

Amendatory Ordinance No. 8-0815

Whereas, the County Board of Iowa County, Wisconsin, has adopted Ordinance No. 400.15 the "Iowa County Comprehensive Plan" pursuant to §66.1001(4)(c) of the Wisconsin Statutes, which includes the policies of the Town of Clyde Comprehensive Plan;

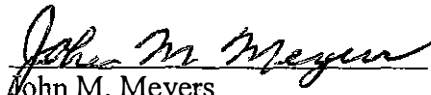
Whereas, the Town of Clyde, Iowa County, has acted to revise the Town of Clyde Comprehensive Plan as provided for by §66.1001(4) of the Wisconsin Statutes relating to land use and implementation policies;

Whereas, Iowa County is committed to support and assist in the administering the Town of Clyde Comprehensive Plan by maintaining consistency between comprehensive plans;

Whereas, a public hearing was held before the Iowa County Planning & Zoning Committee on July 29, 2015 as required by §66.1001(4) Wisconsin Statutes after which action was taken by the Committee to recommend approval of the proposed revisions to the Iowa County Comprehensive Plan as outlined in Attachment A.

Now Therefore Be It Resolved, that the County Board of Iowa County, Wisconsin agrees to amend Elements H and I of the Iowa County Comprehensive Plan adopted as Ordinance 400.15 as indicated in Attachment A.

Adopted by the County Board this 18th day of August, 2015.


John M. Meyers
Iowa County Board Chair

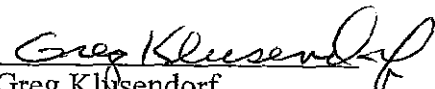
Attest: 
Greg Klusendorf
Iowa County Clerk
Interim County Administrator

Table H.1b – Town of Clyde**Environmental Protection**

1. Lowlands, floodplains, and wetlands are sensitive environmental features and are extremely important in preserving groundwater quality.
2. Development or other destructive activities in the wetland, floodplain, and steep sloped areas of the Town is strongly discouraged and must comply with all applicable local, state and federal regulations,
3. Wetland and floodplain areas are encouraged not be altered unless such alteration would result in an enhancement of the natural resources being disturbed. Recognize that these environmentally sensitive areas have soils with a limited capability of supporting development.
4. Recognize that steep and /or wooded slopes are extremely sensitive environmental features that are vital in maintaining wildlife in the Town. Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.
5. Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the Town.
6. Recognize that groundwater recharge areas are important and should be protected from any development activity that may negatively impact recharge capability and/or contribute to ground pollution.
7. Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Agriculture is valued as a vital economic driver for the Town of Clyde and is a foundational element of its sense of place. Care must be taken to ensure that development occurs on the least productive soils and occurs in such a way that it will not significantly impact the continued or potential agricultural use of surrounding land.
8. Construction of driveways and houses in the Town shall be designed to minimize the removal of trees and other natural vegetation. Lots created in the Town shall be configured to respect the natural landforms so that the natural system is respected. The natural state of watercourses, swales, floodways, and right-of-way shall be maintained as nearly as possible. The design period is the 50-year storm. Development and roads shall fit the natural features of the site to preserve the topography, vegetative cover, and the natural drainage system of the site..
9. The Town will cooperate with and promote measures of erosion control recommended by the Iowa County Soil and Water Conservation Service.

Town Character

1. Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, the Wisconsin River, and archeological, and cultural features play in defining and enhancing the Town's distinctive rural character.
2. Require new development to be harmonious with the surrounding natural landscape and require reasonable measures to mitigate any potential impacts that would diminish the surrounding natural landscape..
3. Recognize that the Wisconsin River is a major natural resource that helps define the Town's distinctive character. Scenic vistas of the Wisconsin River should be preserved and building practices that do not diminish the quality of the vistas should be encouraged
4. Preserve natural roadside vegetation within the Town. (See Section E, Agricultural, Natural, and Cultural Resource Element for more information on natural vegetation in the Town.)
5. Because roadside trees are extremely important to the Town, removal of trees must be minimized unless necessary for safety and public infrastructure protection.
6. Any signs erected in the Town require a County sign permit and meet its requirements.
7. The Town shall prohibit billboards and to the greatest extent possible, directional signage shall be designed to fit the natural character of the Town as it relates to materials, colors, and lighting. Secondary signage not providing direction or advertising a primary business shall be restricted.
8. The Town will require all proposed public recreational development to conform to all of the policies in the Town of Clyde Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.

Residential Development

1. **Single Family Home Sites**

In areas not lying within sanitary districts, the minimum lot size of 15 acres for a new single-family home site is the preferred standard. Lot sizes less than 15 acres are possible, provided there are extenuating circumstances that will prevent or make it exceedingly difficult to meet the 15 acre minimum. Examples may include, but are not limited to:

- The 15 acre minimum would negatively impact on overall goals of the Comprehensive Plan, for example, the only possible way to meet the minimum would be to obtain A-1 land, thus raising the potential to remove prime ag land from its intended use
- The 15 acre minimum would impose an undue financial hardship on the owners of an existing parcel of less than 15 acres or prevent financing from a lending institution

- The 15 acre minimum would prevent an existing parcel of less than 15 acres from being rezoned to comply with current categories and/or prevent access and/or deprive the owner of reasonable use

In all cases, owners must present clear and compelling reasons to allow their proposed acreage to be less than the 15 acre minimum. Owners must make all reasonable efforts to reach as closely as possible to the 15 acre size.

All lot boundaries, of any proposed parcel, shall as closely as possible follow natural boundaries such as hills, wooded areas, and utilize as much as possible land other than prime agricultural areas or wetlands. When dividing a parcel of land, road access to the remaining parcel must be available.

Other Criteria

Any new residential lots on unwooded or highly exposed parcels of land may require as part of their overall plan, a landscaping plan to preserve the visual quality and rural character of the Town. All new residential development, including access to driveways, will be required to conform to the natural limitations presented by the topography, soils and vegetation of the land being developed.

Residential lots shall be laid out, to the greatest extent feasible, to achieve the following objectives:

- a. On the most suitable soils for private on-site waste treatment system installation
- b. On the least fertile soils for agricultural uses and in a manner which maximizes the usable area remaining for such agricultural use.
- c. In locations least likely to block or interrupt scenic vistas, as seen from the public roadway(s).
- d. To minimize conflict with agricultural activities.

Livestock other than domestic pets shall be kept on lots at least 5 acres in size to avoid conflicts with residential areas. The number of animal units should be governed by zoning standards. In no case should there be more than 20 animal units on a single lot unless the lot is more than 10 acres in size.

Proposed mobile homes: Permitted only in mobile home parks as defined in Wisconsin statutes. Park plans must be submitted to the Plan Commission for review and approval prior to construction.

Cluster platted or "Planned Complex Developments" shall be encouraged to minimize adverse impacts on land, views, traffic, woods, and scenic sites.

Driveways, Accesses and Roads

All new driveways and accesses will require review and approval by the Town. Driveways must be constructed prior to commencing construction. (See Town of Clyde Driveway Ordinance)

When building roads and driveways, avoid excessive cut-and-fill by working with the existing grade.

No more than two (2) dwelling units will be allowed to cluster with abutting parcel boundaries on a shared driveway on parcels of 40 acres or less.

The Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.

Additional roads to service any development shall be at the expense of the developer.

Roads must be to Town standards but will remain private.

Agriculture

1. Understand that farm economics are cyclical and that prime agricultural soils and major infrastructure (e.g. farm buildings) investments should be preserved for future agricultural use as much as possible.
2. Encourage and protect agricultural operations as a primary land use in the Town.
3. Development will be discouraged on productive farmlands having a history of farming activity (including cropland and pasture land) and/or lands containing prime farmland soils defined as Class I, II or III or as designated by the U.S. Soil Conservation Service. Farmland areas should be preserved in blocks as large as possible to ensure the economical use of the resource.
4. Development abutting active farmland shall be fenced and located with the intent of reducing residential nuisance complaints that could limit agricultural practices. Whenever possible, development in farmland areas should be limited to housing for owners/operators and their immediate family members. Farm related housing should occur on the least fertile soils for agricultural uses and in a manner that maximizes agricultural use of the remaining usable area.

5. Erosion control practices shall be required in accordance with recommendations of the U.S. Soil Conservation Service.
6. Recognize that cyclical and short-term economic conditions related to agriculture are the greatest threat to long-term farmland preservation.
7. Allow opportunities for and encourage specialized forms of agriculture such as orcharding, truck farming, etc. as a way of preserving farmland.

Commercial Development

1. **Application.** The following policies apply to any commercial development requiring a change in zoning and/or conditional use permit.

The Plan Commission will give careful scrutiny to insure that the proposed change does not conflict with the overall goals of the Comprehensive Plan. The criteria listed here are intended as a guide. The Plan Commission has the authority to request full access to inspect the location under consideration for the proposed land use change, as well as other additional pertinent action or information, if it deems these items are necessary to make a decision compatible with the Comprehensive Plan.

Cottage Industry

Cottage industry, as defined below, will be permitted in any part of the Town. While it may require a commercial type of re-zone or conditional use, the Plan Commission recognizes that cottage industry is low impact and enhances the rural character of the Town.

Cottage Industry is defined as a residence based business:

- a. In which foods, goods, commodities or services are provided and/or manufactured, or which operates a bed and breakfast establishment or tourist rooming house as defined by Wisconsin statutes;
- b. That is conducted solely in the primary residence, and/or one additional building adjacent to the primary residence of a person who is an owner of the business, who is active in the operation of the business, and who manages the business;
- c. That is conducted by such person or his or her immediate resident family members; and
- d. Employs no more than two non-family members .

While cottage industry, as defined above, is recognized by the Town as a low impact type of commercial development, the LRPC may, at its discretion, recommend any criteria within its authority to insure th business abides by the overall goals of the Comprehensive Plan.

Other Commercial Development

The following criteria apply to all other commercial development proposed within the Town.

Impact Plan

The individual or entity proposing commercial development shall prepare in writing for LRPC review, a comprehensive impact plan and business statement outlining the specific affects the proposed reasonably might be expected to have on the Town and its residents. The Impact plan shall include, at a minimum, the following information:

- a. Hours and days of operation
- b. Opportunities for employment
- c. Estimated number of patrons, customers, and/or clients during an established period of time
- d. Amount of traffic to be expected on local Town and County roads
- e. Amount of foreseeable need for government services or expanded infrastructure use
- f. Anticipated need for heavy machinery and/or equipment, the amount, and whether the machinery and/or equipment would have regular use of local roadways
- g. Impact of local tax revenue in relation to the additional public costs of the proposed venture
- h. Impact on Town farms, farmland, natural resources, scenic qualities, and the overall environment
- i. Any other aspects or attributes of the commercial development, or the business proposed to be operated, that potentially might affect the Town, the County, or their residents

Other Criteria

In addition to the Impact Plan, the LRPC will review the application to insure it complies with the following:

- The proposed development will be limited to areas where the rural nature and agricultural characteristics of the Town are not adversely affected.
- Development shall not conflict with neighboring farming operations and agricultural production.
- Development shall be low impact on the premises and shall in no way substantially disrupt, inhibit, or otherwise affect the use and enjoyment of neighboring properties.
- Development shall be such that emergency access is available to all portions of the property used in the commercial development.
- Proposed development shall not disturb or otherwise adversely affect historic or archaeological sites or endangered or threatened species.
- The proposed site for commercial development shall not disrupt, disturb, or destroy any critical or unique natural features such as, but not limited to, wetlands, prairie, woodlots, cliffs, springs, creeks, or navigable waterways.
- All proposed development shall comply with all rules and regulations of the Lower Wisconsin Riverway, if applicable.
- To ensure compliance with the above criteria, the LRPC may request that the owner provide verification from the appropriate governing agency that this criteria is being met.

In applying these criteria to any proposed commercial development, the Long Range Planning Committee and the Town Board shall analyze the total impact of the proposed commercial development on the entire Township. The Comprehensive Plan recognizes the benefits of the limited commercial development allowed herein but also acknowledges that any commercial development no matter the size has the potential to adversely impact its neighbors and Township taxpayers.

Under no circumstances will any commercial development be allowed that results in excessive noise, road traffic, light pollution, inequitable use of Town resources, or otherwise cause negative impacts on Town infrastructure, its rural environment, and/or is not otherwise compatible with the Town Comprehensive Plan or applicable laws.

Table I.1c: Town of Clyde Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (minimum lot size of 15 acres is preferred-see Section H of Town Plan for criteria for lots less than 15 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	2. Density Standard (.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Driveway Standards (See Town of Clyde Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	5. Siting Criteria ((See Section H of Town Plan)
<input type="checkbox"/>	<input type="checkbox"/>	6. Impact on Town Roads
<input type="checkbox"/>	<input type="checkbox"/>	7. Prime Soils