

IMPLEMENTATION ELEMENT

EXECUTIVE SUMMARY

The purpose of this section is to explain how the comprehensive plan will be utilized to guide future growth and development in Clyde 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

- **Enforce local ordinances to maintain the character of existing and future land uses within the Town of Clyde.**

Local ordinances must be enforced consistently to maintain the character of the town. Again the keyword is enforcement.

- **Update the Town of Clyde 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.

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

Depending on what takes place in Clyde 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 to simply 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 Town of Clyde.

PLAN ADOPTION

The first official action required to implement the Town of Clyde comprehensive plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission adopts the plan by resolution, the Town Board then needs to 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. The plan will guide development in a consistent manner.

LOCAL ORDINANCES AND REGULATIONS

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

PLAN AMENDMENTS

The Town Board can amend the Town of Clyde Comprehensive Plan at any time. Amendments would be any changes to plan maps or text. Amendments may be necessary due to changes in town 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 town. Proposed amendments should be channeled through the local planning commission and then final action should occur at the Town 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. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

RURAL RESIDENTIAL SITING CRITERIA

The criteria in Table I.1 below must be met in order to comply with the Town of Clyde and Iowa County's comprehensive plans. Items listed in Column A are standard across the County. Items in Column B are specific to the Town of Clyde.

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

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Clyde 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"/>	1. Minimum Lot Size (Development must comply with the minimum lot size of 15 acres.)
<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"/>	2. Density Standard (1 home per 40 acres.)
<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"/>	3. Driveway Standards (See Town of Clyde Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain Rezone must conform to any state and federal floodplain standards.	<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<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"/>	5. Slope (Site cannot exceed 15% grade.)
<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"/>	6. Impact on Town Roads
<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.	<input type="checkbox"/>	<input type="checkbox"/>	7. Prime Soils

COMMERCIAL SITING CRITERIA

Because commercial development can vary significantly from retail sales to heavy industrial, the criteria below are more general in nature. Individual towns may want to consider having more specific requirements for particular types of business. The concept here is similar to the process for rural residential siting criteria. Items listed in Column A are standard across Iowa County; items in Column B are specific to the Town of Clyde.

Table I.2: Town of Clyde Commercial Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Clyde 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"/>	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. 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"/>	2. Driveway/Access Approval – not to exceed Town standards.
<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"/>	3. Social Impacts - 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.
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)	<input type="checkbox"/>	<input type="checkbox"/>	4. Natural Resource Impacts - 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. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)	<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. 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"/>	6. Compliance with Town Ordinances (Business must be in accordance with Town of Clyde ordinances.)

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

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Clyde Criteria
<input type="checkbox"/>	<input type="checkbox"/>	7. Social impacts (Traffic patterns; compatibility with neighboring land use; ancillary development potential.)	<input type="checkbox"/>	<input type="checkbox"/>	7. Other Criteria The Town of Clyde is neither seeking nor encouraging new commercial development.
<input type="checkbox"/>	<input type="checkbox"/>	8. Impact on natural resources (Erosion control plan; air quality; water quality; chemical infiltration of soils; erosion potential; noises; odors)	<input type="checkbox"/>	<input type="checkbox"/>	8.
<input type="checkbox"/>	<input type="checkbox"/>	9. Business Plan (Growth potential, market, financing, phased developments, etc)	<input type="checkbox"/>	<input type="checkbox"/>	9.
<input type="checkbox"/>	<input type="checkbox"/>	10. Compliance Town Criteria (The rezone must comply with the minimum number of town standards required in Column B)	<input type="checkbox"/>	<input type="checkbox"/>	10.

IMPLEMENTATION MEASURES

The Town of Clyde Comprehensive Plan Policy Summary Tables (below) list the Town’s policies by element and provides spaces for actions, implementation groups, and timeline to implement various aspects of this comprehensive plan.

Table I.3: ISSUES AND OPPORTUNITIES

GOAL: ESTABLISH COMMUNITY STRENGTHS, WEAKNESSES, ISSUES AND OPPORTUNITIES			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Protect and improve the health, safety, and welfare of residents.			
Preserve and enhance the quality of life for the residents.			
Protect and preserve the small community character of the Town.			
Protect and preserve the open spaces and scenic beauty of the Town.			

Table I.4: HOUSING

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE RESIDENTS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
As a rural scenic area with a low population and without access to existing infrastructure, the policy towards new housing will be <ul style="list-style-type: none"> • Site proposed single-family residences to have low visual impact per the Town of Clyde Land Use Element (Section H). • Maintain open spaces and rural character. • Direct proposed subdivision and high density development to nearby communities which have existing infrastructure and access to services. No areas for future development are identified in the Town. 			

Table I.4 (cont.) HOUSING

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE RESIDENTS

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Promote the preservation and rehabilitation of the existing housing stock in the Town of Clyde.			
Discourage residential development in areas where soils, slope, environmental, or other topographical limitations prove to be unsuitable.			
Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.			
Review new housing proposals and support those proposals and programs that meet the Town’s housing needs and are consistent with the policies outlined in the comprehensive plan.			
Utilize the Iowa County Zoning Ordinance and the Town of Clyde Land Use Element (Section H) to maintain the rural character of the Town.			

Table I.5: TRANSPORTATION

GOAL: SAFE AND EFFICIENT TRANSPORTATION SYSTEMS, WHICH ACCOMMODATE THE MOVEMENT OF PEOPLE AND GOODS

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Transit <ul style="list-style-type: none"> Support the development and promotion of paratransit services for local residents. Bicycle Improvements Support future passenger/commuter rail 			
Cost <ul style="list-style-type: none"> Maintenance and Improvements Funding. 			

Table I.6: UTILITIES AND COMMUNITY FACILITIES

GOAL: MAINTAIN AND ENHANCE FACILITIES AND SERVICES, WHICH CONTRIBUTE TO THE OVERALL WELL-BEING OF THE COMMUNITY

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Remind Town residents to test their wells each year so as to protect the drinking water supply.			
Remind Town residents to perform regular maintenance on their septic systems.			
Develop a stormwater management strategy to protect ground and drinking water supplies.			
Develop a strategy for siting telecommunication (“cell”) towers.			
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.			
Guide new growth to areas that are most efficiently served with utilities.			

Table I.7: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

GOAL: PROTECT, CONSERVE, AND MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY THROUGHOUT THE COMMUNITY

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Routinely remind residents of the importance of their agricultural, natural, and cultural resources and the need for continued protection of local open spaces to provide recreational opportunities.			
Build partnerships with local clubs and organizations in order to protect important natural areas.			

Table I.7 (cont.): AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES (cont.)

GOAL: PROTECT, CONSERVE, AND MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY THROUGHOUT THE COMMUNITY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain proper separation distances between urban and rural land uses to avoid conflicts.			
Identify recharge areas for local wells and inventory potential contaminant sources.			
Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.			
Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, maintaining trails, and preserving the natural beauty of the area			
Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.			
Utilize non-profit land trust organizations that assist with conservation easements and other land conservation programs.			

Table I.8: ECONOMIC DEVELOPMENT

GOAL: PROMOTE ECONOMIC DEVELOPMENT THAT PROVIDES FOR A HEALTHY, DIVERSIFIED, AND GROWING ECONOMY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
TOWN OF CLYDE POLICIES			
Direct proposed office parks, industrial parks, industrial parks, and other business developments 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 agricultural, cultural, tourist, or recreation attractions or businesses.			
Consider proposals for tourist related economic development that would maintain existing rural scenic conditions.			
Support home based businesses for residents.			
All development, both existing and proposed, subject to the provisions of the Town's sign ordinance.			
IOWA COUNTY POLICIES			
The various interested communities, county representatives, and other parties including businesses and business organizations, should meet to discuss the creation of a countywide economic development corporation.			
All incorporated jurisdictions, as well as the county, should provide for annual funding of economic development needs, including, but not limited to membership dues in organizations that promote economic development beneficial to the county.			
Each community should create a community fund through the Community Foundation of Southern Wisconsin, especially if there is not an alternative vehicle for encouraging local charitable contributions that go toward overall community betterment.			

Table I.8 (cont.) ECONOMIC DEVELOPMENT

GOAL: PROMOTE ECONOMIC DEVELOPMENT THAT PROVIDES FOR A HEALTHY, DIVERSIFIED, AND GROWING ECONOMY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Utilize the availability of training programs to enhance local capacity building for purposes of community and economic development.			
Develop necessary information to market the community and the available business sites and available buildings within the community on the Internet.			
Work on tourism potential as tourism is one of the fundamental assets of Iowa County.			
Make historic preservation and tourism a fundamental economic development strategy of community and county efforts.			
Conduct a housing needs assessment in all areas interested in housing development, and make housing development a fundamental economic development strategy in areas where this is desired, but evaluate proposals by doing a feasibility analysis.			
Become familiar with new Tax Increment Financing (TIF) and the Tourism, Agriculture, Forestry (TAF) laws. This is pertinent for any jurisdiction, even towns, as there may be considerable opportunities for economic development.			

Table I.9: INTERGOVERNMENTAL COOPERATION

GOAL: PROMOTE COOPERATIVE RELATIONSHIPS WITH ADJACENT AND OVERLAPPING JURISDICTIONS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain established intergovernmental relationships.			
Explore new opportunities to cooperate with other local units of government.			
Establish written intergovernmental cooperation agreements.			

Table I.10: LAND USE

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Environmental Protection Policies	Action – Plan	Key Groups of Implementation	Timeframe
Lowlands, floodplains, and wetlands are sensitive environmental features and are extremely important in preserving groundwater quality.			
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.			
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.			
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.			

Table I.10 (cont.): LAND USE

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Environmental Protection Policies	Action – Plan	Key Groups of Implementation	Timeframe
Recognize that ridge tops are important groundwater recharge areas. Concentrated sources of pollution such as landfills and truck yards will not be allowed in these areas.			
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.			
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.			
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.			
The Town will cooperate with and promote measures of erosion control recommended by the Iowa County Soil and Water Conservation Service.			
Town Character Policies	Action – Plan	Key Groups of Implementation	Timeframe
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.			
Require new development to be harmonious with the surrounding natural landscape.			
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 through scenic easements and building practices that do not diminish the quality of the vistas.			
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.)			
A sign ordinance shall be adopted and enforced to help preserve the visual quality of the Town.			
Residential Development Policies	Action – Plan	Key Groups of Implementation	Timeframe
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.			
All new driveways and access easements will require review and approval by the Town. Driveways must be constructed prior to commencing construction. (See Town of Clyde Driveway Ordinance.)			
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.			

Table I.10 (cont.): LAND USE

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Residential Development Policies	Action – Plan	Key Groups of Implementation	Timeframe
The Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.			
Agriculture Policies	Action – Plan	Key Groups of Implementation	Timeframe
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.			
Encourage and protect agricultural operations as a primary land use in the Town.			
Recognize that cyclical and short-term economic conditions related to agriculture are the greatest threat to long-term farmland preservation.			
Allow opportunities for and encourage specialized forms of agriculture such as orcharding, truck farming, etc. as a way of preserving farmland.			
Commercial Development Policies	Action – Plan	Key Groups of Implementation	Timeframe
All commercial development shall be subject to review by the Town Plan Commission.			
Developers are required to submit written impact statements assessing their development's impact on farms, farmland, natural resources, scenic qualities, town roads, taxes, and opportunities for employment.			
Strip commercial development along State and County highways shall be discouraged. New commercial development should be clustered, rather than "spot zones".			
Highway commercial or tourist related commercial development should only be allowed in areas where they will not conflict with other land uses.			
Cottage industry will be permitted in any part of the Town.			

Table I.11: IMPLEMENTATION

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Enforce local ordinances to maintain the character of existing and future land uses within the Town of Clyde.			
Update the Town of Clyde comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.			
Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.			