

# **Village of Ridgeway Comprehensive Plan**



**March 2005**

# VILLAGE OF RIDGEWAY, WISCONSIN

## *Comprehensive Plan*

### Village of Ridgeway Board

Bryce Bjorge, President  
Kevin Sincox, Trustee  
Krista Durst, Trustee  
Elaine Gutzmer, Trustee  
Todd Forsythe, Trustee  
Joe Salava, Trustee  
Kevin Zeier, Trustee  
Doreen Nichols, Clerk/Treasurer

### Village of Ridgeway Plan Commission

Todd Forsythe, Chair  
Thomas Collins  
Maureen Fitzgibbons  
Helene Gilbertson  
Dave Esch  
Paul Davis

### **Southwestern Wisconsin Regional Planning Commission Staff**

Edward Bible, Economic Development Planner  
Andrew Bremer, Associate Planner/GIS Manager  
Glenda Dye, Office Manager/Bookkeeper  
Joni H. Graves, Transportation Planner  
Amy Knox, Project Manager  
Ron Niemann, Planner  
Mary Jenkins Penn, Local Assistance Planner  
Joyel Rounds, Administrative Assistant  
Lawrence T. Ward, Executive Director  
Darlene Wilson, Cartographer

**Planning Report No. 05/187**

**March 1, 2005**

## An Ordinance to Adopt the Village of Ridgeway Comprehensive Plan

An Ordinance to Adopt the Comprehensive Plan of the Village of Ridgeway, Wisconsin.

The Village Board of the Village of Ridgeway, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3), for cities, villages, and towns exercising village powers under 60.22(3) of the Wisconsin Statutes, the Village of Ridgeway, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Village Board of the Village of Ridgeway, Wisconsin, has adopted written procedures designed to foster public participation in the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Village of Ridgeway, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled "Village of Ridgeway Comprehensive Plan" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Village Board of the Village of Ridgeway, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Village of Ridgeway Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect on March 2, 2005 (insert date) upon passage by a majority vote of the members-elect of the Village Board and posted as required by law.

Adopted by the Ridgeway Village Board this 1 day of March, 2005.

(Signature) Bruce Bjorge  
Bruce Bjorge  
Village President, Village of Ridgeway

(Signature) Doreen Nichols  
Doreen Nichols  
Village Clerk, Village of Ridgeway

**TABLE OF CONTENTS**

	Page
<b>Section A: Issues and Opportunities</b>	
Executive Summary .....	A-1
Issues and Opportunities Policies .....	A-2
Background .....	A-2
Community Involvement .....	A-2
Demographic Trends .....	A-4
Demographic Projections .....	A-8
<b>Section B: Housing</b>	
Executive Summary .....	B-1
Housing Policies .....	B-2
Housing Characteristics .....	B-4
Housing Affordability .....	B-6
Housing Agencies & Programs .....	B-10
<b>Section C: Transportation</b>	
Executive Summary .....	C-1
Transportation Policies .....	C-2
Village of Ridgeway .....	C-2
Local Transportation Infrastructure & Issues .....	C-5
Local Economic Development .....	C-5
Environment .....	C-6
Transit, Accessibility, and Special Needs Users .....	C-6
Land Use .....	C-7
Enhancing and Improving Connectivity .....	C-8
Efficiency & Safety .....	C-9
Maintenance & Improvements .....	C-10
Project Costs .....	C-10
<b>Section D: Utility and Community Facilities</b>	
Executive Summary .....	D-1
Utility and Community Facility Policies .....	D-2
Public Utilities .....	D-3
Community Facilities .....	D-5
Utilities and Community Facility Agencies and Programs .....	D-8
<b>Section E: Agricultural, Natural, and Cultural Resources</b>	
Executive Summary .....	E-1
Agricultural, Natural, and Cultural Resources Policies .....	E-2
Agricultural Resources .....	E-3
Farmland Potential .....	E-6
Land Cover .....	E-6
Natural Resources .....	E-7
Parks and Open Space .....	E-10
Cultural and Historic Resources .....	E-11
Agricultural, Natural, and Cultural Resource Agencies and Programs .....	E-13
<b>Section F: Economic Development</b>	
Executive Summary .....	F-1
Introduction .....	F-2
Economic Development Policies .....	F-4
Establishing Priorities .....	F-6
Northwest Cluster .....	F-8
Northeast Cluster .....	F-8
Southwest Cluster .....	F-8
South Central Cluster .....	F-8
Southeast Cluster .....	F-9

	Page
<b>Section F: Economic Development (continued)</b>	
Labor Force Characteristics .....	F-10
Conclusion .....	F-29
Financing opportunities for businesses, and for organizations that provide assistance to business .....	F-30
<b>Section G: Intergovernmental Cooperation</b>	
Executive Summary .....	G-1
Intergovernmental Cooperation Policies .....	G-2
Intergovernmental Relationships .....	G-2
Existing Areas of Cooperation .....	G-2
Intergovernmental Conflicts .....	G-2
Other Intergovernmental Concerns .....	G-2
Possible Future Cooperation Efforts .....	G-3
Communication with Neighbors .....	G-3
Formal Agreements with Neighboring Jurisdictions .....	G-3
Advantages of Local Intergovernmental Cooperation .....	G-3
Disadvantages of Local Intergovernmental Cooperation .....	G-3
Steps To Beginning Successful Intergovernmental Cooperation Efforts .....	G-4
<b>Section H: Land Use</b>	
Executive Summary .....	H-1
Land Use Policies .....	H-2
Existing Land Use .....	H-2
Residential Land Use Trends .....	H-4
Redevelopment Opportunities .....	H-4
Existence of Brownfields or Properties Suitable for Redevelopment .....	H-4
Future Expansion .....	H-10
Existing and Potential Land Use Conflicts .....	H-10
Integrated Land Use .....	H-11
Future Land Use .....	H-11
<b>Section I: Implementation</b>	
Executive Summary .....	I-1
Implementation Policies .....	I-2
Consistency Among Plan Elements .....	I-2
Plan Adoption .....	I-2
Village of Ridgeway Zoning Ordinance .....	I-2
Plan Amendments .....	I-2
Plan Updates .....	I-2
Implementation Measures .....	I-3
<b>Appendix A: Issues and Opportunities</b>	
Survey .....	Appendix A-1
Northeast Cluster Vision .....	Appendix A-2
Public Participation Plan .....	Appendix A-3
<b>Appendix B: Housing</b>	
None	
<b>Appendix C: Transportation</b>	
Transportation and the Environment .....	Appendix C-1
WisDOT: Rustic Roads .....	Appendix C-2
City and Village Development Scenarios .....	Appendix C-3
Rural Development Scenarios .....	Appendix C-3
WAPA: Significant Changes made in Rules of the WisDOT for Land Divisions	
Abutting State Highways .....	Appendix C-4
WisDOT: Access management-balancing traffic flow and highway access .....	Appendix C-5
Local Roads Improvement Program (LRIP) .....	Appendix C-6

Table of Contents

---

	Page
<b>Appendix C: Transportation (continued)</b>	
Capital Improvement Programs (Part I, II & III) .....	Appendix C-7
<b>Appendix D: Utility and Community Facilities</b>	
None	
<b>Appendix E: Agricultural, Natural, and Cultural Resources</b>	
Natural Communities .....	Appendix E-1
Threatened and Endangered Species .....	Appendix E-2
<b>Appendix F: Economic Development</b>	
None	
<b>Appendix G: Intergovernmental Cooperation</b>	
None	
<b>Appendix H: Land Use</b>	
None	
<b>Appendix I: Implementation</b>	
None	

## LIST OF FIGURES

		Page
<b>Section A Issues and Opportunities</b>		
A.1	Village of Ridgeway Population Changes	A-4
A.2	Village of Ridgeway Age Distribution	A-4
A.3	Percent Population Comparison for the Village of Ridgeway and Iowa County	A-5
A.4	Village of Ridgeway Total Housing Units Changes	A-5
A.5	Village of Ridgeway-Total Households by Category	A-6
A.6	Village of Ridgeway Population Projections	A-8
A.7	Village of Ridgeway Household Projections	A-8
A.8	Village of Ridgeway Labor Force Projections	A-9
<b>Section B Housing</b>		
B.1	Village of Ridgeway Total Housing Units Changes	B-4
B.2	Village of Ridgeway – Total Households by Category	B-4
B.3	Village of Ridgeway Housing Unit Type	B-5
B.4	Village of Ridgeway Year Structure Built	B-5
B.5	Village of Ridgeway Value of Specified Owner Occupied Units	B-8
B.6	Village of Ridgeway Monthly Owner Costs: Percent of 1999 Household Income	B-8
B.7	Village of Ridgeway Gross Rent for Renter Occupied Units	B-9
B.8	Village of Ridgeway Gross Rent: Percent of 1999 Household Income	B-9
<b>Section C Transportation</b>		
<i>No Figures for this Section</i>		
<b>Section D Utility and Community Facilities</b>		
D.1	Village of Ridgeway Water System	D-4
D.2	Village of Ridgeway Sanitary System	D-5
D.3	Dodgeville School District 2004 Enrollment by Grade	D-6
D.4	St. Joseph School, Dodgeville Enrollment by Grade	D-7
<b>Section E Agricultural, Natural, and Cultural Resources</b>		
E.1	Farms in Iowa County	E-4
E.2	Land in Farms – Iowa County	E-4
E.3	Farmland Sales & Conversion	E-5
E.4	Average Value of Sale (\$/Acre)	E-5
E.5	Farms vs. Dairy Farms (per sq. mi. 1997)	E-6
<b>Section F Economic Development</b>		
<i>No Figures for this Section</i>		
<b>Section G Intergovernmental Cooperation</b>		
<i>No Figures for this Section</i>		
<b>Section H Land Use</b>		
<i>No Figures for this Section</i>		
<b>Section I Implementation</b>		
<i>No Figures for this Section</i>		



**LIST OF MAPS**

<b>Section A</b>	<b>Issues and Opportunities</b>
	<i>No Maps for this Section</i>
<b>Section B</b>	<b>Housing</b>
	<i>No Maps for this Section</i>
<b>Section C</b>	<b>Transportation</b>
C.1	Major Travel Routes in Southwestern Wisconsin 1835-1870
C.2	Highways and Town Roads – Iowa County
C.3	U.S. & State Highways and County Highways – Iowa County
C.4	Iowa County Rural Functional Highway Systems
C.5	Wisconsin Transit Systems 2002
C.6	Bicycling Conditions – Iowa County
C.7	Bicycling Conditions Assessment with Planned State Highway Priority Corridors and Key Linkages – Iowa County
C.8	Existing Access Control – District 1
C.9	State Highway System Setbacks
C.10	Iowa County Traffic Counts – 1983 / 1995 / 2001
C.11a	District 1 – Highway Improvement Program 2002-2004
C.11b	District 1 – Highway Improvement Program 2005-2007
<b>Section D</b>	<b>Utility and Community Facilities</b>
D.1	Utilities and Facilities – Town of Mineral Point
D.2	Iowa County School Districts
D.3	Southwestern Wisconsin Hospitals and Medical Clinics
<b>Section E</b>	<b>Agricultural, Natural, and Cultural Resources</b>
E.1	Mineral Point Soil Classifications
E.2	Town of Mineral Point Land Cover
E.3	Surface Water Resources
E.4	Iowa County River Basins and Watersheds
E.5	FEMA Floodplain
E.6	Town of Mineral Point Depth to Water Table
E.7a	Threatened & Endangered Aquatic & Terrestrial Species and/or Natural Communities
E.7b	Threatened & Endangered Plants and Natural Communities
E.8	Natural Resources and Environmental Corridors – Mineral Point Township
E.9	Mineral Point Slope Limitations
E.10	Mineral Point Septic Limitations
E.11	Mineral Point Depth to Bedrock
E.12	Mines and Quarries
E.13	Iowa County Recreational Trails and Parks
E.14	Rural School and Historic Places
E.15	Cemetery and Church Locations – Town of Mineral Point
<b>Section F</b>	<b>Economic Development</b>
	<i>No Maps for this Section</i>
<b>Section G</b>	<b>Intergovernmental Cooperation</b>
	<i>No Maps for this Section</i>
<b>Section H</b>	<b>Land Use</b>
H.1	Land Use – Town of Mineral Point
<b>Section I</b>	<b>Implementation</b>
	<i>No Maps for this Section</i>

*\*If Sections have Maps, they are located at the end of the Section*



## LIST OF TABLES

Table	Title	Page
<b>Section A Issues and Opportunities Element</b>		
A.1	Educational Attainment of Residents 25 Years and Older	A-6
A.2	Income Comparisons	A-7
A.3	Employment Characteristics	A-7
<b>Section B Housing Element</b>		
B.1	Comparison of Owner Occupied Median Home Values – 1990 & 2000	B-6
B.2	Comparison of Renter Occupied Median Rent Paid – 1990 & 2000	B-7
<b>Section C Transportation Element</b>		
C.1	2000 US Census Data	C-3
C.2a-c	State of WI – DOT – Wisconsin Information System for Local Roads	C-End
C.3a	Five-Year Summary of Motor Vehicle Crashes	C- End
C.3b	Five-Year Summary of Motor Vehicle Crashes	C- End
C.4	Tentative High Cost Bridge Projects Schedule	C- End
C.5	2002-2007 Six Year Highway improvement Program – Iowa County	C- End
C.6	General Transportation Aides (GTA) and Connecting Highway Aids (CHA)	C- End
C.7a-c	2002-2003 LRIP Project Reports – Iowa County	C- End
<b>Section D Utility and Community Facilities Element</b>		
<i>No Tables in Section D</i>		
<b>Section E Agricultural, Cultural, and Natural Resources Element</b>		
E.1	Cultural Resources Most Important to Your Community	E-13
E.2	Archeological Sites in Your Community	E-13
E.3	Cultural Resource Contacts Identified in the Village of Ridgeway	E-14
<b>Section F Economic Development Element</b>		
F.1	Strengths/Opportunities and Weakness/Threats Relationships	F-7
F.2	Employment Status and Commuting to Work: 2000	F-10
F.3	Occupation of Employed Civilians 16 Years and Over: 2000	F-11
F.4	Industry and Class of Worker of Employed Civilians 16 Years and Over: 2000	F-12
F.5	Labor Force Participation Rates By Age Group for Minor Civil Divisions	F-13
F.6	Age-Specific Labor Force Participation Rates for Comparison	F-16
F.7	Work Status in 1999 by Weeks & Hours Usually Worked, by Sex	F-16
F.8	Employment Status for Iowa County, Wisconsin: 2000	F-17
F.9	Income Characteristics for Iowa County, Wisconsin: 2000	F-18
F.10	Income and Poverty Characteristics for County Subdivisions: 1999	F-19
F.11	Sex of Worker by Industry and Class for the Employed Civilian Population 16 Years and Over	F-21
F.12	Sex of Employed Civilian Population 16 Years and Over by Industry: 2000	F-21
F.13	Iowa County Labor Force Projections	F-22
F.14	Number of Establishments	F-23
F.15	Change in Total Employment and Number of Establishments by Employment-Size Classes, 1998-2001	F-24
F.16	Change in the Number of Establishments, Payroll, and Employees by Zip Code: 1998-2001	F-25
F.17	Change in the Number of Establishments of Non-employers: 1997-2000	F-26
F.18	List of Major Employers with 20+ Employees in Iowa County and Blanchardville	F-27
<b>Section G Intergovernmental Cooperation Element</b>		
G.1	Village of Ridgeway Intergovernmental Relationship Ratings	G-2
<b>Section H Land Use Element</b>		
H.1	Village of Ridgeway Land Use	H-2

		Page
<b>Section H</b>	<b>Land Use Element (continued)</b>	
H.2	Village of Ridgeway Land Use Assessment Statistics Iowa County – 1993	H-3
H.3	Village of Ridgeway Land Use Assessment Statistics Iowa County – 2003	H-3
H.4	Village of Ridgeway Single Family Housing Until Change	H-4
H.5	Land Use Projections 2000-2030	H-10
<b>Section I</b>	<b>Implementation Element</b>	
I.1	Policy Statement Summary	I-3