

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 Mifflin 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 Mifflin.**

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

- **Update the Town of Mifflin 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 Mifflin 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.

- **Follow policies and procedures outlined by the Town of Mifflin Plan Commission.**

The Town of Mifflin Plan Commission has policies and procedures that outline when requests can be made, when actual will take place, etc. Contact the Plan Commission Chair for details.

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 Mifflin.

PLAN ADOPTION

The first official action required to implement the Town of Mifflin 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 Mifflin 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 Mifflin 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 Mifflin 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 below must be met in order to comply with the Town of Mifflin 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 Mifflin.

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Mifflin Criteria
<input type="checkbox"/>	<input type="checkbox"/>	<p>1. Septic System Requirement Required space to accommodate a septic system and back up system – unless connected to a municipal system.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>1. Minimum Lot Size Development must comply with the minimum lot size of 1 acre.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>2a. Density Standard: Enforce a density standard of one home per 40 acres at the time of implementation. a. 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. b. 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. c. 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. d. 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.</p> <p>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.</p> <p>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.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>3. Access / Driveway Approval Written approval from the respective town stating a driveway access would be permitted to this site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>3. Driveway Standards - Require all new driveway construction to conform to the minimum standards of the Town of Mifflin Driveway Ordinance.</p> <p>All driveways in the Town of Mifflin must comply with the Town of Mifflin Driveway Ordinance.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>4. Floodplain Rezone must conform to any state and federal floodplain standards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>4. Compliance with Town Ordinances</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>5. Shoreland & Wetland Rezone must conform to any state or local shoreland and wetland standards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>5. Compatibility with Surrounding Land Uses - Encourage all new development to be compatible with the surrounding land uses.</p> <p>It is encouraged to avoid putting 3 homes next to large dairies.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>6. Use Must Comply With District The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6. Impact on Town Roads Number of dead-end town roads – upgraded by developer.</p>

RURAL RESIDENTIAL SITING CRITERIA (cont.)

Complies		Does Not Comply		Column A Iowa County Criteria		Complies		Does Not Comply		Column B Town of Mifflin Criteria	
<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. Visual/Aesthetic Standards It is encouraged that development not be visible from road.	
<input type="checkbox"/>	<input type="checkbox"/>			8.		<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.		<input type="checkbox"/>	<input type="checkbox"/>			9. Other 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.	

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 Mifflin.

Complies		Does Not Comply		Column A Iowa County Criteria		Complies		Does Not Comply		Column B Town of Mifflin 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"/>			1a. Feasibility of Business – Business Plan: a written business plan, evidence of some research into probability of success.	
<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"/>			1b. Feasibility of Business – Phased Development: current plans for expansion.	
<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"/>			2. Driveway/Access Approval	
<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>			3a. Social Impacts – Traffic patterns: how much traffic/what kind/where: town, county, or state roads?	
<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>			3b. Social Impacts – Aesthetics: screening/fencing/landscaping to minimize negative visual impact.	
<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>			3c. Social Impacts – Sense of Neighborhood: does development fit in with surrounding land use?	

COMMERCIAL SITING CRITERIA (cont.)

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Mifflin Criteria
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain Rezone must conform to any state and federal floodplain standards.	<input type="checkbox"/>	<input type="checkbox"/>	4a. 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"/>	4b. 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"/>	4c. Natural Resource Impacts- Noise Impacts: what types of noise, noise levels, and times of noise.
			<input type="checkbox"/>	<input type="checkbox"/>	4d. Natural Resource Impacts- Odor Impacts: what types and strengths of smells?
<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 Mifflin 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 Mifflin ordinances.)
<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.
<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 Mifflin 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.

ISSUES AND OPPORTUNITIES POLICIES

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 in the Town of Mifflin.		Town Board and Plan Commission	Ongoing
Preserve and enhance the quality of life for the residents of the Town of Mifflin.		Town Board and Plan Commission	Ongoing
Protect and preserve the small community character of the Town of Mifflin.		Town Board and Plan Commission	Ongoing

HOUSING POLICIES**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 Mifflin.	<p>The rehabilitation of housing may not be a problem in the town today, but it may become one as homes age and require repairs. It is important to encourage property owners to preserve and rehabilitate their homes.</p> <p>The Division of Community Development (DCD) has identified the conservation of quality housing and housing accessibility as top priorities for allocating federal and state housing resources in Wisconsin. Programs are established to provide essential home rehabilitation, accessibility, and other necessary improvements for dwelling units occupied by low-income homeowners. For more information, go to http://www.commerce.state.wi.us/.</p>	Town Board and Plan Commission	Ongoing
Enforce the Iowa County Zoning Ordinance to maintain the character of existing and future residential neighborhoods.	<p>The key is enforcement of the zoning ordinance, avoiding variances. This will help maintain the character of the Town by enforcing setback requirements, separating incompatible land uses, and enforcing other requirements as outlined in the county ordinance. For more information, go to http://www.iowacounty.org/pd-ordinances.html.</p>	Town Board and Plan Commission	Ongoing
Discourage residential development in areas where soils, slope, environmental, or other topographical limitations prove to be unsuitable for maintaining ground quality and preventing erosion.	<p>Review proposed housing developments to be sure they are in areas best suited for residential growth. For example, slope limitations can cause a number of problems, such as run off, steep driveways, and flow problems for water and sanitary sewer service. Refer to maps in Section E, Agricultural, Natural, and Cultural Resources Element and Map H.1 in Section H, Land Use Element of this plan for more information. See Section I, Implementation Element for the town's rural residential siting criteria.</p>	Town Board and Plan Commission	Ongoing
Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.	<p>For more information, go to Section G, Intergovernmental Cooperation Element.</p>	Town Board and Plan Commission	Ongoing
Identify areas and designate land for future housing developments.	<p>Identifying areas where future residential development is desirable helps the town plan for overall future growth. The Town of Mifflin encourages new housing development in close proximity to cities and villages. Such developments may be identified as "Smart Growth Areas" and can reduce infrastructure costs and keep similar land uses in certain areas. For more information, Map H.1, Section H, Land Use Element.</p>		Completed and identified on Land Use Map (Map H.1)
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.	<p>Review housing proposals to be sure they are consistent with the policies outlined not only in the housing section of the comprehensive plan, but other sections as well. This may include doing some type of fiscal impact analysis answering the question: do the benefits of the proposed development out justify the costs?</p>	Town Board and Plan Commission	Ongoing

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

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Transit	Work with the Iowa County Commission on Aging to better promote existing services and to support expanded services	Town Board in conjunction with the County	
Land Use	Replacement of older county bridges.	Town Board in conjunction with the State and County	Ongoing
Cost	Maintenance and Improvements funding	Town Board	Ongoing

UTILITIES AND COMMUNITY FACILITIES POLICIES**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
Encourage well testing as a means of protecting drinking water supplies for private, individual well users.	<p>For rural residents, groundwater protection starts at home. The best and most important first step to safe drinking water is having homeowners test their wells. Providing reminders (perhaps through a mailing) for residents to check their wells can be a useful way for the town to help protect public health.</p> <p>There are a variety of contaminants that can be in well water and testing for them depends on the type and toxicity of the contaminant. At a minimum, all private wells should be checked annually for Coliform bacteria and nitrates. Other contaminants such as pesticides, lead, copper, Volatile Organic Compounds (VOCs), Polychlorinated Biphenyls (PCBs), arsenic, radium, boron, radon, and fluoride are tested on differing schedules, some on an as need basis, others only once for the life of the well.</p>	Town Board	Ongoing
Educate landowners on the management and maintenance of private septic systems.	Remind town residents to be aware of the requirements of their septic systems, as all need inspection and maintenance in order to function properly.	Town Board in conjunction with County	Ongoing
Develop a strategy for siting telecommunication ("cell") towers.	Identifying ahead of time what locations are most suitable and desirable for telecommunication towers will give the town some measure of control in how towers are placed in the community. This can help prevent towers being placed in locations that are offensive aesthetically or create negative impacts on the local environment. To maintain the Town's rural character, cell towers should be sited within a mile radius of incorporated jurisdictions.		
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.	When approving new developments, be aware of the costs attributed to public works projects such as road or bridge improvements.	Town Board and Plan Commission	
Guide new growth to areas that are most efficiently served with utilities.	Extending public utilities (roads, water, sewer) to new development can be very expensive, especially if the development is far from the existing infrastructure. Refer to Land Use Map H.1, Section H for recommended housing development locations in the town.	Plan Commission	Ongoing

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE POLICIES

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.		Town Board	Ongoing
Build partnerships with local clubs and organizations in order to protect important natural areas.		Town Board	Ongoing
Exercise the Town's prerogative to pursue, at their discretion, noxious weed eradication.	At both the national and state level, concern is growing about non-native species that threaten the stability of native or more desirable plant communities. Keeping noxious and/or invasive weeds in check helps prevent habitat degradation, which contributes to more diverse wildlife.	Town Board	Ongoing
Identify recharge areas for local wells and inventory potential contaminant sources.	Contamination of local drinking water resources can be devastating and very costly to reverse. Be aware of recharge area locations for wells and any potential contamination sources. Pass on information to residents on ways to maintain quality of the water supply.	Town Board with assistance from UW-Extension	Ongoing
Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.	Refrain from developing drainage ways and floodplains that serve as stormwater runoff systems. Drainage basins were established naturally for a reason and should be preserved.	Plan Commission	Ongoing
Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.	Numerous state and federal programs aim specifically at protecting farmland, wetlands, forests, historic buildings, etc. There are agencies and contact information at the end of this section.	Town Board and Plan Commission	Ongoing

ECONOMIC DEVELOPMENT POLICIES – CHANGES FROM PLAN COMMISSION AS OF 7/29/04

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 will not be including economic development policies in its comprehensive plan.

For information and background on economic development, refer to the Town of Mifflin Comprehensive Plan, Section F, Economic Development. For County-based economic development policies, refer to the Iowa County Comprehensive Plan, Section F, Economic Development.

INTERGOVERNMENTAL COOPERATION POLICIES

GOAL: PROMOTE COOPERATIVE RELATIONSHIPS WITH ADJACENT AND OVERLAPPING JURISDICTIONS

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain established intergovernmental relationships.		Town Board	Ongoing
Explore new opportunities to cooperate with other local units of government.		Town Board	Ongoing
Establish written intergovernmental cooperation agreements.		Town Board	Ongoing

LAND USE POLICIES

GOAL: IMPLEMENT A COORDINATED LAND USE PLAN FOR THE COMMUNITY

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.		Plan Commission and Town Board	Ongoing

LAND USE POLICIES (cont.)

GOAL: IMPLEMENT A COORDINATED LAND USE PLAN FOR THE COMMUNITY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Protect active agricultural lands from encroachment by incompatible uses.	For more information on agriculture in the Town, see Section E, Agricultural, Natural, and Cultural Resources Element. For the Town’s Vision Statement, see Section A, Issues and Opportunities Element.	Plan Commission and Town Board	Ongoing
Maintain the rural character of the jurisdiction by avoiding developments that would alter its character.	Careful location of single-family residential development in rural areas can be encouraged as a tool to reduce residential sprawl, while still adding to the Town’s tax base. Strategic placement and size of such developments are critical to protecting Mifflin’s rural character. See Section A, Issues and Opportunities Element for the Town of Mifflin’s Vision Statement, Section I, Implementation Element for the Town’s Rural Residential Siting Criteria, and Map H-1, Town of Mifflin Land Use map.		
Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.	Large animal-confinement operations (currently defined by the State as a farming operation with more than 400 animal units in confined area) – See Wisconsin State Statute NR 243 for more information – should not be allowed to develop in the southern, hillier part of the Town (i.e. south of County Highway E and East of County Highway G), for fear of increased erosion into streams and rivers. For more information, see Section I, Implementation Element for the Town’s rural residential siting criteria.		
Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.	Any commercial, manufacturing, or industrial development should be placed close to Rewey and Livingston, not only to be close to infrastructure but also to prevent sprawl. See Section I, Implementation Element for the Town’s Commercial Siting Criteria.		
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.	The Town encourages the location of future commercial establishments near existing infrastructure (i.e. roads, sewer, etc.). See Section D, Utilities and Community Facilities Element.		
Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.	Development that does not help Mifflin achieve its vision needs to be discussed within a larger group and context. See Section A, Issues and Opportunities for the Town of Mifflin’s Vision Statement.		
LAND USE POLICIES – For Rural Residential Siting Criteria			
Enforce a density standard of one home per 40 acres at the time of implementation.	<ul style="list-style-type: none"> a. 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. b. 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. c. 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. d. 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. 		

LAND USE POLICIES (cont.)

GOAL: IMPLEMENT A COORDINATED LAND USE PLAN FOR THE COMMUNITY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
LAND USE POLICIES – For Rural Residential Siting Criteria			
Enforce a minimum lot size of 1 acre.	All residential development must be placed on a minimum lot size of 1 acre.		
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.	Refer to the Iowa County Zoning Ordinance for more information.		
Property owners may split off or sell less than 40 acres for residential development provided they place the remainder of the 40 acres in conservancy zoning (i.e. 40 acres are owned; 5-acres are set aside for a house site; the remaining 35-acres are placed in Conservancy) to protect the rural character of the Town.	Once the property is zoned to Conservancy, it must stay in that status unless or until the Comprehensive Plan is amended.		
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.		
Encourage all new development to be compatible with the surrounding land uses.			
Review all new development for impacts on Town roads.			
Review all new development for visual and aesthetics standards.	The Town of Mifflin Plan Commission will encourage new development to be set back and not visible from the roadway.		
Discourage new residential development from being placed on Class I and II soils.	The Town of Mifflin will encourage new residential construction to be located on non-prime soils.		

IMPLEMENTATION POLICIES

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 Mifflin	Local ordinances must be enforced consistently to maintain the character of the town. Again the keyword is enforcement.		
Update the Town of Mifflin 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 Mifflin 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.		
Follow policies and procedures outlined by the Town of Mifflin Plan Commission.	The Town of Mifflin Plan Commission has policies and procedures that outline when requests can be made, when actual will take place, etc. Contact the Plan Commission Chair for details.		