

## **EXECUTIVE SUMMARY**

The purpose of this section is to review and analyze land use in the Town of Ridgeway. The land use element is the compilation of all other elements of this plan. Designating land uses and standards for development requires the Town to be able to adequately provide utilities, maintain roads, and support other services. Therefore, the policies and programs of the land use element must be supported by all other elements of the plan. This section will consider both current and future land use in the Town of Ridgeway. At the present time, the dominant developed



land use in the Town is agricultural.

### **Wisconsin State Statute 66.1001(2)(h)**

(h) *Land-use element.* A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

## **LAND USE POLICIES**

The following are the land use policies for the Town of Ridgeway.

### **Residential Development Policies**

- ⑩ **The minimum parcel size to build a single family residence as new development will be one acre.**

All building parcels will be required to meet the land division requirement of the Town of Ridgeway. The maximum amount of farmland to be used as a residential building site will be one acre.

- ⑩ **All new driveways and access easements will require the review and approval of the Town Board of the Town of Ridgeway.**

Driveways must be constructed and approved prior to obtaining a Building Permit from the Town of Ridgeway.

- ⑩ **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.**

Residential development will be required to conform to the performance standards established in the Comprehensive Plan.

- ⑩ **The Town of Ridgeway will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.**

Refer to the Town's rural residential siting criteria sheet in Section I, Implementation Element, and Map H-1 in this Section for more information.

### **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.**

Small family businesses may be permitted in any part of the Town provided that primarily members of the immediate family conduct the business. Signage shall be determined by conditional use restrictions.

- **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.**

- **Agricultural businesses providing farm services and/or supplies will be permitted to locate within the farming areas of the Town.**

Agricultural business development will be reviewed by the Town as a conditional use that may receive variance from the other policies and performance standards of the Comprehensive Plan.

- ⑩ **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.**

As a part of reviewing such development proposals, developers will be required to submit impact statements assessing in detail the proposed projects impact on (a) farms and farmland, (b) natural resources; (c) Town roads, (d) fire and emergency medical services; (e) Town taxes and community setting. The results of such an impact assessment must prove positive benefits to the community before such development will be permitted.

- **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.**
- **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.**

Those lands that exhibit the greatest long-term commitment to agriculture based upon soil type, ownership patterns, investment and other criteria previously identified and mapped shall continue to be recognized.

This policy recognizes that prohibiting all development in agricultural areas is not realistic; certain agriculture related uses such as grain storage facilities or implement sales and service requiring a rural location may be permitted. Those land uses and activities that could conflict with the agriculture use or adversely affect the long-term investment in land and improvements in areas designated for farmland preservation shall be discouraged. This policy provides for a minimum amount of residential development in agricultural areas. It is assumed that rezoning would be required for residential construction. Farmers within the Town are encouraged to follow soil conservation plans and utilize soil conservation practices.

The Town shall cooperate with other agencies and units of government to establish eligibility for farmers who wish to receive tax credits for participation in farmland preservation programs. Agencies and bodies responsible for the preparation of plans for public improvements, such as roadway corridors, power lines, pipelines, or sanitary landfills shall be requested to recognize the agricultural goals of the Town.

Refer to the Town's commercial siting criteria sheet in Section I, Implementation Element, and Map H-1 in this Section for more information.

#### **Resource Protection and Other Recreation Areas**

- **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**

⑩ **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.**

Development in floodplains or steep slopes will be prohibited. All development will be managed to protect the natural lay of the land, groundwater resources, floodplains, and the aesthetic qualities of this landscape. The Comprehensive Plan is designed to encourage what new development should and should not occur. In most cases, the statements are general in nature, with the intent of providing some flexibility in their application. The policies have been coordinated with the policies of County Zoning and will be used in combination with other policies, ordinances, and regulatory powers as appropriate.

#### **Rural Non-Farm Areas**

- **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 one acre or more in size as per the Residential Development Polices in this Section H.**
- **Strip residential development along roadways shall be discouraged in order to protect the use of the roadway for moving traffic and to ensure a more visually attractive Town.**
- **Land divisions, site design, and construction plans shall be related to the natural topography of the site. Significant natural features existing on a site should be preserved wherever practicable.**
- **Where land development is undertaken, commonly accepted erosion control practices shall be followed in site preparation and construction. The guidelines, standards, and specification to be followed are in the publication "Minimizing Erosion in Urbanizing Areas", USDA Soil Conservation Service.**
- **The Town of Ridgeway will encourage energy conservation techniques in the site planning and construction of new uses within the Town.**

#### **Farm Preservation Policies**

- **Residential parcels may be created by certified survey if not on soils classified as prime Class I, and II, and at the discretion of the Town Board, Class III land.**
  
- **Development will not be permitted on productive farmlands (lands having a history of farming activity including cropland) and /or lands containing soils defined as Class I, II or Class III at the discretion of the Town Board as designated in the Soil Survey Report for Iowa County prepared by the U.S. Soil Conservation Service.**

An exception to this policy will be granted where farmland parcels are too small to be economically used for agricultural purposes or which are inaccessible to modern farm machinery needed to produce and harvest agricultural products.

- ⑩ **New private driveways or roads for non-agricultural purposes shall not be permitted to cross or dissect productive farmlands unless allowed along existing line fences or natural features such as a stream.**

- Any new private development requiring utility extensions (electric power lines, telephone lines, gas distribution lines) to cross productive farmlands in a manner that will disrupt farming activities will not be permitted.
- To avoid possible farm nuisance complaints, developments meeting the above criteria will not be permitted to locate within 1000 feet of an operating farm unit or agricultural facility.

If in the opinion of the Town Board a greater distance is required to avoid possible conflicts from existing or proposed agricultural operations, a greater set back distance may be required.

⑩ **The Town will encourage farmland erosion control practices.**

Ridgeway will work with the Iowa County Soil Conservation Service and will require landowners to follow approved farm conservation plans aimed at reducing soil erosion rates. Farmland that has a history of strip cropping, contouring, sod waterways, or terraces cannot be changed without written permission from the Town Board and the Iowa County Soil Conservation Service.

⑩ **The Town will monitor intensive, confinement, and/or large-scale farming operations to avoid possible land use conflicts and environmental nuisances.**

Any farm operation (farm unit) exceeding 300 animal units as defined below will be subject to review and approval in compliance with the performance stands of the Town of Ridgeway Comprehensive Plan.

⑩ **Those lands that exhibit the greatest long-term commitment to agriculture based upon soil type, ownership patterns, investment or other criteria previously identified and mapped shall continue to be recognized.**

This policy recognizes that prohibiting all development in agricultural areas is not realistic, certain Ag related uses such as grain storage facilities or implement sales and service requiring a rural location may be permitted. Those land uses and activities that could conflict with the agricultural use or adversely affect the long-term investment in the land and improvements in areas designated for farmland preservation shall be discouraged. This policy provides for a minimum amount of residential development in agricultural areas. It is assumed that rezoning would be required for residential construction.

**EXISTING LAND USE**

The Town of Ridgeway is a predominately agricultural and forestry based community. See Maps E.2 and E.8 in Section E, Agricultural, Natural, and Cultural Resource Element, for existing Ridgeway land use maps.

Table H.1 is a breakdown by percentage for land uses in Ridgeway. As indicated by the Iowa County Tax Assessors Office, the Town is defined as 62.7 percent agricultural land.

**Table H.1: Town Of Ridgeway Land Use**

(Source: Iowa County Tax Assessor Dept., SWWRPC)	Classification		Town of Ridgeway Percent of Land Area	
	Agricultural		62.7%	
	Residential (Single- and Multi-Family)		1.9%	
	Commercial		0.03%	
	Manufacturing		0.0%	
	Production Forest		10.2%	
	DNR-MFL Forest		13.1%	
	Undeveloped (formerly Swamp/Waste)		6.2%	
	Other (Federal, State, County, School, Cemetery)		5.6%	
Real Estate Class		# of Parcels	Land Value	
Residential		153	\$663,400	
Commercial		14	\$51,800	
Manufacturing		--	--	
Agricultural		770	\$8,414,475	
Swamp & Waste		21	\$5,950	
Forest		296	\$858,300	
Real Estate Class		# of Parcels	Land Value	
Residential		239	\$3,582,725	

**Agricultural**

Agriculture is the dominant developed land use in Ridgeway, with 62.7percent occupying the Town’s land area. Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

**Residential**

As indicated by Map H.1 and Table H.1, residential land use accounts for 1.9 percent of the land area within the Town.

**Commercial**

Commercial refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment. The existing land use map does not differentiate between highway businesses, home occupations, or general businesses, but classifies all of the above as commercial. In the Town of Ridgeway, commercial development occupies approximately 0.03 percent of the total land area.

**Manufacturing**

Manufacturing refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products. As indicated by Table H.1, there is no manufacturing in Ridgeway.

**Forested**

This classification is Production Forests and DNR-MFL Forests acreages combined. In Ridgeway it is the second largest classified land use. Map H.1 and Table H.1 show that approximately 23.3 percent of the land area in Ridgeway is forest under these classifications.

**Undeveloped**

This classification refers to areas that were formerly classified as swamp/waste. It is open land includes bogs marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland. Approximately 6.2 percent of the total land in the Town of Ridgeway is classified as undeveloped land.

**Other**

Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries, are classified as “other”. Approximately 5.6 percent of land in the Town of Ridgeway is listed under this classification. Refer to Maps E.2 and E.8, Section E, Agricultural, Natural, and Cultural Resource Element, and Table H.1 for more information.

**LAND USE TRENDS**

Classification	Town of Ridgeway Percent of Land Area
Agricultural	62.7%
Residential (Single- and Multi-Family)	1.9%
Commercial	0.03%
Manufacturing	0.0%
Production Forest	10.2%
DNR-MFL Forest	13.1%
Undeveloped (formerly Swamp/Waste)	6.2%
Other (Federal, State, County, School, Cemetery)	5.6%

Table H.2: Town of Ridgeway Land Use Assessment Statistics Iowa County – 1993

Real Estate Class	# of Parcels	Land Value
Residential	153	\$663,400
Commercial	14	\$51,800

Table H.3: Town of Ridgeway Land Use Assessment Statistics Iowa County – 2003

Manufacturing			
Agricultural	770	\$8,414,475	
Swamp & Waste	21	\$5,950	
Forest	296	\$858,300	
Real Estate Class	# of Parcels	Land Value	
Residential	239	\$3,582,725	
Commercial	21	\$326,700	
Manufacturing	--	--	
Agricultural	716	\$2,027,350	
Swamp & Waste	--	--	
Forest	234	\$5,417,610	
	1 Unit (1999)	1 Unit (2000)	% Change

<b>Classification</b>	<b>Town of Ridgeway Percent of Land Area</b>	
Agricultural	62.7%	
Residential (Single- and Multi-Family)	1.9%	
Commercial	0.03%	
Manufacturing	0.0%	
Production Forest	10.2%	
DNR-MFL Forest	13.1%	
Undeveloped (formerly Swamp/Waste)	6.2%	
Other (Federal, State, County, School, Cemetery)	5.6%	

<b>Real Estate Class</b>	<b># of Parcels</b>	<b>Land Value</b>
Residential	153	\$663,400
Commercial	14	\$51,800
Manufacturing	--	--
Agricultural	770	\$8,414,475

(Source: Wisconsin Department of Revenue-2003)

**LAND USE TRENDS -RESIDENTIAL**

Residential land use occupies 1.9 percent of the Town of Ridgeway. The following table indicates changes in single-family residential units between 1990 and 2000 for the Town of Ridgeway compared to Iowa County.

Table H.4 Town of Ridgeway Single Family Housing Change	Classification	Town of Ridgeway Percent of Land Area	
		1990	2000
	Agricultural	62.7%	
	Residential (Single- and Multi-Family)	1.9%	
	Commercial	0.03%	
	Manufacturing	0.0%	
	Production Forest	10.2%	
	DNR-MFL Forest	13.1%	
	Undeveloped (Formerly Swamp/Waste)	6.2%	
	Other (Federal, State, County, School, Cemetery)	5.6%	

(Source: 1990 & 2000 US Census)  
 As indicated by Table H.1, the single housing units in Ridgeway increased 10.4 percent between 1990 and 2000, while single housing units in Iowa County increased 17.6 percent.

**IDENTIFICATION OF SMART GROWTH AREAS**

The Town of Ridgeway Comprehensive Plan identifies smart growth areas in Section H of the plan, areas defined by this process as places that make sense for future development. Map H.1 indicates the smart growth areas for future residential development in the Town.

Real Estate Class	# of Parcels	Land Value
Residential	153	\$663,400
Commercial	14	\$51,800
Manufacturing	770	\$8,414,475
Agricultural	21	\$5,950
Swamp & Waste	296	\$858,300
Forest		

Real Estate Class	# of Parcels	Land Value
Residential	239	\$3,582,725

Classification	Town of Ridgeway Percent of Land Area			
	1990	2000	2010	2030
Agricultural	62.7%			
Swamp & Waste	1.9%			
Commercial	0.03%			
Manufacturing	0.0%			
Production Forest	10.2%	10.4%		
DNR-MFL Forest	13.1%	17.6%		
Undeveloped (Formerly Swamp/Waste)	6.2%	6.2%		
Other (Federal, State, County, School, Cemetery)	5.6%	5.6%		

Real Estate Class	# of Parcels	Land Value	2010	2020	2030
Residential	153	\$663,400	90	90	90
Commercial	14	\$51,800	232	241	241
Manufacturing	770	\$8,414,475	9	9	9
Agricultural	21	\$5,950	135	135	135
Swamp & Waste	296	\$858,300			
Forest					

Table H.5:

Real Estate Class	# of Parcels	Land Value	2010	2020	2030
Residential	1 Dwelling Units Per 15 Acres	\$663,400	90	90	90
Commercial	High Projection	\$51,800	232	241	241
Manufacturing	1 Dwelling Units Per 15 Acres	\$8,414,475	9	9	9
Agricultural	1 Dwelling Units Per 15 Acres	\$5,950	135	135	135

**EXISTENCE OF BROWN FIELDS OR PROPERTIES NOT SUITABLE FOR REDEVELOPMENT**

The Wisconsin Department of Natural Resources maintains a database referred to as BRN (Bureau of Remediation) for the following: Superfund sites, and other contaminated sites that have been reported to us or otherwise discovered. The database currently contains 5 records for the Town of Ridgeway. The list includes the following four categories:

Real Estate Class	# of Parcels	Land Value	County	Priorit
Residential	3	\$3,582,725	Iowa	High
Commercial	1	\$326,700	Iowa	High
Manufacturing	1	\$8,414,475	Iowa	Some
Agricultural	1	\$2,027,350	Iowa	Some
Swamp & Waste	1	\$5,417,600	Iowa	Some
Forest	1	\$5,417,600	Iowa	Some

Real Estate Class	1-Unit (1990)	1-Unit (2000)	% Change
Residential	193	213	10.4%
Iowa County	6,632	7,796	17.6%

**PROJECTED RESIDENTIAL LAND USE**

Real Estate Class	2000	2010	2020	2030
Residential	90	90	90	90
Commercial	232	241	241	241
Manufacturing	9	9	9	9
Agricultural	135	135	135	135

SPILLS: A discharge of a hazardous substance may adversely impact, or threaten to adversely impact public health, welfare or the environment. Spills are usually cleaned up quickly.

DNR Act Number	Activity	Activity Name	Municipality	County	Priorit
03-25-264	LUST	MUSCARELLO, PATRICIA	ARENA	Iowa	Unknown
04-25-070	Spills	CTH H AT USH 14	ARENA	Iowa	Unknown
149 03-25-000	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low
04-25-0743	Spills	HARTUNG BROS AIRSTRIP	ARENA	Iowa	Low
953 09-25-294	No Action	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low

The complete database is available from the Department of Natural Resources Website. [www.dnr.state.wi.us](http://www.dnr.state.wi.us) Activities on these sites including remediation is available for review on the website or by contacting the Wisconsin Department of Natural Resources. The following listings contain the DNR Activity Number, Activity Type, Activity Name, Municipality, County, and a Priority Level. As stated above, additional information is available from the Wisconsin Department of Natural Resources.

**IOWA COUNTY LIST OF CONTAMINATED SPILLS AND SITES**

Classification	Town of Ridgeway Percent of Land Area
Agricultural	62.7%
Residential (Single- and Multi-Family)	1.9%
Commercial	0.03%
Manufacturing	0.0%
Production Forest	10.2%
DNR-MFL Forest	13.1%
Undeveloped (formerly Swamp/Waste)	6.2%
Other (Federal, State, County, School, Cemetery)	5.6%

Real Estate Class	# of Parcels	Land Value
Residential	153	\$663,400
Commercial	14	\$51,800
Manufacturing	--	--
Agricultural	770	\$8,414,475
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Forest	296	\$858,300
Real Estate Class	# of Parcels	Land Value
Residential	239	\$3,582,725
Commercial	21	\$326,700
Manufacturing	--	--
Agricultural	716	\$2,027,350
Swamp & Waste	--	--
Forest	234	\$5,417,610

	1-Unit (1990)	1-Unit (2000)	% Change
<b>Town of Ridgeway</b>	193	213	10.4%
<b>Iowa County</b>	6,632	7,796	17.6%

PROJECTED RESIDENTIAL LAND USE	2000	2010	2020	2030
<b>Low Projection</b>	211	218	224	228
Change in Number of Households	--	7	6	6
1 Dwelling Units Per 15 Acres	--	105	90	90
<b>High Projection</b>	211	223	232	241
Change in Number of Households	--	12	9	9
1 Dwelling Units Per 15 Acres	--	180	135	135

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-050 149	Spills	CTH H AT USH 14	ARENA	Iowa	
04-25-043 953	Spills	HARTUNG BROS AIRSTRIP	ARENA	Iowa	
02-25-001 321	ERP	HARTUNG BROS INC	ARENA	Iowa	High
02-25-001 576	ERP	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-050 751	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-188 685	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-048 157	Spills	HARTUNG BROS INC	ARENA	Iowa	
03-25-220 745	LUST	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-194 315	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-266 748	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-047 820	Spills	HIGH ST & WILLOW ST	ARENA	Iowa	
04-25-050 778	Spills	HWY 14 2 M W OF ARENA	ARENA	Iowa	
03-25-264 307	LUST	MUSCARELLO, PATRICIA	ARENA	Iowa	Unknown
03-25-000	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low

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04-25-050 778	Spills	HWY 14 2 M W OF ARENA	ARENA	Iowa	
03-25-264 307	LUST	MUSCARELLO, PATRICIA	ARENA	Iowa	Unknown
03-25-000 771	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low
09-25-294 815	No Action Required	PEOPLES BANK OF MAZOMANIE PROPERTY	ARENA	Iowa	
04-25-049 331	Spills	PINE RD .5 MI S OF HELENA RD	ARENA	Iowa	
03-25-002 838	LUST	ROSIES SERVICE	ARENA	Iowa	Unknown
04-25-045 074	Spills	1/3 MI E OF CNTY LINE S OF HWY 133	AVOCA	Iowa	
04-25-037 287	Spills	CTH I & CTH PD	AVOCA	Iowa	
04-25-046	Spills	MORREY CREEK - 100 YDS S OF D ST	AVOCA	Iowa	

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04-25-048 157	Spills	HARTUNG BROS INC	ARENA	Iowa	
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04-25-266 748	Spills	HARTUNG BROS INC	ARENA	Iowa	
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04-25-050 778	Spills	HWY 14 2 M W OF ARENA	ARENA	Iowa	
03-25-264 307	LUST	MUSCARELLO, PATRICIA	ARENA	Iowa	Unkno wn
03-25-000 771	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low
09-25-294 815	No Action Required	PEOPLES BANK OF MAZOMANIE PROPERTY	ARENA	Iowa	
04-25-049 331	Spills	PINE RD .5 MI S OF HELENA RD	ARENA	Iowa	
03-25-002 838	LUST	ROSIES SERVICE	ARENA	Iowa	Unkno wn
04-25-045 074	Spills	1/3 MI E OF CNTY LINE S OF HWY 133	AVOCA	Iowa	
04-25-037 287	Spills	CTH I & CTH PD	AVOCA	Iowa	
04-25-046	Spills	MORREY CREEK - 100 YDS S OF D ST	AVOCA	Iowa	

Classification	Town of Ridgeway Percent of Land Area
Agricultural	62.7%
Residential (Single- and Multi-Family)	1.9%
Commercial	0.03%
Manufacturing	0.0%
Production Forest	10.2%
DNR-MFL Forest	13.1%
Undeveloped (formerly Swamp/Waste)	6.2%
Other (Federal, State, County, School, Cemetery)	5.6%

Real Estate Class	# of Parcels	Land Value
Residential	153	\$663,400
Commercial	14	\$51,800
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Agricultural	770	\$8,414,475
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Forest	296	\$858,300

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Swamp & Waste	--	--
Forest	234	\$5,417,610

	1-Unit (1990)	1-Unit (2000)	% Change
<b>Town of Ridgeway</b>	193	213	10.4%
<b>Iowa County</b>	6,632	7,796	17.6%

PROJECTED RESIDENTIAL LAND USE	2000	2010	2020	2030
<b>Low Projection</b>	211	218	224	228
Change in Number of Households	--	7	6	6
1 Dwelling Units Per 15 Acres	--	105	90	90
<b>High Projection</b>	211	223	232	241
Change in Number of Households	--	12	9	9
1 Dwelling Units Per 15 Acres	--	180	135	135

DNR Act. Type	Number Activity	Activity Name	Municipality	County	Priority
04-25-050 149	Spills	CTH H AT USH 14	ARENA	Iowa	
04-25-043 953	Spills	HARTUNG BROS AIRSTRIP	ARENA	Iowa	
02-25-001 321	ERP	HARTUNG BROS INC	ARENA	Iowa	High
02-25-001 576	ERP	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-050 751	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-188 685	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-048 157	Spills	HARTUNG BROS INC	ARENA	Iowa	
03-25-220 745	LUST	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-194 315	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-266 748	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-047 820	Spills	HIGH ST & WILLOW ST	ARENA	Iowa	
04-25-050 778	Spills	HWY 14 2 M W OF ARENA	ARENA	Iowa	
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**EXISTING AND POTENTIAL LAND USE CONFLICTS**

There are a variety of land uses that can potentially cause land use conflicts. There are two common acronyms used to describe land use conflicts – NIMBY's (Not In My Back Yard) and LULU's (Land Use/Land Use Conflict).

The presence of agriculture and non-rural land use in close proximity often generates conflict due to potential incompatibility. Similarly, the presence of small rural lots creates a diverse influence on the continued operation of agriculture enterprise. The issue of change in number of households when there is no separation between incompatible uses. Land use conflicts may arise from noise, odor, farm chemicals, light, visual amenity, dogs, stockpiles, weed, and infestation, lack of understanding, and lack of communication to name just a few.

Development along State Highway 151 is an undesirable land use in Ridgeway, although the Town does not perceive it as a land use conflict per se. Agriculture and open space are integral to Ridgeway's character. The Plan Commission does foresee subdivision development in the Town becoming a land use issue in the future due to increased development pressure on agricultural lands.

**INTEGRATED LAND USE**

Certainly education and communication are always so fundamental to land use conflict resolution. Finding a way to separate incompatible land uses while recognizing the benefits that can be achieved through land use integration is key. Integration may be achieved through physical separation or a simple vegetative buffer designed to screen one land use from another. Such practical strategies require landowners with potentially conflicting land uses to acknowledge their impacts and then design their operations or development to account for this impact. A community approach utilizing physical solutions, planning strategies, and a long-term vision for the land will enable multiple and differing land uses to exist.

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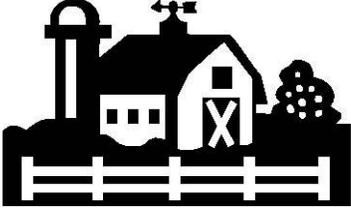
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- Landfills or Waste Facilities
- Jails or Prisons
- Halfway Houses or Group Homes
- Airports
- Low Income Housing
- Strip Mills and Shopping Centers
- "Cell" Towers, Electrical Transmission Lines
- Large Livestock Operations
- Industrial or Manufacturing Operations

DNR Act Number	Activity Type	Activity Name	Municipality	County	Priority
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04-25-194	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-000	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-007	Spills	HIGH ST & WILLOW ST	ARENA	Iowa	
04-25-030	Spills	HWY 142 MI W OF ARENA	ARENA	Iowa	
04-25-064	LUST	MISCARELLIO, PATRICK	ARENA	Iowa	
03-25-000	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low
09-25-294	No Action Required	PEOPLES BANK OF MAZOMANIE PROPERTY	ARENA	Iowa	
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## FUTURE LAND USE

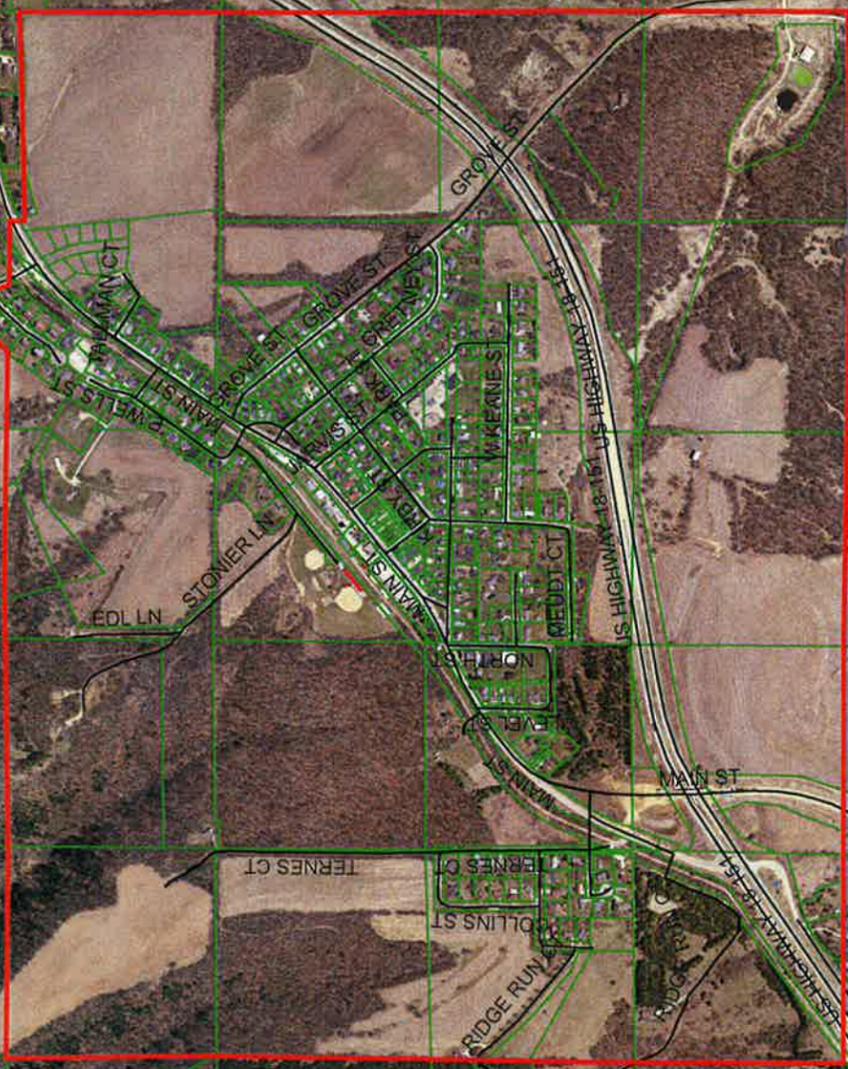
Natural beauty, small-town atmosphere, and recreational opportunities were the top reasons why people choose to live in the Town of Ridgeway. It stands to reason that people in Ridgeway want to keep and improve their farms, maintain their homes and property, protect their investments, and improve their standard of living. However,



agriculture promises to continue to change the future of farming; existing homes and

buildings will need remodeling, repairs, or improvements; new buildings and homes will be constructed. In order to achieve its vision, Ridgeway needs to protect its natural beauty, preserve the small-town atmosphere, and continue to explore and expand recreational opportunities, while still supporting agriculture. This approach will help the Town continue to be a desirable place to live, work, and play.

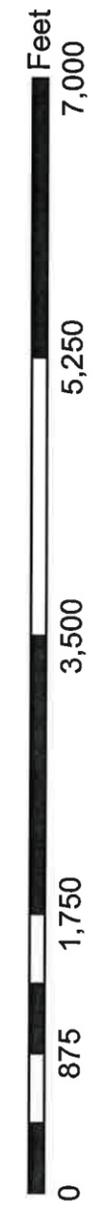
Town of Ridgeway  
 Land for Development  
 Map H.2  
 August 2019



**Legend**

- Commercial, Manufacturing & Agricultural Development
- Town of Ridgeway
- Village of Ridgeway
- Parcel Line

Prepared by the Office of Planning & Development  
 Maps are prepared to the best of the Office's ability and are not  
 intended to be used for legal purposes. The user shall verify the  
 accuracy, completeness or suitability for their intended use.  
 Planning & Development Office



SECTION LINE RD

RIK LN

COUNTY ROAD BB

US HIGHWAY 18/151

RAMP

RIDGEVIEW RD

REED RD

RIDGEVIEW RD

ASCHLIMAN RD

COUNTY ROAD BB

RAMP

US HIGHWAY 18/151

RAMP

RIDGEVIEW RD

PRairie RD

PRairie RD

MOON RD

PRairie RD

JOHNSON DR

PRairie RD

ALFRED DR

PRairie RD

EDL LN

PRairie RD

WIKERNE ST

PRairie RD

GROVE ST

PRairie RD

COUNTY ROAD HHH

PRairie RD

COUNTY ROAD HHH

PRairie RD

PRairie RD