

# Section I

## 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 Dodgeville 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 Dodgeville.**

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

- **Update the Town of Dodgeville 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 Dodgeville 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 Town of Dodgeville.

## **PLAN ADOPTION**

The first official action required to implement the Town of Dodgeville 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 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. 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 Dodgeville 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 Dodgeville 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 Dodgeville 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.

**IOWA COUNTY RURAL RESIDENTIAL SITING CRITERIA**

The criteria below must be met in order to comply with Iowa County’s comprehensive plan. Items listed below are standard across the county.

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

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

**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.2: Town of Dodgeville Rural Residential Siting Criteria (NOTE: CRITERIA 1 – 6 MUST BE MET)**

Complies	Does Not Comply	Town of Dodgeville Criteria
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>1. Minimum Lot Size</b></p> <p>a. Agricultural/Open Space Area and Rural Residential Area.</p> <ol style="list-style-type: none"> <li>1. 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.</li> </ol> <p>b. Urban Development Area</p> <ol style="list-style-type: none"> <li>1. 2 acres if public water and sewer do not serve lot.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>2. Density Standard</b></p> <p>a. Agricultural/Open Space Area</p> <ol style="list-style-type: none"> <li>1. One residence per 35 acres.</li> </ol> <p>b. Rural Residential Area</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>c. Urban Development Area</p> <ol style="list-style-type: none"> <li>1. 2 acres if public water and sewer do not serve lot.</li> <li>2. See subdivision ordinance if lot will be served by public water and sewer.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>3. Driveway Standards</b></p> <p>a. Agricultural/Open Space and Rural Residential Area</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>b. All residential areas</p> <ol style="list-style-type: none"> <li>1. See Town of Dodgeville driveway ordinance.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>4. Compliance with Town Land Use Map</b></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>5. Compliance with Town Ordinances</b></p> <p>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.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>6. County Conservancy Overlay District</b></p> <p>a. Agricultural/Open Space Area and Conservancy Area</p> <ol style="list-style-type: none"> <li>1. 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.</li> </ol>

**Table I.2 (cont.): Town of Dodgeville Rural Residential Siting Criteria  
(NOTE: CRITERIA 7 – 12 WILL BE ASSESSED ON A CASE-BY-CASE BASIS)**

Complies	Does Not Comply	Town of Dodgeville Criteria
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>7. Slope</b></p> <p>a. General policy for all areas:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Negative impacts on agricultural, cultural, or natural resources should be avoided.</li> <li>3. All subdivision developers shall be required to institute permanent erosion control measures.</li> <li>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.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>8. Compatibility with Surrounding Land Uses</b></p> <p>a. All proposals will be evaluated for compatibility and to minimize impacts on surrounding land uses.</p> <p>b. Agricultural and Open Space Areas</p> <ol style="list-style-type: none"> <li>1. Additional policies and guidelines that will be considered but are not limited to                     <ol style="list-style-type: none"> <li>a. There will be no more than a minimal encroachment into existing or potential cropland.</li> <li>b. The remaining site has enough crop yield potential to be viable for agricultural use.</li> <li>c. There is adequate access to the site to accommodate necessary agricultural equipment.</li> <li>d. The slope of the site is appropriate for agricultural uses without being subject to erosion problems.</li> <li>e. The project will cause no more than a minimum of land disturbance on the entire property.</li> <li>f. There are no other sites on the property that could be reasonably utilized for construction of a building.</li> <li>g. The activity will not have adverse impact on existing agricultural operations in the vicinity.</li> </ol> </li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>9. Impact on Town Roads</b></p> <p>a. General Policies</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Impacts to Town infrastructure and taxation costs will be evaluated and minimized.</li> </ol> <p>b. Agricultural/Open Space Areas and Rural Residential Area</p> <ol style="list-style-type: none"> <li>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.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>10. Visual/Aesthetic Standards</b></p> <p>a. General policies</p> <ol style="list-style-type: none"> <li>1. Preservation of rural character is a top priority.</li> <li>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.</li> <li>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.</li> </ol> <p>b. Agricultural/Open Space Area and Rural Residential Area</p> <ol style="list-style-type: none"> <li>1. Locate in areas that are least likely to block or disturb scenic vistas.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>11. History of Use on the Site</b></p> <p>a. Agricultural/Open Space Area and Rural Residential Area</p> <ol style="list-style-type: none"> <li>1. There will be minimal encroachment into active agricultural farm operations including lands historically exhibiting good crop yields or capable of such yields.</li> <li>2. History of use of the site, parcel/lot size, and production capability will be considered.</li> </ol>

**IOWA COUNTY COMMERCIAL SITING CRITERIA**

Because commercial development can vary significantly from retail sales to heavy industrial, the criteria below are more general in nature. Items listed below are standard across Iowa County.

**Table I.3: Iowa County Commercial Siting Criteria**

Complies	Does Not Comply	Column A Iowa County Criteria
<input type="checkbox"/>	<input type="checkbox"/>	<b>1. Septic System Requirement</b> Required space to accommodate a septic system and back up system – unless connected to a municipal system.
<input type="checkbox"/>	<input type="checkbox"/>	<b>2. Private Well</b> 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"/>	<b>3. Access/Driveway Approval</b> 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"/>	<b>4. Floodplain</b> Rezone must conform to any state and federal floodplain standards.
<input type="checkbox"/>	<input type="checkbox"/>	<b>5. Shoreland &amp; Wetland</b> Rezone must conform to any state or local shoreland and wetland standards.
<input type="checkbox"/>	<input type="checkbox"/>	<b>6. Use Must Comply With District</b> The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<b>7. Social impacts</b> Traffic patterns; compatibility with surrounding land use; potential ancillary development.
<input type="checkbox"/>	<input type="checkbox"/>	<b>8. Impact on natural resources</b> Erosion control plan; air quality; water quality; chemical infiltration of soils; erosion potential; noises; odors.
<input type="checkbox"/>	<input type="checkbox"/>	<b>9. Business Plan</b> Growth potential.
<input type="checkbox"/>	<input type="checkbox"/>	<b>10. Compliance with Town Criteria</b> The rezone must comply with the minimum required town standards.

**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.4: Town of Dodgeville Commercial Siting Criteria (NOTE: CRITERIA 1 – 3 MUST BE MET)**

Complies	Does Not Comply	Town of Dodgeville
<input type="checkbox"/>	<input type="checkbox"/>	<b>1. Access/Driveway Approval</b> 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"/>	<b>2. Compliance with Town Land Use Map</b> a. Proposed development must be in accordance with the Town Land Use Map.
<input type="checkbox"/>	<input type="checkbox"/>	<b>3. Compliance with Town, County, and State Regulations</b> 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.4 (cont.): Town of Dodgeville Commercial Siting Criteria  
(NOTE: CRITERIA 4 –7 WILL BE ASSESSED ON A CASE-BY-CASE BASIS)**

Complies	Does Not Comply	Town of Dodgeville
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>4. Social Impacts</b></p> <ul style="list-style-type: none"> <li>a. Traffic patterns and road infrastructure will be evaluated to provide for safety and appropriate management.</li> <li>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.</li> <li>c. Compatibility with surrounding land uses / sense of neighborhood will be maintained.</li> <li>d. Potential ancillary development – potential impacts may be evaluated.</li> <li>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.</li> <li>f. Public nuisances or safety hazards will not be allowed.</li> <li>g. Outdoor storage of materials, equipment, or supplies will be evaluated and may be limited.</li> <li>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.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>5. Impacts to Agricultural, Natural, and Cultural Resources</b></p> <ul style="list-style-type: none"> <li>a. Air Quality - air quality impacts and emissions may be evaluated and limited to protect air quality and aesthetics.</li> <li>b. Agricultural               <ul style="list-style-type: none"> <li>1. The activity will not convert land that has been devoted primarily to agricultural use.</li> <li>2. The activity will not limit the surrounding land's potential for agricultural use.</li> <li>3. The activity will not negatively affect adjacent legal existing agricultural uses and operations on the owners land or on other properties.</li> </ul> </li> <li>c. Cultural Resources - impacts to cultural resources may be evaluated and minimized.</li> <li>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.</li> <li>e. Noises – the type, volume, and hours of noise will be evaluated and may be restricted.</li> <li>f. Odors – the type, volume, and schedule of odors will be evaluated and may be restricted.</li> <li>g. Water Quality               <ul style="list-style-type: none"> <li>1. Water and septic capacity and public utility services shall be appropriate, safe, and adequate.</li> <li>2. Impacts on surface and groundwater will be evaluated and limited to protect water quality and quantity.</li> </ul> </li> <li>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.</li> <li>i. Governor Dodge State Park: the area around the present boundary of the Park will have limitations on business ventures.</li> <li>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.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>6. Feasibility</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>

**Table I.4 (cont.): Town of Dodgeville Commercial Siting Criteria  
(NOTE: CRITERIA 4 –7 WILL BE ASSESSED ON A CASE-BY-CASE BASIS)**

Complies	Does Not Comply	Town of Dodgeville
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>7. Adaptive Reuse</b>                      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"> <li>1. Criteria 1 – 6 have been met.</li> <li>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.</li> <li>3. Any existing buildings used will be appropriately modified to create a safe workplace without significant change in the exterior appearance.</li> <li>4. Employees who are not members of the resident’s family will be limited.</li> </ol>

**IMPLEMENTATION MEASURES**

The Town of Dodgeville’s Policy Summary Tables (below) list the Town’s policies by element.

**Table I.5: Town of Dodgeville Issues and Opportunities Policies**

<ol style="list-style-type: none"> <li>1. Protect and improve the health, safety, and welfare of residents in the Town of Dodgeville.</li> <li>2. The Town Board, Plan Commission, and other Town officials and staff will utilize the Comprehensive Plan to guide Town decisions, policies, and processes.</li> <li>3. Preserve and enhance the quality of life for the residents of the Town of Dodgeville.</li> <li>4. Protect and preserve the small community character of the Town of Dodgeville.</li> </ol>
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**Table I.6: Town of Dodgeville Housing Policies**

<ol style="list-style-type: none"> <li>1. Promote the preservation and rehabilitation of the existing housing stock in the Town of Dodgeville.</li> <li>2. Preserve and expand the supply of affordable housing for low and moderate-income individuals.</li> <li>3. Enforce the Iowa County Zoning Ordinance to maintain the character of existing and future residential neighborhoods within the existing City of Dodgeville’s extraterritorial area and maintain the rural character of the Town of Dodgeville.</li> <li>4. Promote and utilize federal and state housing assistance programs that are consistent the Town’s comprehensive plan.</li> <li>5. Discourage residential development in areas where soils, slope, environmental, or other topographical limitations prove to be unsuitable for maintaining groundwater quality and preventing erosion.</li> <li>6. Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.</li> <li>7. Consider the formation of an Economic Development Corporation or Organization and an Extraterritorial Joint Committee that could facilitate effective planning.</li> <li>8. Continue to identify areas and designate land for future housing developments.</li> <li>9. 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.</li> <li>10. Any new housing developments should provide both an economic and social impacts study.</li> </ol>
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**Table I.7: Town of Dodgeville Transportation Policies**

<ol style="list-style-type: none"> <li>1. The Town will maintain safe and efficient roads that support residents, agriculture, tourism, and economic development.</li> <li>2. The Town will work cooperatively with other governmental agencies to ensure efficiency and coordination of roads maintenance and planning.</li> </ol>
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**Table I.8: Town of Dodgeville Utilities and Community Facilities Policies**

<ol style="list-style-type: none"> <li>1. Encourage well testing as a means of protecting drinking water supplies for private, individual well users.</li> <li>2. Encourage landowners to utilize expertise and programs through Iowa County Land Conservation Department that protect water resources such as well abandonment techniques and manure management.</li> <li>3. Educate landowners on the management and maintenance of private septic systems.</li> <li>4. Develop a stormwater management strategy to protect ground and drinking water supplies.</li> <li>5. Develop a strategy for siting telecommunication ("cell") towers.</li> <li>6. Continue to implement your Capital Improvements Program, reviewing it annually and making adjustments to meet the future needs of the Town.</li> <li>7. Ensure that new development bears a fair share of capital improvement costs necessitated by the development.</li> <li>8. Guide new growth to areas that are most efficiently served with utilities.</li> </ol>
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**Table I.9: Town of Dodgeville Agricultural, Natural, and Cultural Resources Policies**

<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Build partnerships with local clubs and organizations in order to protect important natural areas.</li> <li>3. Encourage and support prairie and savanna restoration.</li> <li>4. Enforce noxious weed control ordinances and provide educational resources.</li> <li>5. Support tree preservation and sustainable forestry practices.</li> <li>6. Maintain proper separation distances between urban and rural land uses to avoid conflicts.</li> <li>7. Identify recharge areas for local wells and inventory potential contaminant sources.</li> <li>8. Protect development from major drainage areas in order to aid in stormwater runoff and prevent flooding.</li> <li>9. Create wellhead protection plans for private Town wells.</li> <li>10. Encourage standards that decrease and prevent light pollution through education.</li> <li>11. Encourage preservation of rock formations.</li> <li>12. Enforce solid waste and recycling ordinances and continue to provide education and clean-up efforts.</li> <li>13. Consider committee to review creation of a historic preservation ordinance to preserve and enhance the irreplaceable historic structures and locations and archeological sites in the Town.</li> <li>14. 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.</li> <li>15. Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.</li> </ol>
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**Table I.9: Town of Dodgeville Economic Development Policies**

<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. 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.</li> <li>3. 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.</li> <li>4. Utilize the availability of training programs to enhance local capacity building for purposes of community and economic development.</li> <li>5. Develop necessary information to market the community and the available business sites and available buildings within the community on the Internet.</li> <li>6. Work on tourism potential as tourism is one of the fundamental assets of Iowa County.</li> <li>7. Make historic preservation and tourism a fundamental economic development strategy of community and county efforts.</li> <li>8. 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.</li> <li>9. 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.</li> </ol>
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**Table I.10: Town of Dodgeville Intergovernmental Cooperation Policies**

<ol style="list-style-type: none"> <li>1. Maintain established intergovernmental relationships.</li> <li>2. Explore new opportunities to cooperate with other local units of government.</li> <li>3. Establish written intergovernmental cooperation agreements.</li> </ol>
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## LAND USE

NOTE: This is a general summary of land use policies (not listed in order of priority). Refer to Section H, Land Use Element for specific policies and guidelines.

1. Land use policies support the goals of the Town's Vision Statement.
2. The siting of residential buildings shall follow the Town's rural residential siting criteria. Siting criteria will be used to assure:
  - a. compliance with regulations
  - b. impacts on Town infrastructure will be minimized
  - c. impacts to cultural and natural resources will be minimized
  - d. compatibility with surrounding land uses
  - e. productive agricultural lands are preserved
  - f. rural character is preserved

3. The consideration of commercial ventures in the Town shall follow the Town's commercial siting criteria. Siting criteria will be used to evaluate:
  - a. Compliance with regulations
  - b. Infrastructure
  - c. Social impacts
  - d. Impacts to agricultural, natural, and cultural Resources
  - e. Feasibility
  - f. Adaptive reuse
4. Following adoption, the Town of Dodgeville will proceed forward with the process of addressing the Transition Area. This process is to be completed within one year following Plan adoption and will include educational meetings and public input.
5. Following adoption, the Town of Dodgeville will proceed forward with the process of addressing Cluster housing. This process is to be completed within one year following Plan adoption and will include educational meetings and public input.
6. Following adoption, the Town of Dodgeville, working together with the City of Dodgeville, will proceed forward with the process of addressing the Town's Land Use map. This process is to be completed within six months following Plan adoption and will include educational meetings and public input.
7. Allowable land uses vary depending on the location in the Town. The official Town Map designates the following land use Areas and general uses:
  - a. Agricultural and Open Space
    - i. Lands where rural character, agriculture, and natural resources will be preserved and may include but are not limited to locations in rural areas.
  - b. Commercial and Industrial
    - i. Lands where commercial and industrial development would be considered by the Town, these may include but are not limited to areas that have appropriate infrastructure.
  - c. Urban Residential
    - i. Higher density residential areas such as sub-divisions, duplexes, and multifamily units are provided and shall be located adjacent to the City of Dodgeville.
  - d. Rural Residential
    - i. Rural lands that allow a less restrictive density standard of 2 acres.
  - e. Resource Protection.
    - i. Lands currently identified on the Town Land Use Map that are in the state park system.
  - f. Conservancy
    - i. Lands included in this category are those areas that have been deed-restricted or rezoned by the landowner to restrict future residential development.
  - g. Sensitive natural Resources Area
    - i. Land included in this category includes wetlands, 100-year floodplains, steep slopes, and other environmentally sensitive areas with sensitive environmental features extremely important to preserving groundwater quality.
8. Residential Density standard and lot size vary depending on the designated Land Use area:
  - a. Agricultural and Open Space
    - i. 1 residence per 35 acres.
    - ii. Minimum lot sizes can be as small as 2 acres. However the remaining acres must be either deed-restricted or rezoned to Conservancy somewhere in the Town.
  - b. Urban Residential
    - i. A minimum lot size of 2 acres shall be required if the lot is not served by municipal water and sewer
    - ii. Any parcel or lot served by municipal water and sewer is limited to a minimum lot size of 12,000 square feet and would require approval via the Town of Dodgeville and City of Dodgeville Boundary Agreement.

- c. Rural Residential
  - i. 2 acre lots unless served by municipal water and sewer.
  - ii. 12,000 square feet if served by municipal water and sewer.

**Table I.11: Town of Dodgeville Implementation Policies**

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| <ol style="list-style-type: none"><li>1. Enforce local ordinances to maintain the character of existing and future land uses within the Town of Dodgeville.</li><li>2. Update the Town of Dodgeville comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.</li><li>3. Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.</li></ol> |
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