereby increasing the potential for conflict with non-rural residents.

Certainly education and communication at all levels is fundamental to the resolution of conflicts over land use. There is also a need to separate incompatible land uses while recognizing the efficiencies, which can be achieved through the integration of many of these land uses. This may be achieved, for example, through physical separation or a simple vegetative buffer designed to screen one land use from another. Land use zoning can also be used. Such practical strategies require landowners with potentially conflicting land uses to acknowledge their impact and then design their operations to account for this impact. A community approach utilizing physical solutions, planning strategies, and a long-term vision for the land will enable multiple lands uses to exist.

- Potential Land Use Conflicts**
- Landfills or Waste Facilities
 - Jails or Prisons
 - Halfway Houses or Group Homes
 - Airports, Highways, Rail Lines
 - Low Income Housing
 - Strip Malls and Shopping Centers
 - “Cell” Towers, Electrical Transmission Lines
 - Large Livestock Operations
 - Industrial or Manufacturing Operations

INTEGRATED LAND USE

Certainly education and communication at all levels is fundamental to the resolution of land use conflicts. Finding a way to preserve agricultural land, resolve farmer retirement investment issues, and address skyrocketing land prices is key. There is also a need to separate incompatible land uses while recognizing the benefits that can be achieved through land use integration. Integration may be achieved through physical separation or a simple vegetative buffer designed to screen one land use from another. Such practical strategies require landowners with potentially conflicting land uses to acknowledge their impact and then design their operations to account for this impact. A community approach utilizing physical solutions, planning strategies, and a long-term vision for the land will enable multiple land uses to exist.

FUTURE LAND USE

Small-town atmosphere, being near family and friends, and natural beauty are the top reasons why people choose to live in Iowa County. It stands to reason that people want to keep and improve their farms, maintain their homes and property, protect their investments, and improve their standard of living. However, existing homes and buildings will need remodeling, repairs, or improvements; new buildings, businesses, and homes will be constructed. In order to achieve its vision, Iowa County needs to preserve its small-town character, while protecting the unique natural beauty that appeals to so many.