

# 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 Mineral Point 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 Mineral Point.**

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

- **Update the Town of Mineral Point 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 Mineral Point 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.

- **Review proposals that are not covered in the Town of Mineral Point Comprehensive Plan on an individual basis.**

The Town of Mineral Point has the right to review all new proposals for consistency with the Plan.

## **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 Mineral Point.

## **PLAN ADOPTION**

The first official action required to implement the Town of Mineral Point 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 Mineral Point 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 Mineral Point will continue to use the Iowa County Zoning Ordinance as the primary tool of enforcement.

## **PLAN AMENDMENTS**

The Town Board can amend the Town of Mineral Point 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 Mineral Point 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 Mineral Point. Detailed explanations are included in Section H, Land Use, for each of the items listed in Column B.

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

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

**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 Mineral Point.

**Table I.2 – Town of Mineral Point Commercial Siting Criteria**

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

**Table I.2 (cont.) – Town of Mineral Point Commercial Siting Criteria**

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Eden Criteria
<input type="checkbox"/>	<input type="checkbox"/>	<b>9. Business Plan</b> Growth potential, market, financing, phased developments, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<b>10. Compliance Town Criteria</b> The rezone must comply with the minimum number of town standards required in Column B.	<input type="checkbox"/>	<input type="checkbox"/>	

**IMPLEMENTATION MEASURES**

Tables I.3 through I.11 list the Town’s policies that are incorporated into the comprehensive plan. This is intended as a quick summary only. For details refer to the particular section.

**Table I.3 - Issues And Opportunities**

GOAL: ESTABLISH COMMUNITY STRENGTHS, WEAKNESSES, ISSUES, AND OPPORTUNITIES
Protect and improve the health, safety, and welfare of residents in the Town of Mineral Point.
Preserve and enhance the quality of life for the residents of the Town of Mineral Point.
Protect and preserve the small community character of the Town of Mineral Point.

**Table I.4 - Housing**

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE RESIDENTS
Encourage the provision of an adequate supply of single-family homes and the provision of an adequate supply of condominiums, townhouses, apartments, and duplexes in designated areas near city services. Manufactured (mobile) homes would be allowed in the following areas: - At the existing two sites through expansion and - Next to existing farm buildings for the purpose of housing farm employees on-site; homes must conform to insulation and weather safety issues.
Promote the preservation and rehabilitation of the existing housing stock in the Town of Mineral Point.
Preserve and expand the supply of affordable rental and ownership housing for low and moderate-income individuals.
Enforce the Iowa County Zoning Ordinance to maintain the character of existing and future residential neighborhoods.
Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.
Continue to identify areas and designate land for future housing developments.
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.

**Table I.5 - Transportation**

GOAL: SAFE AND EFFICIENT TRANSPORTATION SYSTEMS, WHICH ACCOMMODATE THE MOVEMENT OF PEOPLE AND GOODS
Transit - As a part of the Intergovernmental Cooperation Element, work with City of Mineral Point and WisDOT to explore the value of developing a Park-and-Ride lot.
Land Use - Coordination with WisDOT on planning for development.

**Table I.6 - UTILITIES And Community Facilities****GOAL: MAINTAIN AND ENHANCE FACILITIES AND SERVICES, WHICH CONTRIBUTE TO THE OVERALL WELL-BEING OF THE COMMUNITY**

Encourage well testing as a means of protecting drinking water supplies for private, individual well users.

Educate landowners on the management and maintenance of private 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**

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.

Enforce noxious weed control ordinances.

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.

Establish standards to decrease and prevent light pollution.

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.

**Table I.8 - Economic Development****GOAL: PROMOTE ECONOMIC DEVELOPMENT THAT PROVIDES FOR A HEALTHY, DIVERSIFIED, AND GROWING ECONOMY**

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.

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**

<b>GOAL: PROMOTE COOPERATIVE RELATIONSHIPS WITH ADJACENT AND OVERLAPPING JURISDICTIONS</b>
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**

<b>GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN</b>	
Preserve agricultural opportunities – the Township discourages residential development of productive agricultural land and the fractionalization (breaking up) of large tracts of productive farmland.	
Retain rural character – residential development should be situated to minimize its visual effect on the landscape, especially as viewed from public roadways.	
New residences should not be built on productive agricultural lands and should not be highly visible from public roadways.	
Cluster housing (up to four residences per driveway) is allowed in the Township.	
Subdivisions are not permitted in the A-1 Agricultural District.	
Residential development is encouraged in the Mineral Point Territorial Zone (near the city of Mineral Point) but not in the outlying areas.	
Maintain a current, long-range development plan, which will serve as a guide for future land-use and zoning decisions.	
Protect active agricultural lands from encroachment by incompatible uses.	
Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.	
Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.	
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.	
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.	
Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.	
<b>LAND USE POLICIES - FOR RURAL RESIDENTIAL SITING CRITERIA</b>	
<ol style="list-style-type: none"> <li>1. Meet with Mineral Point Township Planning Commission</li> <li>2. Density Standard (1 development right per 40 acres)</li> <li>3. Compliance with Land Use Map</li> <li>4. Compliance with Town Ordinances</li> <li>5. Minimum lot size (1 acre)</li> <li>6. Compatibility with Surrounding Land Uses</li> </ol>	<ol style="list-style-type: none"> <li>7. Agricultural Impact Determination</li> <li>8. Visual Impact determination</li> <li>9. Compliance with Township Driveway Ordinance</li> <li>10. Site Map</li> <li>11. Good Neighbor Policy</li> </ol>

**Table I.11 - IMPLEMENTATION**

<b>GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN</b>
Enforce local ordinances to maintain the character of existing and future land uses within the Town of Mineral Point.
Update the Town of Mineral Point 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.
Review proposals that are not covered in the Town of Mineral Point Comprehensive Plan on an individual basis.