



Plan Commission Meeting  
Agenda

Date: Wednesday, February 3, 2021, 5:30 p.m.  
Location: Virtual via Zoom

Pages

1. Meeting Opening  
Meeting to convene virtually via Zoom. **Meeting ID 892 6079 1512**  
Join Meeting: <https://us02web.zoom.us/j/89260791512>  
Join by phone: +1 312 626 6799
  - 1.a. Call meeting to order and roll call.
  - 1.b. Confirmation of Open Meeting Law Compliance
  - 1.c. Adoption of Agenda  
Motion to approve this meeting agenda
  - 1.d. Adoption of Minutes 3  
Motion to approve the minutes with changes as discussed.
2. Business
  - 2.a. Todd Kuschel - Possible CSM And Zoning at 6868 Rock Road 4
  - 2.b. Annual Update to the Comprehensive Plan 8  
**What is a Comprehensive Plan?**  
A Comprehensive Plan (or “Comp Plan” for short) is a blueprint for how a community will develop and grow. Its purpose is to provide the community with information and policies that they can use to guide future planning and community decisions. State Statutes require that comprehensive plans be updated at least every ten years. Below is the most recent village plan as approved by the Village Board on May 8, 2018.  
  
[Village of Ridgeway - Comprehensive Plan](#)

**Annual Self-Audit** is a joint meeting with the governing body, plan commission, zoning board, and staff to:

- Monitor progress towards plan implementation

- Summarize number and types of rezones, conditional uses, variances, appeals, etc.
- Make recommendations to clarify plan or ordinance language that is unclear, inadequate, overly restrictive, or otherwise problematic

<https://doa.wi.gov/Pages/LocalGovtsGrants/Comprehensive-Planning.aspx>

2.c. Update Zoning Map for Publication

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Review and recommend changes to map for publication and availability for a public hearing to be held March 3, 2021.

- Cardinal Way Subdivision - Phase I R-2
- Cardinal Way Subdivision - Phase II R-1
- Zoning to the East of the Cardinal Way Subdivision
- Zoning South of 18/151
- Parcel 0185.D/6868 Rock Road (Zoned A-T June, 2020)

3. Adjournment

Motion to adjourn

Adjourned at



**DRAFT**

**The Village of Ridgeway Plan Commission convened on Tuesday, December 1, 2020 at 6:30 PM virtually via Zoom.**

1.00 J Steen called the meeting to order at 6:30 pm.

1.02 Roll Call: J Steen-Chairperson; J Brindley-Public Works; R Short-Trustee; K Zeier, K Phelan,-Residents; L Phelan-Clerk/Treasurer; H Roessler-Deputy Clerk. Absent- G Bellenger, A Larson.

1.03 L Phelan confirmed Open Meeting Law Compliance.

1.04 Motion to approve this meeting agenda by R Short, 2nd by K Zeier. Motion carried.

1.05 Motion to adopt the September 1, 2020 meeting minutes as presented by R Short, 2nd by K Zeier. Motion carried.

2.01 Reading Room Options at the Cardinal Community Center were presented by Vickie Stangel of the Dodgeville Public Library. Ms. Stangel outlined potential Friends of the Library group options, access to Southwest Wisconsin Library System materials, material access, volunteers, and hours of service for Ridgeway community members. The Dodgeville Public Library has been active in community outreach and is happy to expand that outreach to meet the needs of the community.

2.02 Motion to recommend to the Village Board of Trustees Option 2 as presented by Strang Engineering as the goal for the adaptive reuse of the former Ridgeway Elementary School to be repurposed as the Cardinal Community Center by R Short, 2nd by K Zeier. Motion Carried.

Motion to recommend to the Village Board of Trustees Exterior Site Layout Option 2 as presented by Strang Engineering as the goal for the adaptive reuse of the former Ridgeway Elementary School to be repurposed as the Cardinal Community Center by R Short, 2nd by K Zeier. Motion Carried.

2.03 Projects at Cardinal Community Center for 2021, Plan Development for the project, and best courses of action were discussed. Roessler will prepare a Request For Proposals for the Village Board of Trustees to review at the meeting on December 8, 2020 for the Mechanical, Electrical, and Plumbing blueprints and engineering for the adaptive reuse of the Cardinal Community Center.

2.04 Annual Update to the Comprehensive Plan was reviewed and will be revisited at the January 5, 2021 meeting.

2.05 Zoning Ordinances were reviewed and discussed. The ordinances will be reviewed by the Board of Trustees December 8, 2020 for reclassification as presented.

2.06 The Plan Commission was informed we are still looking for Zoning Board of Appeals Applications.

3.00 Motion to Adjourn by K Zeier, 2nd by R Short. Motion carried at 8:00 pm.

**DRAFT**

**TO BE APPROVED AT THE NEXT PLAN COMMISSION MEETING JANUARY 5, 2020.**

**From:** [tkuschel](mailto:tkuschel)  
**To:** [clerk@villageofridgeway.com](mailto:clerk@villageofridgeway.com)  
**Cc:** [admin@villageofridgeway.com](mailto:admin@villageofridgeway.com); "Todd Parkos"  
**Subject:** RE: possible subdividing of 6868 and 6870 Rock Road.  
**Date:** Tuesday, January 5, 2021 11:25:29 AM

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Perfect. Thanks!!

Sent from my U.S.Cellular© Smartphone

----- Original message -----

**From:** [clerk@villageofridgeway.com](mailto:clerk@villageofridgeway.com)  
**Date:** 1/5/21 10:14 AM (GMT-06:00)  
**To:** [tkuschel@charter.net](mailto:tkuschel@charter.net)  
**Cc:** [admin@villageofridgeway.com](mailto:admin@villageofridgeway.com), 'Todd Parkos' <[todd.parkos@hotmail.com](mailto:todd.parkos@hotmail.com)>  
**Subject:** RE: possible subdividing of 6868 and 6870 Rock Road.

Hi Todd,

The 5 acre parcel would not comply with the minimum lot size under your current zoning. The property would need to be rezoned.

The Plan Commission will be talking about updating the zoning map on Wednesday, February 3 with final completion of the changes sometime in March or April.

We can put your parcel on the agenda for discussion for you to get a feel for what your most appropriate next steps will be.

Thank you,

**Hailey Roessler**

*Elections Clerk|Deputy Clerk|Health Liaison*

608-924-5881 | In the Office: Tuesday – Friday 8:00 am to 4:30 pm

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**From:** [tkuschel@charter.net](mailto:tkuschel@charter.net) <[tkuschel@charter.net](mailto:tkuschel@charter.net)>

**Sent:** Monday, January 4, 2021 11:29 AM  
**To:** 'clerk@villageofridgeway.com' <clerk@villageofridgeway.com>  
**Cc:** 'admin@villageofridgeway.com' <admin@villageofridgeway.com>; 'Todd Parkos' <todd.parkos@hotmail.com>  
**Subject:** RE: possible subdividing of 6868 and 6870 Rock Road.

Hi Hailey, Thanks for the reply. your correct I didn't mean a subdivision - I was talking about a split. The acreage is dependent on the survey that would be done. My guess is the 5 acres. I think it will be less. I have to run it down to highway H because the septic is located at the bottom of the hill there.

I talked with Lori today. what I am really looking for right now is a conversation with the Planning Commission about that possibility. I don't want to spend the money if they would not be at least interested.

I would also like to start the conversation about the rest of the land. I think storage would be a good use of the buildings. I did rent the farm land out last year. There is a possibility of using they old dairy parlor area for an indoor hydroponics set up.

I have been looking at the ordinances - just not sure yet what would fit and what you all would be comfortable with.

In any event I would like to be on the February Planning Commission agenda. I guess my view of this is - start the conversation.

Thanks much

Todd

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From: [clerk@villageofridgeway.com](mailto:clerk@villageofridgeway.com)  
To: "Todd B. Kuschel"  
Cc: "Todd Parkos"  
Sent: Thursday December 31 2020 1:52:29PM  
Subject: RE: possible subdividing of 6868 and 6870 Rock Road.

Dear Todd,

Thank you for contacting us.

If I understand correctly you are looking to create a 5+/- acre parcel with a farmhouse, garage, and machine shed. Leaving the remaining 25+/- acres with a barn and three/four farm buildings. You are surrounded by Iowa County Zoning District A-1 and border Village Zoning Districts A-P (Ag Preservation) and A-T. You indicated a subdivision, but I think a Conceptual Land Division (CSM) is more applicable. If I am wrong, please review the land division ordinance of the village municipal code (<https://villageofridgeway.com/wp-content/uploads/2020/12/Chapter-11-Land-Division-Ordinance-VOR-Municipal-Code-Reclassified-12.08.2020-Reformatted-12.09.2020-6.pdf>) and of course feel free to contact us with questions.

If you reduce the lot size, the smaller parcel will need to comply with the R-1 Standards. The 25 +/- acres is smaller and would need to be allowed by the Plan Commission and follow the permitted uses and standards in A-T. The 30+ acre parcel is currently zoned A-T (Agricultural Transition). Because that 5 acre parcel is not in compliance with the minimum lot size you may need to request a zoning change or a conditional use permit for that property. Keep in mind there is an ongoing conversation within the commission to update the zoning map and comprehensive plan. I am not sure what your timeline is for change or what your intended use of the separate parcels are to be. If you submit a CSM, the Plan Commission will want to know your future intended uses for each parcel.

The application for Plan Commission review is attached. You will need to submit a Certified Survey Map with your application. Additionally, I attached the standards and uses for the zoning districts and a recent csm from when the property was annexed to the village.

Thank you,

**Hailey Roessler**

*Elections Clerk|Deputy Clerk|Health Liaison*

608-924-5881 | In the Office: Tuesday – Friday 8:00 am to 4:30 pm

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**From:** tkuschel <[tkuschel@charter.net](mailto:tkuschel@charter.net)>

**Sent:** Thursday, December 24, 2020 11:09 AM

**To:** [admin@villageofridgeway.com](mailto:admin@villageofridgeway.com)

**Subject:** possible subdividing of 6868 and 6870 Rock Road.

As we talked about on the phone I would like to have a conversation with the planning committee on a possible subdivision of the land at 6868 Rock Road.

What I would like to do is divide off the house the garage and the one Machine Shed from the rest of the farm. This would include approximately 5 acres of land more or less.

The parcel would run from the driveway of 6868 which is the house area. Then a line North just past Machine Shed. Then West down to Highway H.

Like I said I'm guessing around 5 Acres might be more might be less.

If you need any other information let me know.

Thanks much Todd

Sent from my U.S.Cellular© Smartphone



# Comprehensive Plan

Adopted 2018  
Updated 2020



# **Village of Ridgeway, Wisconsin** **Comprehensive Plan**

## **Village of Ridgeway Board**

**Jon C. Steen, President**

**Mary Kay Baum**

**Kellee Venden**

**Michele Casper**

**Rick Short**

**Julene Garner**

**Steve Vosberg**

## **Village of Ridgeway Plan Commission**

**Jon Steen, Chair**

**Jeff Brindley, Director of Public Works**

**Rick Short, Trustee Member**

**Kari Phelan, Resident Member**

**Gus Bellenger, Resident Member**

**Anne Larson, Resident Member**

**Kevin Zeier, Resident Member**

## **Village of Ridgeway Staff**

**Lori Phelan, Clerk/Treasurer**

**Hailey Roessler, Elections Clerk/Deputy Clerk**

**Jeff Brindley, Director of Public Works**

**Tanner Cullen, Streets and Parks**

\_\_\_\_\_, 2020

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# Section A: Issues & Opportunities

## Village of Ridgeway 2018 Comprehensive Plan Update

### SUMMARY:

As required by *Wisconsin State Statute 66.1001(2)(a)*, this section provides both the objectives and policies this plan will help achieve, and basic background information on the general population and demographic characteristics of the Village of Ridgeway. This data was derived from community surveys, demographic trends including those on population, age distribution, housing, education levels, income levels, employment characteristics, population projections, housing projections, and labor force projections. As part of an annual review, the Village Plan Commission, Board of Trustees, and Zoning Board of Appeals met to discuss concerns, and make recommendations on policy changes and the guiding principles of the Comprehensive Plan and improve the local Zoning Ordinance. The goal of this review was to:

- Update the Comprehensive Plan
- Clarify terminology, ordinance definitions, and text based on current statutes
- Recommend effective design or performance standards
- Recommend appropriate levels of permit review
- Ensure enforceability

### GUIDING POLICIES:

- **Protect and improve the health, safety, and welfare of village residents.**
- **Preserve and enhance the quality of life for village residents.**
- **Protect and preserve the small community character of the Village of Ridgeway.**

### BACKGROUND:

In the fall of 2001, Iowa County—including the Village of Ridgeway, along with twenty-two other jurisdictions applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration. In the spring of 2002, the Comprehensive Planning Grant was awarded. Iowa County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the twenty-three jurisdictions (Iowa County, Cities, Towns, and Villages) in accordance with Wisconsin Statute 66.1001. The resulting comprehensive plan from 2005 is the basis for this revision.

### COMMUNITY INVOLVEMENT:

#### **Village Survey**

In February, 2018 village residents were asked to complete a survey, which the planning & development committee referenced while updating the comprehensive plan. This would allow the resulting plan to reflect the community's values, desires, and concerns.

### **Community Vision**

During the autumn and winter of 2002-2003, SWWRPC and UWEX-Iowa County sponsored sessions so residents could share and shape the vision for their communities going forward. Our

comprehensive plan takes this information into account, but places more emphasis on the feedback residents provided on the village survey from February, 2018.

The most important ~~are~~were:

1. Revitalize the Main Street area
2. Update & repair broken village infrastructure, and update outdated systems
3. Provide safe, affordable housing
4. Develop business opportunities to increase employment, population, and tax base
5. Encourage professional offices to open in the village
6. Explore funding options for construction of a village municipal building
7. Balance economic development with preservation of small-town feel
8. Keep the Ridgeway elementary school open

In keeping with the feedback residents provided in 2018 and in response to a community survey regarding the school building in June 2020 the emphasis would be on:

1. Revitalizing the Main Street area
2. Update & repair broken village infrastructure, and update outdated systems
3. Provide safe, affordable housing
4. Develop business opportunities to increase employment, population, and tax base
5. Encourage professional offices to open in the village
6. Balance economic development while preserving the character and charm of our small-town community and environment
7. Explore funding options for the adaptive reuse of the former Ridgeway Elementary School as a community center and a village municipal building with amenities available for all generations of the community

## Visioning

During the winter of 2003 Village of Ridgeway planning representatives were asked to identify issues, opportunities, strengths, and weaknesses specific to the village. ~~Some remain an issue today, while new ones have developed since; they are as follows:~~ The list was updated in 2018 to reflect developments and again in 2020.

<p style="text-align: center;"><u>Issues:</u></p> <ul style="list-style-type: none"> <li>• <u>Lack of senior activities and social engagement</u></li> <li>• <u>Encourage businesses &amp; services catering to youth and young families</u></li> <li>• <u>Lack of retail &amp; grocery shops within the village</u></li> <li>• <u>Establishment of an industrial park</u></li> </ul>	<p style="text-align: center;"><u>Opportunities:</u></p> <ul style="list-style-type: none"> <li>• <u>Adaptive reuse of the former elementary school into a community center to address issues raised by residents</u></li> <li>• <u>Transportation/access to transportation: The village could designate &amp; encourage the establishment of taxi or Uber services on Main Street</u></li> <li>• <u>Bike Trail/Depot: Attractions could be staffed by volunteers</u></li> </ul>
<u>Weaknesses:</u>	<u>Strengths:</u>

<ul style="list-style-type: none"> <li>• <u>Street and Sidewalk Maintenance- curbs and gutters installed in new developments &amp; install where currently missing within village limits. Repair sidewalks as needed for safety and aesthetics</u></li> <li>• <u>Lack of land for further development and minimal lots available for building homes</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Air, Water, and Environmental Quality</u></li> <li>• <u>Village Park with ample amenities</u></li> <li>• <u>Fire and ambulance service</u></li> <li>• <u>Scenic views</u></li> </ul> <p><u>Small-town community environment and welcoming atmosphere</u></p>
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**Issues:**

- ~~Ridgeway Elementary School's potentially closing~~
- ~~Senior activities~~
- ~~Youth activities-businesses & services catering to youth and young families~~
- ~~Lack of retail & grocery shops within the village~~
- ~~Establishment of an industrial park~~

**Opportunities:**

- ~~Public school closing: Could lead to an office hub, community building, library, or perhaps, a private school~~
- ~~Transportation/access to transportation: The village could designate & encourage the establishment taxi or Uber services on Main Street~~

- Bike trail/Depot: Attractions could be staffed by seniors

**Strengths:**

- ~~Air Quality~~
- ~~Water~~
- ~~Parks~~
- ~~Fire and ambulance~~
- ~~Scenic~~

**Small-town atmosphere Weaknesses:**

- ~~Street maintenance-Make curbs and gutters mandatory in new development & install where currently missing within village limits~~
- ~~Lack of lots available for building homes~~
- ~~Sidewalks-some are in desperate need of repair, others need beautification~~

# Section B: Housing

## Village of Ridgeway 2018 Comprehensive Plan Update

### SUMMARY:

This section examines the existing housing stock, including the total units, age and structural characteristics of the housing supply, occupancy rates, affordability of housing, as well as housing policies and programs, as required by *Wisconsin State Statute 66.1001(2)(b)*.

### GUIDING POLICIES:

- Encourage an adequate supply of housing choices-both in pricing and styles, to serve the needs of current and future residents.
- Promote the preservation and rehabilitation of the existing housing stock.
- Preserve and expand the supply of affordable housing.
- Enforce zoning ordinances to both preserve the character of existing neighborhoods, and define that of future ones.
- Promote and utilize state and federal housing assistance programs.
- Discourage residential development in areas not suited for construction.
- Coordinate planning activities with county and surrounding jurisdictions to effectively plan for residential growth.
- Continue to identify and designate areas for future housing development.
- Encourage contiguous residential development that preserve and expand upon existing neighborhoods and infrastructure.
- Review housing proposals and support those that comply with those policies outlined in this comprehensive plan.

### HOUSING CHARACTERISTICS:

While the number of housing units in the village increased since the last census, perhaps due to the recent economic downturn, the pace of growth has slowed:

1990 Census	2000 Census	2010 Census	Notes
244	286	293	There was a 17% (approx.) increase in housing stock from 1990 to 2000. However, from 2000 to 2010, housing growth slowed to about 2%.

(Source: 1990, 2000, & 2010 US Census)

Per the US 1990 census, about 51% of the village housing stock was built on or prior to 1970. Of that stock, home ownership was noted at 77%--a 1.1% decline from 2014's number (source: <https://datausa.io/profile/geo/ridgeway-wi/#housing>).

## HOUSING AFFORDABILITY:

Per <https://datausa.io/profile/geo/ridgeway-wi/#housing>, the Village of Ridgeway's median property value was \$121,700 in 2015-while neighboring Dodgeville's was \$135,000, Mineral Points was noted at \$151,200, and \$175,600 was the median for Barneveld.

In 2020, the Village of Ridgeway's median property value is \$130,100, while Dodgeville's is \$151,600, Mineral Point at \$164,800, and Barneveld at \$176,400.

# Section C: Transportation

Village of Ridgeway 2018 Comprehensive Plan Update

## SUMMARY:

Section pertaining to all things transportation, with the intent of providing information to better guide future development in roads, bicycle trails, walking trails, and other modes of transit, as required by *Wisconsin State Statute 66.1001(2)(c)*

## GUIDING POLICIES:

- Explore intergovernmental interest in creating a Park-and-Ride facility.
- ~~Explore possibility of having a LIFT van stationed in the village.~~
- Coordinate development with WISDOT along 18/151 corridor.
- Make use of outside assistance (state/federal) and funding to subsidize routine street maintenance costs (See *Maintenance and Improvements* section below for possible programs available to the village).

## VILLAGE CONCERNS:

In 2003 the village's planning & development committee was asked to identify primary issues and concerns

### **Most satisfactory:**

- Access to USH 18/151

### **Least satisfactory**

- Poor roads and sidewalks
- A dearth of public transportation

### **Desired improvements**

- Interchange access to USH 18/151
- Development of public commuter transportation to Madison and Dodgeville
- Improvements to village roads & sidewalks

The following continue to be issues of importance to be dealt with:

### **10 years:**

- Routine repair and maintenance (W. Farwell, Weaver, North, Level, & South Streets)
- New residential streets

**20 years:**

- **Routine repair and maintenance**
- **New residential streets**
- **Interchange access to USH 18/151**

Additionally, in 2004 there was a transportation survey which was completed by village residents. Based on the opinions gathered, the previous plan commission ranked the following as the highest priority issues, in order of decreasing importance:

- **Connectivity with the larger transport system**
- **Transportation safety**
- **Freight mobility**
- **Tourism (including preservation of rural views)**
- **Recreational transportation uses**
- **Transportation needs of the elderly and disabled**
- **Transportation to support economic development**
- **Agricultural-vehicle mobility**

Transportation decisions will have wide-reaching consequences to the rest of the development plan, as it impacts people of all ages & economic profiles, as well as economic development, community connectivity, etc. In addition, due to the nature of roads, it's assumed a lot of inter-municipal agreements will have to be made, and assistance/guidance from the state will most likely be required at various points

## LOCAL TRANSPORTATION INFRASTRUCTURE & ISSUES:

### Survey Responses

**Based on survey from 2004:**

- **90% agreed or strongly agreed that Iowa County's overall road network met the needs of its citizens**
- **78% percent agreed or strongly agreed that local roads and street conditions in the Village of Ridgeway are adequate for intended uses**
- **Villagers used various means of transportation, including but not limited to trucks, cars (carpooling, paratransit), as well as bikes, ATVs for recreational travel, and tractors, etc. for agricultural use**

**Existing Streets**

- **1.87 miles of County Trunk Highways**
- **4.5 miles of Local Streets**

## LOCAL ECONOMIC DEVELOPMENT:

Roads are enormously important in attracting business to an area, as businesses are interested in transporting goods & ease of access for potential clients & employees. The Village of Ridgeway

would do well in continuing to think about road & street maintenance & in improving access/visibility from Highway 18/151

## ENVIRONMENT:

Any site improvements have the potential to adversely affect the surrounding environment due to the village's location among farmland and woodland habitat and its importance to the local economy, efforts to protect and grow/restore the following during site improvements should be encouraged:

- **Storm water management**
- **De-icing procedures and salt reduction**
- **Erosion control**
- **Prairie restoration**
- **Nesting boxes**

## TRANSIT, ACCESSIBILITY, & SPECIAL NEEDS USERS:

South Western Wisconsin Regional Planning Commission (SWWRPC) serves as the regional transportation planning agency, recognized by the U.S. and Wisconsin Department of Transportation. SWWRPC conducts transportation planning to help the communities of southwestern Wisconsin meet their transportation needs. The SWWRPC coordinated locally developed transit plans throughout the region including Iowa County. The Locally Developed Coordinated Public Transit Plan identifies needs and gaps and develops goals and actions that integrate into many other planning efforts in the region. In 2016, SWWRPC performed a needs assessment for Southwestern Wisconsin Community Action Program (SWCAP). Critical needs of rural transportation in the area were identified consistently as community members needing to reach doctor's appointments, buy their groceries, get to work, attend school, and many more necessary and recreational daily activities. Given small populations and long distances to travel in rural areas makes providing for public transportation difficult and expensive and a need for rural to rural transit services exist in our region especially for low income, aging/elderly, and disabled populations. Most community members rely on personal vehicles for transportation needs.

Iowa County is served by a volunteer driver service for elderly and disabled individuals with drivers using their own vehicles. Iowa County ADRC operates a mini-bus that runs on a fixed route. doesn't have a lot of options for these folks. Currently, Southwest Community Action Program (SWCAP) runs the LIFT program, a community-driven, intergovernmental transit program that facilitates access to available transportation services and provides supplying rides for those that need them. A recent grant has allowed them to increase their driver count, expand their fleet to include two new rear-entry vans, and improve vehicle ramps. Based on the first point in the "Guiding Policies" section above, it may be wise to try to have a LIFT van stationed in the village with its volunteer and paid drivers with its own fleet of vehicles. SWCAP also facilitates a Work-n-Wheels program offering financing for low income workers to obtain personal vehicles. Likewise, it was suggested in the previous plan that the village look into setting up The Hodan Center Inc., provides a community rehabilitation program for adults with disabilities and a transportation service oriented to get clients to and from the services' center.

aA -Park-and-Ride lot exists at the intersection of County Hwy H/HHH and Cardinal Way. It offers a

gravel lot with parking. In previous plans, a larger facility with was requested as part of an intergovernmental cooperation with other Iowa County communities to simplify transit to Madison was favored.

~~other Iowa County communities to simplify transit to Madison~~

### LAND USE:

Regional land use dictates population/traffic densities. The village is encouraged to do a high-level review of its zoning ordinance in order to determine if ~~our~~ roads will "funnel" traffic flow accordingly and not overwhelm the village streets ~~This may be especially wise given the new access to 18/151 that's being built~~

It is encouraged to explore a future land use map as a means to plan for the implementation of an industrial park that has access to Highway 18/151 and allows for further housing development to the east of the village.

### ENHANCING & IMPROVING CONNECTIVITY:

~~Most traffic on highway 18/151 currently bypasses the village. Currently, the village doesn't have a lot of through traffic; most travelers don't think twice about driving into town while traveling along highway 18/151. As such, there's an imbalance between traffic bypassing the village & those coming in. Village businesses should seriously consider purchasing. Exploring the installation of directional and informational signs along the highway frontage is encouraged. The village may want to work with the Friends of the Military Ridge State Trail, Friends of the Ridgeway Pine Relict, area businesses and other organizations to purchase and lease highway signage that indicate ~~one~~ noting the depot's location, the Military Ridge State Trail, Village Park, and other local amenities. Further, as the new highway access point gets installed, perhaps anchor business can be attracted to pull drivers into the village proper.~~

## EFFICIENCY & SAFETY:

~~The A~~ main risk factor ~~to this would be~~ the at-grade access points to the village off of Hwy 18/151 to the east. The west access point was moved in 2018-2019 to a highway exit and entry through a roundabout to the village via County Hwy HHH. Signage was installed indicating the village exit in 2020. Highway traffic enters from the west via an overpass. ~~This is currently being addressed with the new overpass being constructed~~ Other points to be considered are street conditions & lighting, ~~as well as clear sightlines at intersections~~ Street conditions, maintenance, street lighting and proper sight distances at intersections are to be monitored and maintained.

## MAINTENANCE & IMPROVEMENTS:

The village is encouraged to continue to seek funding ~~in order for~~ repairs to village sidewalks and further installation of curb & gutters where needed.

### Main Street/County Hwy HHH:

~~The village should also request Iowa County to tidy up Main Street's condition (paint, etc) Iowa County owns 20 feet from the center line and maintains that portion. The remaining ten feet on both sides are village responsibility between the 100 and 700 block. Before and after the 100 and 700 block the county maintains the centerlines and both sides of the road.~~

The village plows the downtown portion to facilitate easier access to downtown businesses.

## PROJECT COSTS:

The village is encouraged to seek as much federal/state/county aid as it can qualify for in order to fund its maintenance expenditures. ~~It would also be wise to eliminate the current TID and create a new one and leverage the revenue generated to fund further work~~

The TID was extended by three years on March 4, 2019 and extends the life of TID 001 to 08/07/2030. The expenditure period for TID 001 is open until August 7, 2022.

This extension allowed for the village to recover infrastructure expenses incurred in the Cardinal Way Subdivison.

# Section D: Utilities & Community Facilities

Village of Ridgeway 2018 Comprehensive Plan Update

SUMMARY:

As mandated by *Wisconsin State Statute 66.1001(2)(d)*, this section's purpose is to inventory the village's existing utilities and community facilities. Utilities and community facilities, often referred to as public works, are the physical infrastructure that allows a community to function and grow. Community facilities may include libraries, municipal offices, schools, police stations, fire stations, parks, cemeteries, etc. Many community facilities are dependent upon utilities, such as electricity services, sewer system, water services, etc. This section also includes projections of when the municipalities may need to upgrade utilities in order to efficiently and effectively support the needs of increasing population and businesses.

GUIDING POLICIES:

- **Maintain, operate, & reconstruct existing utility systems to support existing & new development.**
- **Ensure that adequate infrastructure is available prior to issuance of new development permits.**
- **Review new development proposals & carefully examine impact on village services.**
- **Locate new development requiring utilities within village limits, while discouraging utility extension into areas deemed unsuitable for development.**
- **Ensure that the costs of site improvements do not fall solely on the village, but that private developers contribute their part, as determined by the Village of Ridgeway.**
- **Seek to relocate utility lines from private to public property whenever possible.**
- **Evaluate public utility alternatives & services to reduce operation & facility costs.**
- **Nurture a culture of public notification & participation regarding all infrastructure & community facility projects.**
- **Explore options available for the construction of a village community center.**

PUBLIC UTILITIES:

The following data was taken from both the village's 2003 Annual Utility Report and by contacting Jeff Brindley, the village's Public Works Director.

**Sources of Water Supply—Ground Water**

Location	ID#	Depth in Feet	Well Diameter (inches)	Yield per Day in Gallons	Currently in Service
Farwell St.	#1	734	12	144,000	Yes
Lorraine Ct.	#2	1,128	12	288,000	Yes

### Water Supply-Pumping & Water Supply Equipment

ID	Purpose	Destination	Year Installed	Type of Pump	Actual Capacity (GPM)
1	Primary	Distribution System	1979	Submersible	120
2	Primary	Distribution System	~2010	Submersible	225

### Water Supply-Storage & Treatment

ID	Type	Year Built	Primary Material	Total Capacity	Disinfection & Application	Corrosion Control Used	Fluoride Used
ET	Elevated Tank	1993	Steel	150,000	n 2005	Yes	No

### Water Supply-Water Mains

Pipe Material	Function	Diameter (inches)	Number of Feet (End of Year)
Metal	Distribution	0.500	0
Metal	Distribution	0.750	0
Metal	Distribution	1.000	0
Metal	Distribution	2.000	0
Metal	Distribution	6.000	11,711
Metal	Distribution	8.000	10,405
<b>Total Feet:</b>			<b>22,116</b>

### FIRE HYDRANTS:

The village has 46 fire hydrants within its limits.

### WATER SYSTEM CAPACITY:

Based on the information provided by the Village of Ridgeway Public Works Director, the village currently uses around 40,000 gallons during times of peak demand. The system can output a maximum of 200,000 gallons per minute, therefore it isn't even being taxed a quarter of what it could theoretically handle.

### WASTEWATER TREATMENT SYSTEM:

The Village's old wastewater treatment facility, built in 1990, is located in Ridgeway Township on County Highway H. It iwa an activated sludge system with final clarification. Two lift stations, both built in 1976, with newer pumps, moved sewage to the plant. New pumps have since been installed sine 1976. Disinfected\_

sludge ~~is was~~ stored in a lined storage pond and land spread twice a year. ~~At this point in time, no future expansions of the facility are planned.~~

The village ~~completed construction of a is currently building a new~~ wastewater treatment facility ~~in 2020. system. The current one handles between 36,000 to 40,000 gallons per minute, during peak times, of wastewater.~~ The new system will be able to deal with nearly 175,000 gallons per minute ~~when finished.~~

## OTHER WATER/SEPTIC SYSTEMS:

In addition to the municipal system, there are less than 10 households in Ridgeway with private septic systems, ~~however, the planning & development committee did not know how many.~~

## SPECIAL PURPOSE DISTRICTS:

The Village of Ridgeway has a sanitary district as a special purpose district.

## STORMWATER MANAGEMENT:

The Village of Ridgeway has storm sewers and drains, but these are not entirely sufficient for their needs. Also, recent flooding has emphasized the need for proper curb & gutters in the village-identified as a weakness in Section A. According to Jeff Brindley, when there's street repair work done in the village, curb & gutter get installed as a matter of course. The village should require new construction to install curb & gutters in order to mitigate further flooding.

## COMMUNITY FACILITIES:

See Appendix D.1 for locations of various community facilities.

### **Municipal Buildings, Village Departments, & Community Facilities**

- The Village of Ridgeway Municipal Building is located at 113 Dougherty Court. This building houses the village office and fire station.
- The Village Garage is located at 206 Kirby Street.
- The Village Police Station is located at 208 Jarvis Street, Suite B.
- ~~There is no library in the village-village residents must travel to Barneveld or Dodgeville, which may be problematic for those without transportation or mobility impaired.~~ The former Ridgeway Elementary School/Cardinal Community Center located at 208 Jarvis Street offers a gym, library, kitchen, and office space for the village

### **Police, Fire, & Emergency Services**

- Police protection in the village is provided by the Ridgeway ~~Police Dept~~ Marshal's Office and the Iowa County Sheriff's Dept.
- The Ridgeway Volunteer Fire Dept. provides fire protection.
- Rescue Squad services are provided by both the Barneveld and Ridgeway First Responders.

### **Garbage & Recycling Services**

Both services are available in village. Pick-up is at curbside. ~~R~~ Current rates can be obtained by contacting the Village Office.

### **Primary & Secondary Education**

- ~~Elementary public education is available at the Ridgeway Elementary School. Middle and High School are available.~~ Public school education for preschool through twelfth grade is provided in the City of Dodgeville, as the village is part of our school district the Dodgeville School District.
- Private school option(s) include St. Joseph's Catholic School in Dodgeville offering preschool through eighth grade education.
- Head start and early head start programs are available through Southwestern Wisconsin Community Action in Dodgeville

### **Higher Education**

Several higher education institutions are located within driving distance, with Southwest Wisconsin Technical College in Fennimore being the closest. Others include The University of Wisconsin-Platteville, and the University of Wisconsin-Madison. They provide a wide variety of certificates and degree options across a gamut of fields.

### **Healthcare Facilities**

There are no healthcare facilities within the village limits. Nearby healthcare options include:

- Hospital-Upland Hills, Dodgeville
- Medical Clinics-Dean, Barneveld; Mineral Point Clinic, Mineral Point; Upland Hills, Dodgeville; Dodgeville Clinic, Dodgeville
- Other-Boscobel Community Hospital

### **Cemeteries**

See Section E, Agricultural, Natural, & Cultural Resources Element for notes regarding local cemeteries.

### **Childcare**

Childcare is mainly provided by independent, in-home providers in the Village of Ridgeway and surrounding communities.

### **Parks & Recreation**

See Section E, Agricultural, Natural, & Cultural Resources Element for information on local parks and recreational facilities.

### **Telecommunication & Other Utilities**

Ridgeway has one telecommunication tower within the village limits, on the south side of highway 18/151.

### **Upcoming Projects**

~~Work has begun on overpass access to highway 18/151 on west end of village. Upgrades to the wastewater treatment plant are scheduled to being later this year.~~

With the closure of the Ridgeway Elementary School by the Dodgeville School District in April 2020, the village is exploring the adaptive reuse of the former school building into a community and municipal service center.

In the fall of 2020, the village is completing Phase II construction in the Cardinal Way Subdivision for lots 13-24

## **UTILITIES & COMMUNITY FACILITY AGENCIES & PROGRAMS:**

There are a number of state and federal agencies and programs to assist communities with public works projects. The following is a list of agencies and their contact information. Specifics can be had by contacting them directly.

**US Department of Agriculture Community Facilities Direct Loan and Grant Program**

Provides funding for development of essential community facilities (infrastructure) in rural areas & towns of up to 20,000 people. All projects funded through these grants must be for public use.

USDA Rural Development of Wisconsin  
Frank Frassetto, State Director  
5417 Clem's Way  
Stevens Point, W 54482  
(715) 345-7600 / (855) 814-3109 (fax)  
<https://www.rd.usda.gov/wi>

### **Community Facilities Guaranteed Loan Program**

This program is similar to the grant program, but focuses on community centers, healthcare facilities, fire and police facilities & equipment, museums, libraries, etc. Again, it applies to rural areas & towns with less than 20,000 people. Funding is triaged based on a statewide priority point system. Contact information is same as above.

USDA Rural Development of Wisconsin  
Frank Frassetto, State Director  
5417 Clem's Way  
Stevens Point, W 54482  
(715) 345-7600 / (855) 814-3109 (fax)  
<https://www.rd.usda.gov/wi>

### **US Department of Agriculture-Rural Utilities Service**

USDA-RUS funding, in the form of grants, loans, etc., primarily deals with water-related services, infrastructure, and training. These funding options are available to non-profits, public bodies, towns of less than 10,000 people, etc. Some of the available programs include

- Water & Waste Disposal Direct & Guaranteed Loans
- Water & Waste Disposal Grants
- Technical Assistance & Training Grants
- Solid Waste Management Grants
- Rural Water Circuit Ride Technical Assistance

More information, as well as an online application system, is available at:

<https://www.rd.usda.gov/programs-services/all-programs/water-environmental-programs>

### **Wisconsin DNR Bureau of Community Financial Assistance**

This resource provides grants and loans for projects relating to protecting public health, the environment, and those which provide recreational opportunities. Main foci are:

- Environmental Loans—A loan program for drinking water, wastewater, and brownfield projects
- Environmental Financial Assistance Grants—A grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control, and well compensation
- Land & Recreational Financial Assistance Grants—A grant program for conservation, restoration, parks, stewardship, acquisition of land & easements for conservation purposes, recreational facilities & trails, hunter education, forestry, forest fire protection, household hazardous waste collection, dam rehabilitation & abandonment, dry cleaner remediation, and more.

These are the main program categories, with multiple specific project types in each project family type. More information can be found at:

Wisconsin DNR  
PO Box 7921  
Madison, W 53707-7921  
(608) 266-2621 / (608) 261-4380 (fax)  
<https://dnr.wi.gov/aid>

**Wisconsin Department of Administration Community Block Grant**

These programs assist small communities with public facility improvements, planning, economic development, etc. The public facilities program provides funding for community centers, repairs for streets and sidewalks, etc.

W Dept. of Administration-Community Development

PO Box 7970

Madison, W 53707-7970

(608) 266-7531

[doabcd@wisconsin.gov](mailto:doabcd@wisconsin.gov)

<https://doa.wi.gov/pages/localgovtsgrants/communitydevelopmentprograms.aspx>

# Section E: Agricultural, Cultural, & Natural Resources

Village of Ridgeway 2018 Comprehensive Plan Update

## SUMMARY:

As required by *Wisconsin State Statute 66.1001(2)(e)*, this section deals with conservation promotion & effective management of the agricultural, cultural, and natural resources that have historically defined the village of Ridgeway, with the intention of protecting our heritage even as we pursue economic development.

## GUIDING POLICIES:

- **Promote tourism opportunities, with an emphasis on local resources/features, such as trails, walking tours, the depot & other historical areas, etc.**
- **Note the value of local agricultural, cultural, & natural resources/heritage, and recommend protecting and leveraging them for community development.**
- **Enforce noxious weed control ordinances.**
- **Support municipal tree planting programs & encourage the preservation of worthy specimens.**
- **Utilize available county, state, & federal programs to conserve, maintain, & protect local resources.**
- **Consider revising the village's land development ordinance to require businesses along Main Street to conform to certain visual & performance criteria.**
- **Promote businesses along Main Street that have outdoor seating & other amenities catering to a walking clientele, further enhancing the village's small-town character.**
- **Review zoning plan to ensure proper separation distances between urban & rural land uses so as to avoid conflicts.**

## AGRICULTURAL RESOURCES:

Agriculture plays an important role in southwestern Wisconsin, being somewhat economically important to the Village of Ridgeway. Some things to consider:

### **Farming Conflicts**

Previous village planners noted manure spreaders soil the streets & foul the air when driven through the village. Consider forbidding them along key village streets.

### **Farm Expansion**

A strategy to cope with running a farm in today's market. It may lead to farm job losses as more automation occurs, as well as greater potential for soil/water contamination. Previous Village of Ridgeway Plan Commissions felt that farm expansion should be outside village.

### Young Farmers

A challenge facing this area of the state is enticing a new generation to take up farming. Having local resident garden tours, starting a community garden, building a nature center may spark interest in agriculture & related fields ~~especially if a partnership with Ridgeway Elementary School is forged.~~

### Farming Infrastructure

These are businesses and services catering to the needs of farmers, such as feed mills, veterinarians, equipment vendors, etc. The village doesn't have farming infrastructure.

### Farm Types

- The previous plan commission didn't want to encourage either single or multi-enterprise farms within the village limits.
- The following farming operations were also discouraged:
  - Beef-Cow/Calf Operations
  - Beef-Finishing Operations
  - Cash Crop Operations
  - Community Supported Agriculture (CSA)
  - Dairy Operations
  - Hog Operations
  - Organic Operations
  - Sheep Operations

### Farmer Retirement

Another state-wide issue is farmland conservation vs. farmer retirement. The planning & development committee feels this is not a village-level issue and is best left to the state.

### Farming & Community Vision

The planning & development committee feels felt that farm operations within the village ~~aren't were not~~ a priority, but. ~~However, because of their historical and social impacts to the area, we recognized~~ the importance historical and social impacts of agriculture to the village.

## FARMLAND POTENTIAL:

In Iowa County, 72 percent of soils are classified as being of prime, state, and/or local importance, defined as follows:

### Farmland Potential

In Iowa County, 72 percent of soils are classified as being of prime, state, and/or local importance, defined as follows:

- Prime Farm Land: Most Capability Group I & II Soils (25% of soils in county)
- State Importance: Most Capability Group III Soils (20% of soils in county)
- Local Importance: Varies, but in SW WI some Capability Group IV, V, & VI Soils, valuable for pasture and hay production due to their moisture holding capacity.
- Other: Soil groups of importance (Capability Group VII, VIII) not noted in the categories above

## LAND COVER:

Map E.1 in the Appendices Section shows the amount of agricultural land near the Village of Ridgeway, as well as natural resources such as forested lands, open water, and wetlands.

## NATURAL RESOURCES:

The natural environment, and its natural resources provide ~~the~~ both the wellspring of materials and inspiration for rural communities to develop and grow, as well as the context that anchors their built environment to the surrounding landscape. Ideally, the natural surroundings to settlement should be cared for as negative impacts can have adverse effects for our communities.

### **Water Resources**

Water is necessary for both life and industry. It's also one of the most easily contaminated resources. Because of its mobile nature, contaminants can travel far from their source through the water cycle, known as non-point source pollution, or NPSP. NPSP come from a variety of human activities. The village doesn't actively protect its ground and surface waters from NPSP.

### **Floodplains**

Iowa County's overall flood risk is quite high, also making The Village of Ridgeway susceptible to flooding due to its topography and soil makeup. Potential development near floodplains should be avoided. Appendix Map E.2 has the FEMA floodplain map relevant to the village.

### **Wetlands**

- Important for aquifer recharge, wildlife, flood control, recreation, etc.
- Most wetlands in southwest Wisconsin are riparian in nature due to topography.
- DNR updating state-wide wetlands survey from 1985.
- The Village of Ridgeway actively protects wetlands through conservation easements and road construction controls.

### **Groundwater**

- Depended upon for drinking water, farming, etc.
- Due to area's geology, very easy to contaminate.
- Village drinking water is chlorinated & under full-time monitoring.
- Water table is more than 20 feet below the surface for added protection.
- ~~The planning & development committee is unsure if there are any~~ Review for potential contaminants in the well recharge areas.
- ~~Further, the planning & development committee doesn't see increasing water demands as a potential problem for the village, or as having potentially negative effects to the village's streams, springs, or vegetative communities.~~ Some sources of pollution that ~~can~~ may adversely affect groundwater in the area are:
  - Abandoned Wells
  - Chemical Spills
  - Gas Stations
  - Household Cleaners & Detergents
  - Junkyards
  - Leaking Sewer Lines
  - On-site Septic Systems
  - Pesticide & Fertilizer Applications

- Road Salt
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Underground Storage Tanks
- Unsewered Subdivisions

### **Wildlife & Natural Communities**

- Wildlife enriches our lives from provoking curiosity about the natural world, to providing a variety of hobby-related activities.
- Due to the potential for damage to property and transmission of disease, natural habitat is best kept at a distance from human residences.
- The Village of Ridgeway is located at the intersection of the Southwest Savanna and the Western Coulee and Ridge ecological landscapes. The former is characterized by rolling hills, defined ridges, and little forest. The later consists of steep sided hills that are heavily forested.
- These landscapes provide a habitat for a variety of birds, amphibians, and reptiles.
- The village protects natural areas and wildlife habitat via conservancy-zoned land, but doesn't have policies regarding wildlife-friendly agricultural practices. The village should explore wildflower & prairie restoration along highway 18/151's frontage and median strip.

### **Threatened & Endangered Species**

- Occurrences of threatened and endangered species are not reported under the town level.
- Village doesn't control for non-native invasive plant species.

### **Forest Resources**

- Forests provide habitat for wildlife, help sustain water resource, and a host of recreational activities. In addition, they are a source of products for a variety of industries.
- See Map E.1 in the Appendices Section for forest cover & other resources in the village.

### **Rural Forests**

Occupying 46% of the state's land, forests are an important land use.

### **Urban Forests**

- Urban forests consist of all the trees and vegetation in and around a human settlement, such as street trees, home landscapes, school yards, parks, cemeteries, adjacent woodlands, empty lots-anywhere vegetation can grow. Benefits associated with them are:
  - Alleviates pressure on drainage ways
  - Intercepts and absorbs rainwater
  - Provides relief against wind, heat, and cold
  - Provides wildlife habitat
  - Slows stormwater flow
- Tree ordinances are a popular and effective way of conserving and improving an urban forest.
- The previous planning & development committee didn't want to invest in sustainable forestry practices within the village, nor did it have a municipal tree planting program-however, they did express interest in learning about them. They were also interested in recommending that trees be planted for about a mile between Hwy 18/151 and any future residential developments, as a sound barrier. Given the feedback expressed in the February 2018 community survey, these ideas should be revisited.

### **Environmental Corridors**

- Environmental landscape features that link different habitats, facilitating wildlife population movement, plant colonization, and helping to keep surface water clean.
- Most environmental corridors in the USA are riparian in nature.
- Map E.3 in the Appendices Section shows potential environmental corridors within the Town of Ridgeway.

### **Air & Light**

The previous planning & development committee identified large, odor producing livestock operations as an air pollution/quality issue. Light pollution was also noted, with regards to billboard signage and lighting. However, given the surrounding countryside, not much can be done about the former. The later may be addressed by zoning revisions.

### **Geologic & Soil Resources**

- Many mines and quarries in Iowa County, for both metallic & non-metallic resources.
- None located within village limits.

## **PARKS AND OPEN SPACES:**

Serving many important functions, open spaces help protect ecologically sensitive areas, shape the character of our communities, and connect individuals to the rest of creation environment in which they inhabit. Preserving them not only protects resources, but the open space becomes a buffer zone, protecting nature from us, and us from it, as well as providing a visual context distinguishing our community from its

surroundings. Open space can take many forms, such as parks, cropland and pastures, greenbelts, and wetlands or floodplains. In addition, beyond the many recreational functions they can serve, open spaces can serve in:

- **Buffering Incompatible Land Uses**
- **Flood Management**
- **Limiting/Guiding Development**
- **Preserving Prime Agricultural Land**
- **Structuring Community Environment**

### **Local Park & Recreational Resources**

Parks can serve a limited neighborhood area, a portion of the community, or the entire community or region and can provide area and facilities for outdoor recreation for residents and visitors.

The Village of Ridgeway offers a variety of recreational amenities to recreational users and visitors including:

- ~~Military Ridge bike trail~~
- Village Park with picnic shelter, concession stand, barbeque pit, two baseball diamonds, playground, ~~both~~ basketball court, two sand volleyball courts, archery range, restrooms, and drinking fountains
- ~~Village Historic Train~~ Depot
- Military Ridge Bike Trail

The Village of Ridgeway actively promotes its natural resources to recreational visitors through the sale of bike passes to the Military Ridge bike trail. The village also promotes trail tourism by

supporting the depot restoration. The village is ~~also~~-near two large regional parks-Governor Dodge and Blue Mound State Parks.

The village is very close to several hundred acres of the Ridgeway Pine Relict and Love Creek state natural areas.

The previous planning & development committee saw a need for additional parks, trails, or other outdoor recreational spaces within the village. They were particularly interested in small playgrounds and greenspaces (1 to 2 acres) in future developments within the village. Perhaps beautifying village triangles, provide benches, etc. would be a good starting point, as it would appeal to pedestrians and may help crowds visiting for festivals, craft fairs, farmers markets, etc.

## CULTURAL AND HISTORIC RESOURCES:

Cultural and historic resources are often ignored, but are vital to the long-term success of a community. Leveraging them increases the overall quality of life and provides opportunities for tourism.

For the purposes of this work, historic resources include historic buildings and sites (on the National Register of Historic Places), museums, churches, cemeteries, old country schools, and others deemed appropriate by the community.

### **Historic Places**

There are no State or National Register sites listed within the Village of Ridgeway.

### **Churches**

Churches have had a significant impact on the culture of the Village of Ridgeway. Churches within the village limits include:

- St. Bridget's Catholic Church
- Ridgeway United Methodist Church

### **Cemeteries**

Cemeteries are an important historic and cultural resource, providing dates, names, and ethnicities of previous residents. The Ridgeway Community Cemetery is within the village limits. See Map E.4 in the Appendices Section for locations.

### **Rural Schools**

No one-room schoolhouses exist within the village limits.

### **Historic Places**

The previous planning & development committee identified four historic sites of cultural significance within the Village of Ridgeway:

- Main Street business district
- Military Ridge bike trail
- Park and baseball field on Hughett Street
- Train Depot on Main Street/village green

### **Cultural Resources & Historic Preservation Programs & Special Events**

The Village of Ridgeway does a number of things to support and promote its culture, including Labor Day celebrations, 4<sup>th</sup> of July celebrations, and the Ridgeway Advancement ~~Corporation~~Association. The following are the village's most important cultural resources and the threats they face:

- **Main Street Business District:**  
Losing businesses-buildings are being converted to residential use
- **Ridgeway Advancement ~~Corporation~~Association:**  
Difficulty in attracting volunteers
- **Meeting Hall/Community Center:**  
Needs a ~~proper~~revitalized/repurposed building

### **Response to Threats to Cultural Resources in Your Community**

The previous planning committee reported that poor zoning decisions and apathy had been the responses to threats to the village's cultural resources. This has remained more or less the same.

#### **Archeological Resources**

None noted/known within village limits.

#### **Historic Ordinance**

At the time of the last comprehensive plan, the village didn't have a historic preservation ordinance, nor wanted to form a historic preservation committee.

## AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE AGENCIES AND PROGRAMS:

The following are some agencies and programs to assist with agricultural, natural, and cultural resource planning and protection:

### **Wisconsin Department of Natural Resources**

Dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources, it's responsible for implementing and coordinating various state and federal programs to that end. The Bureau of Community Financial Assistance (CFA) administers grants and loans for projects that protect public health and the environment, as well as provide recreational opportunities.

Wisconsin DNR—Community Financial Assistance  
101 S. Webster Street  
PO Box 7921  
Madison, WI 53707  
<http://dnr.wi.gov/aid>

### **Wisconsin Department of Agriculture, Trade, and Consumer Protection**

This department licenses businesses and individuals, analyses lab samples, educates business and consumers about best practices, and promotes Wisconsin agriculture at home and abroad, amongst other functions. There are two divisions that directly relate to agriculture and natural resources: The Trade and Consumer Protection Division focuses on, amongst others, the environmental regulation of consumer products. The Agricultural Division focuses on animals, crops, agricultural resources, and land and water resources.

Wisconsin Department of Agriculture, Trade, and Consumer Protection  
2811 Agriculture Drive  
PO Box 8911  
Madison, WI 53708-8911  
<https://datcp.wi.gov/Pages/Homepage.aspx>

### **Wisconsin Natural Resource Conservation Service**

This is the federal agency that works with landowners on private lands to conserve natural resources. Most of its technical assistance goes to helping farmers and ranchers develop tailor-made conservation systems uniquely suited to their land and situation.

Wisconsin Natural Resource Conservation Service  
8030 Excelsior Drive, Suite 200  
Madison, WI 53717-2906  
(608) 662-4422 / (608) 662-4430 (fax)  
<https://www.nrcs.usda.gov/wps/portal/nrcs/site/wi/home/>

### **Wisconsin Historical Society**

This organization serves as the archives of the State of Wisconsin. In addition to the facilities and programs it runs, such as museums, state historic sites, research centers, etc., it can also provide assistance for various state and federal programs, such as tax credits for historic building rehabilitation.

Wisconsin Historical Society  
816 State Street  
Madison, WI 53706  
<http://www.wisconsinhistory.org>

### Friends of the Ridgeway Pine Relict

201 Dougherty Court  
Ridgeway, WI 53582

[www.friendsofridgewaypinerelict.org](http://www.friendsofridgewaypinerelict.org)  
<https://dnr.wi.gov/topic/lands/naturalareas/index.asp?sna=326>

### Friends of Military Ridge Trail

P.O. Box 373  
Mount Horeb, WI 53572  
608-437-7393, ext. 2  
[info@friendsofmilitaryridgetrail.org](mailto:info@friendsofmilitaryridgetrail.org)

<http://www.friendsofmilitaryridgetrail.org/contact-us.html>

# Section F: ECONOMIC DEVELOPMENT

## Village of Ridgeway 2018 Comprehensive Plan

### SUMMARY:

This section provides an overview of the economy, sets policy direction for economic growth, and notes strategies, programs, and projects to improve the economy, as required by *Wisconsin State Statute 66.1001(2)(f)*

### INTRODUCTION:

The economic development strategy for a community is based on gathering and synthesizing information from a wide variety of sources relating to local economic and labor statistics, land use, etc. It then tries to assess business and industry types desired by the local government and notes the strengths and weaknesses of the community for attracting and or retaining these businesses in the area.

#### **What Is Economic Development?**

It's the way a community organizes and works toward improving the quality of life and economic well-being of its citizenry. At its core, it's investing in the community.

#### **Why Bother?**

Economic development pays the bills. Its function is to create and retain jobs, which provide a good standard of living for citizens, thus growing the tax base. With the new revenue, communities can provide the services residents would both expect, and would like.

#### **Is Economic Development Worth Investing In?**

Yes, as communities need it in order to pay for growing citizen wants, grow and retain existing businesses, nurture local entrepreneurs, and attract new investments and businesses, etc. It helps keep dollars local, which have an autocatalytic economic effect, in starting, growing, and sustaining local businesses and jobs. Finally, it encourages utilization of local properties/capital which feed the tax coffers, as opposed to the negative economic and aesthetic effects unused or empty lots have for a community.

#### **Why Invest In Economic Development Now?**

As local and world economies have contracted, communities have realized that economic development is not a natural byproduct of existing, but needs to be encouraged and nurtured by policy makers and local communities. Communities have to review what resources they have, what they want, and how to best utilize their resources in order to maintain and improve their quality of life.

## GUIDING POLICIES:

### **Make use of & participate in the County Economic Development Group.**

Interested parties, including businesses, community and county representatives, etc. should meet on a regular basis to develop strategies and network in order to create and grow local businesses.

### **Encourage the creation of a chamber of commerce in the Village of Ridgeway.**

- Chamber dues would be set aside to assist economic development in the village by assisting member businesses.
- Experienced business owners could mentor new entrepreneurs.
- Member meetings could give a clear & timely indication on state of local economy & what could be done to help in times of adversity.
- A local business fund could be established to distribute aid to businesses in need.

### **The village should consider contributing to a community fund to encourage local charitable contributions for overall community betterment.**

Community Fund is a charitable component of the Community Foundation of Southern Wisconsin, Inc. (<https://www.cfsw.org>). Funds collected can then be awarded to various community projects or individuals as a means to better the community.

### **Leverage available training & education programs to create & grow community & economic development.**

- Create an organized and trained business recruitment and retention team within the community, via the Community Leadership Alliance (<https://fyi.uwex.edu/leadership/>), which offers training for existing and potential community leaders.
- Contact the county extension office for more information.
- This would be in addition to a chamber of commerce & related business mentoring.

### **Develop a community profile packet that can be distributed to businesses requesting information.**

Create a packet with all applicable information of value to potential businesses looking to move into the area. This information must be updated regularly, and will serve as a base on which individual Request For Information (RFIs) will be customized from. This information should be kept on hand, as well as made easily available online on sites such as Wisconsin's Economic Development Corporation (<https://inwisconsin.com/doing-business-in-wisconsin/available-sites/locate-in-wisconsin>), and the village website.

### **Encourage property owners in the village business district to preserve & rehabilitate existing structures.**

### **Work on tourism potential.**

As one of the fundamental assets of Iowa County, tourism remains a relatively untapped resource in income generation and business/population attraction. A county-wide tourism committee is encouraged, as well as partnership with the Point of Beginnings Heritage Area, Inc. to have a countywide presence (a display) and a community presence (pamphlets and other printed material) in the new Belmont Area Visitor's Center now constructed at Belmont. Further, *Hidden Valley Magazine* offers free listings. The village may want to advertise its 4<sup>th</sup> of July fireworks, Memorial Day parade, etc.

### **Make historic preservation & tourism a fundamental economic development priority.**

### **Eliminate current village TID**

The Village of Ridgeway's TID is nearing its end of life, and hasn't produced the desired economic and development results for which it was established. The TID should be rethought, and a new one established, in agreement with current village needs and economic realities. See Appendix F.1 for current TID.

With the development of 22 new residential housing lots in the Cardinal Way Subdivision in 2019-2021 and the three year extension of the TID, the additional tax revenue can be collected solely by the village until 08/07/2030 for all expenses incurred until 08/07/2022. This extension allowed for the village to recover infrastructure expenses incurred in the Cardinal Way Subdivision and for previously expensed street improvements outside the subdivision but serving the TID.

**ESTABLISH PRIORITIES:**

During the community visioning sessions conducted in 2002, the terms "job" or "jobs" rarely came up when answering questions regarding our community's character—either current or desired. Rather, terms such as "preserve, conservation, history, farms and agriculture," and "services" were commonly used.

During these sessions, there was a tension between keeping the rural/small town character of the area's communities, while acknowledging that the attraction, creation, and support of businesses was to be pursued.

That tension seems to still be present as a majority of those whom responded to the village survey distributed on February 2018 regarded the village's rural character as important to maintain. However, they also noted that the cost of living, school, walkable businesses, & infrastructure upgrades/maintenance were also to be pursued—all of which are contingent on (economic) development.

Prior to applying for any financial assistance programs, it would be wise to hold new community visioning sessions to determine what the Village of Ridgeway should look like 20 years from now.

**VILLAGE OF RIDGEWAY LABOR FORCE CHARACTERISTICS:**

This following labor/employment profile for the Village of Ridgeway is based on the current estimates available at the US Census website.

**Employment Status & Commuting to Work**

Population 16 Years & Over— % In Labor Force:		Civilian Labor Force:	Workers 16 Years & Over:
Total	Female	% Unemployed	% Worked Outside County Of Residence
49.2	45.8	3.4	46.2

(Source: US Census American Community Survey 5-year estimates, 2012-2016)

**Occupation of Employed Civilians 16 Years & Over**

% Distribution By Occupation:					
Management	Service	Sales & Office	Farming, Fishing, & Forestry	Extraction, Construction, & Maintenance	Production, Transport, & Material Moving
8.4	14	26.2	3.7	15.9	20

(Source: US Census American Community Survey 5-year estimates, 2012-2016)

**Industry & Class of Worker of Employed Civilians 16 Years & Over**

% In Selected Industries		% Government Workers (Local, State, Or Federal)
Agriculture, Forestry, Fishing, & Hunting	Manufacturing	
3.7	13.4	3.1

(Source: US Census American Community Survey 5-year estimates, 2012-2016)

**Labor Force Participation Rates by Age Group**

16 to 24 Years	58
In Labor Force	25
Labor Force Participation	43.1%
25 to 44 Years	143
In Labor Force	124
Labor Force Participation	86.7%
45 to 64 Years	211
In Labor Force	177
Labor Force Participation	83.9%
65 to 74 Years	36
In Labor Force	2
Labor Force Participation	5.6%
75 Years & Over	46
In Labor Force	6
Labor Force Participation	13%
<b>Total # of People in Labor Force:</b>	<b>334</b>

(Source: US Census American Community Survey 5-year estimates, 2012-2016)

**Age-Specific Labor Force Participation Rates (For Comparison)**

Administrative Level	Population in Labor Force Ages 20-64		
	Male	Female	Average of Both
Iowa County	87.7%	81.0%	84.4%
State of Wisconsin	84.3%	78.5%	81.4%
USA	82.0%	72.2%	77.1%

(Source: US Census American Community Survey 5-year estimates, 2012-2016)

**Iowa County Hours/Week Worked**

Based on the data from the 2000 US Census, in Iowa County, less than two thirds of all persons age 16 or more who worked in 1999 worked year round and full time (70% for males and 53% for females). This excludes persons who may normally work year-round, but did not work due to job changes or other reasons, but should be considered typical of any given time period. Persons

who usually worked full time whenever they worked in 1999 represented a little over three quarters (77%) of the workers (86% for males and 68% of females).

### Income & Poverty Characteristics for Village of Ridgeway Subdivisions

Median Income		Per Capita Income	Median Earnings Full-Time, Year-Round Workers		Income Below Poverty Level		
Households	Families		Male	Female	% Of Population		% Of Families
					All Ages	65 +	
\$51,635	\$57,083	\$22,651	\$41,438	\$35,500	9.2	31.7	3.3

(Source: US Census American Community Survey 5-year estimates, 2012-2016)

### Change In Number Of Establishments, Payroll, & Employees: 1998-2001

Change in Number of Establishments	3
Change in First Quarter Payroll in \$1000	59
Change in Number of Employees	11
Change in Annual Payroll in \$1000	362
% Change in Number of Establishments	17.6%
% Change in First Quarter Payroll in \$1000	24.8%
% Change in Number of Employees	12.4%
% Change in Annual Payroll in \$1000	33.8%
Industry	Change in Number of Establishments
Construction	2
Manufacturing	1
Retail Trade	1
Transportation & Warehousing	-2
Professional, Scientific, & Technical Services	1
Admin, Support, Waste Management, Remediation Services	1
Accommodation & Food Services	-1
Other Services (except public administration)	1
Unclassified Establishments	-1
Total	3

(Source: US Census Bureau, County Business Patterns, 1998 and 2001)

## CONCLUSION:

The existence of a proactive economic development effort can help monitor county trends and allow for friendly intervention with a business when it is appropriate to do so, perhaps reducing the number of businesses that close, helping others expand, and attracting new ones based on a targeted industry strategy. This effort requires full-time staffing. Organizations that can aid this team are UW's Cooperative Extension, the regional planning commission, chambers of commerce, etc. Alternatively, a multi-county corporation may serve the same purpose. Yet another option would be for county-based organizations to jointly "staff" a multi-county organization for the purposes of joint efforts (for example, joint marketing, trade shows, call trips, etc.) without removing any of the autonomy of the county organizations.

Business prospects, other than those that are home-based, almost never look at an individual community first, nor do they usually look at particular counties for a new location. They almost always look at regions (multi-state or multi-county) for their initial screening. Communities working together, particularly small communities, are almost the only way of assembling the resources needed to compete with the small metropolitan areas of the Midwest (which are the real competition, not other communities within the county). Due to the size of a typical labor-shed—about 30 miles in radius, new businesses in one community will provide considerable benefit to neighboring communities.

## FINANCING OPPORTUNITIES FOR BUSINESSES, AND FOR ORGANIZATIONS PROVIDING ASSISTANCE TO BUSINESS:

Loans are available from local to federal sources, such as:

### **Iowa County Board of Supervisors—Revolving Loan Fund Loan**

These funds are meant for business development & creation, and are used to bridge financing gaps between financing already in place and the balance needed for a given project. Additional information can be had by contacting:

Southwest Wisconsin Regional Planning Commission  
PO Box 262  
Platteville, WI 53818  
(608) 342-1571  
[info@swwrpc.org](mailto:info@swwrpc.org)  
<http://iowacountyedc.org/iowa-county-wi-revolving-loan>

### **Local Banks & Credit Unions**

#### **Southwestern Wisconsin Business Development Fund**

Operated by Southwestern Wisconsin Regional Planning Commission & funded by the Economic Development Administration, this revolving loan fund loan is meant for projects providing significant economic benefits to an area, or where there is a specific community need that's been identified. The fund is to provide gap funding to make business loans bankable. It is not a grant, nor intended to compete with conventional bank loans or their interest rates.

Southwest Wisconsin Regional Planning Commission  
Kate Koziol, Economic Development Specialist  
20 South Court St.  
PO Box 262  
Platteville, WI 53818  
(608) 342-1751  
[k.koziol@swwrpc.org](mailto:k.koziol@swwrpc.org)

**Platteville Business Incubator, Inc.**

This organization can provide direct assistance to tenants in the form of small loans for a variety of purposes. They can also provide technical assistance grants to procure needed services for the business, in addition to below-market rate lease rates.

Platteville Business Incubator, Inc.  
52 Means Drive  
Suite 100  
Platteville, WI 53818  
(608) 348-2758  
[kate@pbii.org](mailto:kate@pbii.org)

**Wisconsin Small Business Development Center**

Part of the UW extension, the SBDC provides businesses & entrepreneurs free counseling and targeted educational programs.

Wisconsin Small Business Development Center  
432 N. Lake Street  
Room 423  
Madison, WI 53706  
<http://www.wisconsinsbdc.org/swwi>

**Southwest Wisconsin Workforce Development Board**

Established by the Workforce Innovation & Opportunity Act, this group can potentially assist with on-the-job training, education, job listings, etc. Many potential workers may be dislocated from recent lay-offs and special emphasis is placed on helping these individuals, as well as others who qualify.

Southwest Wisconsin Workforce Development Board  
Administrative Office  
1370 N. Water Street  
PO Box 656  
Platteville, WI 53818  
(608) 342-4220 / (608) 342-4429 (fax)

### **Wisconsin's Technical College System**

The technical college system can assist with customized labor training needs. In southwest Wisconsin, the Southwest Wisconsin Technical College at Fennimore can help with training in a wide variety of disciplines upon request.

Southwest Wisconsin Technical College  
1800 Bronson Blvd.  
Fennimore, WI 53809  
(608) 362-3322 / (608) 822-6019 (fax)  
<https://www.swtc.edu>

### **Wisconsin Economic Development Corporation**

WEDC offers business development loans, business development tax credits, workforce training grants, and other resources to grow development.

For additional information, contact the Regional Economic Development Director, Mark Tallman at (608) 210-6852.

### **US Small Business Administration**

The SBA allows small businesses to come into contact with lenders, as well as provides free business counseling, training, federal government contracts, etc.

More information can be found by visiting their website: <https://www.sba.gov>

# Section G: INTERGOVERNMENTAL COOPERATION

Village of Ridgeway 2018 Comprehensive Plan Update

## SUMMARY:

Intergovernmental cooperation may take many forms, and is done for a variety of reason, such as lowering costs, increase efficiency, etc. Two or more municipalities may have agreements to share equipment, schools, economic development, and so on. This section, per *Wisconsin State Statute 66.1001(2)(g)*, reviews what the Village of Ridgeway is currently doing, and what can be done in the future to help improve the ~~our~~ community and lower operational costs by working with our neighbors.

## INTERGOVERNMENTAL COOPERATION POLICIES:

The following are the intergovernmental cooperation policies for the Village of Ridgeway.

- **Maintain Established Intergovernmental Relationships**

The Village of Ridgeway shares some services with other jurisdictions and this should be continued as long as they are beneficial.

- **Explore New Opportunities to Cooperate With Other Local Units of Government**

As costs continue to rise for providing many facilities and services, the Village will explore opportunities with other jurisdictions that could lead to reduced costs and other benefits to both parties.

- **Establish Written Intergovernmental Cooperation Agreements**

Intergovernmental cooperation agreements are often established based on verbal agreements. Because of the changes in leadership typical of our way of governance, problems can arise with agreements if the specifics have not been identified in writing. Currently, the village's intermunicipal agreements are all recorded in written contracts.

INTERGOVERNMENTAL RELATIONSHIPS:

A good working relationship with neighboring governmental entities is important, as it can lead to economic, environmental, and political advantages for a jurisdiction. Below is a table listing the village's intergovernmental relationship ratings.

Entity	Excellent	Good	Fair	Poor	N/A
Town of Ridgeway			X		
Wisconsin DNR		X			
Wisconsin DOT					X
Wisconsin Dept. of Commerce					X
UW Extension		X			
Iowa County			X		
Local School District				X	
Barneveld Ambulance Service			X		

EXISTING AREAS OF COOPERATION:

- **Fire & Rescue**

The village shares fire services with the Town of Ridgeway and ambulance services with Barneveld.

- **Police Protection**

Police protection is shared between the Village of Ridgeway and Iowa County.

- **Schools**

The Village of Ridgeway shares school services with Dodgeville.

- **Municipal Court**

- **Farm Bureau**

- **Soil Conservation Service**

- **Department of Natural Resources**

- **Roadways**

- **Bike Trail & Recreational**

INTERGOVERNMENTAL CONFLICTS:

None identified.

OTHER INTERGOVERNMENTAL CONCERNS:

None identified.

## POSSIBLE FUTURE COOPERATION EFFORTS:

As noted above, the Village of Ridgeway is already cooperating with other jurisdictions for services and facilities. The list below identifies possible areas of cooperation in the future.

- **Policing**
- **Fire Protection**
- **Park Maintenance**

## COMMUNICATION WITH NEIGHBORS:

The Village of Ridgeway has regular communication with its neighboring jurisdictions via ~~a~~ the joint Volunteer Fire Board Department.

## FORMAL AGREEMENTS WITH NEIGHBORING JURISDICTIONS:

The Village of Ridgeway has a formal Fire Protection agreement with the Town of Ridgeway. The previous planning & development committee didn't know when that agreement first started; the agreement was also not scheduled for review. ~~The Village also shares Municipal Court services with Barneveld and Blue Mounds, a 4-year renewable agreement that was last reviewed in May 2003.~~

## ADVANTAGES OF LOCAL INTERGOVERNMENTAL COOPERATION:

Intergovernmental cooperation has many advantages associated with it, including the following:

### **Efficiency & Reduction of Costs**

Although not the only reasons to cooperate, the most common reason governments seek to cooperate is to lower the cost of services per person/unit.

### **Limited Government Restructuring**

Cooperation between governments often avoids time-consuming, costly, and politically sensitive issues of government restructuring. Cooperation also helps avoid the creation of special districts that take power and resources away from existing governments.

### **Coordination & Planning**

Through cooperation, governments can develop policies for the area and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. Cooperation can also lead to joint planning for future services and the resources needed to provide them.

### **Expanded Services**

Cooperation may provide a local unit of government with services it would otherwise be without. Cooperation can make those services financially and logistically possible.

## DISADVANTAGES OF LOCAL INTERGOVERNMENTAL COOPERATION:

The following are a list of disadvantages that may arise when governments cooperate:

### **Reaching & Maintaining an Agreement**

In general, reaching a consensus in cases in which politics and community sentiments differ can be difficult. While one community may be easily persuaded, another may not be, making progress on a number of issues rather difficult.

### **Unequal Partners**

If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down, it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation. ~~This can be most clearly seen with the Ridgeway Elementary School and the Dodgeville School District's constant threat of shutting it down.~~

### **Local Self-Preservation & Control**

Some jurisdictions may feel their identity and independence will be threatened by intergovernmental cooperation. The pride of residents and officials may be bruised if, after decades of providing their own police or fire protection, they must contract with a neighboring jurisdiction (and possible old rival) for the service. In addition, and possibly more importantly, a jurisdiction may lose some control over what takes place within their boundaries. And although government officials may lose control, they are still held responsible for the delivery of services to their electorates.

## STEPS TO BEGINNING SUCCESSFUL INTERGOVERNMENTAL COOPERATION:

Intergovernmental cooperation should be reviewed, especially by small rural communities given the economic reality we currently live in. Below are some ideas worth considering:

- Identify other local governments that may share a common problem or may stand to benefit from cooperation
  - Town of Ridgeway
  - Village of Barneveld
- Identify whether the county is cooperating with other jurisdictions on a similar service. What type of arrangement do they have? Are the participating jurisdictions satisfied with the quality and quantity of the service?
  - Iowa County & Southwestern Wisconsin Regional Planning Commission
- Although cooperation on several services may be desired, analyze each one separately. Initially, it may seem logical to lump services. However, it is best to first understand from a cost and non-cost perspective what cooperation in each service area entails.
- Look at the potential cost savings of each option. This should be done on a per resident or per unit-of service-provided basis, e.g. will the cost of fire protection per person decrease if the jurisdictions cooperate?
- Consider the costs associated with each form of cooperation. What type of administrative or insurance costs might be necessary with each option?

- How would residents respond to the change in the level of services they receive? And how would taxpayers respond to additional government expenses? Would they reject it?
- Are the residents willing to give up some control over a particular service? This may take considerable polling to determine and will likely vary depending on the type of service in question. For example, it may be all right to share snow removal and street repair equipment, but residents might not be willing to give up their own police department and the security they feel it provides.
- Keep the public and local officials informed throughout the entire process. Present the options and invite public comment. If residents and officials feel they have played a role in the effort, or at least been given the opportunity to provide their input, they will be more likely to support the initiative. Plus, some creative ideas may be generated.
- **Patience is important.** The more governments involved in the negotiations, the longer it will take to develop an agreement and reach a consensus. In addition, negotiators may have to go back to their city councils, town, or county boards several times for directions or approval.

### ADDITIONAL INTERGOVERNMENTAL COOPERATION IDEAS:

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below. These are only ideas to consider. (The following were taken from the *Intergovernmental Cooperation Guide*: [https://doa.wi.gov/DIR/Comp\\_Planning\\_Intergovernmental-Cooperation.pdf](https://doa.wi.gov/DIR/Comp_Planning_Intergovernmental-Cooperation.pdf))

#### **Voluntary Assistance**

Communities could voluntarily agree to provide a service to neighbors because doing so makes economic sense and improves service levels.

#### **Trading Services**

Communities could agree to exchange services, e.g. exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

#### **Renting Equipment**

Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

#### **Contracting**

Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

#### **Routine County Services**

Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

**Sharing Municipal Staff**

Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

**Consolidating Services**

Your community could agree with one or more other communities or governmental units to provide a service together.

**Joint Use of a Facility**

Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

**Special Purpose Districts**

Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

**Joint Purchase & Ownership of Equipment**

Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

**Cooperative Purchasing**

Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

## TECHNIQUES AND PROGRAMS FOR MUNICIPAL BOUNDARY COOPERATION:

**Annexation**

Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. More information can be found in *Wisconsin State Statute Sections 66.0217-66.0223*.

**Detachment**

Detachment is the process by which territory is detached from one jurisdiction and transferred to another. More information can be seen in *Wisconsin State Statute Sections 66.0227 and 62.075*.

**Incorporation**

Incorporation is the process of creating a new village or city from unincorporated territory. For more information, see *Wisconsin State Statute Sections 66.0201-66.0215*.

**Consolidation**

Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. For more information, see *Wisconsin State Statute Section 66.0229*.

**Intergovernmental Agreements**

There are two types of intergovernmental agreements that can be formed, including cooperative boundary agreements and stipulations and orders. More detailed information on intergovernmental agreements is available in *Wisconsin State Statute 66.0307* (Cooperative Boundary Agreements) and *66.0225* (Stipulations and Orders).

WISCONSIN DEPARTMENT OF HOUSING AND  
INTERGOVERNMENTAL RELATIONS-MUNICIPAL BOUNDARY  
REVIEW:

This department regulates the transition of unincorporated areas to city or village status.

State of Wisconsin Department of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701  
(608) 264-6102 / (608) 264-6104 (fax)  
<https://doa.wi.gov/Pages/LocalGovtsGrants/MunicipalBoundaryReview.aspx>

# Section H: LAND USE

## Village of Ridgeway 2018 Comprehensive Plan Update

### SUMMARY:

This section's purpose is to examine the Village of Ridgeway's land use, based on the data from the other sections on this comprehensive plan. The goals, objectives, and policies of this section must be supported by all the other plan elements. This section will consider both current and future land use within the village, all of which are noted in *Wisconsin State Statute 66.1001(2)(h)*.

### LAND USE POLICIES:

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

- **Follow comprehensive plan regarding future land use & zoning decisions.**  
See Maps H.1 and H.2 in the Appendices Section.
- **Revise-Enforce revised village zoning to address lagging Main Street vitality and preserve the community aesthetic.**
- **Strive to balance the preservation of the small-town character and scenic rural community of Ridgeway with economic development.**
- **Encourage Main Street business development & update/repair its infrastructure.**  
Main Street is the most visible part of the village to visitors, and unfortunately suffers from both a lack of things to do, and maintenance needs. Remediating this should be a priority.
- **Leverage the park, depot, and trail as pivots of future growth in the village.**
- **Foster the development of a village chamber of commerce.**  
Village business owners can mentor new entrepreneurs, use funds to pay for advertising/outreach efforts, etc.

### EXISTING LAND USE:

Per the land use map in appendix E.1, the Village of Ridgeway is primarily considered an agricultural and forestry-based community. The village's land use can be broken down as follows:

<b>Classification</b>	<b>Village of Ridgeway % of Land Area</b>
Agriculture	48.7%
Residential (Single & Multi-Family)	12.1%
Commercial	0.3%
Manufacturing	0%
Production Forest	23.9%
DNR-MFL Forest	3.7%
Undeveloped (formerly Swamp/Waste)	0%
Other (Federal, State, County, School, Cemetery)	11.5%

(Source: Iowa County Tax Assessor Dept., SWWRPC—as noted on previous comprehensive plan)

**Agricultural**

With 48.7% of assessed area, agriculture is the dominant land use in the village. This category includes crop production land, agricultural forest, livestock production land, or land that's eligible for enrollment in specific federal agricultural programs.

**Residential**

12.1% of land use in the village is noted as residential.

**Commercial**

Commercial refers to any parcel that has a business on it, but does not include industrial properties. The commercial designation on the land use map doesn't differentiate between highway businesses, home occupations, or general businesses. In the Village of Ridgeway, commercial development occupies approximately 0.3 percent of the total land area.

**Manufacturing**

This land use denotes business & industry engaged in processing, manufacturing, packaging, treatment, and/or fabrication of materials and products. There is no manufacturing in the village.

**Forested**

This classification is Production Forests and DNR-MFL Forests acreages combined. In Ridgeway it is the second largest classified land use, with 27.6% of area being classified as such.

**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. There's none in the village limits.

**Other**

The 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 11.5% of land in the Village of Ridgeway is listed under this classification.

**RESIDENTIAL LAND USE TRENDS:**

With 12.1% of land use categorized as such, residential is a dominant developed land use within the village. The following shows the fluctuations in residential units for the past 30 years:

<b>1990 Census</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>Notes</b>
244	286	293	There was a 17% (approx.) increase in housing stock from 1990 to 2000. However, from 2000 to 2010, housing growth slowed to about 2%.

(Source: 1990, 2000, & 2010 US Census)

**REDEVELOPMENT OPPORTUNITIES:**

None noted/identified at this time.

**EXISTENCE OF BROWNFIELDS OR PROPERTIES SUITABLE FOR REDEVELOPMENT:**

Per the Wisconsin DNR, there are five sites in Ridgeway (the database lumps the village with the town), including the following four categories:

**LUST**

A Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by DNR and some are reviewed by the Dept. of Commerce.

**ERP**

Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.

**SPILLS**

Spills are discharges of hazardous substances that may adversely impact, or threaten to adversely impact public health, welfare, or the environment. Spills are usually cleaned up quickly.

**No Action Required**

There was or may have been a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. Reports of UST closures with no action required are filed in state archives.

The following sites are located in the Town or Village of Ridgeway and contain the DNR Activity Number, Activity Type, Activity Name, Municipality, County, and a Priority Level:

<b>DNR Act. #</b>	<b>Activity Type</b>	<b>Activity Name</b>	<b>Priority</b>	<b>Notes</b>
03-25-187997	LUST	BADGER MART	HIGH	
04-25-038582	Spills	CTH T PIKES PEAK RD		
09-25-244999	No Action Required	RIDGELAND FARM	HIGH	
02-25-242037	ERP	RIDGEWAY VIL		Site closed by Dept. of safety; Site transferred to DNR jurisdiction in 2013
03-25-207263	LUST	TALLMAN SERVICE CENTER	LOW	

(Source: Wisconsin DNR's BRRTS, updated on 2018-02-05)

**FUTURE EXPANSION:**

A municipality's expansion/growth is somewhat determined by its infrastructure-both existing & proposed. For the Village of Ridgeway, future growth for retail, commercial, and industrial development is most suitable on the east and west sides of the Village for transportation, in all directions for water service and on the south, west, and east sides of the Village for sewer service. The previous planning & development committee noted the south side as potential sewer service, but no details were given as to its purpose, selection criteria, etc. Housing is best suited for all sides of the Village for transportation and water, but according to the table, sewer service for housing would only be suitable on the south, east, and west sides of Ridgeway.

Best Directions for Future Village Expansion				
Infrastructure Type	Retail	Commercial	Industrial	Housing
Transportation	East, West	East, West	East, West	North, East, South, West
Water	North, East, South, West	North, East, South, West	North, East, South, West	North, East, South, West
Sewer	East, South, West	East, South, West	East, South, West	East, South, West
Other				

Business, commercial, industrial/manufacturing are the primary land uses that will help the Village grow. Sole focus on housing and agriculture will not benefit the village, long-term. As seen elsewhere, growing populations demand/depend on services expected of the municipality to provide. However, those services are expensive, and the same residents asking for the service also expect their tax burden to drop. Businesses, however, can be leveraged to cover those costs, while not having the same service expectation as residents. Therefore, the village should make it a priority to attract businesses to operate in the village, in order to thrive.

Future housing location should be located away from major roads, business/industry, and near the school.

Locating future businesses should be dictated by access to transportation routes. Businesses, from daycare to factories all depend on people being able to get there quickly and safely. As such, the planning & development committee recommends that businesses primarily be located along Main Street and near/on the highway frontage. Said businesses should also be tied to municipal utilities. Zoning may have to be revised to accomplish this.

### EXISTING AND POTENTIAL LAND USE CONFLICTS:

Neighboring land uses can sometime cause conflicts. Two common acronyms used to describe these conflicts are NIMBY's (Not in My Back Yard) and LULU's (Locally Unwanted Land Uses). In rural areas like Ridgeway, agricultural operations near non-farm populations are the most common source of problems. Some common irritants are odors, light pollution, weed infestation, agricultural chemicals, etc. Others can be landfills, highways, cell towers, transmission lines, etc.

Ridgeway currently has a land use conflict with alleged inaccessibility to the B-2 and M-1 districts (dictated by WisDOT) within the Village. The previous planning & development committee foresaw this as a continual source of future conflict. There was also concern with segregation of multi and single-family housing in the village.

### INTEGRATED LAND USE:

It's recommended that the village ordinance require landscape buffers between incongruent land uses to avoid conflicts.

Other strategies would require landowners with potentially conflicting land uses to acknowledge their impacts and then design their operations or development to account for them. 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.

## FUTURE LAND USE:

The principal reasons people choose to live in the Village of Ridgeway are the cost of living, affordable housing, and the recreational opportunities provided by the Military Ridge Trail—which was tied with making use of local/walkable businesses in a recent survey.

While it's understandable that residents will want low point of entry into property ownership, protect their investment, and improve their standard of living, this cannot be accomplished without attracting businesses to the village. Ridgeway, as a dormitory town will ultimately atrophy; the low cost of properties will ultimately backfire as a means to generate revenue for both the municipality, and property owners.

In order to achieve its vision for the future, Ridgeway will need to focus on revitalizing its downtown, maintain & upgrade village infrastructure. People will visit the area due to its scenic beauty and recreational advantages. Having things for them to do, in an attractive package may just be what's needed to have them and businesses stay.

# Section I: IMPLEMENTATION

## Village of Ridgeway 2018 Comprehensive Plan

### SUMMARY:

This section is the purpose of the whole comprehensive plan-it will be used to guide future growth and development in the village. This plan includes the information required in *Wisconsin State Statute 66.1001(2)(i)*, and will be updated no less than once every ten years.

### GUIDING POLICIES:

Based on the information noted in the preceding sections of this Comprehensive Plan, and the village survey from March 2018, the following policies are recommended to protect the village's character, while hoping to spur needed economic invigoration:

#### **Revitalize Main Street**

Main Street is vital to the future development of the Village of Ridgeway. It's the first thing people see when driving into/through the village, and has the majority of non-home-based businesses. In its current state, it communicates a negative impression to those visiting our community. The following are some key issues must be addressed to foment development in the area:

- Sidewalk maintenance should be a priority. Small-town shops are meant to be walkable businesses. This necessitates safe, functional sidewalks.
- Street trees should be planted wherever beneficial. Arborists or landscape architects should be consulted to generate a list of species, cultivar, and spacing instructions.
- Zoning (see below) should be reviewed to encourage businesses along Main Street & phase out residential lots/use.
- Street lighting should be updated using latest, energy-saving technology. New fixtures should also be softened to look less like highway lighting & more like community lighting.
- Every effort must be done to mitigate empty/unused buildings. Perhaps seasonal/rotating tenants may be considered. Guidance from a business incubator such as the one in Platteville may be necessary.

#### **Update zoning**

In order to assure development along Main Street, highway frontage, etc. conforms to the ideals of this plan, performs as hoped, and maintains the character of village neighborhoods, it will likely be necessary to adjust the zoning in these sectors. New construction should be encouraged to take into account the many potential lifecycles/uses a structure will have between construction and demolition. Moreover, development-especially along Main Street, should be required to fit into and reflect/evoke the village's character, for example the ridge system itself, rail transportation, agriculture/farming, working class, nature etc.

### **Leverage interest in Ridgeway's park, village green, depot, & Military Ridge Trail**

People from neighboring communities travel to the village to enjoy our 4<sup>th</sup> of July fireworks, trail, and other village activities held near the park. Because of its central location, natural beauty, and growing interest in nature-related activities, it would be wise to grow businesses, services, and activities that play off of that theme.

- Building a nature center/municipal building near this area could allow for year-round traffic to the village. It would link the village's natural surroundings to its main street businesses and could be located overlooking SW Wisconsin's ridges-something that hasn't really been tapped by our neighbors.
- Classes by naturalists, biologists, gardeners, etc.
- Manned by seniors looking for ways to be engaged/active in their community

### **Encourage use of village green/park year-round**

Already popular areas to spend family time in, these areas can be further used by farmers market, craft festivals, etc.-activities that can draw in crowds around the year.

Potentially, the more popular booths/sellers could be encouraged to open a temporary location along Main Street, filling up empty retail space.

### **Encourage the establishment of a village chamber of commerce**

Entrepreneurs looking to start a business in the Village of Ridgeway can benefit from the experience of business owners who've run local establishments for years. All business would benefit from exchanging information, workshops, etc.

### **Strive to balance small-town character of Ridgeway with economic development**

Economic growth, population growth, etc. can radically alter the small-town ambiance villagers love. All development must ~~me done takingtake~~ into consideration how it will affect the character of

the village, not just its pocketbook. This can, to some extent, be influenced through zoning and the village land development ordinance, but some closer inspection by the planning & development committee and the village board-especially of any large-scale projects may be required in order to safeguard the community's values, and to ensure compliance with this comprehensive plan.

### **Eliminate TID**

~~The village TID should be eliminated, as it lacks planning and has little chance of ever providing the revenue to justify its existence.~~ New TID(s) should be created to fuel Main Street revival, and to possibly develop land south of 18/151, ~~and the parcel previously purchased for the school.~~

New TID(s) should be laid out with forethought-not as a reactionary measure to news or similar.

### **Enforce ordinances-especially those applicable to the village's visual appearance**

Lawns should be mowed per the ordinance requirements, unsightly elements should be discouraged. The village should consider renting a dumpster once or twice a year to encourage residents to get rid of items too large or cumbersome to eliminate through normal means. A possible e-waste "festival" for area residents may also be considered.

## 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 Village of Ridgeway.

## VILLAGE OF RIDGEWAY ZONING ORDINANCE:

The Village of Ridgeway Zoning Ordinance will be the primary implementation tool for this plan. The ordinance must be enforced and ordinances must comply with this comprehensive plan wherever applicable.

## PLAN ADOPTION:

Per Wisconsin law, this plan must be adopted by the Village of Ridgeway Board.

## PLAN AMENDMENTS:

This plan may be amended at any time, as the data presented can change, laws may require it, etc. Proposed amendments should be done in like manner to the plan's initial preparation-by a planning commission which takes the updates to be approved by the village board.

## PLAN UPDATES:

As required by the state, this 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.

## IMPLEMENTATION MEASURES:

The following provides a review list of the various aspects of this comprehensive plan. It also provides a summary of various recommendations from the different sections of the same:

Element	Policy Statement
<b>Section A: Issues &amp; Opportunities</b>	<ul style="list-style-type: none"> <li>• Protect &amp; improve the health, safety, &amp; welfare of village residents.</li> <li>• Preserve &amp; enhance the quality of life for village residents.</li> <li>• Protect &amp; preserve the small community character of the Village of Ridgeway.</li> </ul>
<b>Section B: Housing</b>	<ul style="list-style-type: none"> <li>• Encourage an adequate supply of housing choices-both in pricing &amp; styles, to serve the needs of current &amp; future residents.</li> <li>• Promote the preservation &amp; rehabilitation of existing housing stock.</li> <li>• Preserve &amp; expand the supply of affordable housing.</li> <li>• Enforce zoning ordinances to both preserve the character of existing neighborhoods, &amp; define that of future ones.</li> <li>• Promote &amp; utilize state &amp; federal housing assistance programs.</li> <li>• Discourage residential development in areas not suited for construction.</li> <li>• Coordinate planning activities with county &amp; surrounding jurisdictions to effectively plan for residential growth.</li> <li>• Continue to identify &amp; designate areas for future housing development.</li> <li>• Encourage contiguous residential development that preserve &amp; expand upon existing neighborhoods &amp; infrastructure.</li> <li>• Review housing proposals &amp; support those that comply with those policies outlined in this comprehensive plan.</li> </ul>
<b>Section C: Transportation</b>	<ul style="list-style-type: none"> <li>• Explore intergovernmental interest in creating a Park-and-Ride facility.</li> <li>• <del>Explore possibility of having a LIFT van stationed in the village.</del></li> <li>• Coordinate development with WISDOT along 18/151 corridor.</li> <li>• Make use of outside assistance (state/federal) &amp; funding to subsidize routine street maintenance costs.</li> </ul>
<b>Section D: Utilities &amp; Community Facilities</b>	<ul style="list-style-type: none"> <li>• Maintain, operate, &amp; reconstruct existing utility systems to support existing &amp; new development.</li> <li>• Ensure that adequate infrastructure is available prior to issuance of new development permits.</li> <li>• Review new development proposals &amp; carefully examine impact on village services.</li> <li>• Locate new development requiring utilities within village limits, while discouraging utility extension into areas deemed unsuitable for development.</li> <li>• Ensure that the costs of site improvements do not fall solely on the village, but that private developers contribute their part, as determined by the Village of Ridgeway.</li> <li>• Seek to relocate utility lines from private to public property whenever possible.</li> </ul>

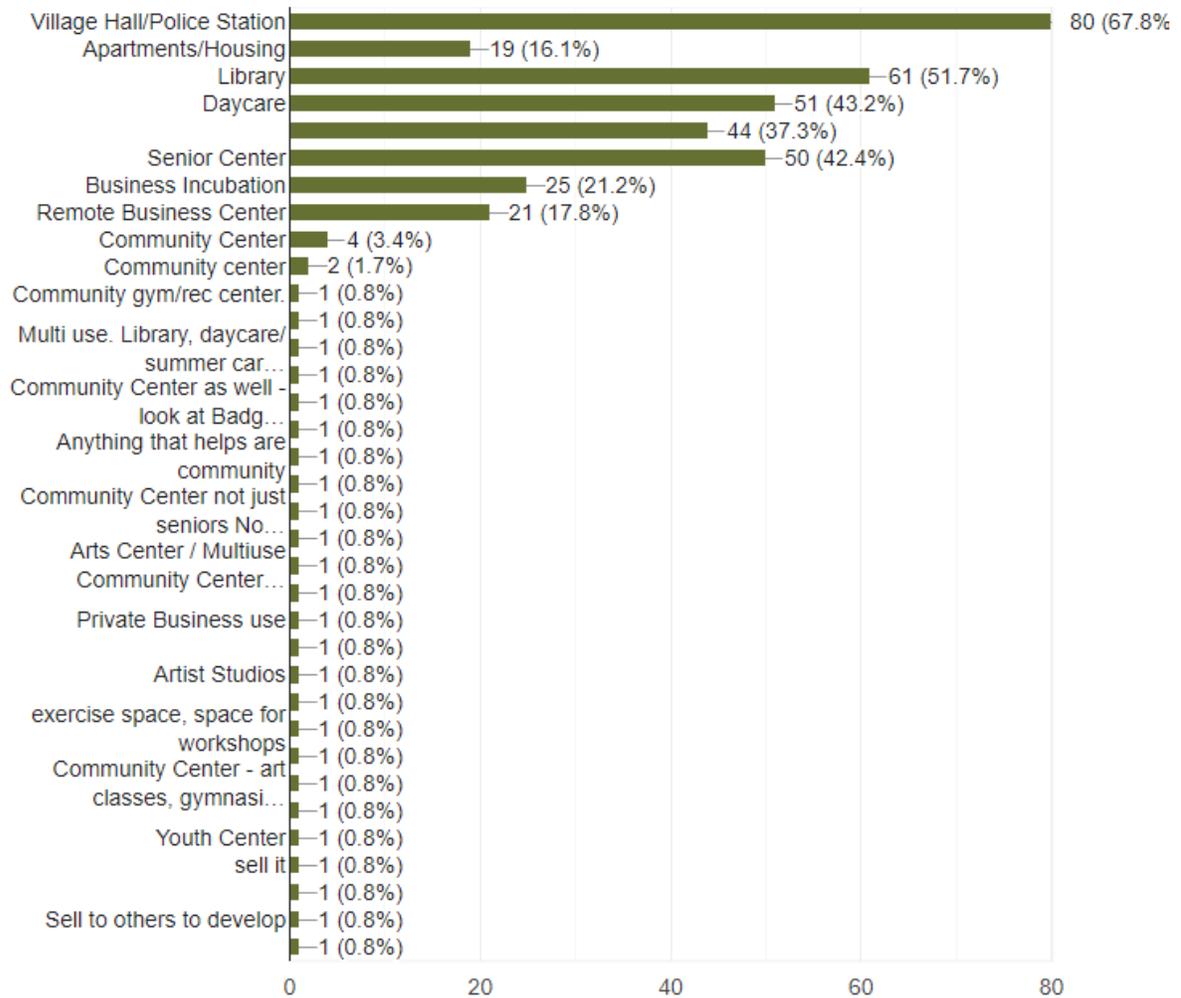
	<ul style="list-style-type: none"> <li>• Evaluate public utility alternatives &amp; services to reduce operation &amp; facility costs.</li> <li>• Nurture a culture of public notification &amp; participation regarding all infrastructure &amp; community facility projects.</li> <li>• Explore options available for the construction of a village community center.</li> </ul>
<b>Section E: Agricultural, Cultural, &amp; Natural Resources</b>	<ul style="list-style-type: none"> <li>• Promote tourism opportunities, with an emphasis on local resources/features, such as trails, walking tours, the depot &amp; other historical areas, etc.</li> <li>• Note the value of local agricultural, cultural, and natural resources/heritage, and recommend protecting and leveraging them for community development.</li> <li>• Enforce noxious weed control ordinances.</li> <li>• Support municipal tree planting programs &amp; encourage the preservation of worthy specimens.</li> <li>• Utilize available county, state, &amp; federal programs to conserve, maintain, &amp; protect local resources.</li> <li>• Consider revising the village's land development ordinance to require businesses along Main Street to conform to certain visual &amp; performance criteria.</li> <li>• Promote businesses along Main Street that have outdoor seating &amp; other amenities catering to a walking clientele, further enhancing the village's small-town character.</li> <li>• Review zoning plan to ensure proper separation distances between urban &amp; rural land uses so as to avoid conflicts.</li> </ul>
<b>Section F: Economic Development</b>	<ul style="list-style-type: none"> <li>• Make use of &amp; participate in the county economic development group.</li> <li>• Create a chamber of commerce in the Village of Ridgeway.</li> <li>• Communities should consider contributing to a community fund to encourage local charitable contributions for overall community betterment.</li> <li>• Leverage available training &amp; education programs to create &amp; grow community &amp; economic development.</li> <li>• Develop a community profile packet that can be distributed to businesses requesting information.</li> <li>• Encourage property owners in the village business district to preserve &amp; rehabilitate existing structures.</li> <li>• Work on Tourism Potential.</li> <li>• Make Historic Preservation &amp; Tourism a Fundamental Economic Development Priority.</li> <li>• <del>Revise or Eliminate Village TID.</del></li> </ul>
<b>Section G: Intergovernmental Cooperation</b>	<ul style="list-style-type: none"> <li>• Maintain Established Intergovernmental Relationships.</li> <li>• Explore New Opportunities to Cooperate With Other Local Units of Government.</li> <li>• Establish Written Intergovernmental Cooperation Agreements.</li> </ul>
<b>Section H: Land Use</b>	<ul style="list-style-type: none"> <li>• Follow comprehensive plan regarding future land use &amp; zoning decisions.</li> <li>• Revise village zoning to address lagging Main Street vitality.</li> <li>• Strive to balance small-town character of Ridgeway with economic development.</li> </ul>

	<ul style="list-style-type: none"> <li>• Encourage Main Street business development &amp; update/repair its infrastructure.</li> <li>• Leverage the park, depot, and trail as pivots of future growth in the village.</li> <li>• Foster the development of a village chamber of commerce.</li> </ul>
<p style="text-align: center;"><b>Section I: Implementation</b></p>	<ul style="list-style-type: none"> <li>• Revitalize Main Street</li> <li>• Update zoning</li> <li>• Leverage interest in Ridgeway's park, village green, depot, &amp; Military Ridge Trail</li> <li>• Encourage use of village green/park year-round</li> <li>• Encourage the establishment of a village chamber of commerce</li> <li>• Strive to balance small-town character of Ridgeway with economic development</li> <li>• <del>Eliminate TID</del></li> <li>• Enforce ordinances-especially those applicable to the village's visual appearance</li> </ul>

### Ridgeway Community Survey Answers August 11, 2020

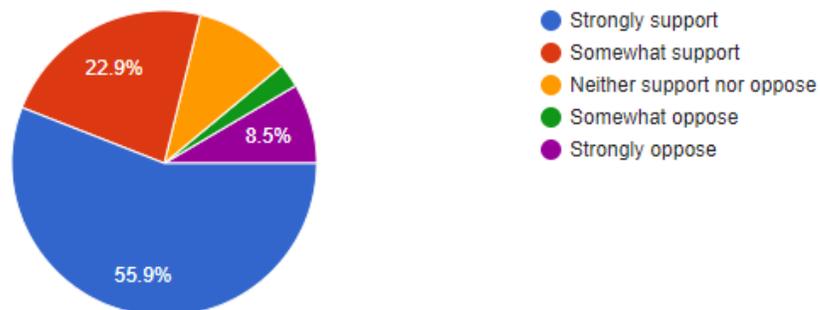
What would you most like to see the building utilized for? (you may select more than one option)

118 responses



How much do you support or oppose the purchase of the RES building by the village?

118 responses



What would you most like to see the building utilized for?	How much do you support or oppose the purchase of the RES building by the village?	Following up to the previous question, why do you feel that way?
Village Hall/Police Station, Apartments/Housing, Senior Center Library	Neither support nor oppose Neither support nor oppose	
Village Hall/Police Station, Private or Charter School /Alternative Education	Neither support nor oppose	Don't know enough about it
Village Hall/Police Station Daycare	Neither support nor oppose Neither support nor oppose	We do not have connections to the property, so we don't mind either way. However now that Ridgeway does have it in their hands idolize to see it utilized in the best way for our community and making it profitable.
Village Hall/Police Station, Skill education like sewing classes	Neither support nor oppose	Majority decision is best
Village Hall/Police Station, Library, Daycare	Neither support nor oppose	
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education	Neither support nor oppose	
Village Hall/Police Station Library, Senior Center	Neither support nor oppose Neither support nor oppose	I recently moved to the area one year ago and I do not know where this building is. What I say is unlikely to effect the decision.
Apartments/Housing	Neither support nor oppose	Depends on it raising my property taxes.
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Remote Business Center	Neither support nor oppose	Depends on the cost ( repairs, upkeep, etc) and the implications it has to our taxes. The new subdivision and new sewer plant have not been cheap and we have no new businesses in town. The ones here are barely open now ( 2 bars for sale and 1 that's open when she feels like it, the Ridgeway bank is not staffed and who knows if it will be again, post office is only open for actual window hours for 2 hours a day when everyone is at work.
Village Hall/Police Station, Business Incubation, Remote Business Center	Somewhat oppose	Why buy a building when you don't have a plan. Who actually owns it now? What would it cost? Who would keep it up if the Village owned it?
Village Hall/Police Station, Library	Somewhat oppose	The school couldnt afford to fix the problems that are present. Village taxes will go up if village takes it over. How would the village be able to fix the problems that are present? I feel it would be to expensive to fix . taxes and water bills are already high for our.small community
Village Hall/Police Station	Somewhat oppose	Money, the school district couldn't afford to maintain it, but somehow the village will be able to. The village might be further ahead by razing it and either trying to sell it as building lots or creating a park of some kind. I hope the village will have a referendum or some type of public input on the purchase.
sell it	Strongly oppose	We would like to know what Dodgeville School District spent on heating, cooling, and maintenance on building last year.
Apartments/Housing, Private or Charter School /Alternative Education	Strongly oppose	Is the cost to remove the lead/asbestos and whatever problems may come up, going to be worth what the community will gain? The Dodgeville School District should be held accountable to tear the building down or repair so the village can utilize it. We have paid more than enough in property taxes to the dodgeville school district and have seen no return benefits. They have wanted to close this school for years and they finally got their wish. We as a community need more information about what this is really going to cost us!
Sell to others to develop	Strongly oppose	School District should be fixing all that is wrong since they had referendum money. Otherwise let majority of Dodgeville pay us taxes on it.
Village Hall/Police Station, Apartments/Housing, Business Incubation, Remote Business Center	Strongly oppose	Taxes are too high
Private or Charter School /Alternative Education, Private Business use	Strongly oppose	Taxpayers would need to pay for the purchase and then pay for maintenance of the property. Taxes are high enough. Let private business purchase it and then it becomes a source of taxes for the village and not additional taxes for the village.
	Strongly oppose	I don't feel it's appropriate that Ridgeway will have to pay extra in taxes to bring the building up to code and standard to be able to use. We already had an increase in our taxes in the school referendum to upgrade this building. There is a reason why that in small towns when the schools get closed down that they are not used- it costs way too much money to repair.

What would you most like to see the building utilized for?	How much do you support or oppose the purchase of the RES building by the village?	Following up to the previous question, why do you feel that way?
	Strongly oppose	Way too much money to bring it up to code. We have paid enough in taxes for the school district and they couldn't keep it up, we shouldn't have to pay more for a building that won't get used that often. Look around at other small towns and you can see that old schools sit empty, people don't use them because there is too much money to spend on them.
	Strongly oppose	Village does not need it. Let the school board deal with it.
<i>Private or Charter School /Alternative Education</i>	<i>Strongly oppose</i>	<i>My granddaughter attended RES and I'm extremely disappointed that it is no longer there...what a shame for your community and your students and parents.</i>
<i>Village Hall/Police Station, Senior Center</i>	<i>Somewhat support</i>	<i>How did we manage to loose one of the best schools in Wi ?</i>
<i>Daycare, Private or Charter School /Alternative Education</i>	<i>Somewhat support</i>	<i>Not sure it will be cost effective but feel it could be an asset to the community</i>
<i>Village Hall/Police Station, Private or Charter School /Alternative Education</i>	<i>Somewhat support</i>	<i>I think we need to leave the Dodgeville school district</i>
<i>Library, Daycare, Senior Center, Remote Business Center, Recreation: yoga, aerobics, basketball etc... indoor farmers market</i>	<i>Somewhat support</i>	<i>For many reasons I hope the school district gives this building to the community. The school has hosted community events for many years. As a community building instead of a school this could be greatly expanded. Unfortunately the cost of repairs, insurance and maintenance is an issue. How this would be funded is another topic.</i>
<i>Village Hall/Police Station, Senior Center</i>	<i>Somewhat support</i>	
<i>Village Hall/Police Station, Library, Daycare, Senior Center</i>	<i>Somewhat support</i>	
<i>Village Hall/Police Station, Library, Private or Charter School /Alternative Education</i>	<i>Somewhat support</i>	<i>I would've preferred a private party to purchase and either reopen a charter or private school, or repurpose the building to serve another function. But given that the village needs a city hall and police station, and that the school building is located near enough to Main St, this is probably the best option to get those infrastructure needs taken care of.</i>
<i>Village Hall/Police Station, Library, Senior Center, Artist Studios</i>	<i>Somewhat support</i>	<i>Could help build community in our village</i>
<i>Village Hall/Police Station, Library, Daycare</i>	<i>Somewhat support</i>	<i>A community center with village and police location would be good.</i>
<i>Private or Charter School /Alternative Education</i>	<i>Somewhat support</i>	
<i>Village Hall/Police Station, Apartments/Housing, Daycare, Senior Center</i>	<i>Somewhat support</i>	<i>I am all for it, but need to make good use of it.</i>
<i>Village Hall/Police Station, Daycare, Private or Charter School /Alternative Education, Senior Center</i>	<i>Somewhat support</i>	<i>building should go to good use and not be low income housing or apartments. (riff raff)</i>
<i>Village Hall/Police Station, Library</i>	<i>Somewhat support</i>	
<i>Apartments/Housing, Daycare, Private or Charter School /Alternative Education</i>	<i>Somewhat support</i>	<i>I support it but 100% prefer it stayed how it was. If not we do need daycare and housing here and an alternate school since Dodgeville took ours from us.</i>
<i>Village Hall/Police Station, Daycare, Senior Center</i>	<i>Somewhat support</i>	<i>Happy to see the Village vacate the fire station. Too crowded. Wonder where the money for repurpose will come from?</i>
<i>Village Hall/Police Station, Daycare, Private or Charter School /Alternative Education, Senior Center, Community gym/rec center.</i>	<i>Somewhat support</i>	<i>I wouldn't want the village to inherit a "free" liability in the form of a nonviable, inefficient building that can't be sustained. Emotions and sentimental attachment are high, but the overall investment and sustainability need to be well understood and planned for before proceeding.</i>
<i>Private or Charter School /Alternative Education</i>	<i>Somewhat support</i>	
<i>Library, Private or Charter School /Alternative Education, Senior Center</i>	<i>Somewhat support</i>	<i>It gives the kids a place to study in their own town.</i>
<i>Library, Senior Center</i>	<i>Somewhat support</i>	<i>Ridgeway could use space to grow</i>
<i>Village Hall/Police Station, Library, Daycare, Senior Center</i>	<i>Somewhat support</i>	<i>Being a senior citizen would help with senior center in some way. All great ideas.</i>
<i>Village Hall/Police Station, Library, Senior Center, room that can be rented like the VFW for bridal showers etc.</i>	<i>Somewhat support</i>	<i>Depends on what it will be used for. Would like to see it used so the entire community could benefit. Also, it would depend on how much it would raise taxes.</i>

What would you most like to see the building utilized for?	How much do you support or oppose the purchase of the RES building by the village?	Following up to the previous question, why do you feel that way?
Village Hall/Police Station, Library, Daycare, Senior Center Business Incubation	Somewhat support Somewhat support	I feel it would be a wise investment by the Village. Having municipal office space, the Marshal Office and Village meeting space in one building would create a better functioning work environment. The Village is growing and as it grows more services are going to be needed by the residents. Why not get a head start on this and be ready to welcome the new residents and current residents with services and amenities many will be looking to utilize. Was housing before with full Street, could build about 6 houses again.
Village Hall/Police Station, Apartments/Housing, Library, Senior Center Village Hall/Police Station, Daycare, Senior Center	Somewhat support Somewhat support	Would not like to see the school go away but it also has to be financially feasible. Not a tax burden.
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Community Center as well - look at Badger Rock in Madison, both a school and center	Strongly support	<i>I don't live in Ridgeway, technically, but I feel the village/town should have the building so it can be of maximum benefit to the community.</i>
Village Hall/Police Station, Library, Private or Charter School /Alternative Education, Business Incubation, First choice is Private/Charter School. Second choice is multi-purpose use as best suits the needs of the village.oice	Strongly support	<i>If the Ridgeway community is to grow and prosper we need to attract new residents that want to participate in the betterment of their own community. They need to see a community that is involved and proactive and that they want to be a part of. A quality school system is a good start. Personally, I think Ridgeway needs all of the above options with the exception of the apartment/housing option. That can come later. If the building is purchased, whatever the board decides on usage will be positive step.</i>
Village Hall/Police Station, Apartments/Housing, Library, Daycare	Strongly support	<i>It's a way to keep the building open and use it as a community.</i>
Village Hall/Police Station, Library, Community center	Strongly support	<i>I believe it would be nice to have all the village departments under on roof. I also believe this will serve the community as a hole better than an apartment complex!</i>
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Senior Center, Business Incubation, Remote Business Center	Strongly support	The community needs area services for residents and a municipal/community center is a great way to achieve that
Private or Charter School /Alternative Education	Strongly support	I do not want to see the building turned into apartments. Transient residents do not have a vested interest in the community and I feel more apartments would decrease property values. If a private/charter school is not feasible, using the building for a village hall, with space for community events would be the next best use.
Village Hall/Police Station, Apartments/Housing, Library, Private or Charter School /Alternative Education, Senior Center, Business Incubation, Remote Business Center	Strongly support	to be honest, we shouldn't have to purchase it from the district. It should be ours, it would be the least the pukes that shut us down could do.
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Senior Center, Business Incubation	Strongly support	It is very sad that Dodgeville took the low road in the way they voted for closure. It would be wonderful if the community could support acquiring the building and making it a useful addition to the Ridgeway community. A combination Community center/library/Senior Center/daycare/and police station would be awesome. It would facilitate many services for all in the community offering multipurpose and multigenerational use. A community garden could also be added to the grounds for individuals to rent and to support local food pantries. This would be a good use of taxpayer revenue and could be a revenue generator as individuals, clubs/organizations, and small business owners could rent out the facility for a reasonable and affordable fee. Different activities and meetings held could help to show Ridgeway in a positive way and encourage more people to live, visit, and shop in the community.

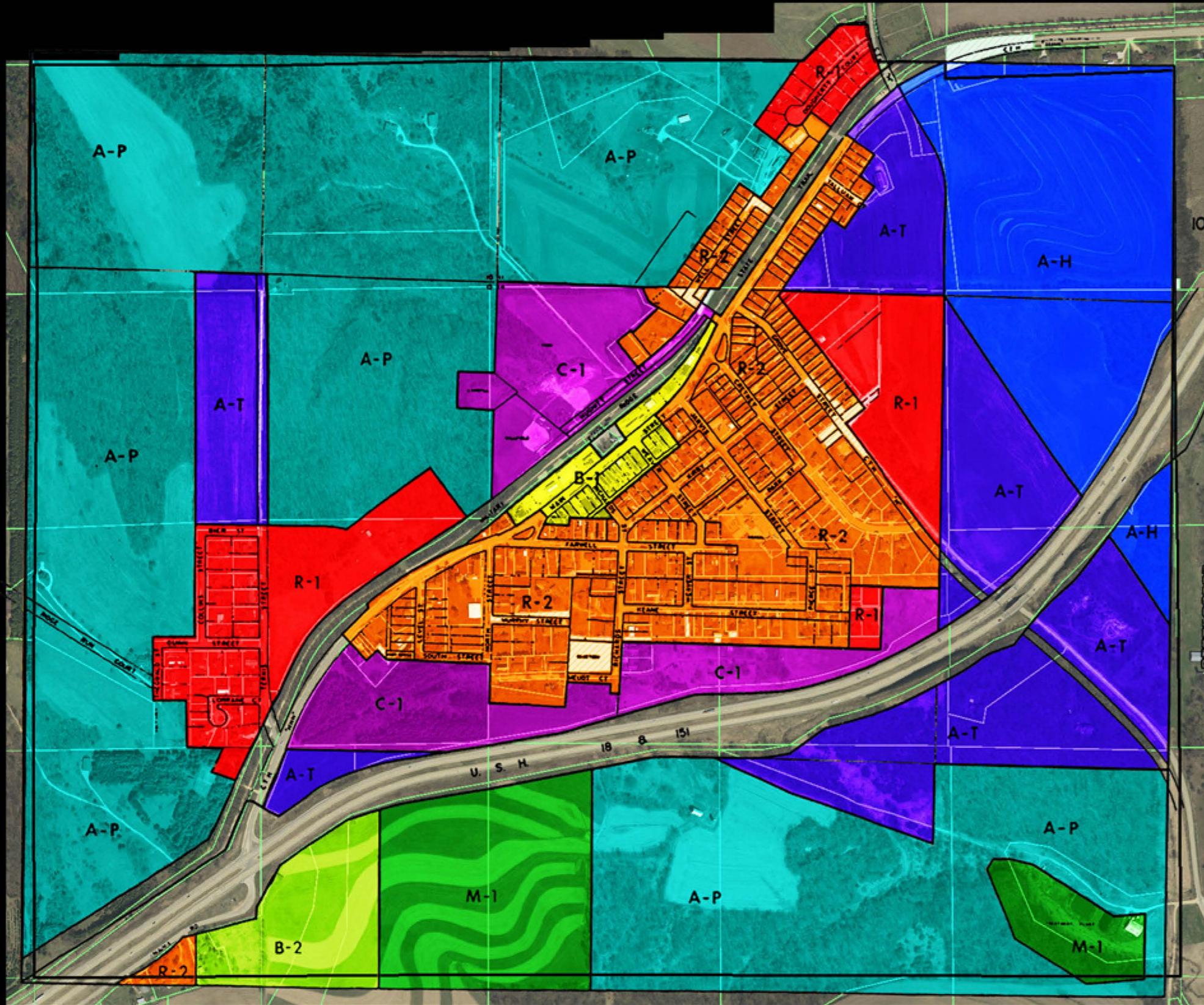
What would you most like to see the building utilized for?	How much do you support or oppose the purchase of the RES building by the village?	Following up to the previous question, why do you feel that way?
Village Hall/Police Station, Library, Private or Charter School /Alternative Education, Senior Center, Business Incubation, Remote Business Center	Strongly support	A school in our community was a positive attraction. If we can't have the school, we need to create another positive addition that Beni fits everyone. I wouldn't like to see a developer purchase the property and renovate into apartments. I'm sure additional housing is needed, but we have existing examples of properties that are run down and attracts problems. Business meeting or training facilities or something similar are in short demand in the area having a space to offer the amenities could be a profit center. Community center would be great a space that could be rented.
Library, Private or Charter School /Alternative Education	Strongly support	My daughter had 5 amazing years of education there. We are devastated that it is being taken away from them. I would love to see it continue to be able to be something for our kids to enjoy.
Village Hall/Police Station, Library, Daycare, Senior Center, Business Incubation, Remote Business Center	Strongly support	As our community grows we need amenities to offer our residents. The village office needs their own space.
Village Hall/Police Station, Library, Business Incubation	Strongly support	I feel like this space could be used as the village hall, library & PD. I would love to see a library in town, especially with new people moving to our area. I most def don't want to see apartments/housing there. I don't think we need more apartments in town, I believe it causes the risk of MORE trash filled lots....
Village Hall/Police Station, Apartments/Housing, Library, Daycare, Private or Charter School /Alternative Education	Strongly support	The closure of RES was and is still devastating to our family. I believe taking something negative and finding a way to make it into something positive is beautiful. Turning the building into something that the community can use for years and years to come would be nothing but a benefit to our town.
Village Hall/Police Station, Library, Daycare	Strongly support	I think if the building can't serve to community as a school it would serve us better as a community building.
Apartments/Housing, Daycare, Private or Charter School /Alternative Education	Strongly support	It would be nice to have a large space for the community to gather. Maybe the Firemen could use it for their annual dance.
Library, Daycare, Senior Center Village Hall/Police Station, Library, Daycare, Business Incubation, Remote Business Center	Strongly support	Long term positive asset for the village
Village Hall/Police Station, Apartments/Housing, Library, Daycare, Remote Business Center, a combination of the above uses I clicked above	Strongly support	I feel we need economic development of clean professional types. Note this form could be better written so people know they may or may not indicate more than one use. The term "most" implies only one choice.
Multi use. Library, daycare/ summer care, open gym activities	Strongly support	Be a great property for kids of ridgeway to safely gather, learn and play.
Community Center	Strongly support	Be a good use of the building and low income apartments would bring a lot of trouble. Community center would benefit all the tax payers and the village clerks and Marshall
Village Hall/Police Station, Community center to have events at. Example:fitness classes, family gatherings, baby showers, etc.	Strongly support	I feel that it's important to turn the building into something productive that can better the community and would hate to see it go to waste.
Village Hall/Police Station	Strongly support	Would hate to see the building sit and rot
Library, Senior Center	Strongly support	It's part of our history and we'd like to see it being utilized. Lots of great memories
Village Hall/Police Station	Strongly support	I don't want that building to rot or turn into low-income housing.
Village Hall/Police Station, Library, Daycare, Business Incubation, Remote Business Center	Strongly support	Because this building will help the village grow. It could be a strong catalyst to draw and build small business. Host community events in the gymnasium. Provide a permanent space for the village/police department, instead of renting/working with the fire department for space. A private developer may not have stake in the community, and therefore not make the greatest decisions for future community growth when it comes to repurposing the property. I believe the board/community members are the stakeholders that will make smart growth decisions for their home.
Village Hall/Police Station, Library, Daycare, Senior Center, Business Incubation, Remote Business Center	Strongly support	I think that Ridgeway is a strong community that continues to grow; therefore, the community would benefit from the utilization of the building. A charter school would be amazing.
Private or Charter School /Alternative Education Private or Charter School /Alternative Education	Strongly support	I think that Ridgeway is a strong community that continues to grow; therefore, the community would benefit from the utilization of the building. A charter school would be amazing.
Village Hall/Police Station, Library, Private or Charter School /Alternative Education, Senior Center	Strongly support	I feel it's needed the office space and the library also of course I'd like the senior center

What would you most like to see the building utilized for?	How much do you support or oppose the purchase of the RES building by the village?	Following up to the previous question, why do you feel that way?
Village Hall/Police Station, Senior Center, Remote Business Center, Community Center	Strongly support	I want to see the Ridgeway community prosper and grow. I want people to have pride in this community. I feel that having things for our youth will keep families here but somehow control the cost for our lower income people (which I know is hard to do and still grow).
e Station, Library, Daycare, Private or Charter School /Alternative Education, Senior Center, Anything that helps a	Strongly support	There is always a need to build community and having a space that is open to the public will help achieve that.
Library, Senior Center, Business Incubation, Arts	Strongly support	I feel the school district should be responsible for the asbestos clean up and other neglected item that referendum money was designated for.
e Hall/Police Station, Senior Center, Remote Business Center, Community Center not just seniors No apartment	Strongly support	Be a good use of the building and low income apartments would bring a lot of trouble. Community center would benefit all the tax payers and the village clerks and Marshall
Community Center Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Senior Center, Remote Business Center, laundry matt, health clinic, community garden area, after school programs(tutor/mentor, arts & crafts),	Strongly support	the village people would have control of what the building is used for
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Senior Center, Business Incubation, Arts Center / Multiuse Community Center with event space	Strongly support	Provided it is financially feasible to own, it would be nice to have a community gathering space or a facility that provides services like a daycare or business center. It would be better for the town to have a say in what happens than to leave it up to an outside developer.
Village Hall/Police Station, Library, Senior Center	Strongly support	
Any of the above but NOT apartments!	Strongly support	We deserve to keep it
Village Hall/Police Station, Library, Daycare, Senior Center, Community center	Strongly support	It's a great way to get to know each other in the community We have a real opportunity to take advantage of a large, historical building to be a place where we can gather as a community and fulfill a need to house a variety of services for our growing community. We are being offered this space for nothing, and I know we can source funding to make the necessary improvements to create a wonderful community center which can house a plethora of services and be a place of togetherness.
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Senior Center, Business Incubation, Remote Business Center, Community building, rental space for events, recreation programming, camps, coffee shop or other businesses, health and fitness classes or facility,	Strongly support	We don't want to see this building left empty when the village can hopefully see it put to good use. Definitely pursue the village office and police station first and then if possible other uses.
Village Hall/Police Station, Community Center	Strongly support	I think it could be an investment for the village. Nice to see something go in there!
Village Hall/Police Station, Apartments/Housing, Daycare	Strongly support	It would help advance the growth of the village
Apartments/Housing, Daycare, Private or Charter School /Alternative Education	Strongly support	The building should be utilized and not left to rot. The village should have first chance to do something meaningful with it.
Village Hall/Police Station, Daycare, Private or Charter School /Alternative Education	Strongly support	Next it should be sold for a private business to use if the village can't use it.
Village Hall/Police Station, Library, Private or Charter School /Alternative Education, Senior Center	Strongly support	It is a piece of Ridgeway history it doesn't belong to private parties it belongs to the people of Ridgeway
Village Hall/Police Station, Library, Senior Center, Business Incubation, exercise space, space for workshops	Strongly support	If we can afford it, it seems like it would be a great community space. Certainly better than leaving it empty. On the other hand, I have never been in the school, so don't know what it could be realistically used for.
Daycare, Private or Charter School /Alternative Education, Business Incubation	Strongly support	It can be a valuable asset if utilized to serve the citizens of the village.
Village Hall/Police Station, Library, Senior Center, Business Incubation, Remote Business Center	Strongly support	It's a large space that can serve a lot of good community purposes. My only reservations are about the costs of renovating the building.
Village Hall/Police Station, Remote Business Center	Strongly support	Purchase RES! It will be great for the community!
Village Hall/Police Station, Library, Daycare, Senior Center	Strongly support	Because the school is the back bone of our village and it needs to stay HERE! It would be a great asset.
Village Hall/Police Station, Apartments/Housing, Library	Strongly support	
Apartments/Housing	Strongly oppose	It would cost the taxpayers to much to fix up and to maintain. This would put a burden on many peoples property taxes! let a private person or contractor purchase and put in apartments and this would bring more people to Ridgeway and they would spend money in the community. We also would have tax dollars coming in, instead of tax dollars being spent.

What would you most like to see the building utilized for?	How much do you support or oppose the purchase of the RES building by the village?	Following up to the previous question, why do you feel that way?
Village Hall/Police Station, Library, Daycare, Senior Center	Strongly support	
Village Hall/Police Station, Library, Private or Charter School /Alternative Education, Business Incubation	Strongly support	How much does it cost? The Village offices need their own space.
Village Hall/Police Station	Strongly support	I also would love to help with protecting village history. I really don't have an answer for that.
Daycare, Private or Charter School /Alternative Education, Senior Center, Business Incubation, Community Center - art classes, gymnasium etc.; garden club/advancement/farm market meetings; flower sales; craft sales; holiday sales; field trip gathering spot; speaker services; reading hour; community event meetings; parent/child development; indoor farm market in the winter	Strongly support	Ridgeway needs a place to call its own. Community spirit is rising and we should keep building on that. I would be available to teach classes if kids wanted it and also could make a contribution. Would the advancement team be doing the fundraising?
Village Hall/Police Station, Library, Daycare, Senior Center	Strongly support	A great way for the VILLAGE of Ridgeway to expand.
Library, Daycare, Youth Center	Strongly support	
Village Hall/Police Station, Senior Center, Remote Business Center, part as a community center with use for large gatherings, perhaps weddings, bingo, family reunion, craft shows, all with catering possibilities. I volunteer to help coordinate this use.	Strongly support	Ridgeway wants to attract more people, larger tax base, have more amenities to attract new residents, attract more "outsiders" to short-term activities, ie weddings, bingo, craft show, indoor farmer market, rummage sales, have city wide celebration, such as special meals. Holiday parties.
Village Hall/Police Station, Apartments/Housing, Daycare, Private or Charter School /Alternative Education	Strongly support	Convenient Location
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education, Senior Center, Business Incubation	Strongly support	100% I support this endeavor. I would really like to see this benefit our community in a positive way - community building way.
Private or Charter School /Alternative Education	Strongly support	If a Charter School its a way of bringing in younger family and therefore having a larger community.
Library, Private or Charter School /Alternative Education, Senior Center	Strongly support	The building is a village icon and holds alot of memories for many.
Village Hall/Police Station, Apartments/Housing, Library, Daycare	Strongly support	To help the community grow.
Village Hall/Police Station, Library, Daycare, Senior Center	Strongly support	So the Village can decide on what to do.
Village Hall/Police Station, Private or Charter School /Alternative Education, Senior Center, Business Incubation, Remote Business Center	Strongly support	Our Village is growing, Yeà! We need to implement more and better resources for the public so we can continue to grow.
Village Hall/Police Station, Library, Daycare, Private or Charter School /Alternative Education		
Have to know more on the issue. Where will the school be?		
Apartments/Housing, Daycare, Business Incubation		

# VILLAGE OF RIDGEWAY ZONING MAP

- IOWA COUNTY, WISCONSIN -



**KEY:**

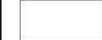
- R-1 = Residential District
- R-2 = Residential District
- R-3 = Mobile Home Residential District
- B-1 = Retail Business District
- B-2 = Highway Business District
- M-1 = Industrial District
- A-P = Agricultural Preservation District
- A-H = Agricultural Holding District
- A-T = Agricultural Transition District
- C-1 = Conservancy District

# VILLAGE OF RIDGEWAY, WI

## PARCEL MAP FOR ZONING CHANGES



0 0.05 0.1 0.2 Miles

-  Ridgeway Boundary
-  Parcels
-  US Highways
-  County Roads
-  Local Roads
-  Rivers and Streams
-  Military Ridge State Trail

-  R-1 Residential
-  R-2 Residential
-  R-3 Mobile Home Residential
-  B-1 Retail Business
-  B-2 Highway Business
-  M-1 Industrial
-  A-P Agricultural Preservation
-  A-H Agricultural Holding
-  A-T Agricultural Transition
-  C-1 Conservancy

