EXECUTIVE SUMMARY

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

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

• Update the Town of Ridgeway 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 Ridgeway 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 Ridgeway.

PLAN ADOPTION

The first official action required to implement the Town of Ridgeway 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 Ridgeway 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 Ridgeway 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 Ridgeway Comprehensive Plan at any time. Amendments would be any changes to plan maps or text. Amendments may be necessary due to changes in town policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the town. Proposed amendments should be channeled through the local planning commission and then final action should occur at the Town Board.

PLAN UPDATES

As required by Wisconsin State Statute the comprehensive plan needs to be updated at least once every ten years. An update is different than an amendment, as an update is a major revision of multiple plan sections including maps. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

RURAL RESIDENTIAL SITING CRITERIA The criteria in Table I.1 must be met in order to comply with the Town of Ridgeway 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 Ridgeway.

Table I.1: Rural Residential Siting Criteria

				Do	
Co mpl ies	Doe s Not Co mpl y	Column A Iowa County Criteria	Co mp lie s	es No t Co m ply	Column B Town of Ridgeway Criteria
		1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)			1. Minimum Lot Size (One acre - Development must have adequate space for facilities (e.g. well, septic field))
		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.)			2. Density Standard (none)
		3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)			3. Driveway Standards (See Town of Ridgeway Driveway Ordinance.)
		4. Floodplain (Rezone must conform to any state and federal floodplain standards)			4. Compliance with Town Land Use Map
		5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)			5. Compliance with Town Ordinances
		6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)			6. Compatibility with Surrounding Land Uses
		7. Compliance Town Criteria (The rezone must comply with the minimum number of town standards required in Column B)			7. Visual/Aesthetic Standards
			•	•	8. Prime Soils (Development must preserve Ag land.)
Co mpli es	Doe s Not Co mpl y	Column A Iowa County Criteria	Co mpl ies	Do es Not Co mpl y	Column B Town of Ridgeway Criteria
		1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)			1. Feasibility of Business - Required
•		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.)			2. Driveway/Access Approval – not to exceed Town standards.
		í literatura de la construcción	•		 3. Social Impacts – the town will look at negative and positive impacts. -Traffic patterns: look at road maintenance
		3. Access / Driveway Approval (Written approval from the respective town stating a	•	•	Aesthetics: how does it affect people
		driveway access would be permitted to this			around it?

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 Ridgeway.

Table I.2: Commercial Siting Criteria Table I.2 (cont.): Commercial Siting Criteria

Co mpl ies	Doe s Not Co mpl y	Column A Iowa County Criteria	Co mp lie s	Do es No t Co m ply	Column B Town of Ridgeway Criteria
		1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)			1. Minimum Lot Size (One acre - Development must have adequate space for facilities (e.g. well, septic field))
		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.)			2. Density Standard (none)
		3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)			3. Driveway Standards (See Town of Ridgeway Driveway Ordinance.)
		4. Floodplain (Rezone must conform to any state and federal floodplain standards)		•	4. Compliance with Town Land Use Map
	•	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)			5. Compliance with Town Ordinances
		6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)			6. Compatibility with Surrounding Land Uses
		7. Compliance Town Criteria (The rezone must comply with the minimum number of town standards required in Column B)			7. Visual/Aesthetic Standards
		/		•	8. Prime Soils (Development must preserve Ag land.)
Co mpli es	Doe s Not Co mpl v	Column A Iowa County Criteria	Co mpl ies	Do es Not Co mpl V	Column B Town of Ridgeway Criteria
		1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)			1. Feasibility of Business - Required
		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.)			2. Driveway/Access Approval – not to exceed Town standards.
			•	•	3. Social Impacts – the town will look at negative and positive impacts.
		3 Access / Driveway Approval (Written			-Traffic patterns: look at road maintenance

	Dee				Do			
Co mpl ies	Doe s Not Co mpl y	Column A Iowa County	Criteria	Co mp lie s	es No t Co m ply	Column B Criteria	Town of I	Ridgeway
		1. Septic System Requi (Required space to accor septic system and back u unless connected to a mu system)	nmodate a p system – ınicipal			1. Minimum Developmen space for fac field))	t must have	e adequate
		2. Private Well (Requir accommodate a well – ur connected to a municipal adequate sizing (requiring DNR well permit); type of conservation techniques business.)	lless system; g evidence of a water			2. Density S	itandard (n	ione)
•		3. Access / Driveway Ap (Written approval from the town stating a driveway a be permitted to this site)	e respective			3. Driveway Ridgeway D		s (See Town of dinance.)
		4. Floodplain (Rezone m any state and federal floo standards)	dplain			4. Complian Map	ice with To	own Land Use
•		5. Shoreland & Wetland conform to any state or lo and wetland standards)	cal shoreland			5. Complian	ice with To	own Ordinances
· Po	licies	6. Use Must Comply Win (The proposed uses com in requested or existing z lot configuration, etc) _{Plan}	aly with page	 -		6. Compatik Land Uses	-	urrounding
Protect and we Ridgev	lfare of r	rown Cr seconsering spect, own Cr	the minimum			7. Visual/Ae		
Preser for the	ve and e residente	number of town standard	s required in			8. Prime So	ils (Develo	oment must
Ridgev Protect	and pre	serve the small acter of the Town of		·	Do	preserve Ag	• •	
Ridgev Co mpli Table I	ay. <u>s</u>	Column A Iowa County Cr USING	iteria	Co mpl ies	Not Co mpl V	Column B To	own of Ridg	eway Criteria
he To	MENT wn of F	1. Septic System Require <u>The MEASURES</u> ate a second Stageways Stanpreheasive Stanicientors Stanicus Stani	ptic system and Plant Police Sum tion groups, and		Tables			
		accommodate a well – unles a municipal system; adequa (requiring evidence of a DNI type of water conservation to be used in business.)	s connected to te sizing R well permit);			2. Driveway/ exceed Town		proval – not to
				•		negative and -Traffic patter	positive impa	own will look at acts. road maintenance
		3. Access / Driveway Appr approval from the respective driveway access would be p	town stating a			and safety - Aesthetics: I around it?	how does it a	affect people
		site)		•		- Sense of Ne affect people	around it?	how does it
				•		the future?		opment: Will it fit in
				•	•	4. Natural Re		
				1		- Air Quality I	mpacts: wil	l it pollute air in

<mark>Policies</mark> ଲଲ୍ଟରିଅନ୍ତିଙ୍କି <mark>କିର୍ମ୍ବାର୍କ୍ତରେ ଜୋଇ</mark>ମ୍ବାର୍କ୍ତରାରେ OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE ଅନିକ୍ରୋଣିଆରୁହାର of single-family homes,

condominiums and townhouses,

condominiums and townhouses, duplexes, assisted living, and housing for the elderly. Provide choices of owner and renter type-housing units to serve the current and future needs of all residents. Promote the preservation and rehabilitation of the existing housing stock in the Town of Ridgeway. Preserve and expand the supply of affordable rental and ownership housing for low and moderate-income individuals.	Action – Plan	Key Groups of Implementation	Timeframe
Town of Ridgeway	I - 5	Comprehensive Plan	
GOAL: ADEQUATE RANGE OF HOUSING	OPPORTUNITIES TO MI	EET THE VARIED NEEDS OF EXISTING A	ND FUTURE RESIDENTS
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Enforce the Iowa County Zoning			
Ordinance to maintain the character of			
existing and future residential neighborhoods.			
Coordinate planning activities with Iowa			
County and surrounding jurisdictions to			
effectively plan for residential growth.			
Discourage residential development in			
areas where soils, slope,			
environmental, or other topographical			

Policies Encourage the provision of an
adequate supply of single-family homes,
condominiums and townhouses,
duplexes, assisted living, and housing for
the elderly. Provide choices of owner
and renter type-housing units to serve the
current and future needs of all residents.
Promote the preservation and
rehabilitation of the existing housing stock
in the Town of Ridgeway. Preserve and
expand the supply of affordable rental
and ownership housing for low and
moderate-income individuals.

Action – Plar		Ac	tior	۱ –	P	an
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Key Groups of Implementation

Timeframe

Town of Ridgeway	I - 5	Comprehensive Plan		
GOAL: ADEQUATE RANGE OF HOUSI	NG OPPORTUNITIES TO MEET TH	IE VARIED NEEDS OF EXISTING AND	FUTURE RESIDENTS	5
Policies	Action – Plan	Key Groups of Implementation	Timeframe	
Enforce the Iowa County Zoning				
Ordinance to maintain the character of				
existing and future residential				
neighborhoods.				
Coordinate planning activities with Iowa				
County and surrounding jurisdictions to				
effectively plan for residential growth.				_
Discourage residential development in				
areas where soils, slope,				
environmental, or other topographical GOAL: SAFE AND EFFICIENT TRANS	SPORTATION SYSTEMS WHICH A	CCOMMODATE THE MOVEMENT OF		
GOAL. GALLAND ELLIGENT TRAIN				
GOODS				
GOODS Belieinang erosion.	Action – Plan	Key Groups of Implementation	Timeframe	
		Key Groups of Implementation	Timeframe	
Belieiang erosion.	Action – Plan Create a bicycle route connector to Folklore Village and	Key Groups of Implementation	Timeframe	
Brevierang erosion. CorainTransportationaletasaructure and	Create a bicycle route	Key Groups of Implementation	Timeframe	
Prelicing erosion. Corrain Transportational bassing ture and bassignate land for future housing developments. Review new desubling, propositional	Create a bicycle route connector to Folklore Village and	Key Groups of Implementation	Timeframe	
Preliversing erosion. CorrainTransportational blassing ture and bassing ate land for future housing developments. Review Accession for proposals and programs	 Create a bicycle route connector to Folklore Village and to nearby camping facilities. 	Key Groups of Implementation	Timeframe	
Belieins erosion. Dorain Transportational biastructure and basignate land for future housing developments. for future housing developments. Review Accession for future housing biastructure and for future housing developments. for future housing	 Create a bicycle route connector to Folklore Village and to nearby camping facilities. Support the development and 	Key Groups of Implementation	Timeframe	
Belieinse Belieinse Dorain Transportationaletastructure and tassignate land for future housing developments. Belieinse Review, Accedestising, proposals and programs that meet the town's housing needs Beliefagesconsistent with the policies	Create a bicycle route connector to Folklore Village and to nearby camping facilities. Support the development and promotion of paratransit services	Key Groups of Implementation	Timeframe	
Projection CorrainTranspondentifyral beta structure and lossing and for future housing developments. Review Accessioning proposals and programs that meet the town's housing needs EBA are sponsistent with the policies outlined in the comprehensive plan.	 Create a bicycle route connector to Folklore Village and to nearby camping facilities. Support the development and promotion of paratransit services for local residents. 	Key Groups of Implementation	Timeframe	
Belieinse Belieinse Dorain Transportationaletastructure and tassignate land for future housing developments. Belieinse Review, Accedestising, proposals and programs that meet the town's housing needs Beliefagesconsistent with the policies	 Create a bicycle route connector to Folklore Village and to nearby camping facilities. Support the development and promotion of paratransit services for local residents. Concern about the impact of 	Key Groups of Implementation	Timeframe	
Projection CorrainTranspondentifyral beta structure and lossing and for future housing developments. Review Accessioning proposals and programs that meet the town's housing needs EBA are sponsistent with the policies outlined in the comprehensive plan.	 Create a bicycle route connector to Folklore Village and to nearby camping facilities. Support the development and promotion of paratransit services for local residents. Concern about the impact of growth on land use. 	Key Groups of Implementation	Timeframe	

Table I.6: UTILITIES AND COMMUNITY FACILITIES

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

			T (
Policies	Action – Plan	Key Groups of Implementation	Timeframe
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			
vater supplies.			
Develop a strategy for siting			
elecommunication ("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.8: ECONOMIC DEVELOPMENT	Action – Plan	Key Groups of Implementation	Timeframe
Policies			
he various interested communities,			
county representatives, and other parties			
ncluding businesses and business			
rganizations, should meet to discuss			
he creation of a countywide economic			
levelopment corporation.			
All incorporated jurisdictions, as well as			
he county, should provide for annual			
unding of economic development needs,			
ncluding, but not limited to membership			
dues in organizations that promote			
economic development beneficial to the			1

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

Policies Action – Plan Key Groups of Implementation

Timeframe Routinely

remind residents of the importance of their agricultural, natural, and cultural resources and the need for continued protection of local open spaces to provide recreational opportunities. Build partnerships with local clubs and organizations in order to protect important natural areas. Encourage and support prairie and savanna restoration.

Enforce noxious weed control ordinances. Support tree preservation and sustainable forestry practices. Maintain proper separation distances between urban and rural land uses to avoid conflicts. Identify recharge areas for local wells and inventory potential contaminant sources. Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.

Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, maintaining trails, and preserving the natural beauty of the area. Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.

Policies	Action – Plan	Key Groups of Implementation	Timeframe
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.8: ECONOMIC DEVELOPMENT	Action – Plan	Key Groups of Implementation	Timeframe
			innonano
Policies			
The various interested communities,			
county representatives, and other parties			
including businesses and business			
organizations, should meet to discuss			
the creation of a countywide economic			
development corporation.			
All incorporated jurisdictions, as well as			
the county, should provide for annual			
funding of economic development needs,			
including, but not limited to membership			
dues in organizations that promote			
economic development beneficial to the			
county.			
Each community should create a			
community fund through the Community			
Foundation of Southern Wisconsin.			
especially if there is not an alternative			
vehicle for encouraging local charitable			
contributions that go toward overall			
community betterment			

COMMUNITY Policies	Action – Plan	Key Groups of Implementation	Timeframe
Encourage well testing as a means of	Action – Fian	Rey Groups of implementation	Timename
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			
elecommunication ("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.8: ECONOMIC DEVELOPMENT	Action – Plan	Key Groups of Implementation	Timeframe
Policies			
The various interested communities, county representatives, and other parties			
	ULITIES AND SERVICES WHIC	H CONTRIBUTE TO THE OVERALL	
COMMUNITY			
COMMUNITY Community a county water economic production and county water economic production with the singular a means of	Action – Plan	Key Groups of Implementation	Timeframe
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Sector Action of the sector and the			
trategy to protect ground and drinking			
Valer Supplify through the Community			
evenue of the souther will consin,	INTERGOV	ERNMENTAL COOPERATION	
Fensure that new development hears befair			
batablicasialango vanaens veran zeressitated by thredevelopment.			
Julize new availability are most			
sfligiently for land wild wilding a pacity Diable of the form set of devict of the set o	Action – Plan	Key Groups of Implementation	Timeframe
economic development			Timentanie
Develop necessary information to market			
he comply the addine available the vanishing the addine buildings business spice and available buildings adding the content of the other parties within the content of the other parties within the content of the other of the manual of the other of the other of the manual of the other of the other of the content of the other of the other of the other other of the other of the other of the other other other of the other of the other othe			
county representatives, and other parties within the community on the internet.			
organizations,856001: heer NOUSiCuss	Action – Plan	Key Groups of	Timeframe
he creation DEX ELORY HEVE economic development corporation.		Implementation	rinorano
All incorperated surisdictions, as well as			
All incorp erated jurisdictions , as well as Work on builts of both any local state of the second Work on builts of both and second state of the second ynd by the fundamental second built he ds, actualing, but not limited to membership the built organizations that promote		1	1
ne of the fundamental assets of lowa. acjuding, but not limited to membership			
Solutives, the second s			1
Tratamental economic development			
ach community should create a			
Conduct a housing needs assessment in Dundation of Southern Wisconsin.			
all areas interested in housing especially if there is not an alternative development, and make housing			
venicie for encouraging local charitable Tevelopment à fundamental economic Contributions à fundamental economic			
ievelooment strateovin areas where community betterment his is destred, but evaluate proposals by			
Inize the availability of training Joing a feasibility analysis			
Table 18 (cont) ECONOMIC			
Sconornie development rounsin,			
Susiness sites and svailable buildings			
		11 C	
Policie	Action – ARtain – Plan	Key Groups of implementation Implementation	Timeframe Timeframe
Maintain established intergovernmental		Implementation	
<u>sistionshipolicies</u> Noir Grifton Byrgan ocheitiger is Goorstrats Vite other Gratanits of Soverdanitys			
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Table I.9:

Residential Development Policies	Action – Plan	Key Groups of Implementation	Timeframe
Overall density in the Town of Ridgeway shall be one (1) dwelling unit per forty-acres rule established under Farm Preservation Policies.			
The minimum parcel size for development will be			
five-acres contingent upon a deed restriction on			
thirty-five acres additional acres to conform to the overall density guidelines set forth in the Land Use			
Element.			
All new driveways and access easements will require the review and approval of the Town Board of the Town of Ridgeway.			
All new residential development, including access driveways, will be required to conform to the natural limitations presented by the topography, soils, and vegetation of the land being developed.			
The Town of Ridgeway will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.			
Commercial Development Policies			
Commerical development will be permitted in conformance wit all the other policies established for development in designated areas. In addition, the Town of Ridgeway will encourage new commercial development to "cluster" or locate in or adjacent to existing commercially zoned areas.			
Except for small family businesses, new commercial development will be required to have frontage on either a county or state highway.			
Heavy industry or businesses requiring large quantities of water and wastewater disposal will be			
encouraged to locate in areas where municipal			
sanitary sewer and water systems are available.	Actio	on – Key Groups of	
Commercial Development Policies	Plan	Implementation	Timeframe
Agricultural businesses providing farm services and/or			· · · · · · · · · · · · · · · · · · ·
supplies will be permitted to locate within the farming areas of the Town.			
Recreation and institutional development proposed in the Town of Ridgeway will be required to meet all of the polices and standards of the Comprehensive Plan.	•		
Major commercial development shall be required to located in or adjacent to existing commercially developed areas, shall be compatible with adjacent land			
uses, and shall not degrade the environment.			

Table I.10 (cont.): LAND USE

	Action – Plan		Key Groups of	
Residential Development Policies	-		Implementation	Timeframe
Overall density in the Town of Ridgeway shall be one				
(1) dwelling unit per forty-acres rule established under Farm Preservation Policies.				
The minimum parcel size for development will be				
five-acres contingent upon a deed restriction on				
thirty-five acres additional acres to conform to the				
overall density guidelines set forth in the Land Use Element.				
All new driveways and access easements will require				
the review and approval of the Town Board of the				
Town of Ridgeway.				
All new residential development, including access				
driveways, will be required to conform to the natural limitations presented by the topography, soils, and				
vegetation of the land being developed.				
The Town of Ridgeway will not accept the dedication				
or maintenance responsibility for any additional roads				
servicing residential development.				
Commercial Development Policies				
Commerical development will be permitted in				
conformance wit all the other policies established for development in designated areas. In addition, the				
Town of Ridgeway will encourage new commercial				
development to "cluster" or locate in or adjacent to				
existing commercially zoned areas.				
Except for small family businesses, new commercial				
development will be required to have frontage on either a county or state highway.				
Heavy industry or businesses requiring large				
quantities of water and wastewater disposal will be				
encouraged to locate in areas where municipal				
sanitary sewer and water systems are available.		Action –	Kay Crauma of	
Commercial Development Policies	Plan	Action -	Key Groups of Implementation	Timeframe
Agricultural businesses providing farm services and/or				
supplies will be permitted to locate within the farming				
areas of the Town.	-			
Recreation and institutional development proposed in the Town of Ridgeway will be required to meet all of the	9			
polices and standards of the Comprehensive Plan.				
Major commercial development shall be required to				
located in or adjacent to existing commercially				
developed areas, shall be compatible with adjacent land uses, and shall not degrade the environment.				
Commercial development at any proposed highway				
interchange shall be controlled to promote safe,				
compact, convenient highway oriented facilities.				
When rezoning is requested, only that portion of land				
necessary for the projected use shall be rezoned. Resource Protection and Other Recreation Area				
Policies				
All plans for development in or adjacent to important				
natural features will be carefully reviewed by the Town				
Plan Commission and Town Board to ensure that				
existing natural features are preserved whenever possible.				
Soil erosion measures will be encouraged in all land				
uses.				
The preservation and maintenance of areas needed to				
support wildlife shall be encouraged.				
Environmental Protection Policies				
The Comprehensive Plan is designed to protect the				
natural environment and special features of the ridge and valley land characteristic of the Town of Ridgeway.				
Rural Non-Farm Area Policies				
Unsewered residential subdivisions on soils identified as				
having severe or very severe limitations for septic tank				
absorption fields and dwelling with basements shall be				
not be allowed.				
Unsewered residential subdivisions in areas where				
public sewers are available or planned shall be				
discouraged. New unsewered residential lots shall be five-acres or				
more in size with appropriate deed restrictions as per				
Residential Development Polices in Section H.				

Decidential Development Deffeire	Action – Plan			Groups of	T ime - (
Residential Development Policies Overall density in the Town of Ridgeway shall be one			Imp	lementation	Timeframe
1) dwelling unit per forty-acres rule established under					
Farm Preservation Policies.					
The minimum parcel size for development will be ive-acres contingent upon a deed restriction on					
hirty-five acres additional acres to conform to the					
overall density guidelines set forth in the Land Use					
Element.					
All new driveways and access easements will require he review and approval of the Town Board of the					
Town of Ridgeway.					
All new residential development, including access					
driveways, will be required to conform to the natural					
imitations presented by the topography, soils, and vegetation of the land being developed.					
The Town of Ridgeway will not accept the dedication					
or maintenance responsibility for any additional roads					
servicing residential development.					
Commercial Development Policies					
Commerical development will be permitted in conformance wit all the other policies established for					
development in designated areas. In addition, the					
Fown of Ridgeway will encourage new commercial					
levelopment to "cluster" or locate in or adjacent to existing commercially zoned areas.					
Except for small family businesses, new commercial					
development will be required to have frontage on					
either a county or state highway. Heavy industry or businesses requiring large					
quantities of water and wastewater disposal will be					
encouraged to locate in areas where municipal					
sanitary sewer and water systems are available.		Action -		ou Groupe of	
Commercial Development Policies	Plan	Action -		ey Groups of nplementation	Timeframe
Agricultural businesses providing farm services and/or	Action – Plan			Groups of	
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rownaat reader in highway oriented facilities.	_				
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Pelietes of the land being developed.					
NH@Poonfostations will be carefully reviewed by the Town					
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Table I.11: