

EXECUTIVE SUMMARY

The purpose of this section is to explain how the comprehensive plan will be utilized to guide future growth and development in Iowa County and is intended to serve as the blueprint for the future. As change is inevitable, the plan may need to be amended to appropriately reflect major changes. Section I will review how each section of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. The final part of this Section is a discussion on how the plan will be updated at a minimum of once every ten years.

**Wisconsin State Statute 66.1001(2)(i)*****(i) Implementation.***

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

IMPLEMENTATION POLICIES

The following are the implementation policies (not in order of priority) for each jurisdiction participating in the Iowa County Comprehensive Planning Process Iowa County. Non-participating jurisdictions include Town of Brigham, and Villages of Barneveld, Cobb, Livingston, Montfort, Muscoda, and Rewey.

1. Enforce local ordinances to maintain the character of existing and future land uses within Iowa County.

Local ordinances must be enforced consistently to support the participating jurisdiction's comprehensive plans.

2. Update the Iowa County comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.

This plan needs to be updated at least once every ten years. Depending on development or other changes, the plan may need to be updated on a more frequent basis.

3. Amend the comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.

Depending on what takes place in the County in the next twenty years, this comprehensive plan and enforcement ordinance may need to be amended. This should be done with extreme caution. Amendments should not be made simply to avoid local planning pressure.

CONSISTENCY AMONG PLAN ELEMENTS

As required by Wisconsin State Statute 66.1001 all elements included in this plan are consistent with one another and no known conflicts exist. All nine elements included in this plan work to achieve the desired future for the Iowa County.

PLAN ADOPTION

The first official action required to implement the Iowa County comprehensive plan is official recommendation of the plan by the County Planning and Development Committee. Once the local Plan Commission makes its resolution to recommend the Plan, the County Board then must adopt the Comprehensive Plan by ordinance as required by State Statute 66.1001. After the plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years.

LOCAL ORDINANCES AND REGULATIONS

The intent of the local ordinances and regulations is to control development of land within the participating jurisdictions. By carefully applying these local ordinances and regulations, Iowa County will be accomplishing policies of the Comprehensive Plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. Iowa County will continue to use the Iowa County Zoning Ordinance as the primary tool of enforcement.

PLAN AMENDMENTS

The County Board can amend the Iowa County Comprehensive Plan at any time. Amendments would be any changes to Plan maps or text. Amendments may be necessary due to changes in individual jurisdiction's policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the individual jurisdictions. Proposed amendments should be channeled through the Planning and Development Committee and then final action should occur at the County Board.

PLAN UPDATES

As required by Wisconsin State Statute the Comprehensive Plan needs to be updated at least once every ten years. An update is different than an amendment, as an update is a major revision of multiple plan sections including maps. This Plan was written based on variables that are ever changing and future direction might be inaccurately predicted. A Plan update must include public involvement, as well as an official public hearing.

COUNTY AND TOWN RURAL RESIDENTIAL SITING CRITERIA

The criteria below in **Table I.1a** must be met in order to comply with both the Iowa County Comprehensive Plan and the participating jurisdiction's Comprehensive Plans. County criteria are standard throughout the County in all participating towns. Town criteria (**Tables I.1b through I.1n**) are specific to each individual jurisdiction.

Table I.1a: Iowa County Rural Residential Siting Criteria

Complies	Does Not Comply	Iowa County Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement Required space to accommodate a septic system and back up system – unless connected to a municipal system.
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval Written approval from the respective town stating a driveway access would be permitted to this site.
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain Rezone must conform to any state and federal floodplain standards.
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland Rezone must conform to any state or local shoreland and wetland standards.
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc.
<input type="checkbox"/>	<input type="checkbox"/>	7. Compliance Town Criteria The rezone must comply with the minimum number of town standards required in Column B.

Table I.1b: Town of Arena Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (Development must comply with the minimum lot size of 5 acres – only 1 acre from Ag.)
<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard (1 home per 30 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards (Maximum of 4 users per driveway, see Town of Arena Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Slope (Driveway cannot exceed 10% grade.)
<input type="checkbox"/>	<input type="checkbox"/>	5. Minimum Structure Size (Development must be at least 1000 sq. ft exclusive of detached structures, 24 ft. wide, with 3/12 pitched roof)

Table I.1c: Town of Clyde Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (minimum lot size of 15 acres is preferred-see Section H of Town Plan for criteria for lots less than 15 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard (.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards (See Town of Clyde Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	5. Siting Criteria ((See Section H of Town Plan)
<input type="checkbox"/>	<input type="checkbox"/>	6. Impact on Town Roads
<input type="checkbox"/>	<input type="checkbox"/>	7. Prime Soils

Town Of Dodgeville Rural Residential Siting Criteria – Policies And Guidelines

Goals:

- To provide a tool to assure compliance with the Town’s Vision and Comprehensive Plan
- To site residential structures in the most appropriate location by taking into account and balancing a variety of factors with individual site characteristics.

Process:

- A site visit may be held by the Town Plan Commission with members of the Town Board and the Applicant to determine best site location for a residential structure.
- Public hearings will be held with the Town Plan Commission, Town Board, and the Applicant to review the following criteria to approve and/or determine best site location for a residential structure in the more rural areas of the Town.
- Fees may be required to be paid by the Applicant for public meetings, engineering reviews, and legal reviews that may be required or necessary.
- Criteria #1-6 must be met. These criteria will be verified at the public hearing, and if not met, the request will be denied.
- Criteria # 7-12 will be evaluated on a case by case basis, to determine if the proposed use compromises the Town’s Vision and Policies to find the most appropriate site location which balances a number of important factors and considerations. A number of considerations are listed for each criterion, but are not all-inclusive.
- See Chapter H Land Use in Comprehensive Plan, for general policies regarding the specific Area your parcel is located in. Some key policies are repeated in this document, others are additional guidelines to consider.

Table I.1d: Town of Dodgeville Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria (Criteria #1 – 6 must be met)
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size a. Agricultural/Open Space Area and Rural Residential Area. <ul style="list-style-type: none"> • 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. b. Urban Development Area <ol style="list-style-type: none"> 1. 2 acres if public water and sewer do not serve lot.

Table I.1d (cont.): Town of Dodgeville Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria (Criteria #1 – 6 must be met)
<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard a. Agricultural/Open Space Area 1. One residence per 35 acres. b. Rural Residential 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. c. Urban Development Area 1. 2 acres if public water and sewer do not serve lot. 2. See subdivision ordinance if lot will be served by public water and sewer.
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards a. Agricultural/Open Space and Rural Residential Area 1. 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. b. All residential areas 1. See Town of Dodgeville driveway ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Land Use Map
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Ordinances a. See Town of Dodgeville Code of Ordinances – Exception: Town ordinances that restrict noise, odors, keeping of animals, night-time lowing or harvesting, or other activities that could inhibit normal farm operations in the Agricultural and Open Space Area will not apply.
<input type="checkbox"/>	<input type="checkbox"/>	6. County Conservancy Overlay District a. Agricultural/Open Space Area and Conservancy Area • In order to comply with the Town’s agricultural and open space density standard or private conservancy programs, if lands are rezoned to comply with Iowa County’s Conservancy Overlay District requirements to restrict future residential development, none will be allowed.
Complies	Does Not Comply	Criteria (Criteria 7 – 12 will be assessed on a case-by-case basis.)
<input type="checkbox"/>	<input type="checkbox"/>	7. Slope a. General policy for all areas: 1. A setback distance of 50 feet from the upper point of any area which has a 45% slope or greater is required for all building sites located within the Town of Dodgeville. 2. Negative impacts on agricultural, cultural, or natural resources should be avoided. 3. All subdivision developers shall be required to institute permanent erosion control measures. 4. Sites will be evaluated regarding the actual slope existing, proposed disturbance, erosion, and land use impacts, and alternative sites that may be more appropriate.
<input type="checkbox"/>	<input type="checkbox"/>	8. Compatibility with Surrounding Land Uses a. All proposals will be evaluated for compatibility and to minimize impacts on surrounding land uses. b. Agricultural and Open Space Areas 1. Additional policies and guidelines that will be considered but are not limited to a. There will be no more than a minimal encroachment into existing or potential cropland. b. The remaining site has enough crop yield potential to be viable for agricultural use. c. There is adequate access to the site to accommodate necessary agricultural equipment. d. The slope of the site is appropriate for agricultural uses without being subject to erosion problems. e. The project will cause no more than a minimum of land disturbance on the entire property. f. There are no other sites on the property that could be reasonably utilized for construction of a building. g. The activity will not have adverse impact on existing agricultural operations in the vicinity.

Table I.1d (cont.): Town of Dodgeville Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria (Criteria 7 – 12 will be assessed on a case-by-case basis.)
<input type="checkbox"/>	<input type="checkbox"/>	9. Impact on Town Roads a. General Policies 1. Road access safety and ability access of emergency service vehicles to structures and people are top priorities. See Town of Dodgeville Code of Ordinances, Driveway Ordinance Chapter. 2. Impacts to Town infrastructure and taxation costs will be evaluated and minimized. b. Agricultural/Open Space Areas and Rural Residential Area 1. 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.
<input type="checkbox"/>	<input type="checkbox"/>	10. Visual/Aesthetic Standards a. General policies 1. Preservation of rural character is a top priority. 2. 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. 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. b. Agricultural/Open Space Area and Rural Residential Area 1. Locate in areas that are least likely to block or disturb scenic vistas.
<input type="checkbox"/>	<input type="checkbox"/>	11. History of Use on the Site a. Agricultural/Open Space Area and Rural Residential Area 1. There will be minimal encroachment into active agricultural farm operations including lands historically exhibiting good crop yields or capable of such yields. 2. History of use of the site, parcel/lot size, and production capability will be considered.

Table I.1e: Town of Eden Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Density Standard 1 home per 40 acres, can petition for 2 nd home but not on prime soils.
<input type="checkbox"/>	<input type="checkbox"/>	2. Minimum Lot Size Development must comply with the minimum lot size of 2 acres.
<input type="checkbox"/>	<input type="checkbox"/>	3. Conservancy Zoning/Deed Restrictions See Section H, Land Use Element.
<input type="checkbox"/>	<input type="checkbox"/>	4. Driveway Standards Clear brush 25 ft. from center of drive on both sides and 14 ft. high; multiple users allowed. See Town of Eden Driveway Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	7. Slope Driveway cannot exceed 15% grade, building site cannot exceed 30% grade.
<input type="checkbox"/>	<input type="checkbox"/>	8. Compatibility with Surrounding Land Uses
<input type="checkbox"/>	<input type="checkbox"/>	9. Visual/Aesthetic Standards (Review by Plan Commission.)

Table I.1f: Town of Highland Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size Development must comply with the minimum lot size of 2 acres.
<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard none
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards See Town of Highland Driveway Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	5. Slope Standard erosion control currently proposed under UDC standards.

Table I.1g: Town of Linden Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimize impact on rural character a. Implement rest of criteria b. Prohibit subdivisions (3 or more contiguous lots or 5 acres or less, rezoned within 5 years)
<input type="checkbox"/>	<input type="checkbox"/>	2. Maximize protection of agricultural land which has had a history of being farmed. a. Discourage building in middle of farm field or pasture – should be on edge b. Encourage any additional house on a farmstead be built within 300 feet of existing buildings.
<input type="checkbox"/>	<input type="checkbox"/>	3. Minimize impact on open space. a. Encourage building only along tree lines, driveways, property lines, etc.
<input type="checkbox"/>	<input type="checkbox"/>	4. Minimize impact on forested lands. a. Preserve as many mature trees as possible
<input type="checkbox"/>	<input type="checkbox"/>	5. Minimize erosion on steep slopes a. Building on slopes over 20% must take measures to reduce erosion
<input type="checkbox"/>	<input type="checkbox"/>	6. Minimize conflicts with surrounding land uses. a. Building must send registered letter to all adjoining landowners informing them of his/her plan. b. Minimum set-backs from farms and lot lines in accordance with County guidelines.
<input type="checkbox"/>	<input type="checkbox"/>	7. Comply with driveway ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	8. Comply with Land Use Map
<input type="checkbox"/>	<input type="checkbox"/>	9. Minimum lot size – 2 acres recommended.
<input type="checkbox"/>	<input type="checkbox"/>	10. Comply with Town ordinances.
<input type="checkbox"/>	<input type="checkbox"/>	11. Comply with Town Siting Ordinance.

Table I.1h: Town of Mifflin Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size Development must comply with the minimum lot size of 1 acre.
<input type="checkbox"/>	<input type="checkbox"/>	2a. Density Standard: Enforce a density standard of one home per 40 acres at the time of implementation. <ol style="list-style-type: none"> 1. If a property owner has a “stand alone” parcel of less than 40 acres at the time of implementation, they are eligible for one building right on that parcel if they meet all required building criteria. 2. If a property owner has a 40-acre parcel at the time of implementation, they are eligible for one building right on that parcel if they meet all required building criteria. 3. If a property owner has a contiguous parcel of between 41 and 79 acres at the time of implementation, they are eligible for a second building right if they meet all required building criteria. 4. Any existing home site at the time of implementation will be considered as having fulfilled the density limit for that parcel and will not be eligible for another building site unless the land parcel is greater than 40 acres. See criterion 8.c above.
<input type="checkbox"/>	<input type="checkbox"/>	2b. 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.
<input type="checkbox"/>	<input type="checkbox"/>	2c. Require property owners to place the balance of acres from the density restriction in conservancy zoning (i.e. 40-acres are owned; 5-acres are set aside for a house site; the remaining 35-acres is placed in Conservancy) to protect the rural character of the Town.
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards - Require all new driveway construction to conform to the minimum standards of the Town of Mifflin Driveway Ordinance. All driveways in the Town of Mifflin must comply with the Town of Mifflin Driveway Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	5. Compatibility with Surrounding Land Uses - Encourage all new development to be compatible with the surrounding land uses. It is encouraged to avoid putting 3 homes next to large dairies.
<input type="checkbox"/>	<input type="checkbox"/>	6. Impact on Town Roads Number of dead-end town roads – upgraded by developer.
<input type="checkbox"/>	<input type="checkbox"/>	7. Visual/Aesthetic Standards - It is encouraged that development not be visible from road.
<input type="checkbox"/>	<input type="checkbox"/>	8. Prime Soils - It is encouraged that no buildings be put on Class I and II soils.
<input type="checkbox"/>	<input type="checkbox"/>	9. Other <ol style="list-style-type: none"> a. Review all new development for impacts on Town roads. b. Review all new development for visual and aesthetics standards. c. Discourage new residential development from being placed on Class I and II soils.

Table I.1i: Town of Mineral Point Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Meet with the Town of Mineral Point Plan Commission to Review Request
<input type="checkbox"/>	<input type="checkbox"/>	2. Comply with the Density Standard of 1 Home per 40 Acres
<input type="checkbox"/>	<input type="checkbox"/>	3. Compliance with Town Land Use Map, Map H.1
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	5. Minimum Lot Size 1 Acre
<input type="checkbox"/>	<input type="checkbox"/>	6. Compatibility with Surrounding Land Uses
<input type="checkbox"/>	<input type="checkbox"/>	7. Agricultural Impact Determination
<input type="checkbox"/>	<input type="checkbox"/>	8. Visual Impact Determination
<input type="checkbox"/>	<input type="checkbox"/>	9. Compliance with the Town of Mineral Point Driveway Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	10. Provide a Detailed Site Map

Table I.1j: Town of Moscow Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size The Town recommends a minimum lot size of 5 acres.
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway Standards See Town of Moscow Driveway Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	3. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	4. Slope Driveway slope cannot exceed 10% grade. See Town of Moscow's Driveway Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	5. Impacts on Town Roads
<input type="checkbox"/>	<input type="checkbox"/>	6. GPS map and Certified Survey Map
<input type="checkbox"/>	<input type="checkbox"/>	7. List of Current/Proposed Easements
<input type="checkbox"/>	<input type="checkbox"/>	8. Required Viewing of Any Conditional Use Sites
<input type="checkbox"/>	<input type="checkbox"/>	9. Fees Required Before Any Site Viewing

Table I.1k: Town of Pulaski Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (Development must comply with the minimum lot size of 2 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	2. (1 home per 40 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards (See Town of Pulaski Driveway Ordinance.)
		4. Compliance with Town Land Use Map
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	6. Slope (Slope of Driveway will be taken into consideration.)
<input type="checkbox"/>	<input type="checkbox"/>	7. Compatibility with Surrounding Land Uses
<input type="checkbox"/>	<input type="checkbox"/>	8. History of Use on the Site

Table I.1l: Town of Ridgeway Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (One acre - Development must have adequate space for facilities (e.g. well, septic field))
<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard (none)
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards (See Town of Ridgeway Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Land Use Map
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	6. Compatibility with Surrounding Land Uses
<input type="checkbox"/>	<input type="checkbox"/>	7. Visual/Aesthetic Standards
<input type="checkbox"/>	<input type="checkbox"/>	8. Prime Soils (Development must preserve Ag land.)

Table I.1m: Town of Waldwick Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (Development must comply with the minimum lot size of 3 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard (1 home per 40 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards (Driveway must not exceed 1320 ft in length, see Town of Waldwick Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Prime Soils (Development should protect Ag land.)

Table I.1n: Town of Wyoming Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (Development must comply with the minimum lot size of 15 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway Standards (See the Town of Wyoming Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Compliance with Town Ordinances (Development must comply with Town's Building Siting Ordinance and Land Division Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Visual/Aesthetic Standards (Development must comply with Town's Building Siting Ordinance and Land Division Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	5. Prime Soils (Development should avoid class I, II, III soils)

COUNTY AND TOWN COMMERCIAL SITING CRITERIA

The criteria below in **Table I.2a** must be met in order to comply with both the Iowa County Comprehensive Plan and the participating jurisdiction's Comprehensive Plans. County criteria are standard throughout the County in all participating towns. Town criteria (**Tables I.2b through I.2n**) are specific to their own individual needs.

Table I.2a: Iowa County Commercial Siting Criteria

Complies	Does Not Comply	Iowa County Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement Required space to accommodate a septic system and back up system – unless connected to a municipal system.
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of an Environment Impact Study if necessary); type of water conservation techniques will be used in business.
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval Written approval by the highway authority and the respective town stating a driveway access would be permitted to this site.
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)
<input type="checkbox"/>	<input type="checkbox"/>	7. Social impacts (Traffic patterns; compatibility with surrounding land use; potential ancillary development.)

Table I.2b: Town of Arena Commercial Siting Criteria

Complies	Does Not Comply	Criteria
		1. Feasibility of Business:
<input type="checkbox"/>	<input type="checkbox"/>	a. Business Plan: Does the proposal have a business plan?
<input type="checkbox"/>	<input type="checkbox"/>	b. Financing: Is financing in place?
<input type="checkbox"/>	<input type="checkbox"/>	c. Phased Development: Depends on time of phasing, number of phases.
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval: Must meet Town Plan
		3. Social Impacts:
<input type="checkbox"/>	<input type="checkbox"/>	a. Aesthetics: Minimize visual impact
<input type="checkbox"/>	<input type="checkbox"/>	b. Sense of Neighborhood: Minimal residential impact
<input type="checkbox"/>	<input type="checkbox"/>	c. Potential Ancillary Development: Case by case basis
		4. Natural Resource Impacts:
<input type="checkbox"/>	<input type="checkbox"/>	a. Air Quality: Meet DNR permitting standards.
<input type="checkbox"/>	<input type="checkbox"/>	b. Water Quality: Meet DNR permitting standards.
<input type="checkbox"/>	<input type="checkbox"/>	c. Erosion: DNR and Town Driveway permit
<input type="checkbox"/>	<input type="checkbox"/>	d. Noises: Planning review
<input type="checkbox"/>	<input type="checkbox"/>	e. Odors: Planning review
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map: Must comply with Town Land Use Map.
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances: Must comply with Town Plan.

Table I.2c: Town of Clyde Commercial Siting Criteria

Complies	Does Not Comply	Criteria
		1. Feasibility of Business - Required
<input type="checkbox"/>	<input type="checkbox"/>	- Business Plan: the Town will require a document that shows the business proposal including the physical details of the site as well as a document showing the projected feasibility of success.
<input type="checkbox"/>	<input type="checkbox"/>	- Financing: must be able to demonstrate how business will be financed.
<input type="checkbox"/>	<input type="checkbox"/>	- Phased Development: to minimize impact on Town infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval – not to exceed Town standards.
		3. Social Impacts
<input type="checkbox"/>	<input type="checkbox"/>	- Traffic patterns: frequency and type of traffic.
<input type="checkbox"/>	<input type="checkbox"/>	- Aesthetics: preserve natural scenic beauty.
<input type="checkbox"/>	<input type="checkbox"/>	- Sense of Neighborhood: conform with rural town character.
<input type="checkbox"/>	<input type="checkbox"/>	- Potential Ancillary Development: potential scale and compatibility.
		4. Natural Resource Impacts
<input type="checkbox"/>	<input type="checkbox"/>	- Air Quality Impacts: limit airborne emissions for safety and aesthetics.
<input type="checkbox"/>	<input type="checkbox"/>	- Water Quality Impacts: maintain existing water quality standards.
<input type="checkbox"/>	<input type="checkbox"/>	- Erosion Potential: require erosion control plans and permits.
<input type="checkbox"/>	<input type="checkbox"/>	- Noise Impacts: type and level
<input type="checkbox"/>	<input type="checkbox"/>	- Odor Impacts: type and level
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (Business must be in accordance with the Town of Clyde Land Use Map.)

<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances (Business must be in accordance with Town of Clyde ordinances.)
<input type="checkbox"/>	<input type="checkbox"/>	7. Other Criteria The Town of Clyde is neither seeking nor encouraging new commercial development.

TOWN OF DODGEVILLE COMMERCIAL SITING CRITERIA – POLICIES AND GUIDELINES

Goals:

- To provide a tool to assure compliance with the Towns Vision and Comprehensive Plan
- To site commercial business and structures in the most appropriate location by taking into account and balancing a variety of factors with individual business proposals and site characteristics.
- To provide to a prospective businesses guidelines and issues to consider and plan for

Process:

- A site visit may be held by the Town Plan Commission with members of the Town Board and the Applicant to determine best site location for a commercial structure.
- Public hearings will be held with the Town Plan Commission, Town Board, and the Applicant to review the following criteria to approve and/or determine best site location for a commercial structure.
- Fees may be required to be paid by the Applicant for public meetings, engineering reviews, and legal reviews that may be required or necessary.
- Criteria #1-3 must be met. These criteria will be verified at the public hearing, and if not met, the request will be denied.
- Criteria # 4-7 will be evaluated on a case-by-case basis, to determine if the proposed use fits in with the Towns Vision and Policies. A number of considerations are listed for each criterion; however some may not apply to some proposed uses, and are not all-inclusive. Evaluations of proposals, and the level of detail and format of compliance verification, will vary from case to case. For instance, some proposals may only be required to have a site sketch or an aerial, others may provide photos and some may require actual site visits. Verbal presentation to simple written documentation may suffice in many cases, where more professional and formal documentation may be required in other cases, depending on the scope and impacts of the proposed project.
- See Chapter H Land Use in the Comprehensive Plan, for general policies regarding the specific area where your parcel is located.
- Key policies are noted in this document, along with additional guidelines that may be considered on a case-by-case basis.

Table I.2d: Town of Dodgeville Commercial Siting Criteria

Complies	Does Not Comply	Criteria (Note: criteria 1 – 3 must be met.)
<input type="checkbox"/>	<input type="checkbox"/>	1. Access/Driveway Approval <ol style="list-style-type: none"> a. Safe driveway siting access to public road will be required. b. Driveways shall comply with Town and/or County codes. c. Driveways design shall be appropriate for user type and volume. d. Off street parking area shall be sufficient for volume of users.
<input type="checkbox"/>	<input type="checkbox"/>	2. Compliance with Town Land Use Map <ol style="list-style-type: none"> a. Proposed development must be in accordance with the Town Land Use Map.
<input type="checkbox"/>	<input type="checkbox"/>	3. Compliance with Town, County, and State Regulations <ol style="list-style-type: none"> a. Development must comply with all applicable Town ordinances, including but not limited to: Solid Waste and Recycling, Building Permit, Assemblage Permit, Building Siting as well as all applicable State and County regulations and permits.

Table I.2d (cont.): Town of Dodgeville Commercial Siting Criteria

Complies	Does Not Comply	Criteria (Note: Criteria 4 –7 Will Be Assessed On A Case-By-Case Basis)
<input type="checkbox"/>	<input type="checkbox"/>	<p>4. Social Impacts</p> <ul style="list-style-type: none"> a. Traffic patterns and road infrastructure will be evaluated to provide for safety and appropriate management. b. Visual / Aesthetic Impacts - visual impacts such as building location siting, lighting, signs, and use of extreme size and materials will be limited, and may require fencing and/or landscaping. c. Compatibility with surrounding land uses / sense of neighborhood will be maintained. d. Potential ancillary development – potential impacts may be evaluated. e. History of Use on site may be reviewed to assist in determining if proposed use is compatible with existing site and neighborhood land uses. f. Public nuisances or safety hazards will not be allowed. g. Outdoor storage of materials, equipment, or supplies will be evaluated and may be limited. h. Developments of housing, transportation, schools, confined animal feeding operations, utility or community facilities developments will be evaluated and applicant should be prepared to provide a social impact statement and/or study.
<input type="checkbox"/>	<input type="checkbox"/>	<p>5. Impacts to Agricultural, Natural, and Cultural Resources</p> <ul style="list-style-type: none"> a. Air Quality - air quality impacts and emissions may be evaluated and limited to protect air quality and aesthetics. b. Agricultural <ul style="list-style-type: none"> 1. The activity will not convert land that has been devoted primarily to agricultural use. 2. The activity will not limit the surrounding land's potential for agricultural use. 3. The activity will not negatively affect adjacent legal existing agricultural uses and operations on the owners land or on other properties. c. Cultural Resources - impacts to cultural resources may be evaluated and minimized. d. Erosion Management - erosion impacts will be evaluated in order to minimize and manage appropriately. This may require Town engineer review at the applicant's expense. e. Noises – the type, volume, and hours of noise will be evaluated and may be restricted. f. Odors – the type, volume, and schedule of odors will be evaluated and may be restricted. g. Water Quality <ul style="list-style-type: none"> 1. Water and septic capacity and public utility services shall be appropriate, safe, and adequate. 2. Impacts on surface and groundwater will be evaluated and limited to protect water quality and quantity. h. Waste - any waste and recyclable material shall be stored, treated, and disposed of according to a disposal plan that complies with State, County, and Town regulations as approved by the Town Board. i. Governor Dodge State Park: the area around the present boundary of the Park will have limitations on business ventures. j. Any new housing, transportation, schools, confined animal feeding operations, utility or community facilities developments will be evaluated and applicant should be prepared to provide an agricultural, natural, and cultural impact statement and/or study.
<input type="checkbox"/>	<input type="checkbox"/>	<p>6. Feasibility</p> <ul style="list-style-type: none"> a. Business Plan and Financing – information regarding financial issues may be asked for depending on type, scope, and size of business. The intent is not to intrude into personal financial matters, but to assure the Town that the proposal and accompanying infrastructure will be supported appropriately. b. Phased Development - Business proposals may be evaluated to determine if they should be classified as a Planned Complex Development, if so, those standards will apply. c. Developments of housing, transportation, schools, confined animal feeding operations, utility or community facilities developments will be evaluated and applicant should be prepared to provide an economic impact statement and/or study. d. New Structures - preliminary plans for any new structure will be presented to the Town Plan Commission, approved by the Town Board, and shall include: site plan, elevation views, and floor plans. In addition, Wisconsin Uniform Dwelling Code and Commercial Code may apply and a permit may be required.

Table I.2d (cont.): Town of Dodgeville Commercial Siting Criteria

Complies	Does Not Comply	Criteria (Note: Criteria 4 –7 Will Be Assessed On A Case-By-Case Basis)
<input type="checkbox"/>	<input type="checkbox"/>	<p>7. Adaptive Reuse If located in the Agricultural Conservation Area or the Rural Development Area and proposing an Adaptive Reuse Business, the following will apply:</p> <p>a. Adaptive reuse of existing farm buildings and dwellings, by the resident owner, or the resident lessee, may be permitted by conditional use if the following conditions are met.</p> <ol style="list-style-type: none"> 1. Criteria 1 – 6 have been met. 2. All new business activity is encouraged to be contained within existing buildings when possible, otherwise new structures and buildings must be compatible and contextual with existing structures and buildings on the proposed farm site. 3. Any existing buildings used will be appropriately modified to create a safe workplace without significant change in the exterior appearance. 4. Employees who are not members of the resident’s family will be limited.

Table I.2e: Town of Eden Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business – a written plan based on market studies.
<input type="checkbox"/>	<input type="checkbox"/>	<p>2. Driveway/Access Approval</p> <p>a. An architectural rendering for the building, the driveway, all points of access, employee and customer parking, lights, signs, fences.</p> <p>b. A written plan which shows estimated use by vehicles of different weights and sizes.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>3. Social Impacts – a written plan that</p> <p>a. shows impacts on Town traffic patterns</p> <p>b. assesses safety issues realistically</p> <p>c. details information about proposed lights, signs, and fences</p> <p>d. respects Eden Town’s sense of neighborhood by proving compatibility with adjacent land use and character, banning adult entertainment, and anticipating ancillary development</p> <p>e. anticipates a win/win partnership with the Town and its residents.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>4. Natural Resource Impacts – a written plan that</p> <p>a. limits airborne emissions for safety and aesthetics</p> <p>b. guarantees control of water use and septic capacity</p> <p>c. works for compatibility with neighboring uses</p> <p>d. details measures which will be taken to prevent chemical infiltration of local soils</p>
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map – The proposed development must comply with the Eden Town Land Use Map.
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances – The proposed development must comply with all Eden Town ordinances.

Table I.2f: Town of Highland Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval
<input type="checkbox"/>	<input type="checkbox"/>	3. Social Impacts
<input type="checkbox"/>	<input type="checkbox"/>	4. Natural Resource Impacts
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (Business need not be in accordance with the Town of Highland Land Use Map.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Other Criteria
<input type="checkbox"/>	<input type="checkbox"/>	a. All commercial development must be along County and State Roads within the Town of Highland.

<input type="checkbox"/>	<input type="checkbox"/>	b. Minimum lot size for commercial is five (5) acres.
<input type="checkbox"/>	<input type="checkbox"/>	c. Commercial building setback is 75 feet from road.
<input type="checkbox"/>	<input type="checkbox"/>	d. Town of Highland Comprehensive Plan is reviewed once a year.

Table I.2g: Town of Linden Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business
<input type="checkbox"/>	<input type="checkbox"/>	a. Business Plan: evidence of some research into probability of success.
<input type="checkbox"/>	<input type="checkbox"/>	b. Financing: verification of adequate financing
<input type="checkbox"/>	<input type="checkbox"/>	c. Phased Development: current plans for expansion
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval – refer to the Town of Linden Driveway Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	3. Social Impacts
<input type="checkbox"/>	<input type="checkbox"/>	a. Traffic patterns: how much traffic/what kind/where: town, county, or state roads?
<input type="checkbox"/>	<input type="checkbox"/>	b. Aesthetics: screening/fencing/landscaping to minimize negative visual impact.
<input type="checkbox"/>	<input type="checkbox"/>	c. Potential Ancillary Development: what is potential for future businesses?
<input type="checkbox"/>	<input type="checkbox"/>	4. Natural Resource Impacts
<input type="checkbox"/>	<input type="checkbox"/>	a. Air Quality Impacts
<input type="checkbox"/>	<input type="checkbox"/>	b. Natural Resource Impacts - Water Quality Impacts
<input type="checkbox"/>	<input type="checkbox"/>	c. Natural Resource Impacts - Water Quantity: impacts on groundwater
<input type="checkbox"/>	<input type="checkbox"/>	d. Natural Resource Impacts - Erosion Potential
<input type="checkbox"/>	<input type="checkbox"/>	e. Natural Resource Impacts - Noise
<input type="checkbox"/>	<input type="checkbox"/>	f. Natural Resource Impacts - Odor
<input type="checkbox"/>	<input type="checkbox"/>	g. Natural Resource Impacts - Other Criteria: is business dependent on natural resources (e.g. water, timber)? Should environmental impact statements be required for businesses over a certain size?
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (Business must be in accordance with the Town of Linden Land Use Map.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances (Business must be in accordance with Town of Linden ordinances.)

Table I.2h: Town of Mifflin Commercial Siting Criteria

Complies	Does Not Comply	Criteria
		1. Feasibility of Business
<input type="checkbox"/>	<input type="checkbox"/>	a. Business Plan: a written business plan, evidence of some research into probability of success.
<input type="checkbox"/>	<input type="checkbox"/>	b. Phased Development: current plans for expansion.
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval

		3. Social Impacts
<input type="checkbox"/>	<input type="checkbox"/>	a. Traffic patterns: how much traffic/what kind/where: town, county, or state roads?
<input type="checkbox"/>	<input type="checkbox"/>	b. Aesthetics: screening/fencing/landscaping to minimize negative visual impact.
<input type="checkbox"/>	<input type="checkbox"/>	c. Sense of Neighborhood: does development fit in with surrounding land use?
		4. Natural Resource Impacts
<input type="checkbox"/>	<input type="checkbox"/>	a. Natural Resource Impacts - Air Quality Impacts: does development have potential to negatively impact air quality? What emissions and how will they be handled?
<input type="checkbox"/>	<input type="checkbox"/>	b. Natural Resource Impacts - Water Quality Impacts: does development have potential to negatively impact water quality? What chemicals are generated?
<input type="checkbox"/>	<input type="checkbox"/>	c. Natural Resource Impacts - Noise Impacts: what types of noise, noise levels, and times of noise.
<input type="checkbox"/>	<input type="checkbox"/>	d. Natural Resource Impacts - Odor Impacts: what types and strengths of smells?
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (Business must be in accordance with the Town of Mifflin Land Use Map.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances (Business must be in accordance with Town of Mifflin ordinances.)

Table I.2i: Town of Mineral Point Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Meet with the Town of Mineral Point Planning Commission to review request The applicant's business plan will be reviewed to help in determining the business' feasibility, anticipated growth and compatibility of business with township planning goals.
<input type="checkbox"/>	<input type="checkbox"/>	2. Compliance with Town Land Use Map, Map H.1 Small, home-based businesses that expand beyond their residential confines must be rezoned (at the county level) to a business designation. Rezoning also may be required if traffic and parking concerns at the business location are determined by the commission and the town board to warrant rezoning.
<input type="checkbox"/>	<input type="checkbox"/>	3. Compatibility with Surrounding Land Uses
<input type="checkbox"/>	<input type="checkbox"/>	4. Visual Impact Determination
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with the Town Driveway Ordinance County and/or state approvals may also be needed
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances Development must comply with town ordinances, including siting criteria.
<input type="checkbox"/>	<input type="checkbox"/>	7. Restrictions on outdoor advertising
<input type="checkbox"/>	<input type="checkbox"/>	8. Natural Resource Impacts Impacts such as air quality, water quality, erosion, noise and odors will be evaluated by the township, county and the state. Businesses that require extensive water and sewage systems (as determined by commission, town board, county and state officials) are not encouraged in the agricultural areas of the township. These types of businesses should be connected to the City of Mineral Point water and sewer system.

Table I.2j: Town of Moscow Commercial Siting Criteria (listed in level of priority)

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business: a written business plan is required.
<input type="checkbox"/>	<input type="checkbox"/>	2. Required Viewing of Any Conditional Use Site
<input type="checkbox"/>	<input type="checkbox"/>	3. Business Plan: a written business plan is required.
<input type="checkbox"/>	<input type="checkbox"/>	4. Phased Development: the Town will require a written plan projecting future growth.

<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (Development must comply with the Town of Moscow Land Use Map.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances (Development must comply with the Town of Moscow ordinances.)
<input type="checkbox"/>	<input type="checkbox"/>	7. Driveway/Access Approval
<input type="checkbox"/>	<input type="checkbox"/>	7a. Other: encourage traffic patterns to County and State roads; require a map to show traffic patterns.
		8. Natural Resource Impacts
<input type="checkbox"/>	<input type="checkbox"/>	a. Air Quality Impacts: must preserve the Town's high air quality.
<input type="checkbox"/>	<input type="checkbox"/>	b. Water Quality Impacts: must preserve the Town's high water quality.
<input type="checkbox"/>	<input type="checkbox"/>	c. Erosion Potential: erosion prevention is a priority.
<input type="checkbox"/>	<input type="checkbox"/>	d. Noise Impacts: noise control is expected depending on nature of business.
<input type="checkbox"/>	<input type="checkbox"/>	e. Odor Impacts: odor control is expected depending on nature of business.
<input type="checkbox"/>	<input type="checkbox"/>	f. Other: chemical infiltration of soils
		9. Social Impacts
<input type="checkbox"/>	<input type="checkbox"/>	a. Traffic patterns: have a map showing future traffic patterns.
<input type="checkbox"/>	<input type="checkbox"/>	b. Aesthetics: keep property organized and tidy.
<input type="checkbox"/>	<input type="checkbox"/>	c. Sense of Neighborhood: approval by neighboring property owners and businesses.
<input type="checkbox"/>	<input type="checkbox"/>	d. Potential Ancillary Development: ancillary developments must meet all of above criteria.
<input type="checkbox"/>	<input type="checkbox"/>	10. Other Criteria Service oriented businesses, retail sales, and self-employment businesses will be encouraged but the Town of Moscow is not encouraging heavy industrialization.

Table I.2k: Town of Pulaski Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business - Required
<input type="checkbox"/>	<input type="checkbox"/>	– Business Plan: will not require financing source in all cases.
<input type="checkbox"/>	<input type="checkbox"/>	– Financing: designate financing source.
<input type="checkbox"/>	<input type="checkbox"/>	– Phased Development: to establish expansion plans
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval - Required
		3. Social Impacts - Required
<input type="checkbox"/>	<input type="checkbox"/>	Aesthetics – refer to Building and Siting Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	Sense of Neighborhood – refer to Building and Siting Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	4. Natural Resource Impacts – must meet Federal and State standards
<input type="checkbox"/>	<input type="checkbox"/>	Air Quality Impacts – requires DNR permit if necessary
<input type="checkbox"/>	<input type="checkbox"/>	Water Quality Impacts – requires private septic approval from Dept. of Commerce
<input type="checkbox"/>	<input type="checkbox"/>	Erosion Potential – requires erosion control permits from Dept. of Commerce and DNR.
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	7. Other Criteria The Town recognizes the shortcomings of rural sites for most businesses. It would be our intent to encourage development that would utilize nearby municipal water and sewer systems where appropriate.

Table I.2l: Town of Ridgeway Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business - Required
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval – not to exceed Town standards.
<input type="checkbox"/>	<input type="checkbox"/>	3. Social Impacts – the Town will look at negative and positive impacts.

<input type="checkbox"/>	<input type="checkbox"/>	- Traffic patterns: look at road maintenance and safety
<input type="checkbox"/>	<input type="checkbox"/>	- Aesthetics: how does it affect people around it?
<input type="checkbox"/>	<input type="checkbox"/>	- Sense of Neighborhood: how does it affect people around it?
<input type="checkbox"/>	<input type="checkbox"/>	- Potential Ancillary Development: Will it fit in the future?
4. Natural Resource Impacts		
<input type="checkbox"/>	<input type="checkbox"/>	- Air Quality Impacts: will it pollute air in future?
<input type="checkbox"/>	<input type="checkbox"/>	- Water Quality Impacts: will quality or supply be affected?
<input type="checkbox"/>	<input type="checkbox"/>	- Erosion Potential: will erosion be controlled during construction?
<input type="checkbox"/>	<input type="checkbox"/>	- Noise Impacts: will noise be an issue?
<input type="checkbox"/>	<input type="checkbox"/>	- Odor Impacts: do not allow if smell will affect neighbors.
5. Compliance with Town Land Use Map		
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances – Development must comply with Town of Ridgeway land use ordinances.
<input type="checkbox"/>	<input type="checkbox"/>	7. Other Criteria – The Town’s focus is on how a proposed development affects the community and neighbors, not as much so for on potential success of the business.

Table I.2m: Town of Waldwick Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business – Written business plan showing business feasibility.
<input type="checkbox"/>	<input type="checkbox"/>	Nature of business
<input type="checkbox"/>	<input type="checkbox"/>	Size of business
<input type="checkbox"/>	<input type="checkbox"/>	Phased developments - are there plans beyond initial plan to expand.
<input type="checkbox"/>	<input type="checkbox"/>	Business history of applicant: has applicant other businesses? If so, where and what are they?
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval – Written approval from the respective town stating a driveway access would be permitted at this site.
3. Social Impacts		
<input type="checkbox"/>	<input type="checkbox"/>	Traffic patterns – hours of activity
<input type="checkbox"/>	<input type="checkbox"/>	Traffic patterns – size of vehicles
<input type="checkbox"/>	<input type="checkbox"/>	Traffic patterns – number of employees
<input type="checkbox"/>	<input type="checkbox"/>	Aesthetics – will business fit rural setting?
<input type="checkbox"/>	<input type="checkbox"/>	Sense of Neighborhood – is business likely to draw other businesses?
4. Natural Resource Impacts		
<input type="checkbox"/>	<input type="checkbox"/>	Air Quality – what emissions and how will they be handled?
<input type="checkbox"/>	<input type="checkbox"/>	Water Quality – must not negatively impact groundwater, what chemicals are generated?
<input type="checkbox"/>	<input type="checkbox"/>	Water Quantity – what amounts of water required?
<input type="checkbox"/>	<input type="checkbox"/>	Erosion Potential – control measures proposed for site and site erosion potential
<input type="checkbox"/>	<input type="checkbox"/>	Odors – what type and strength of smell?
<input type="checkbox"/>	<input type="checkbox"/>	Noises – what type noise, noise level, and times of noise?
<input type="checkbox"/>	<input type="checkbox"/>	Light – will business require light at night, how much?
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map - No new commercial areas are designated.

Table I.2m (cont.): Town of Waldwick Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances - Development must comply with Town Ordinances.

<input type="checkbox"/>	<input type="checkbox"/>	<p>7. Other Criteria Siting per particular location attributes; whether type of business is harmonious with rural community. Because there is no public water/sewer system within the township and the soil depth is shallow to the fractured limestone, the town is very careful to protect groundwater in any decisions for siting of businesses.</p>
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Table I.2n: Town of Wyoming Commercial Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business - Required
<input type="checkbox"/>	<input type="checkbox"/>	– Business Plan: written plan required.
<input type="checkbox"/>	<input type="checkbox"/>	– Financing: designate financing source.
<input type="checkbox"/>	<input type="checkbox"/>	– Phased Development: part of business plan
<input type="checkbox"/>	<input type="checkbox"/>	– Other: siting of business
<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval –per Town Driveway Ordinance
3. Social Impacts		
<input type="checkbox"/>	<input type="checkbox"/>	Traffic patterns – including volume
<input type="checkbox"/>	<input type="checkbox"/>	Aesthetics – refer to Building and Siting Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	Sense of Neighborhood – refer to Building and Siting Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	Potential Ancillary Development – refer to Building and Siting Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Other - Signs
4. Natural Resource Impacts		
<input type="checkbox"/>	<input type="checkbox"/>	Air Quality Impacts – include in business plan
<input type="checkbox"/>	<input type="checkbox"/>	Water Quality Impacts – include in business plan
<input type="checkbox"/>	<input type="checkbox"/>	Water Quantity – what amounts of water required?
<input type="checkbox"/>	<input type="checkbox"/>	Erosion Potential – refer to Building and Siting Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	Odor Impacts – include in business plan
<input type="checkbox"/>	<input type="checkbox"/>	Noise Impacts – include in business plan
<input type="checkbox"/>	<input type="checkbox"/>	Lighting Impacts– visual impacts
<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (No new commercial areas are designated.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances - Development must comply with Town Ordinances.
<input type="checkbox"/>	<input type="checkbox"/>	<p>7. Other Criteria</p> <ul style="list-style-type: none"> • The Town is not seeking nor designating new areas for commercial development. • State Highway 23 to remain undeveloped as a scenic corridor. • No “adult” entertainment • No gambling casinos • No business parks • No industrial parks

IMPLEMENTATION MEASURES

When a development proposal comes forward, the Comprehensive Plan must be reviewed first to find out if the development meets the jurisdiction’s specific Plan criteria and polices (as identified in the County Comprehensive Plan). If the proposal complies with the Town Plan’s criteria, the Iowa County Zoning

Ordinance should then be consulted in conjunction with individual Town Ordinances, to determine the specific requirements and standards for development.

Comprehensive Plans are comprised of nine elements (Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation). Each element has policy statements, which contribute to the overall Plan, supporting a jurisdiction's vision and goals. Policy statements tell the jurisdiction "yes" or "no" to development. Ordinances tell "how".

Refer to Section A, page A-2, for Iowa County's participating jurisdiction **Issues and Opportunities Element policies**. All participating jurisdictions in the Iowa County Comprehensive Planning process have the same three policies in Section A (the Town of Clyde has an additional policy: "*Protect and preserve the open spaces and scenic beauty of the Town.*"). For Vision Statements of participating jurisdictions, refer to pages A-3 through A-6.

Refer to Section B, pages B-2 through B-4 for Iowa County's participating jurisdictions **Housing Element policies**.

Refer to the end of Section C for Iowa County's participating jurisdictions **Transportation Element policies**.

Refer to Section D, pages D-2 through D-5 for Iowa County's participating jurisdictions **Utilities and Community Facilities Element policies**.

Refer to Section E, pages E-2 through E-4 for Iowa County's participating jurisdictions **Agricultural, Natural, and Cultural Resources Element policies**.

Refer to Section F, pages F-4 through F-5 for Iowa County's participating jurisdictions **Economic Development Element policies**. The Towns of Clyde, Mifflin, and Wyoming have additional economic development policies and/or statements specific to their Town, listed below.

Town of Clyde

Below are the economic policies (not listed in order of priority) specific to the Town of Clyde. They are within the framework of the Town as a rural, scenic, agricultural, and low-density residential area.

1. Direct proposed office parks, industrial parks, industrial parks, and other business developments to nearby communities with existing infrastructure.
2. Maintain highways as scenic corridors with no additional commercialization of rural highways.
3. Maintain rural scenic conditions that enhance the existing agricultural, cultural, tourist, or recreation attractions or businesses.
4. Consider proposals for tourist related economic development that would maintain existing rural scenic conditions.
5. Support home based businesses for residents.
6. All development, both existing and proposed, subject to the provisions of the Town's sign ordinance.

Town Of Dodgeville

The Town has identified priority issues through the completion of an economic development worksheet used to gather information about the level of readiness for economic development and the interest in further pursuing economic development in their jurisdiction or in the county as a whole. They have also provided information as input into the community visioning work conducted early in the comprehensive planning process. The Town's priorities are identified as follows:

1. Promote adaptive reuse of existing farm buildings.
2. Promote agriculture, tourism, and recreation as economic development priorities.
3. Provide for limited industrial, manufacturing and retail development.
4. Promote and support the Governor Dodge State Park and its environs for tourism development

Governor Dodge State Park added an estimated \$1,845,515 to the local economy in 2003 as listed below (Source: Town of Dodgeville).

- \$1,226,575 spent by tourists in the local economy
- \$112,000 in sales by the Kiwanis-run concession stand
- \$350,000 in salaries and wages to state park staff
- \$106,940 spent by the state park for supplies and services
- \$50,000 per year in firewood sales

The following are facts concerning economic development activities of the Town of Dodgeville:

- The town contributes \$2,000 per year to the Dodgeville Area Chamber of Commerce in support of the organization, and actively participates in the Chamber activities.
- The town is interested in furthering economic development within the township, and would meet with other jurisdictions to explore the formation of a countywide group.
- The town has supported the development, expansion, or retention of businesses in the township, including the creation Sanitary District No. 1, the creation of a new town road (Curtis Rd.) to provide access for additional business development, and to allow development along State Highway 23 near Governor Dodge State Park.
- The town has worked with the City of Dodgeville to create an agreement that will allow for the development in the town and allow for the future annexation of said properties.
- The town has identified on its Master Plan Map areas of future rural commercial and industrial development.
- The town maintains and improves infrastructure such as roads, fire protection, water and sewer services.
- The town acquires financing for infrastructure development at lower municipal rates in support of housing development, recouping the cost from special assessments.

Town of Mifflin

The Town of Mifflin will not be pursuing economic development at the Town level. The Plan Commission feels that economic development is more appropriate at the county level. Therefore, the Town is not including economic development policies in its comprehensive plan.

Town of Wyoming

As a rural, scenic, agricultural, and low density residential area with eight tourist, cultural, or recreation entities, the policy in the Town of Wyoming towards new economic development will be

- Direct proposed office parks, industrial parks, and other business development to nearby communities with existing infrastructure
- Maintain highways as scenic corridors with no additional commercialization of rural highways
- Maintain rural scenic conditions that enhance the existing cultural, tourist, or recreation attractions or businesses. These entities along with their over 500,000 annual visitors or customers, are important contributors to the economy of the Spring Green area and Iowa County, and offer employment opportunities to Town residents
- Consider proposals for tourist related economic development that would maintain existing rural scenic conditions
- Support home based business for residents, and support enhancements of existing tourist related businesses that are consistent with the goals and provisions of the Comprehensive Plan
- Support the overall economic development goals of the Spring Green area, Iowa County, and southwestern Wisconsin, as described in this element, by maintaining an inviting, appealing rural setting for the House on the Rock, House on the Rock Resort, Taliesin, American Players Theatre, Tower Hill State Park, Lower Wisconsin State Riverway, Rush Creek Sportsman Club, and Endless Valley Riding Stables
- All development, both existing and proposed, subject to the provisions of the Town's Sign Ordinance.

Refer to Section G, page G-2, for Iowa County's participating jurisdictions **Intergovernmental Cooperation Element policies**. All participating jurisdictions in the Iowa County Comprehensive Planning process have the same three policies in Section G (the Town of Wyoming has an additional policy: "*Examine agreements carefully and weigh the potential benefits and impacts.*").

Refer to Section H, pages H-2 through H-13 for Iowa County's participating jurisdictions **Land Use Element policies**.

Refer to this Section (Section I), page I-2, for Iowa County's participating jurisdictions **Implementation Element policies**. All participating jurisdictions in the Iowa County Comprehensive Planning process have the same three policies in Section I.