

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 Waldwick 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 Waldwick.**

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

- **Update the Town of Waldwick 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 Waldwick in the next twenty years, this comprehensive plan and enforcement ordinance may need to be amended. This should be done with extreme caution. Amendments should not be made to simply avoid local planning pressure.

CONSISTENCY AMONG PLAN ELEMENTS

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

PLAN ADOPTION

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

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

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Waldwick 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 1.5 acres.</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>2. Density Standard The density standard in the Town of Waldwick applies to total land owned within the Town, whether or not the parcels are contiguous. All non-conforming lots held by persons owning less than 40 acres in the Town of Waldwick existing prior to January 1, 2005 will be granted one building right. The density standard will be enforced by deed restriction and/or placing a conservancy overlay zone on the balance of a 40-acre parcel minus the building lot (i.e. 40 acres are owned; 1.5 acres are set aside for a house site; the remaining 38.5 acres are deed restricted and/or placed in the overlay conservancy zoning through the Iowa County Office of Planning And development). Once property is placed in the overlay conservancy zoning, it must remain in that status unless or until the Comprehensive Plan is amended. The area that is placed in conservancy zoning does not need to be adjacent to the building parcel.</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 All new driveways must comply with the Town of Waldwick Driveway Ordinance, including the location not to cross productive agricultural land and the length not to exceed 1320 feet.</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. Agricultural Land Protection The Town of Waldwick requires residents to take as little agricultural land out of production as possible. For example, a home site on the edge or corner of a field may help accomplish the goal of maintaining productive agricultural land. Driveways leading to home sites shall not be permitted to cross productive agricultural land except where aligned along existing lines, fences, or appropriate natural features. Productive agricultural lands include tilled land, pastures, Conservation Reserve Program land, etc.</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. Natural Resources - Groundwater The Town will utilize the Iowa County Groundwater Study, once it is completed, to limit development in areas that may be vulnerable to groundwater degradation by such development.</p>

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

Complies Does Not Comply		Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Waldwick Criteria
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc.			
<input type="checkbox"/>	<input type="checkbox"/>	7. Compliance Town Criteria The rezone must comply with the minimum number of town standards required in Column B.			

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 Waldwick.

Table I.2: Town of Waldwick Commercial Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Waldwick 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 Written business plan showing business feasibility.
			<input type="checkbox"/>	<input type="checkbox"/>	1b. Nature of business
			<input type="checkbox"/>	<input type="checkbox"/>	1c. Size of business
			<input type="checkbox"/>	<input type="checkbox"/>	1d. Phased developments - are there plans beyond initial plan to expand.
			<input type="checkbox"/>	<input type="checkbox"/>	1e. Business history of applicant: has applicant other businesses? If so, where and what are they?
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.	<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval (Written approval from the respective town stating a driveway access would be permitted at this site.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval Written approval from the respective town stating a driveway access would be permitted to this site.	<input type="checkbox"/>	<input type="checkbox"/>	3. Social Impacts
			<input type="checkbox"/>	<input type="checkbox"/>	3a. Traffic patterns – hours of activity
			<input type="checkbox"/>	<input type="checkbox"/>	3b. Traffic patterns – size of vehicles
			<input type="checkbox"/>	<input type="checkbox"/>	3c. Traffic patterns – number of employees
			<input type="checkbox"/>	<input type="checkbox"/>	3d. Aesthetics – will business fit rural setting?
<input type="checkbox"/>	<input type="checkbox"/>	3e. Sense of Neighborhood – is business likely to draw other businesses?			

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

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Waldwick 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"/>	4. Natural Resource Impacts
			<input type="checkbox"/>	<input type="checkbox"/>	4a. Air Quality – what emissions and how will they be handled?
			<input type="checkbox"/>	<input type="checkbox"/>	4b. Water Quality – must not negatively impact groundwater, what chemicals are generated?
			<input type="checkbox"/>	<input type="checkbox"/>	4c. Water Quantity – what amounts of water required?
			<input type="checkbox"/>	<input type="checkbox"/>	4d. Erosion Potential – control measures proposed for site and site erosion potential
			<input type="checkbox"/>	<input type="checkbox"/>	4e. Odors – what type and strength of smell?
			<input type="checkbox"/>	<input type="checkbox"/>	4f. Noises – what type noise, noise level, and times of noise?
			<input type="checkbox"/>	<input type="checkbox"/>	4g. Light – will business require light at night, how much?
<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 No new commercial areas are designated.
<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 Development must comply with Town 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. Other Criteria Siting per particular location attributes; whether type of business is harmonious with rural community. Because there is no public water/sewer system within the township and the soil depth is shallow to the fractured limestone, the town is very careful to protect groundwater in any decisions for siting of businesses.
<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"/>	
<input type="checkbox"/>	<input type="checkbox"/>	9. Business Plan Growth potential, market, financing, phased developments, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
<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"/>	

IMPLEMENTATION MEASURES

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

Table I.3: ISSUES AND OPPORTUNITIES

GOAL: ESTABLISH COMMUNITY STRENGTHS, WEAKNESSES, ISSUES AND OPPORTUNITIES			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Protect and improve the health, safety, and welfare of residents in the Town of Waldwick.	Apply and enforce Town of Waldwick policies and ordinances.	The Town Board and the Town Plan Commission.	Ongoing
Preserve and enhance the quality of life for residents of the Town of Waldwick.	Apply and enforce Town of Waldwick policies and ordinances.	The Town Board and the Town Plan Commission.	Ongoing
Protect and preserve the rural agricultural community character of the Town of Waldwick.	Apply and enforce Town of Waldwick policies and ordinances.	The Town Board and the Town Plan Commission.	Ongoing

Table I.4: HOUSING

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE RESIDENTS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Promote the preservation and rehabilitation of the existing housing stock in the Town of Waldwick.	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. More information is available at http://www.commerce.state.wi.us/ and the end of this Section.	The Town Board, the Town Plan Commission, the Iowa County Commission on Aging, Iowa County Social Services, and designated State weatherization agencies.	Ongoing
Maintain the agricultural and rural residential character of existing and future neighborhoods.	Enforce the Iowa County Zoning Ordinances and Town of Waldwick ordinances and policies. For more information, go to http://www.iowacounty.org/pd-ordinances.html	The Town Board, the Town Plan Commission, and the County Zoning Board.	Ongoing
Promote and utilize federal and state housing assistance programs for single-family loans: WHEDA, VA, or FHA loans.	Promote and utilize federal and state housing assistance programs for single-family loans: WHEDA, VA, or FHA loans. For more information, go to http://www.commerce.state.wi.us/ .	The Town Board and the Town Plan Commission.	Ongoing
Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable for maintaining groundwater quality and preventing erosion.	Enforce the Iowa County Zoning Ordinances and Town of Waldwick ordinances and policies.	The Town Board, the Town Plan Commission, and the County Zoning Board.	Ongoing
Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.	Maintain communication channels with Iowa County and adjacent Towns	The Town Board, the Town Plan Commission, and the County Zoning Board.	Ongoing
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.	Review each new housing proposal to determine whether it is consistent with the policies outlined in each and every Section of the Comprehensive Plan.	The Town Board, the Town Plan Commission, and the County Zoning Board.	Ongoing

Table I.5: TRANSPORTATION

GOAL: SAFE AND EFFICIENT TRANSPORTATION SYSTEMS, WHICH ACCOMMODATE THE MOVEMENT OF PEOPLE AND GOODS			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Transit, Accessibility and Special Needs Users <ul style="list-style-type: none"> Support the development and promotion of transportation services for local residents who are unable to drive, including the elderly and disabled. 	Support the development and promotion of paratransit services.	Commission on Aging, Hodan Center, Meals on Wheels, and Iowa County Social Services	Ongoing
Land Use <ul style="list-style-type: none"> Promote safety for all vehicles on Town roads, including agricultural vehicles. 	Plan for safe road access and traffic flow of residential, commercial, and agricultural vehicles.	The Town Board and the Town Plan Commission.	Ongoing
Cost <ul style="list-style-type: none"> Promote and utilize state and federal programs to assist with the cost of Town road maintenance and improvements. 	Identify and participate in available cost-share programs.	The Town Board and the WI Dept. of Transportation.	Ongoing

Table I.6: UTILITIES AND COMMUNITY FACILITIES

GOAL: MAINTAIN AND ENHANCE FACILITIES AND SERVICES, WHICH CONTRIBUTE TO THE OVERALL WELL-BEING OF THE COMMUNITY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Promote well testing as a means of protecting drinking water supplies for individual private well users.	Encourage residents to have their well water tested on a regular basis. Assist the County Extension with private well-testing program.	The Town Board, the Town Plan Commission, and Iowa County Extension.	Ongoing
Promote landowner management and maintenance of private septic systems.	Encourage residents to properly manage and maintain their private septic systems as required by Iowa County zoning ordinance.	The Town Board, the Town Plan Commission, and Iowa County Zoning Dept.	Ongoing
Develop a stormwater management strategy to protect ground and drinking water supplies.	Encourage agricultural conservation practices. Enforce citing criteria for new construction.	The Town Board, the Town Plan Commission, Iowa County Farm Service and Conservation Agencies	Ongoing
Develop a strategy for siting telecommunication (“cell”) towers.	Identify locations most suitable, if any, for telecommunication towers in the Town.	The Town Board, the Town Plan Commission, and Iowa County Zoning Dept.	2 years
Ensure that any new development bears a fair share of capital improvement costs necessitated by the development.	Evaluate the potential cost to the Town of any new development proposal.	The Town Board and the Town Plan Commission.	Ongoing
Guide new growth to areas that are most efficiently served by existing utilities.	Evaluate potential cost to the Town, including potential new road construction and maintenance.	The Town Board and the Town Plan Commission.	Ongoing

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

GOAL: PROTECT, CONSERVE, AND MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY THROUGHOUT THE COMMUNITY			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Promote the importance of the Town’s agricultural, natural, and cultural resources and the need for continued protection of agricultural land and local open spaces to provide for wildlife habitat and recreational opportunities, including hunting and fishing.	Inform residents about the agricultural, cultural, and natural resources in the Town and inform them of ways they can support and protect them.	The Town Board and the Town Plan Commission.	Ongoing
Promote and support the protection and restoration of important natural areas, including streams, woods, prairies, and oak savannas.	Build partnerships with local clubs, organizations, and government agencies to promote efforts to protect the Town’s natural resources. Encourage Town resident participation.	The Town Board, Town Plan Commission, Trout Unlimited, Ducks Unlimited, Pheasants Forever, The Prairie Enthusiasts, Federal Fish and Wildlife Dept., and the CRP and CREP programs.	Ongoing
Promote the control of invasive and noxious weeds within the Town.	Assess the scope of the problem and consider enacting a Town ordinance to address the control of specific weeds.	The Town Board, Town Plan Commission, and the Iowa County Extension Dept.	Ongoing

Table I.7: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**GOAL: PROTECT, CONSERVE, AND MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY THROUGHOUT THE COMMUNITY**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Promote tree preservation and sustainable forestry practices.	Encourage residents to protect and maintain their forests and wooded areas.	The Town Board, Town Plan Commission, the Managed Forestry Program, and the Conservation Reserve Program (CRP).	Ongoing
Promote harmony through spacing new residences at an appropriate distance from active agricultural areas.	Maintain proper separation distances between residential and agricultural land uses to avoid potential conflicts.	The Town Board and the Town Plan Commission.	Ongoing
Limit development in recharge areas of local wells and areas with potential contaminant sources.	Support Iowa County's efforts to obtain a comprehensive map of local aquifer. Apply Town and County Siting Criteria to new development proposals.	The Town Board, the Town Plan Commission, and the Iowa County Zoning Dept.	Ongoing
Restrict development from major drainage areas in order to aid in stormwater runoff, limit erosion, and prevent flooding	Apply Town and County Siting Criteria to new development proposals.	The Town Board, the Town Plan Commission, and the Iowa County Zoning Dept.	Ongoing
Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.	Promote participation in government programs that will promote these goals in the Town of Waldwick	The Town Board and the Town Plan Commission.	Ongoing

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

Policies	Action – Plan	Key Groups of Implementation	Timeframe
The Town of Waldwick economy fundamentally relies on the health of its local farms. It secondarily relies on the health of businesses outside of the Town (primarily Lands' End Inc.) for supplemental "off the farm" employment. It is the Town's policy to support the agricultural business within its boundaries and to cooperate with the jurisdictions that provide "off the farm" employment.	Become familiar with new Tax Increment Financing (TIF) and the Tourism, Agriculture, Forestry (TAF) laws. Determine whether it offers any opportunities for economic development that is consistent with the Town's commitment to local agriculture.	The Town Board, Town Plan Commission, and Iowa County government.	2 years

Table I.9: INTERGOVERNMENTAL COOPERATION**GOAL: PROMOTE COOPERATIVE RELATIONSHIPS WITH ADJACENT AND OVERLAPPING JURISDICTIONS**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain established intergovernmental relationships.	The Town shares some services with other jurisdictions (fire protection, emergency services, and schools) and will continue as long as they are beneficial.	The Town Board	Ongoing
Explore new opportunities to cooperate with other local units of government.	As costs continue to rise for providing many facilities and services, the exploration of additional ways to cooperate may prove to be beneficial in order to contain costs.	The Town Board	Ongoing
Establish written intergovernmental cooperation agreements.	Put all existing intergovernmental agreements in writing to avoid any future disputes or misunderstandings.	The Town Board	2 years

Table I.10: LAND USE POLICIES**GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN**

Land Use 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.	The Town of Waldwick encourages actions and policies that maximize the ability of farmers to pursue their agricultural activities, consistent with the policies of this Comprehensive Plan. The Plan shall be subject to annual review.	The Town Board and Town Plan Commission.	Ongoing
Protect active agricultural lands from encroachment by incompatible uses.	Continued viability of farming depends on the availability of cropland to own or rent. Waldwick supports residential development that minimizes the amount of agricultural land taken out of agriculture for residential use.	The Town Board and Town Plan Commission.	Ongoing

Table I.10 (cont.): LAND USE POLICIES

GOAL: IMPLEMENT THE POLICIES OF THIS COMPREHENSIVE PLAN			
Land Use Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain the rural character of the jurisdiction by avoiding developments that would alter its character.	<p>The Town shall apply the Rural Residential Siting Criteria set forth in the Comprehensive Plan (this Section) including:</p> <ol style="list-style-type: none"> 1. Minimum Lot Size There is a 1.5-acre minimum lot size requirement in the Town of Waldwick. All building sites must be able to support a private well and septic system and be qualified to obtain a septic permit from Iowa County. Building locations should minimize the loss of trees and grading of the land. 2. Density Standard There is a 1 home per 40 acres density standard. Any land division of less than 40 acres made after the enactment of the Comprehensive Plan shall require that the owner restrict a required number of acres from future development, so that the sold and/or rezoned acres and the restricted acres sum is 40 acres. Restrictions shall be accomplished by County Overlay Districting. 3. Driveway standards. Driveways must meet the standards of the Town of Waldwick Driveway Ordinance, including the agricultural land protection provisions and the maximum length limitation. A driveway permit must be obtained from the Town prior to any construction of the driveway. 4. Agricultural Land Protection The Town of Waldwick requires that residents take as little agricultural land out of production as possible when siting new construction. Productive agricultural land includes tilled land, pastures, Conservation Reserve Program land, etc. 5. Groundwater The Town of Waldwick recognizes the importance of maintaining good quality and quantity of groundwater. The Town will utilize the Iowa County Groundwater Study, once it is completed, to limit development in areas that may be vulnerable to groundwater degradation by such development. 	The Town Board, Town Plan Commission, and Iowa County Zoning Dept.	Ongoing
Restrict expansion of or new locations for junkyards.	Develop plan to address problem junkyards within the Town.	The Town Board and Town Plan Commission.	2 years
Restrict location of new development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.	No land with slope in excess of 20 percent shall be disturbed unless effective construction site erosion control measures are installed. Soil losses on such sites must be 15 tons per acre. No land shall be disturbed that is within 1000 feet of any stream, wetland or other surface water resource unless soil loss from the construction site is limited to less than 7.5 tons per acre.	The Town Board, Town Plan Commission, and Iowa County Zoning Dept.	Ongoing
Restrict 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.	Small commercial enterprises must be consistent with the requirements of the County's agricultural and residential zoning districts. Commercial uses require zoning of land to commercial district. Commercial uses and development are encouraged to locate along County and State roads to minimize Town road maintenance and reconstruction.	The Town Board, Town Plan Commission, and Iowa County Zoning Dept.	Ongoing
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.	Evaluate potential costs to Town, including potential road construction and maintenance.	The Town Board and Town Plan Commission.	Ongoing
Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.	Development proposals that will enhance or sustain and protect ecologically significant native plant communities and wildlife habitat will be encouraged.	The Town Board and Town Plan Commission.	Ongoing

Table I.11: 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 Waldwick.			
Update the Town of Waldwick 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.			