

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

- ⑩ **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.

- ⑩ **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.

- ⑩ **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

Compl ies	Doe s Not Compl y	Column A Iowa County Criteria	Compl ies	Doe s Not Compl 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. 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.)
Compl ies	Doe s Not Compl y	Column A Iowa County Criteria	Compl ies	Doe s Not Compl 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.
.	.	3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)	.	.	3. Social Impacts – the town will look at negative and positive impacts.
.	.		.	.	-Traffic patterns: look at road maintenance and safety
.	.		.	.	- Aesthetics: how does it affect people around it?
.	-Sense of Neighborhood: how does 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

Complies		Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	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.)
Complies		Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	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. Access / Driveway Approval (Written	.	.	3. Social Impacts – the town will look at negative and positive impacts. -Traffic patterns: look at road maintenance and safety.

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	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
	Policies		Action –	Key Groups of Implementation	Timeframe
Protect and improve the health, safety, and welfare of residents of the Town of Ridgeway.		7. Compliance Town Criteria (The rezone must comply with the minimum number of town standards required in			7. Visual/Aesthetic Standards
Preserve and enhance the quality of life for the residents of the Town of Ridgeway.		Column B			8. Prime Soils (Development must preserve Ag land.)
Protect and preserve the small community character of the Town of Ridgeway.	Yes				

Complies	Does Not Comply	Column A Iowa County Criteria	Complies	Does Not Comply	Column B Town of Ridgeway Criteria
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IMPLEMENTATION MEASURES					
The Town of Ridgeway Comprehensive Plan Policy Summary Tables (below) list the Town's policies by element and provides spaces to detail implementation groups, and timeline to implement various aspects of this comprehensive plan.					
.	.	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. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)	.	.	3. Social Impacts – the town will look at negative and positive impacts.
.	.		.	.	-Traffic patterns: look at road maintenance and safety
.	.		.	.	- Aesthetics: how does it affect people around it?
.	.		.	.	- Sense of Neighborhood: how does it affect people around it?
.	.		.	.	- Potential Ancillary Development: Will it fit in the future?
.	.		.	.	4. Natural Resource Impacts
.	.		.	.	- Air Quality Impacts: will it pollute air in

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND FUTURE RESIDENTS

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 – Plan

Key Groups of Implementation

Timeframe

Town of Ridgeway | I - 5 | Comprehensive Plan

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND 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 limitations prove to be unworkable for			

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 – Plan Key Groups of Implementation Timeframe

Town of Ridgeway I - 5 Comprehensive Plan

GOAL: ADEQUATE RANGE OF HOUSING OPPORTUNITIES TO MEET THE VARIED NEEDS OF EXISTING AND 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			

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

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Review erosion.			
Coordinate transportation infrastructure and designate land for future housing developments.	<ul style="list-style-type: none"> • Create a bicycle route connector to Folklore Village and to nearby camping facilities. 		
Review new housing proposals and land use proposals and programs that meet the town's housing needs	<ul style="list-style-type: none"> • Support the development and promotion of paratransit services for local residents. 		
Ensure consistent with the policies outlined in the comprehensive plan.	<ul style="list-style-type: none"> • Concern about the impact of growth on land use. 		
Cost	<ul style="list-style-type: none"> • Capital Improvement Program • Maintenance & Improvement Funding Source 		

(cont.):

Table I.6: UTILITIES AND COMMUNITY FACILITIES

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

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.			
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 Policies	Action – Plan	Key Groups of Implementation	Timeframe
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			

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.

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.			
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
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			

Table I.9:

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.			
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
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.			
Develop a stormwater management strategy to protect ground and drinking water supplies.			
Each community should create a community fund through the Community Foundation of Southern Wisconsin, Inc. or other local charitable organizations that promote economic development beneficial to the county.			
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 utility capacity.			
Table I.8 (cont.) ECONOMIC DEVELOPMENT	Action – Plan	Key Groups of Implementation	Timeframe
Policies			
Develop necessary information to market the community and the available business sites and available buildings to county representatives and other parties within the community on the Internet.			
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.			
Make historic preservation and tourism a fundamental economic development strategy of community and county efforts.			
Each community should create a community fund through the Community Foundation of Southern Wisconsin, Inc. or other local charitable organizations that promote economic development beneficial to the county.			
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 utility capacity.			
Develop necessary information to market the community and the available business sites and available buildings to county representatives and other parties within the community on the Internet.			
Table I.8 (cont.) ECONOMIC DEVELOPMENT	Action – Plan	Key Groups of Implementation	Timeframe
Policies			
Maintain established intergovernmental relationships.			
Explore new opportunities to cooperate with other local units of government.			

INTERGOVERNMENTAL COOPERATION

Key Groups of Implementation

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			
Commercial development will be permitted in conformance with 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.			
Commercial Development Policies	Action – Plan	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 policies and standards of the Comprehensive Plan.			
Major commercial development shall be required to be 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

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			
Commercial development will be permitted in conformance with 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.			
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 policies 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 Policies in Section H.			
Strip residential development along roadways shall be discouraged in order to protect the use of the roadway			

Table I.11:

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			
Commercial development will be permitted in conformance with 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.			
Commercial Development Policies			
Agricultural businesses providing farm services and/or supplies will be permitted to locate within the farming areas of the Town of Ridgeway.	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. 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.			
Major residential developments shall be restricted to parcels of five acres or more. Major residential developments shall be required to conform to the natural limitations presented by the topography, soils, and vegetation of the land being developed.			
All new driveways and access easements will require the review and approval of the Town Board of the Town of Ridgeway.			
When a residential subdivision is proposed, the Town Board shall review the subdivision to ensure that existing natural features are preserved whenever possible.			
Commercial development will be permitted in conformance with 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.			
The development of residential subdivisions shall be restricted to parcels of five acres or more. Major residential developments shall be required to conform to the natural limitations presented by the topography, soils, and vegetation of the land being developed.			
All new driveways and access easements will require the review and approval of the Town Board of the Town of Ridgeway.			
When a residential subdivision is proposed, the Town Board shall review the subdivision to ensure that existing natural features are preserved whenever possible.			
Commercial development will be permitted in conformance with 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.			
The development of residential subdivisions shall be restricted to parcels of five acres or more. Major residential developments shall be required to conform to the natural limitations presented by the topography, soils, and vegetation of the land being developed.			
All new driveways and access easements will require the review and approval of the Town Board of the Town of Ridgeway.			
When a residential subdivision is proposed, the Town Board shall review the subdivision to ensure that existing natural features are preserved whenever possible.			