

Town of Wyoming Comprehensive Plan



September 21, 2004

TOWN OF WYOMING, WISCONSIN

Comprehensive Plan

Town of Wyoming Board

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Planning Report No. 04/148

September 24, 2004

Town of Wyoming, Iowa County, WI

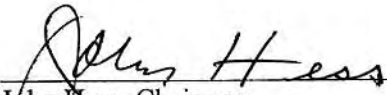
ORDINANCE NO. 04-02

ORDINANCE TO ADOPT THE "TOWN OF WYOMING
COMPREHENSIVE PLAN"

The Town Board of the Town of Wyoming, do ordain as follows:

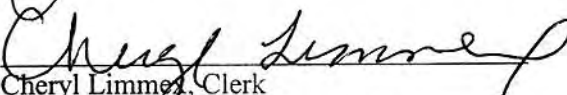
1. Pursuant to sections 62.23(2) and (3) for towns exercising village powers under section 60.22(3) of the Wisconsin Statutes, the Town of Wyoming is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.
2. The Town Board of the Town of Wyoming has adopted written procedures designed to foster public participation in the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.
3. The Plan Commission of the Town of Wyoming by a majority vote recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled Town of Wyoming Comprehensive Plan containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.
4. The Town of Wyoming has held at least one public hearing on this ordinance, in compliance with the requirement of section 66.1001(4)(d) of the Wisconsin Statutes.
5. The Town Board of the Town of Wyoming, does by enactment of this ordinance, formally adopts the document entitled, "Town of Wyoming Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.
6. This ordinance shall take effect on January 1, 2005 upon passage by a majority vote of the members-elect of the Town Board and posted by law.

Adopted by the Town of Wyoming Board this 21 day of SEPTEMBER, 2004



John Hess, Chairman

Attest:



Cheryl Limmel, Clerk

Date posted: 9/24/04

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**ISSUES AND
OPPORTUNITIES
ELEMENT**

EXECUTIVE SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general population and demographic characteristics for the Town of Wyoming. More specifically this section includes information from the community survey and visioning sessions, demographic trends including population trends, age distribution, housing trends, education levels, income levels, employment characteristics, population projections, housing projections, and labor force projections.

**Wisconsin State Statute 66.1001(2)(a)*****(a) Issues and opportunities element.***

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

ISSUES AND OPPORTUNITIES POLICIES

The following are the issues and opportunities policies for the Town of Wyoming. The essence of these policies is carried out throughout the entire document.

- **Protect and improve the health, safety, and welfare of residents in the Town of Wyoming.**
- **Preserve and enhance the quality and way of life for the residents of the Town of Wyoming.**
- **Protect and preserve the open spaces, scenic beauty, and rural character of the Town of Wyoming.**

Note: The above policies are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above policies may be carried out by implementing policies in other sections such as housing, economic development, and transportation.

BACKGROUND

Iowa County, together with 22 jurisdictions, including the Town of Wyoming, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2001. 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 23 jurisdictions (Iowa County, cities, towns, and villages) in accordance with Wisconsin Statutes 66.1001.

Because of the large number of involved jurisdictions and in an effort to streamline planning meetings, individual jurisdictions were grouped into “clusters”, based on their physical proximity to one another, resulting in six cluster groups. Iowa County was a separate cluster.

- “Northwest Cluster” (Towns of Highland and Pulaski, Villages of Avoca and Highland)
- “Northeast Cluster” (Towns of Arena, Clyde, and Wyoming, and the Village of Arena)
- “Central Cluster” (Towns of Dodgeville and Ridgeway, Village of Ridgeway, and City of Dodgeville)
- “Southwest Cluster” (Towns of Eden, Linden and Mifflin, and Village of Linden)
- “South Central Cluster” (Towns of Mineral Point and Waldwick, and City of Mineral Point)
- “Southeast Cluster” (Town of Moscow, and Villages of Blanchardville and Hollandale)
- Iowa County

COMMUNITY INVOLVEMENT

COMMUNITY SURVEY

In September and October of 2002, the staff from SWWRPC and University of Wisconsin Extension Service-Iowa County (UWEX-Iowa County) developed a countywide survey that was distributed to all property owners in Iowa County. A total of 10,752 surveys were sent out, 229 to Town of Wyoming property owners. Sixty-six surveys were sent back, giving the Town a 29 percent return rate. (See Appendix A-1 for complete survey results.)

COMMUNITY VISION

A vision statement identifies where an organization intends to be in the future and how to best meet the future needs of its stakeholders. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. SWWRPC, in conjunction with UWEX-Iowa County, sponsored visioning sessions for each cluster in the autumn and winter of 2002-2003. The Town of Wyoming’s Plan Commission utilized the visioning information from these sessions to create a formal vision statement, seen below.

The Town of Wyoming, in looking out over the next 20 years or so, envisions a community largely unchanged in appearance, as it recognizes and accommodates the transition from dairy based agriculture to land uses that include (1) non-agriculture rural residences that have low visual impact, (2) grain and beef operations and other specialty agriculture, (3) land stewardship in the form of managed forests, prairie restoration and wildlife habitat for hunting and recreation, (4) home based businesses, and (5) tourism. This base would provide for

maintaining a rural lifestyle and preserve the open spaces and scenic beauty of the Town, and also provide a suitable setting for the major tourist and cultural attractions that bring in over 500,000 visitors to the Town annually. Incompatible commercial development and residential sub-division development that might detract from the Town's rural character would be directed to nearby incorporated municipalities with existing infrastructure, while leaving highways free of commercial development as scenic corridors.

VISIONING

In February 2003, the Town of Wyoming planning representatives were asked to identify issues, opportunities, strengths, and weaknesses specific to the Town of Wyoming. The following lists are based on the cluster visioning exercise, countywide survey, and local Plan Commission meetings. (See Appendix A-2 for the Northeast Cluster's visioning results.)

Issues:

- Transition out of agriculture
- Preservation of open spaces, scenic beauty and rural character and way of life
- Accommodating the 500,000 plus annual visitors to the House on the Rock, Taliesin, American Players Theatre, Tower Hill State Park, Lower Wisconsin Riverway, and House on the Rock Resort (i.e. The Springs Golf Course)
- High percentage of absentee landowners

Opportunities:

- Preserve what we have
- Coordinate land use decisions with adjacent towns and Iowa County
- Direct commercial development and residential subdivision housing to nearby incorporated municipalities with existing infrastructure
- Protect the rural setting for the tourist and cultural attractions in the Town, which would experience a decrease in appeal in an urban setting

Strengths:

- Natural beauty
- Recreation opportunities
- Open spaces, clean air and water
- Agriculture opportunities – traditional, specialty, forestry
- Land stewards, both resident and non-resident, taking care of the land
- Major tourist and cultural attractions that provide a tax base and employment opportunities, and which are enhanced in their appeal by being in a rural setting
- Town people have long been supportive or are tolerant of land use planning
- Services and amenities in nearby municipalities

Weaknesses:

- Low population and not a self-sufficient community, but this is offset by lack of interest in population growth and recognition that services and amenities in the Town would not be economically feasible due to low population

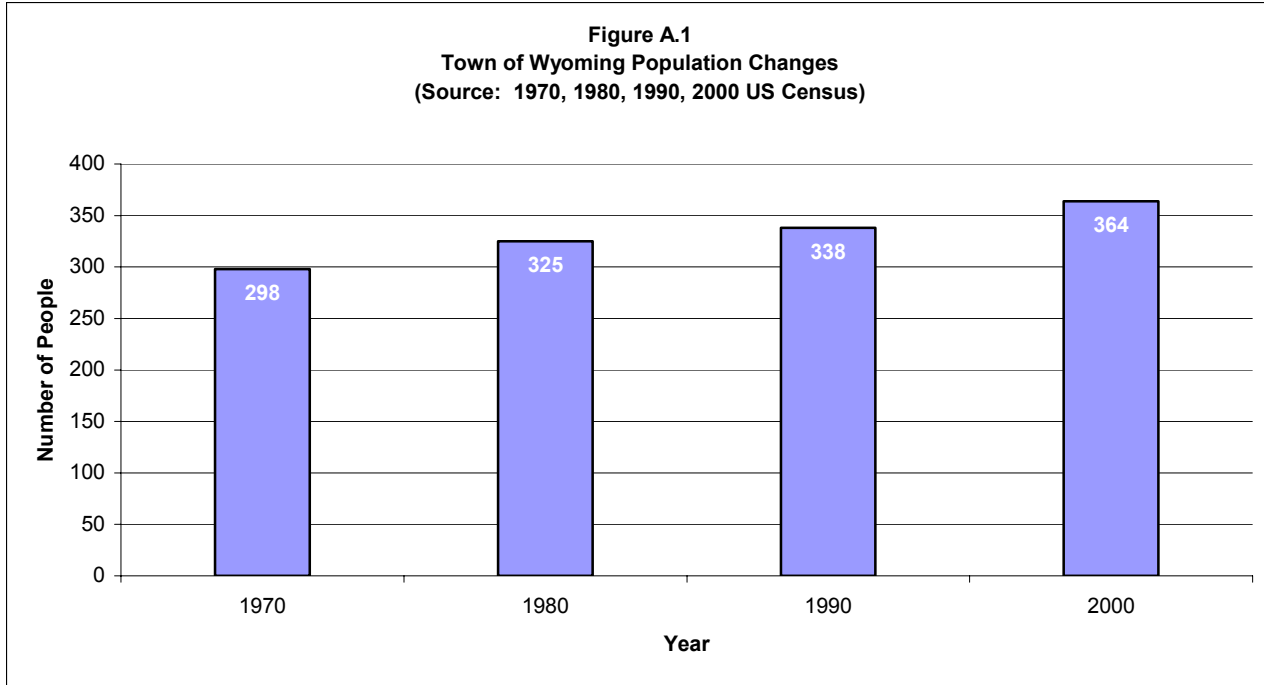
COMMUNITY PUBLIC PARTICIPATION PLAN

See Appendix A-3 for your jurisdiction's public participation plan.

DEMOGRAPHIC TRENDS

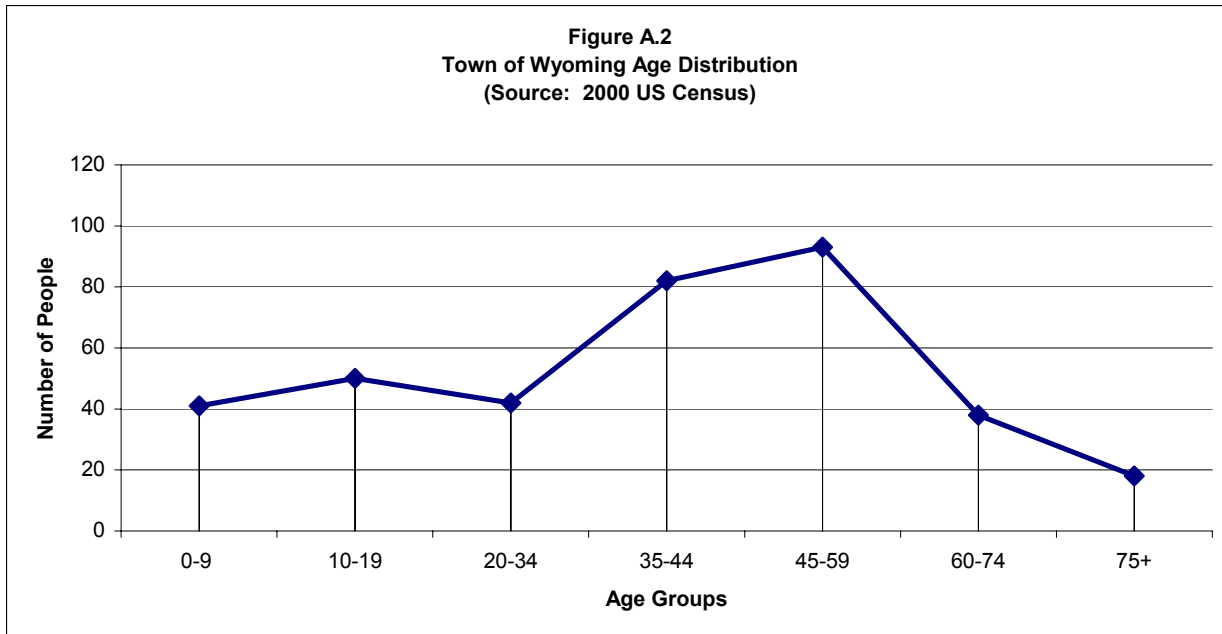
POPULATION CHANGES

The Town of Wyoming's population has increased by 66 people over the past thirty years. Between 1970 and 1980 the Town grew by 9 percent, between 1980 and 1990 by 4 percent and from 1990 to 2000 the Town grew 8 percent.



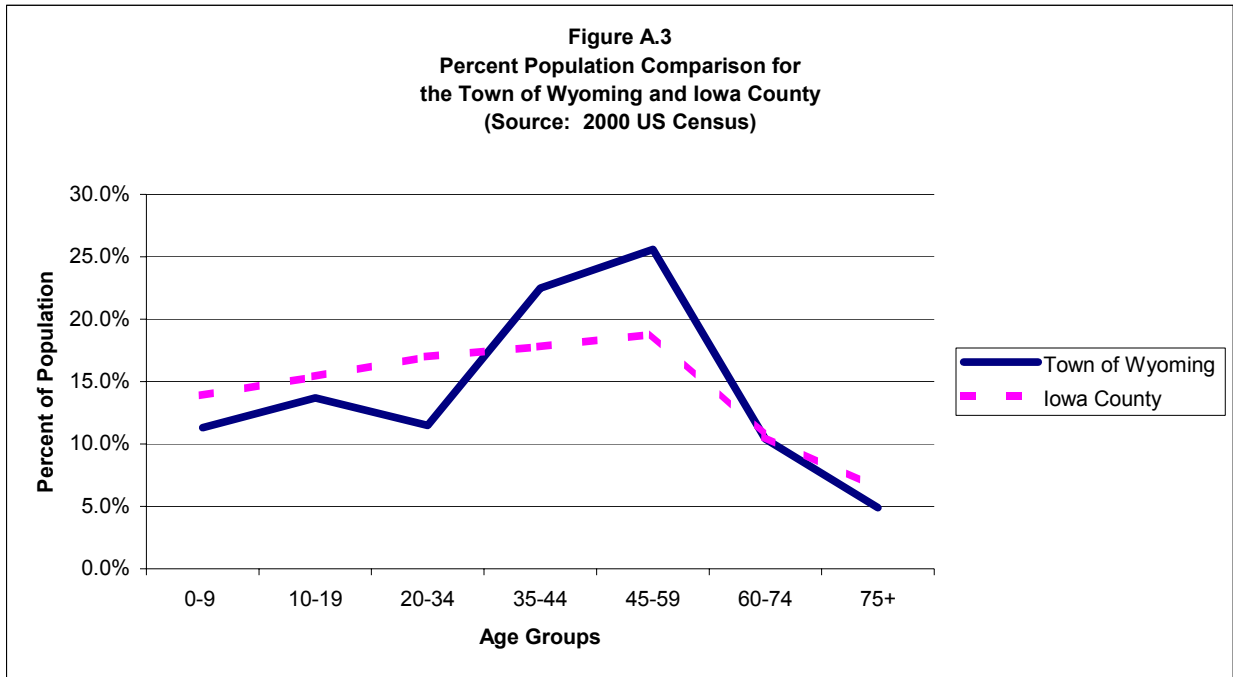
AGE DISTRIBUTION

Figure A.2 shows the age distribution of the Town of Wyoming residents, according to the 2000 US Census. Overall the population is well distributed among all the various age groups. The age group of 45 to 59 year olds has the highest concentration of the population in the Town.



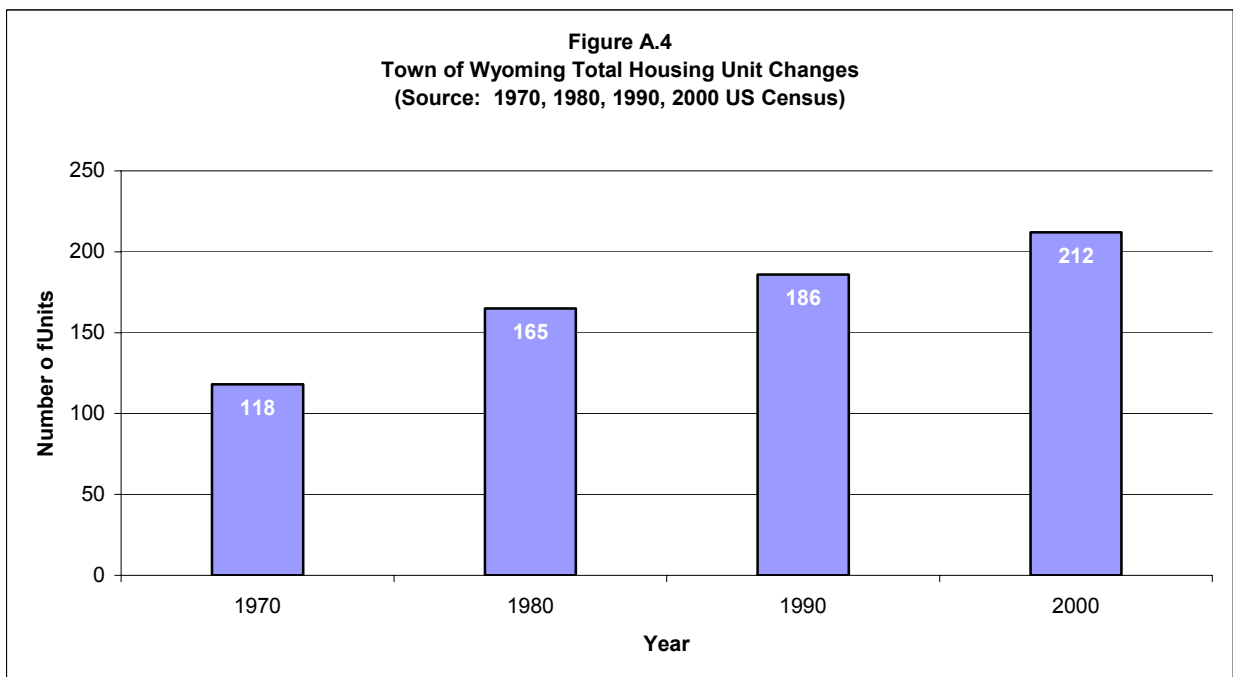
PERCENT POPULATION

Figure A.3 compares the Town’s population to Iowa County as a whole. The breakdown of the Town population is somewhat similar to the county population, although the Town is much higher than the county in the 45 to 59 year age group.

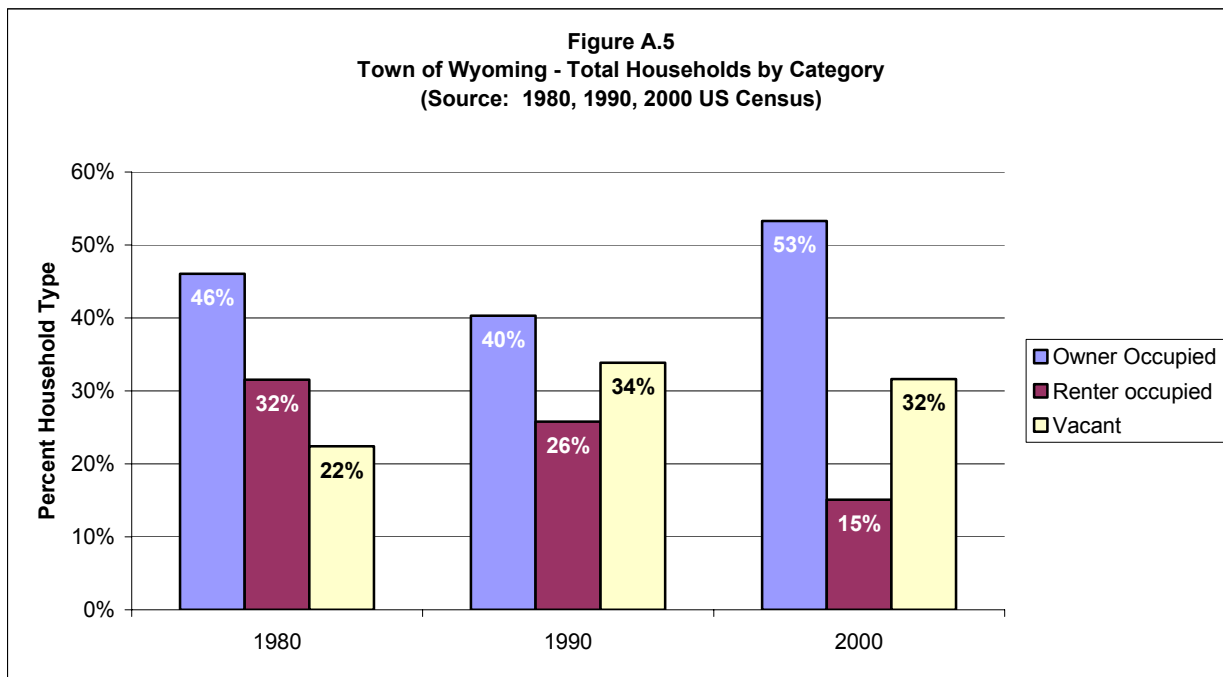


HOUSING TRENDS

Historically, the Town of Wyoming has seen an overall increase in the housing supply. “Total Housing Units” refers to the total number of units available for habitation: owned, rented, and vacant. As indicated by Figure A.4 the Town of Wyoming had an increase of ninety-four units between 1970 and 2000. For more housing information, go to Section B, Housing Element of this plan.



“Total Households” refers to occupied (owned and rented) housing units only. Figure A.5 shows of the 212 housing units in the Town in 2000, 53 percent are owner occupied, 15 percent are renter occupied, and the remaining 32 percent are defined as vacant by the US Census, but most are second homes used by non-residents. The average number of persons per household is 2.46 for owner occupied units, 2.50 for rental units.



EDUCATION LEVELS

An important factor tied to a community’s economic well being, as well as its potential for economic growth, is the link between education levels of residents and employment opportunities. Table A.1 reflects the educational attainment of the Town residents 25 years and older compared with Iowa County and the State of Wisconsin.

Table A.1: Educational Attainment of Residents 25 Years and Older

Education	Town of Wyoming		Iowa County Percent	State of Wisconsin Percent
	Number	Percent		
< 9th grade	6	2.4%	4.2%	5.4%
9th-12th grade, no diploma	9	3.7%	7.4%	9.6%
HS Grad (incl. Equivalency)	61	24.9%	41.8%	34.6%
Some college, no degree	52	21.2%	19.9%	20.6%
Associate Degree	16	6.5%	8.3%	7.5%
Bachelors Degree	60	24.5%	13.2%	15.3%
Graduate or Professional Degree	41	16.7%	5.3%	7.2%
Total population 25 years and older	245	100.0%	100.0%	100.0%

Source: 2000 US Census

INCOME COMPARISONS

Table A.2 compares the income levels of the Town of Wyoming with those of Iowa County and the State of Wisconsin. Median household income is based on every unit of occupancy with one or more unrelated individuals. Median family income is based on units of occupancy with individuals related by blood (children, grandparents, etc.) or law (marriage, adoption, etc.). Per capita income is based on each individual wage earner.

Table A.2: Income Comparisons

Income Type	Town of Wyoming	Iowa County	State of Wisconsin
Median household income	\$48,438	\$42,518	\$43,791
Median family income	\$56,607	\$49,972	\$52,911
Per-capita income	\$23,253	\$19,497	\$21,271

Source: 2000 US Census

EMPLOYMENT CHARACTERISTICS

Table A.3 is reflective of the 2000 US Census for employed persons 16 years and over and their respective occupations in the Town of Wyoming, compared by percentage to Iowa County and the State of Wisconsin. By definition of the Census, occupation is referred to as the type of work a person does on the job. For more information, go to Section F, Economic Development Element of this plan.

Table A.3: Employment Characteristics

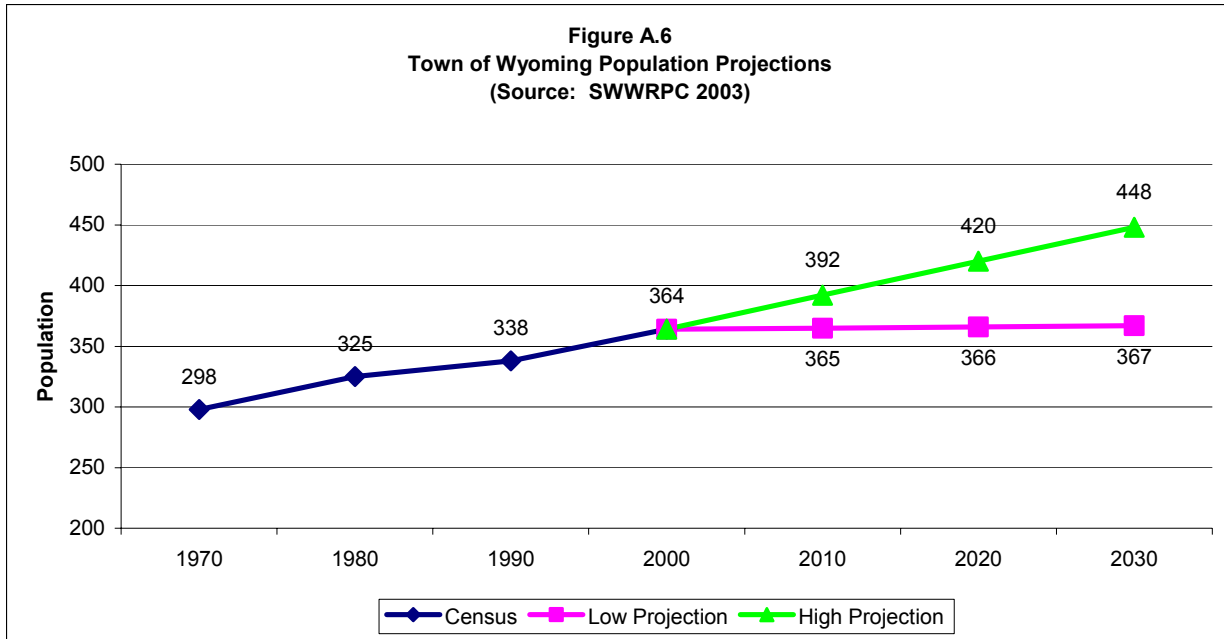
Occupation	Town of Wyoming		Iowa County Percent	State of Wisconsin Percent
	Number	Percent		
Management, professional and related	89	45.6%	30.9%	31.3%
Services occupations	18	9.2%	12.8%	14.0%
Sales and office occupations	30	15.4%	25.5%	25.2%
Farming, fishing, and forestry occupations			2.5%	0.9%
Construction, extraction, and maintenance occupations	21	10.8%	10.9%	8.7%
Production, transportation, and material moving occupations	37	19.0%	17.4%	19.8%
Total employed civilian population 16 years and older	195	100.0%	100.0%	100.0%

Source: 2000 US Census

DEMOGRAPHIC PROJECTIONS

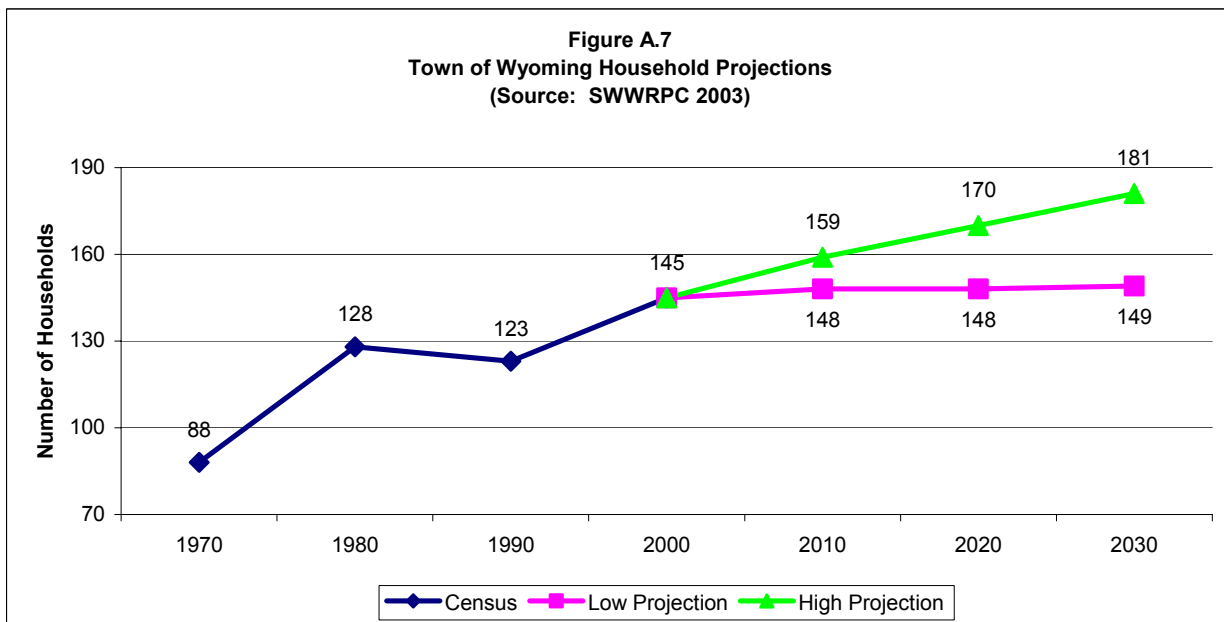
POPULATION

Preparing population projections is necessary to provide planners, developers, and others with expected increases or decreases in given base years. Reliable projections of population are needed for all kinds of planning or policy decisions whether involving the need for extending utilities, building a new highway, or starting a business. All these require some notion of probable demand for such facilities. Figure A.6 shows past population trends as well as projections to the year 2030. The figure gives both low and high projections, showing an overall population increase in the next 30 years.



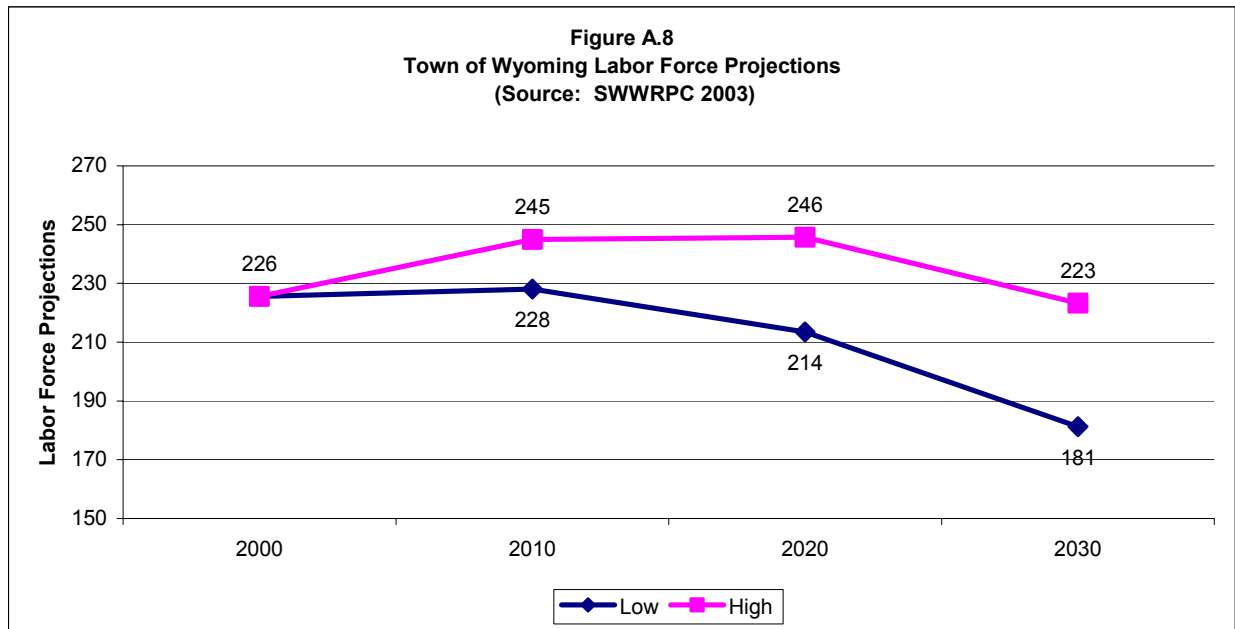
HOUSEHOLD

Figure A.7 shows household projections based on population projections and average household size from the 2000 US Census.



LABOR FORCE

Figure A.8 shows labor force projections for the Town of Wyoming. These available workers will not necessarily find employment in the Town: many will work in nearby towns and cities. The figure merely indicates the available labor pool residing in the Town of Wyoming. For more information, go to Section F, Economic Development Element of this plan.



All of the projections presented in this section are based on past trends. The projections are intended as a guide. A sudden change, such as the creation of a large industry in an outlying area may dramatically impact these projections.

HOUSING ELEMENT

EXECUTIVE SUMMARY

This section examines the existing housing stock and describes the policies for future housing. Included in the housing stock is the total units, age characteristics of the existing housing supply, occupancy rates, structural characteristics, affordability of housing, as well as housing programs.

**Wisconsin State Statute 66.1001(2)(b)*****(b) Housing element***

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

HOUSING POLICIES:

The following are the housing policies for the Town of Wyoming.

➤ **As a rural scenic area with a low population and without access to existing infrastructure, the policy towards new housing will be**

- Site proposed single-family residences to have low visual impact per the standards in the Building Siting Ordinance
- Maintain open spaces and rural character
- Direct proposed sub-divisions and high density development to nearby communities which have existing infrastructure and access to services. No areas for future residential development are identified in the Town, other than in two previously approved platted developments, the House on the Rock Resort and Epernay.

➤ **Promote the preservation and rehabilitation of the existing housing stock in the Town of Wyoming.**

The rehabilitation of housing may not be a problem in Wyoming today, but it may become one as homes age and require repairs. (See Figure B-4.) It is important to encourage property owners to preserve and rehabilitate their homes.

The Division of Community Development (DCD) has identified the conservation of quality housing and housing accessibility as top priorities for allocating federal and state housing resources in Wisconsin. Programs are established to provide essential home rehabilitation, accessibility, and other necessary improvements for dwelling units occupied by low-income homeowners. For more information, go to <http://www.commerce.state.wi.us/> and see the end of this Section.

➤ **Utilize the Iowa County Zoning Ordinance and the Town of Wyoming's Section H, Land Use Element to maintain the rural character of the Town.**

The key is adherence to the zoning ordinance and the Land Use Element, avoiding variances. This will help maintain the character of the Town by enforcing setback requirements, separating incompatible land uses, and enforcing other requirements as outlined in the County ordinance and the Town's Section H, Land Use Element. For more information, go to <http://www.iowacounty.org/pd-ordinances.html>.

➤ **Discourage housing from areas where soils, slope, or other topographical limitations prove to be unsuitable.**

Review proposed new housing to be sure it is in areas best suited. For example, slope limitations can cause a number of problems, such as run off, steep driveways, and flow problems for water and sanitary sewer service. Refer to the maps in Section E, Agricultural, Natural, and Cultural Resources Element and Map H.1, Section H, Land Use Element for more information. See Section I, Implementation Element for the Town's rural residential siting criteria.

➤ **Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.**

Work with surrounding jurisdictions to identify future residential development areas, as well as addressing the need and number of new homes. For more information, go to Section G, Intergovernmental Cooperation Element.

- **Review new housing proposals and support those proposals and programs that meet the Town's housing needs and are consistent with the policies outlined in the comprehensive plan.**

Review housing proposals to be sure they are consistent with the policies outlined not only in the housing section of the comprehensive plan, but other sections as well. This may include doing some type of fiscal impact analysis answering the question: do the benefits of the proposed development outweigh the costs?

TOWN OF WYOMING HOUSING

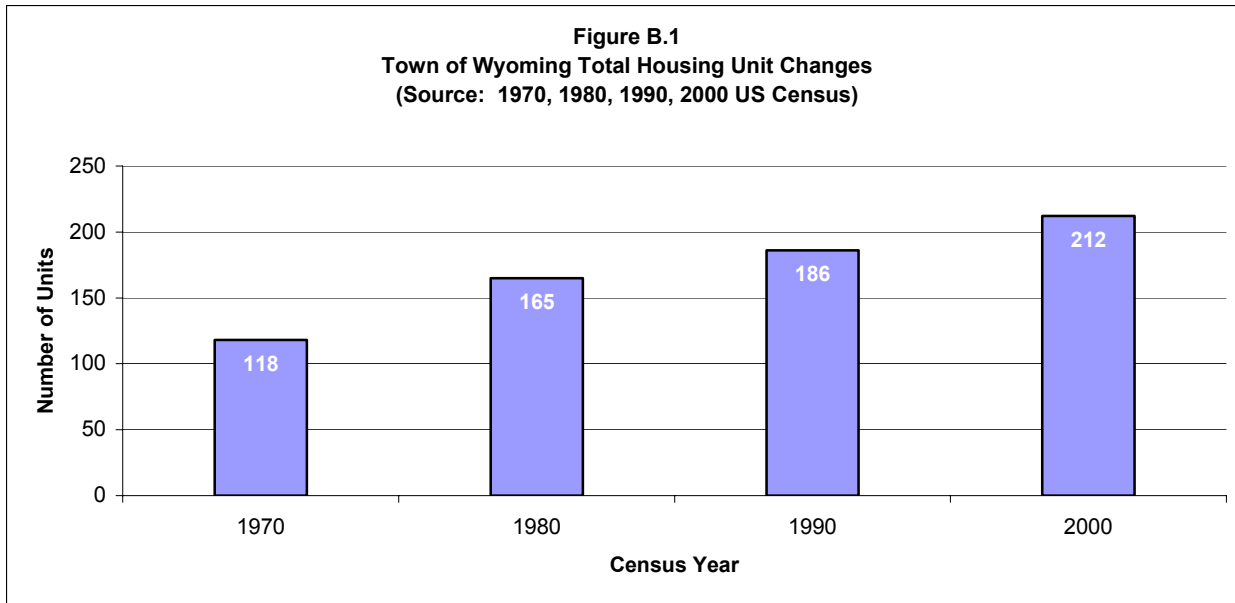
There are two existing approved subdivisions in the Town of Wyoming. One is the House on the Rock Resort with ninety-four single-family lots with nine houses constructed, 186 multi-family units with twelve condominiums (four buildings), and fourteen duplex units (seven buildings) constructed, a total of 280 approved units. Epernay is the other, with forty-seven single-family lots with four houses constructed.

The Town has a low population density, except for the two prior approved subdivisions, and opinion survey results expressed a preference for low density in order to retain the rural character and scenic beauty.

HOUSING CHARACTERISTICS

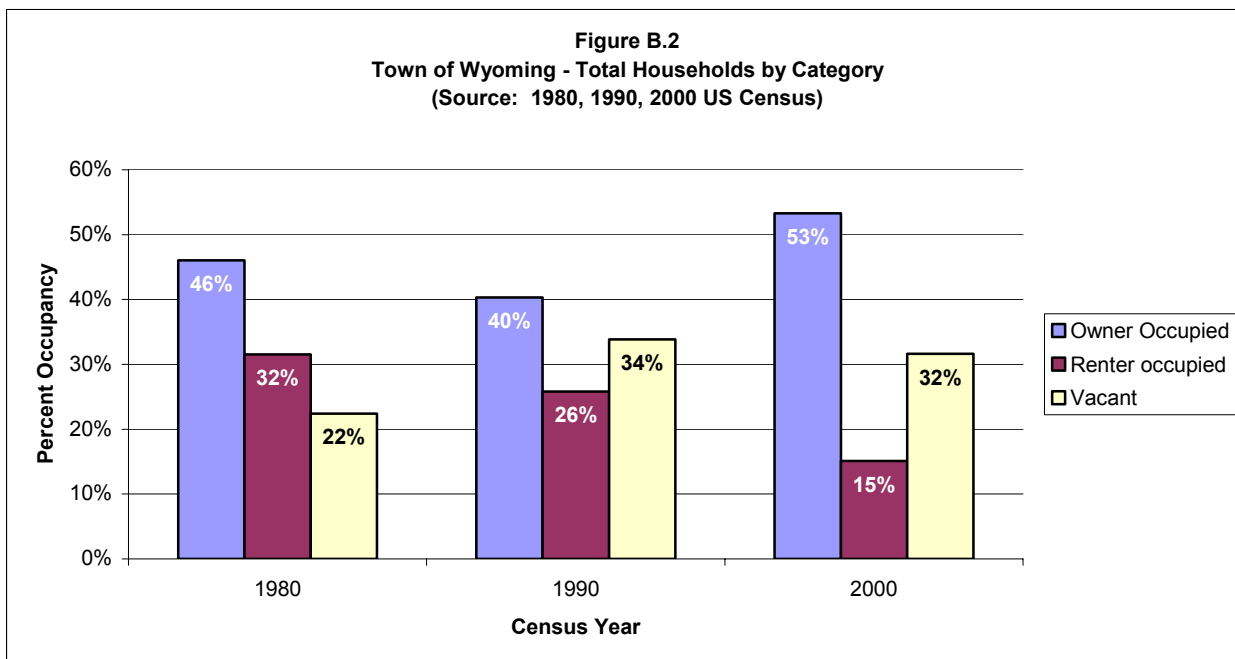
HOUSING UNITS

The Town of Wyoming housing supply has increased by ninety-four units over the last thirty years. As indicated in Figure B.1, the most significant increase occurred between 1970 and 1980, with an increase of 47 units.



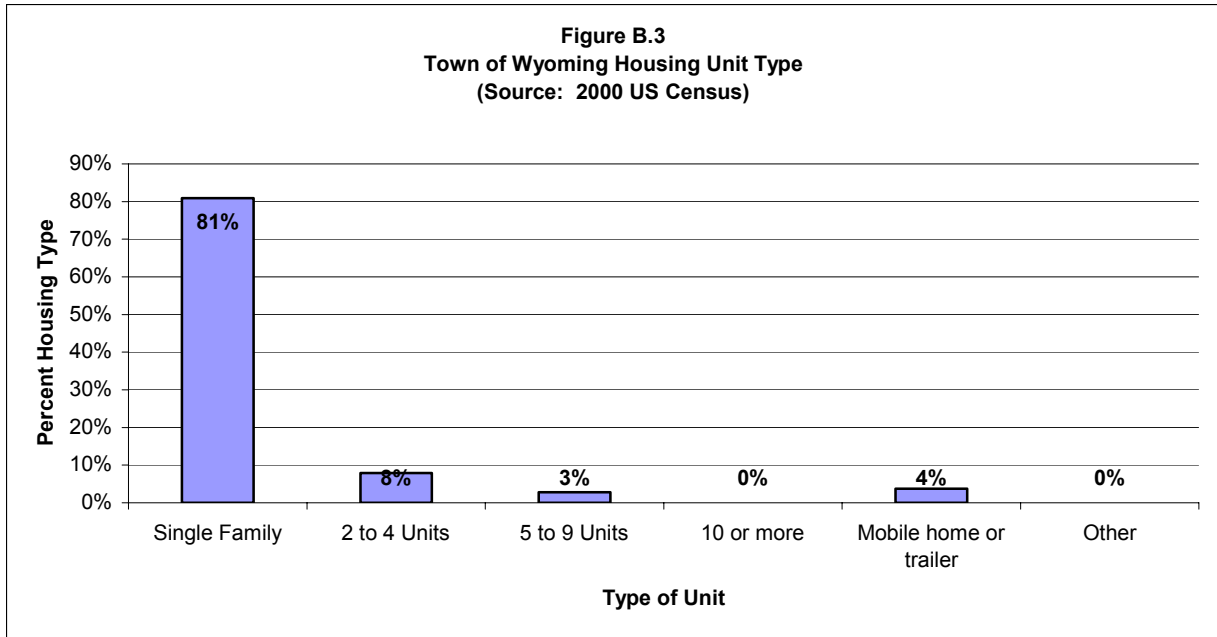
OCCUPANCY CHARACTERISTICS

Figure B.2 indicates the occupancy of households in the Town of Wyoming according to the 1980, 1990, and 2000 US Census. Between 1990 and 2000, there was a 13 percent increase in owner occupied households, the rental rate dropped 11 percent, and the vacancy rate decreased 2 percent. According to the 2000 Census, of the 212 housing units in the Town of Wyoming, 113 were owner occupied, thirty-two were renter occupied, with the remaining sixty-seven units defined as vacant by the US Census, but most are second homes used by non-residents. The average number of persons per household was 2.46 for owner occupied units, 2.50 for rental units.



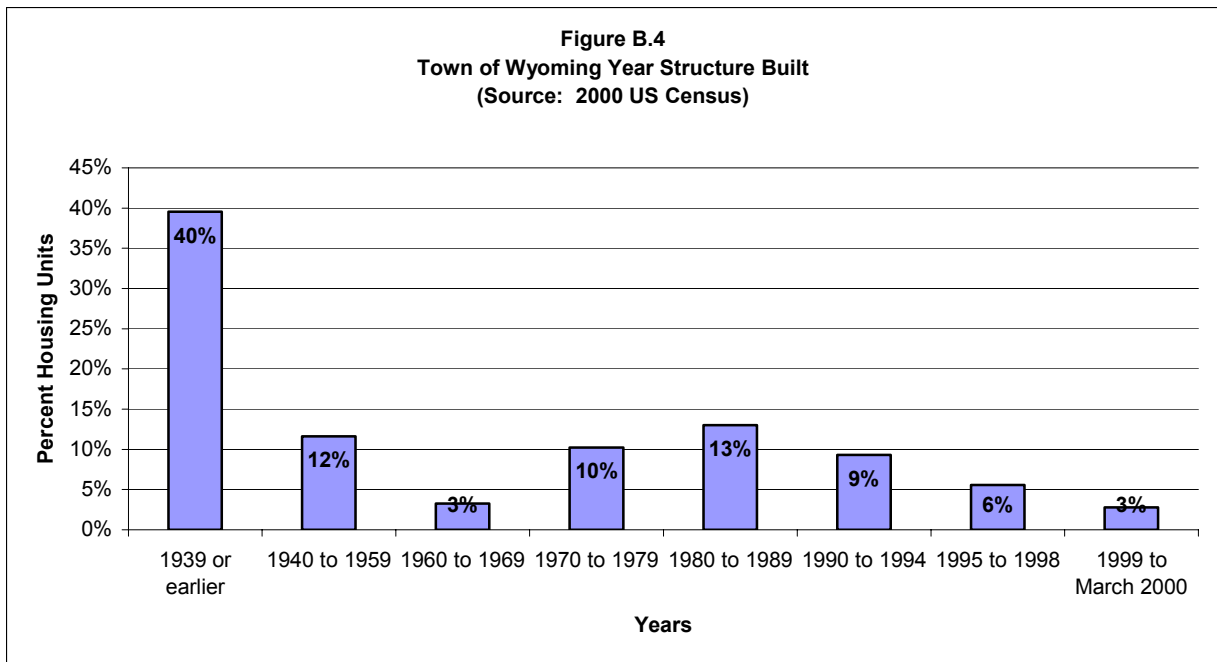
STRUCTURAL CHARACTERISTICS

Figure B.3 indicates the type of housing units in the Town of Wyoming as reported in the 2000 US Census. As indicated, the majority of housing units (81%) in the Town of Wyoming are single-family homes.



AGE CHARACTERISTICS

Figure B.4 shows the age of housing stock in the Town of Wyoming. Approximately 40 percent of Town of Wyoming houses were constructed in 1939 or earlier. Thirty-eight percent were built between 1940 and 1989 and 18 percent were constructed in the past decade.



HOUSING AFFORDABILITY

This planning process is an opportunity for local communities to increase housing choices not only by modifying development patterns, but also by increasing the supply in existing neighborhoods that can be served by the current infrastructure.

As mentioned previously in this section, housing affordability is a major component of the comprehensive plan. No single type of housing can serve the varied needs of today's diverse households. Table B.1 compares median home values over a ten-year period (1990 –2000), showing the difference in home values throughout the county. Table B.2 compares median rents paid over the same ten-year period for the county.

Table B.1: Comparison Of Owner Occupied Median Home Values - 1990 & 2000

Jurisdiction	1990 Median Home Value - Owner Occupied	2000 Median Home Value - Owner Occupied	Change in Median Home Value 1990 to 2000
Iowa County	\$46,500	\$91,800	\$45,300
City of Dodgeville	\$50,300	\$88,200	\$37,900
City of Mineral Point	\$43,500	\$90,300	\$46,800
Town of Arena	\$60,700	\$122,700	\$62,000
Town of Brigham	\$51,700	\$88,200	\$36,500
Town of Clyde	\$44,200	\$87,500	\$43,300
Town of Dodgeville	\$63,400	\$134,500	\$71,100
Town of Eden	\$40,600	\$122,500	\$81,900
Town of Highland	\$43,800	\$105,100	\$61,300
Town of Linden	\$40,000	\$106,300	\$66,300
Town of Mifflin	\$29,600	\$73,100	\$43,500
Town of Mineral Point	\$51,100	\$135,300	\$84,200
Town of Moscow	\$41,500	\$115,600	\$74,100
Town of Pulaski	\$47,000	\$78,800	\$31,800
Town of Ridgeway	\$45,000	\$153,400	\$108,400
Town of Waldwick	\$38,000	\$80,000	\$42,000
Town of Wyoming	\$65,400	\$123,200	\$57,800
Village of Arena	\$49,300	105,100	\$55,800
Village of Avoca	\$27,500	\$48,900	\$21,400
Village of Barneveld	\$58,900	\$117,600	\$58,700
Village of Blanchardville	\$39,000	\$88,900	\$49,900
Village of Cobb	\$41,900	\$81,200	\$39,300
Village of Highland	\$40,500	\$77,200	\$36,700
Village of Hollandale	\$34,100	\$70,300	\$36,200
Village of Linden	\$30,800	\$70,600	\$39,800
Village of Rewey	\$23,200	\$51,400	\$28,200
Village of Ridgeway	\$44,300	\$88,000	\$43,700

(Source: 1990 & 2000 US Census)

Table B.2: Comparison Of Renter Occupied Median Rent Paid - 1990 & 2000

Jurisdiction	1990 Median Rent - Renter Occupied	2000 Median Rent - Renter Occupied	Change in Median Rent 1990 to 2000
Iowa County	\$323	\$502	\$179
City of Dodgeville	\$264	\$569	\$305
City of Mineral Point	\$222	\$446	\$224
Town of Arena	\$292	\$539	\$247
Town of Brigham	\$421	\$575	\$154
Town of Clyde	\$213	\$225	\$12
Town of Dodgeville	\$242	\$604	\$362
Town of Eden	\$225	\$500	\$275
Town of Highland	\$200	\$525	\$325
Town of Linden	\$219	\$506	\$287
Town of Mifflin	\$165	\$488	\$323
Town of Mineral Point	\$243	\$532	\$289
Town of Moscow	\$267	\$513	\$246
Town of Pulaski	\$238	\$513	\$275
Town of Ridgeway	\$238	\$525	\$287
Town of Waldwick	\$175	\$475	\$300
Town of Wyoming	\$256	\$492	\$236
Village of Arena	\$259	\$520	\$261
Village of Avoca	\$175	\$388	\$213
Village of Barneveld	\$267	\$486	\$219
Village of Blanchardville	\$267	\$292	\$25
Village of Cobb	\$220	\$467	\$267
Village of Highland	\$160	\$350	\$190
Village of Hollandale	\$185	\$317	\$132
Village of Linden	\$186	\$453	\$267
Village of Rewey	\$213	\$400	\$187
Village of Ridgeway	\$221	\$497	\$276

(Source: 1990 & 2000 US Census)

OWNER-OCCUPIED CHARACTERISTICS

Figure B.5 indicates the value of owner-occupied units in the Town of Wyoming. The majority of homes in the Town range in value from \$100,000 to \$149,999, with other units both above and below. The median value of an owner-occupied home in the Town in 2000 was \$123,200.

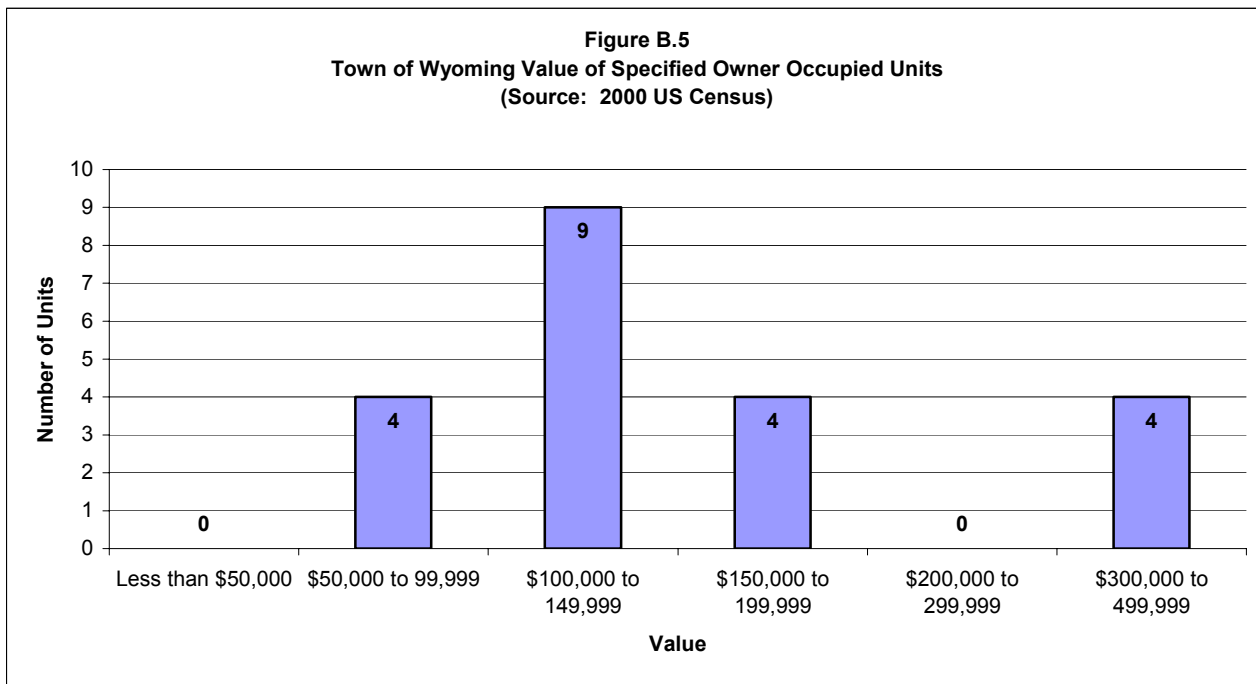
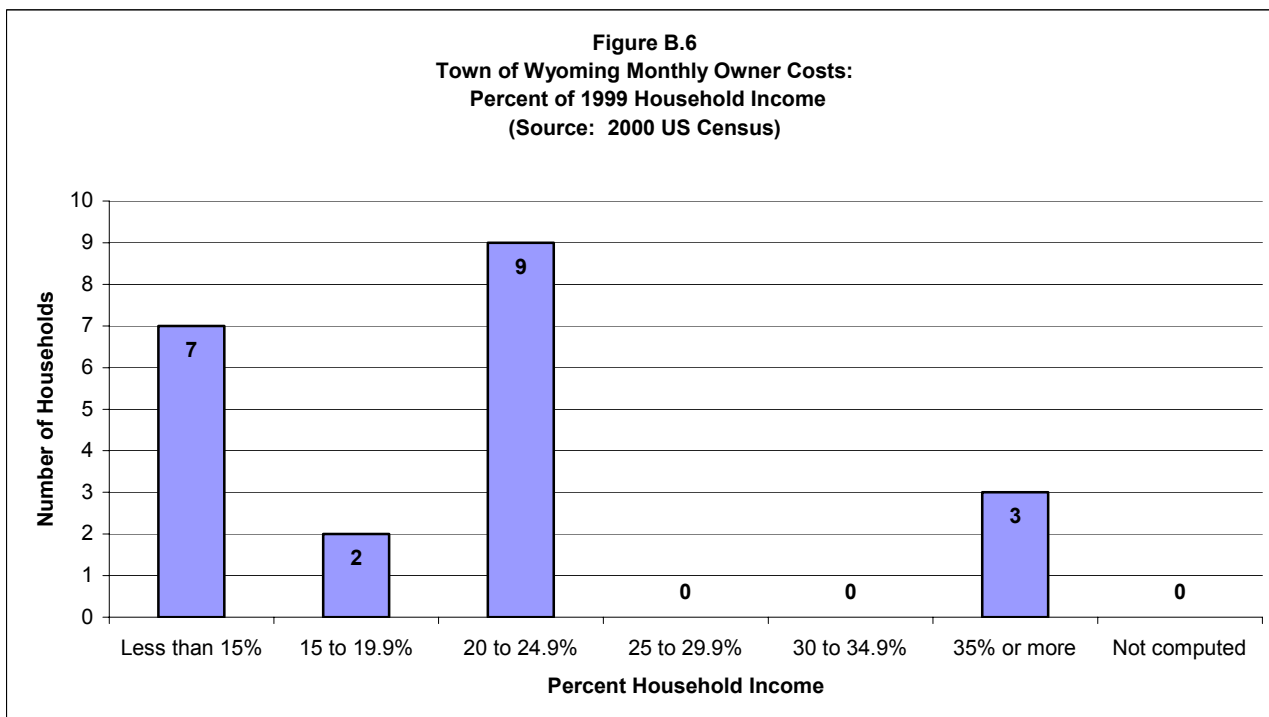
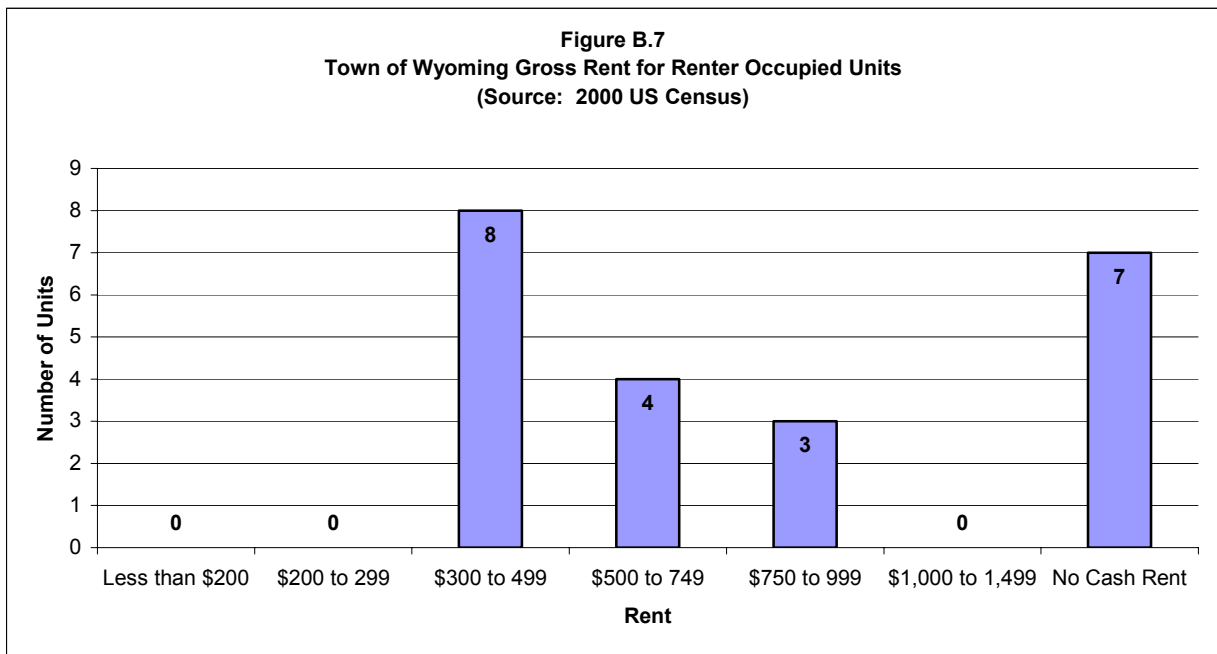


Figure B.6 indicates monthly owner costs as a percentage of 1999 household income. Three households are paying more than 30 percent of their income towards housing costs. A home is generally considered affordable when the total costs do not exceed 30 percent of total household income. However, residents may choose to pay more for a particular style or type of home.

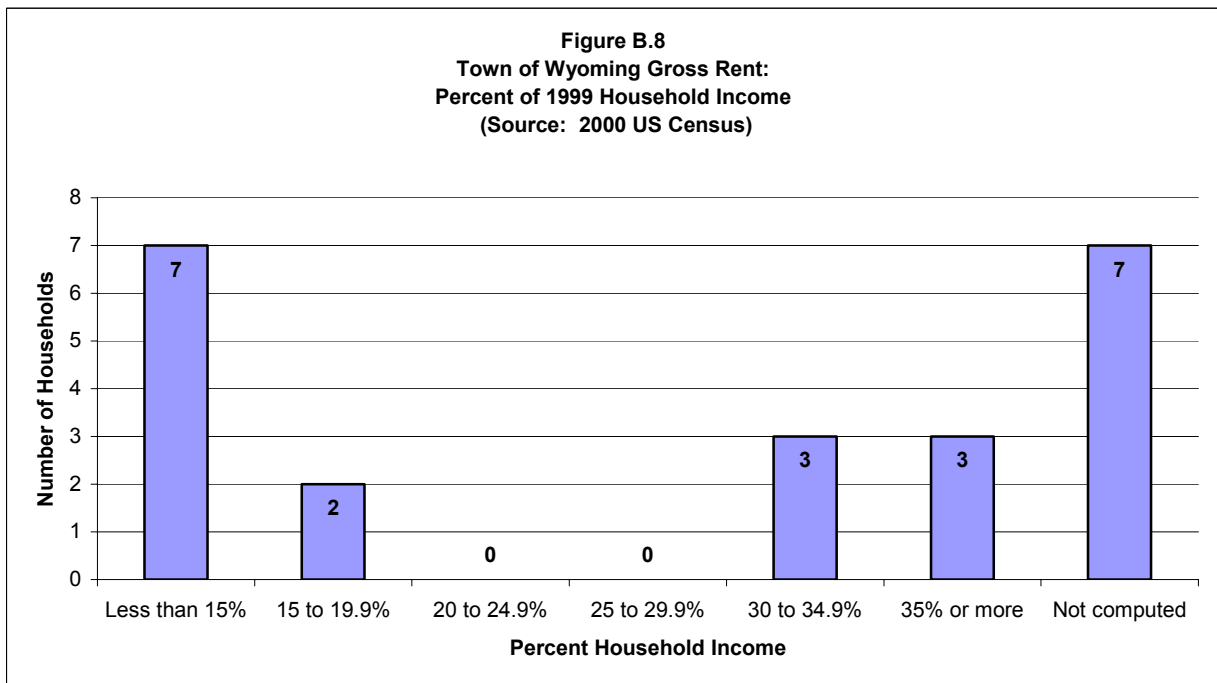


RENTER-OCCUPIED CHARACTERISTICS

Figure B.7 indicates the gross rent for renter-occupied units in the Town of Wyoming for the year 2000. The majority of units are in the range of \$300 - \$499 per month. In the year 2000, the median rent in the Town of Wyoming was \$492.



As indicated by Figure B.8, six renters are paying in excess of 30 percent of their household income towards housing costs. As mentioned previously, a person should have the opportunity to live somewhere and pay less than 30 percent of their income towards housing. This does not mean that people will not pay more, but that they should have the opportunity available for affordable housing.



HOUSING AGENCIES & PROGRAMS

There are a number of available state and federal housing agencies and programs to assist individuals, developers, and communities in Iowa County. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact them directly.

WISCONSIN DEPARTMENT OF HOUSING AND INTERGOVERNMENTAL RELATIONS - BUREAU OF HOUSING (DHIR-BOH)

More than \$40 million is distributed annually to improve the supply of affordable housing for Wisconsin residents. The Bureau of Housing is involved in the following programs:

- Administers federal housing funds such as Home Investment Partnerships, (HOME) and Community Development Block Grants (CDBG)
- Administers a variety of programs for persons with Special Needs (Homeless)
- Provides state housing funds through local housing organizations
- Coordinates housing assistance programs with those of other state and local housing agencies
- Develops state housing policy and provides housing information and technical assistance

**WISCONSIN BUREAU OF HOUSING
DEPARTMENT OF ADMINISTRATION**

**101 East Wilson Street
Madison, WI 53702**

Phone: 608-266-0288

<http://www.doa.state.wi.us/dhir>

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy.

WHEDA offers programs for both single and multi-family units. Below are examples of projects that may qualify for WHEDA Multifamily Loans.

- New construction
- Acquisition and/or rehabilitation of existing properties
- Historic preservation
- Community-based residential facilities
- Assisted living facilities
- Section 8 properties

WHEDA (Madison Office)

**201 W. Washington Ave.
Suite 700
P.O. Box 1728
Madison, WI 53701-1728**

Phone: 1-800-362-2761

<http://www.wheda.com>

UNITED STATES DEPARTMENT OF AGRICULTURE - RURAL DEVELOPMENT (USDA-RD)

The Rural Housing Service helps rural communities and individuals by providing loans and grants for housing and community facilities. Funding is provided for single family homes, apartments for low-income persons or the elderly, housing for farm laborers, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, and much more.

The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). Located within the Department's Rural Development mission area, RHS operates a broad range of programs to provide:

- Homeownership options to individuals;
- Housing rehabilitation and preservation funding;
- Rental assistance to tenants of RHS-funded multi-family housing complexes
- Farm labor housing;
- Help developers of multi-family housing projects, like assisted housing for the elderly, disabled, or apartment buildings; and
- Community facilities, such as libraries, childcare centers, schools, municipal buildings, and firefighting equipment in Indian groups, nonprofit organizations, communities, and local governments.

USDA RURAL DEVELOPMENT OF WISCONSIN

**4949 Kirschling Ct
Stevens Point, WI 54481**

Phone: (715) 345-7615

FAX: (715) 345-7669

**<http://www.rurdev.usda.gov/wi/>
<http://www.rurdev.usda.gov/rhs/>**

UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT (HUD)

The mission of HUD is to provide decent, safe, and sanitary home and suitable living environment for every American. More specifically the programs of HUD are aimed at the following:

- Creating opportunities for homeownership
- Providing housing assistance for low-income persons
- Working to create, rehabilitate and maintain the nation's affordable housing
- Enforcing the nation's fair housing laws
- Helping the homeless
- Spurring economic growth in distressed neighborhoods
- Helping local communities meet their development needs

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
(HUD)**

**451 7th Street S.W.
Washington, DC 20410**

Phone: (202) 708-1112

<http://www.hud.gov>

TRANSPORTATION ELEMENT

EXECUTIVE SUMMARY

In 1977, SWWRPC staff and representatives from its five member counties conducted a thorough analysis of the region's transportation system. The report's goal was to: serve as a resource for the residents of southwest Wisconsin to use in analyzing transportation proposals; inform readers of the many varied and complex interrelationships evident in any transportation system; help determine where the emphasis should be placed in planning activities; and to provide a more comprehensive outlook when dealing with transportation problems.

In the intervening years, other transportation plans and reports have also looked at Iowa County and the region, resulting in many improvements to the transportation system.

This document is structured to provide historic context (see Map C.1 for early transportation routes in southwest Wisconsin) and to provide information on local issues within the transportation framework. Although many issues are presented in a regional context, the assertion made in the SWWRPC 1972 *Technical Report No. 4: Prospective for Regional Transportation Planning* holds true today: "It should be emphasized, however, that regional planning is not a substitute for local planning. On the contrary, regional planning is intended to strengthen local planning efforts by providing a more comprehensive base of information in a regional context in order to facilitate rational private and public decisions on the local level."

The advantage of using a regional context to inform local transportation planning is that the relationship to scale is reinforced. From this perspective, the Transportation Element provides historic and regional context, considers local transportation needs, and based on local input provides a 20-year jurisdictional plan that can serve as a resource guide and implementation tool.

**Wisconsin State Statute 66.1001(2)(c)****(c) Transportation element.**

A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals, and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan, including ...

(m) An improvement of a transportation facility that is undertaken under s. 84.185.

TRANSPORTATION POLICIES

The following are transportation policies for the Town of Wyoming.

- **Local Transportation Infrastructure & Issues**
 - Improve bicycle/pedestrian accommodations.
 - In the next 20 years (the planning window for the comprehensive planning process): Improve shoulders, ditch lines, and safety for roads that exceed ADT of 250.
- **Aesthetics**
 - Throughout the Town of Wyoming's Comprehensive Plan, the focus is on retaining rural character, open spaces, and scenic beauty to maintain the Town's rural setting. In addition to creating an attractive environment for those who live there (and those who commute through the area), it is also an asset that supports existing tourism and the cultural attractions that draw visitors.
- **Cost**
 - Maintenance & Improvement Funding Source

TOWN OF WYOMING

In reviewing the transportation survey responses that had been completed by residents, the Town of Wyoming's Plan Commission identified the primary issues and concerns for this plan.

- The most satisfactory part of the Town of Wyoming's existing transportation system is that roads are 90 percent hard surface, and are scenic and rustic.
- The least satisfactory aspect of the community's transportation system is that some roads have inadequate shoulders and ditch lines.
- The aspect of the community's transportation system that respondents felt was most important to improve was related to safety once average daily traffic counts exceed 250.
- In the next 10 years: Reconstruction of 2.0 miles of County C from STH 23 east toward USH 14, with plans for bicycle/pedestrian accommodations (completion scheduled for Fall 2005).
- In the next 20 years (the planning window for the comprehensive planning process): Improve shoulders, ditch lines, and safety for roads that exceed ADT of 250.

The Town of Wyoming's Plan Commission respondents then ranked the following transportation issues as having the highest priority for meeting local needs (#1 is the highest priority ranking):

1. **Transportation safety**
2. **Tourism (including preservation of rural views)**
3. **Recreational transportation uses**
4. **Connectivity with the larger transportation system**
5. **Agricultural-vehicle mobility**

These issues thread throughout the Town of Wyoming's plan—including its housing, economic development, land use, and implementation elements. Although the scope of this plan is local, it recognizes that local planning is part of the mosaic that should inform WisDOT's vision and priorities for budgeting and planning. WisDOT also acknowledges the complexity of balancing these issues:

"Wisconsin's healthy economy has also caused increased commuter and commercial demand on local roads and streets. Much of the state's 100,000 miles of local roads are facing the same aging infrastructure needs as the state highways. Furthermore, an ever-increasing number of local roads are experiencing congestion problems as communities continue to grow. Because it is essential that state highways and local roads and streets work in unison, the state has to continue to provide funding to local units of governments to help support construction, improvement and maintenance of locally owned highways, roads, streets and bridges. As is the case with the state highway system, it is likely that demands on local roads and streets will continue to grow in the future (WisDOT)."

Like WisDOT, local governments grapple with these issues and constraints as they make decisions related to housing, development, schools, roads, and funding. A report entitled *The Evaluation of Statewide Long-Range Transportation Plans*, examined Wisconsin's Transportation Plans and concluded:

“Population growth alone is a challenge that is anticipated in many states. Wisconsin anticipates a 13 percent growth over the plan period [through 2020]. This will create additional demand on existing transportation facilities, along with requiring additional services. This need for services will be compounded by the fact that both its elderly and working age populations will be increasing, with their separate transportation needs” (prepared for the FHWA and US DOT, April 2002).”

2000 US Census for the Town of Wyoming

Table C.1 data, drawn from transportation-related responses, is included because it provides some insights related to possible future needs.

- The age of residents is important—those under 15 do not drive; those over 62 may, at some point, be users of shared-ride transportation services. Data for Vehicles Available is also included.
- Employment Status and Work-at-Home numbers provide some perspective on commuting patterns, as does information on Commute Time and Time Leaving Home To Go To Work.
- Information on the Age of Housing Stock is included because housing construction yields increased trip generation and its impacts should be considered.

What future needs are indicated? How do they overlap? It can be difficult to answer these questions and it is more difficult without public input and participation. For WisDOT, this is not simply a goal—it's an obligation. As required by federal law, *“Environmental Justice”* requires public involvement efforts to reach out to minority and low-income populations.

Why? Because historically the interests of these groups have been ignored in transportation decision-making. In Iowa County a four-person household is considered to be *low-income* if it has a total annual income of \$18,100 or less/year. According to the 2000 U.S. Census, 7.3 percent of Iowa County's residents are in this income category and WisDOT is required to make every effort to ensure that their input helps to inform transportation planning decisions.

Table C.1 – 2000 US Census Data

	T Arena	T Clyde	T Dodgeville	T Wyoming	Iowa Co.	Wisconsin
POPULATION	1509	287	1501	324	22,780	5,363,675
AGE						
Percentage of the population under 15 years	19.8%	13.6%	23.5%	19.4%	22.0%	21.0%
Percentage of the population age 62 or older	12.2%	22.3%	14.6%	9.3%	15.5%	15.4%
Median age (in years)	38.2	45.1	40.1	42.2	37.1	36.1
EMPLOYMENT STATUS						
Employed percentage in the workforce (age 16 and older)	72.0%	70.1%	75.1%	75.9%	72.5%	65.8%
Unemployed percentage in the workforce	3.9%	2.9%	1.3%	3.9%	3.0%	3.2%
WORK TRANSPORTATION/CARPPOOLING						
Percentage residents in the labor force working at home:	7.8%	15.4%	13.2%	11.5%	8.4%	3.9%
Percentage who drove to work alone	76.3%	69.2%	72.5%	75.9%	74.6%	79.5%
Percentage who carpooled	13.8%	10.7%	10.6%	11.5%	12.6%	9.9%
2-person carpool	10.8%	8.3%	7.7%	5.2%	9.5%	8.1%
3-person carpool	2.4%	2.4%	1.4%	3.7%	1.8%	1.2%
4-person carpool	0.0%	0.0%	1.1%	0.0%	0.6%	0.4%
5- or 6-person carpool	0.0%	0.0%	0.4%	0.0%	0.2%	0.2%
7-or-more-person carpool	0.6%	0.0%	0.0%	2.6%	0.4%	0.1%
Public transportation	0.2%	0.0%	0.2%	0.0%	0.2%	2.0%

Table C.1 (cont.) – 2000 US Census Data

WORK TRANSPORTATION/CARPOOLING						
Motorcycle	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Bicycle	0.0%	1.8%	0.2%	0.0%	0.2%	0.4%
Walked	1.7%	1.8%	2.4%	1.0%	3.8%	3.7%
Other means	0.2%	1.2%	0.8%	0.0%	0.4%	0.4%
COMMUTE TIME TO WORK						
Less than 10 minutes	8.6%	8.4%	28.1%	13.0%	25.7%	20.7%
10-14 minutes	13.2%	8.4%	22.5%	13.6%	13.8%	18.4%
15-19 minutes	7.9%	14.7%	15.2%	14.8%	11.2%	17.0%
20-24 minutes	8.3%	19.6%	6.3%	13.6%	10.7%	14.4%
25-29 minutes	7.8%	8.4%	3.3%	5.3%	4.8%	6.2%
30-34 minutes	12.1%	14.0%	5.3%	3.0%	8.2%	9.6%
35-44 minutes	16.8%	0.7%	3.3%	3.6%	7.3%	4.7%
45-59 minutes	20.6%	7.7%	8.1%	16.0%	9.8%	4.6%
60-89 minutes	4.2%	16.1%	4.7%	13.6%	6.3%	2.6%
90 or more minutes	0.5%	2.1%	3.3%	3.6%	2.2%	1.7%
Mean travel time to work (in minutes)	29.5	30.7	23.1	33.9	24.7	20.8
TIME LEAVING HOME TO GO TO WORK						
5:00 to 5:59 a.m.	14.9%	5.6%	11.9%	15.4%	12.5%	9.6%
6:00 to 6:29 a.m.	14.9%	10.5%	8.6%	9.5%	12.0%	8.9%
6:30 to 6:59 a.m.	10.3%	14.7%	13.2%	10.7%	11.4%	11.7%
7:00 to 7:29 a.m.	20.1%	15.4%	15.9%	21.3%	15.5%	14.3%
7:30 to 7:59 a.m.	14.2%	19.6%	19.9%	17.2%	15.6%	15.7%
8:00 to 8:29 a.m.	7.8%	3.5%	8.6%	7.1%	7.1%	8.0%
8:30 to 8:59 a.m.	2.3%	4.9%	3.0%	1.2%	2.5%	3.7%
9:00 to 11:59 a.m.	2.5%	7.7%	4.5%	4.7%	5.3%	6.7%
12:00 to 3:59 p.m.	3.4%	6.3%	4.9%	1.8%	6.7%	9.0%
All other times	9.6%	11.9%	9.5%	11.2%	11.4%	12.3%
HOUSING STOCK						
Housing constructed between 1990 to March 2000	18.5%	11.4%	27.1%	22.3%	17.6%	16.4%
1940 to 1989	55.7%	27.2%	41.7%	35.5%	45.7%	60.0%
1939 or earlier	25.8%	61.4%	31.2%	42.2%	36.7%	23.6%
VEHICLES AVAILABLE						
None	1.4%	0.0%	4.0%	3.7%	4.5%	7.9%
One	18.0%	31.6%	15.2%	12.6%	26.7%	32.5%
Two	44.1%	26.3%	52.1%	54.1%	43.6%	41.5%
Three or more	36.4%	42.1%	28.6%	29.6%	25.2%	18.1%
HOUSEHOLD INCOME						
Median reported 1999 household income (in dollars)	\$51,042	\$50,625	\$49,327	\$48,438	\$42,518	\$43,791

LOCAL TRANSPORTATION INFRASTRUCTURE & ISSUES

The initial comprehensive planning survey, yielded these responses from the residents of the Town of Wyoming:

- Ninety-four percent agreed or strongly agreed that Iowa County's overall road network (roads, streets, and highways) meets the needs of its citizens.
- Ninety-one percent agreed or strongly agreed that the condition of local roads in the Town of Wyoming is adequate for intended uses.

Transportation Modes

Plan Commission respondents were asked to identify the transportation modes that currently use public infrastructure within the Town of Wyoming (in addition to personal cars, trucks, and motorcycles). They are identified below with an **X**.

MODE		Used	Not Used
Travel	Carpooling		X
	Para-transit (shared-ride, taxi)		X
Agriculture	Tractors	X	
	ATVs (all terrain vehicles)		X
Recreation	Bicycles	X	
	ATVs		X
Freight	Trucking	X	
	Rail		X
	Air		X

Existing Roadways

The Town of Wyoming has 44.73 miles of roads:

- 15.08 miles of County Trunk Highways
- 29.65 miles of Local Roads

The most heavily trafficked is the STH 23 corridor, which was reconstructed in 1994. It is classified on the County's rural functional highway system as a major arterial. For more information, see Maps C.2, C.3 and C.4 and Table C-2a and C-2b.

Bicycle & Pedestrian Conditions & Improvements

Of Town of Wyoming survey respondents who expressed an opinion, 76 percent indicated that they agreed or strongly agreed that there should be more biking and walking lanes along public roadways.

The *Bicycle Trails & Road Improvements* section of this document includes the WisDOT/Bicycle Federation of America (BFA) current "Bicycling Conditions" map for Iowa County and WisDOT's "Bicycling Conditions Assessment with Planned State Highway Priority Corridors and Key Linkages" for Iowa County.

The map of current conditions indicates that County Roads C, T, and Z are rated "best conditions for bicycling." County C east of Tower Hill State Park is rated "moderate conditions for bicycling"; it connects with a short trail that runs parallel to STH 23 adjacent to Frank Lloyd Wright's Taliesin. Although very hilly, STH 23 is categorized as a "highway with wider paved shoulders and higher volumes." WisDOT considers it a planned state highway bikeway priority linkage. See Maps C-6 and C.7 for more information.

The Town of Wyoming's Plan Commission favors adding bike lanes to some Town roads if and when roadbeds are upgraded. No residential development is planned where sidewalks would be appropriate.

LOCAL ECONOMIC DEVELOPMENT

Transportation is a factor in location decisions of commercial and industrial development. In locations where the development is included in local plans, communities should also assess their transportation infrastructure and determine what future improvements may be needed. Communication, during this planning process and when unforeseen development opportunities arise, should include WisDOT, adjacent governmental units, as well as interested parties and other stakeholders. The value of local plans is that they inform county, regional, and state plans and this coordination can help to identify the transportation facilities needed by future development.

The Town of Wyoming's Plan Commission respondents were asked whether their existing local transportation system does a good job of meeting the needs of the jurisdiction's economic development goals related to

- Agriculture Yes
- Retail/Commerce Yes
- Shipping Yes
- Manufacturing Not Applicable
- Tourism Yes

Given the Town of Wyoming's location along the Wisconsin River and its proximity to regional traffic generators including the House on the Rock, Frank Lloyd Wright's Taliesin, and American Players Theatre, many visitors travel through the area. Making further bicycle-oriented improvements is another way to support and connect these attractions. The Town of Wyoming recognized many years ago that preserving its rural character would only increase its attractiveness—for both visitors and residents.

ENVIRONMENT

Transportation and construction projects can impact the natural environment around a project area. When making short- and long-term transportation decisions, it is important to adequately address environmental implications on air quality and energy consumption; agricultural lands; and wetlands and wildlife. To minimize these effects, efforts to preserve the environment of a project area can include:

- Wetland mitigation (preservation, creation, enhancement and restoration)
- Prairie restoration
- Archeological work
- Hazardous waste management
- De-icing procedures and salt reduction
- Storm water management
- Noise monitoring and noise walls
- Nesting boxes
- Erosion control

One aspect of this is to manage stormwater run-off from transportation facilities. Additionally, transportation improvements and community development decisions should be coordinated and the impacts that each has on the other should be considered.

The Town of Wyoming Plan Commission requested more information about environmental impacts of transportation decision-making. For more information on this topic, see Appendix C-1 and Section E, Agricultural, Natural, and Cultural Resources Element. Also, see Maps C-12 (Helena Unit) and C-13 (Wyoming Bluffs Unit) for the Lower Wisconsin State Riverway maps for more information.

AESTHETICS

The Town of Wyoming is located within an area of significant natural beauty. As noted, several attractions bring people to the area. There is a scenic easement along the Lower Wisconsin Riverway, which forms the northern boundary of the Town. For more information on this topic, see Appendix C-2.

TRANSIT, ACCESSIBILITY, and SPECIAL NEEDS USERS

Transit, accessibility, and special needs users have limited options in Iowa County. Although Greyhound bus service travels on the USH 14 corridor, there are no stops in Iowa County.

Some area commuters may utilize the State of Wisconsin Van Pool Service, which currently operates two vans that make trips to Madison with pick-up points in Arena, Mazomanie, Black Earth, and Cross Plains.

With the improvements made to STH 23, the corridor works well to meet the needs of users. Although 11.5 percent of residents carpool, according to the 2000 U.S. Census, given the Town's small population word of mouth is considered to be an effective means of connecting people who may wish to travel together.

Although limited, transportation for the elderly and disabled is provided by the Iowa County Commission on Aging. WisDOT's report *Transportation in Wisconsin: a Vision for the 21st Century* projects that by 2020 the number of state residents over 65 will increase by more than 50 percent. Wisconsin has funded a share of local transit operating costs since 1974. Today, state aid is the largest source of funding for Wisconsin's 69 public transit systems—covering more than 40 percent of eligible operating costs. These transit operating aids topped \$251 million in the 2003-05 biennium. According to WisDOT, Wisconsin is ranked 7th nationally in the level of state support for transit operating costs. However, as the *Transit* section of this document indicates, the state's aging rural population will be likely to require more transportation options. See Map C.5 for more information.

The Town of Wyoming's Plan Commission respondents were familiar with the services provided by the Iowa County Commission on Aging. They noted that these services meet current needs and are anticipated to meet future needs if maintained at the current level.

LAND USE

The land use and transportation relationship is cyclical, beginning when population and economic growth create demand for land development. New development results in more vehicle trips and places greater demand on surrounding streets, roads, and highways. This is a complex interrelationship. As a WisDOT report acknowledges,

“WisDOT influences land development mostly through the provision of infrastructure. Some transportation-related regulations also may have an effect. For state transportation, the effects on surrounding land uses are often more unintentional than intentional ... the most significant role that transportation plays in land development is affecting access to land.”

Some land use trend indicators include:

- Past and projected population growth
- Employment trends by sector
- Residential housing permits housing prices over the last 5-10 years
- Population densities changes: persons/acre; households/acre; commercial persons/acre use (indicating rate of land consumption)
- Conversion of age-land to non-age-land uses and comparison with the land sale prices land remaining in age (indicating stability of age-uses)
- Participation in Farmland Preservation Program (indicating stability of age-uses)
- Septic system permits (indicating development in unsewered areas)
- Changes (or requests) to expand sewer service areas (indicating expansion of urban service areas)
- Commuting patterns (indicating the relationship between employment and residential land uses)

(From *Land Use in Environmental Documents: Indirect and Cumulative Effects Analysis for Project-Induced Land Development*. WisDOT, 1993)

Local government plans, in conjunction with a zoning ordinance, attempt to direct residential, commercial, industrial, and agricultural uses to the most appropriate part of the community. When coordination is lacking or inadequate, the outcome can cause congestion and increase the chance for crashes. Retrofitting transportation facilities for enhanced mobility and safety is difficult for local governments and WisDOT. For more information, see Appendix C-3.

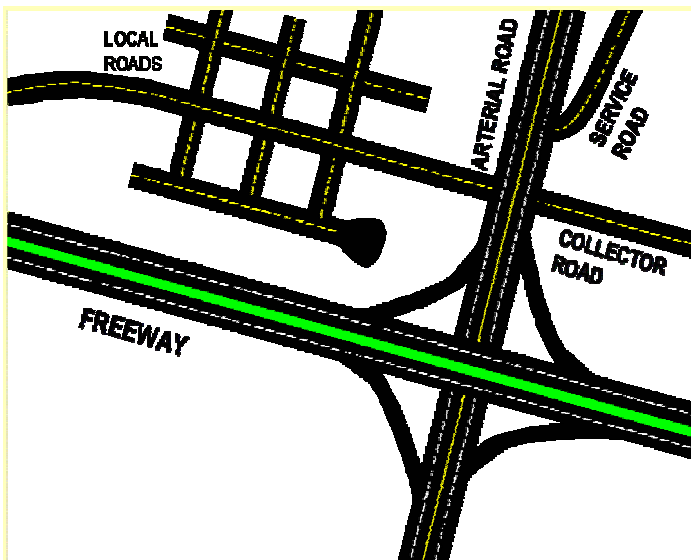
But realistically, given the cyclical nature of the transportation-land use relationship, when transportation improvements alleviate congestion, the newly developed land may become even more accessible, resulting in higher land values and greater pressure to develop adjacent, undeveloped land. The cycle begins again with more intensive levels of development and greater transportation demands. These pressures are being felt in eastern Iowa County. Although some parts of the county are not seeing growth, they may anticipate continued spillover that will have an impact on local development and infrastructure within the 20-year planning window.

Coordination with local governments and WisDOT can serve to address future mobility needs by looking at the potential impacts of planned development. If plans indicate that increased capacity will be needed, it can be incorporated into the transportation plan for that area. If this communication occurs during the planning process, coordination can help to ensure that more options are considered. One of the tools that can help to assess alternatives is to conduct a traffic impact analysis, looking at possible scenarios.

Ideally, WisDOT is included in the local planning process and effective planning helps the community to realize its local goals for development, efficiency, and safety, while minimizing environmental impacts. This can save both money and time, over the long- and short-term. When developments are planned and sited with adequate transportation facilities the community benefits. Land is developed more efficiently if proximity to other development and to transportation infrastructure. WisDOT (and the taxpayers) benefit because transportation investments continue to function throughout their projected life cycle and the public gets the best return on its tax investment.

The community can plan for areas of new business and housing development that will be served by a system of local roads or streets. Rather than wait for a developer proposal, the comprehensive planning process is an opportunity for the community to lay out a logical system of collectors and local roads in undeveloped areas within the jurisdiction's boundaries. The community can potentially alter the plan to suit a particular development's needs and still uphold an overall plan that ensures efficient and safe connectivity. If there are questions during the planning process about the access management implications of a proposed development, coordination with WisDOT early in the process can help minimize future conflicts. For more information, see Appendix C-4.

Given the controls that it has put in place and maintained, the Town of Wyoming's Plan Commission does not foresee increased growth impacting the jurisdiction's transportation system. Currently transportation-related land use initiatives, and others, are coordinated with neighboring jurisdictions, Iowa County, and WisDOT.



ENHANCING & IMPROVING CONNECTIVITY

Access management attempts to minimize conflicts by coordinating land development access, while preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed. The main function of access management is to establish a balance between the existing traffic flow and highway access. It is achieved through managing the design and location of driveways, median openings, and points of access to the state highway system. The level of highway access control is based on the importance of the highway to regional and statewide travel as determined through a functional classification system. Although controversial in some jurisdictions, its primary goal is to ensure highway safety and to sustain the efficiency of the transportation system so costly retrofits don't have to be made later.

The STH 23 corridor through the Town of Wyoming was completely reconstructed in 1994. Hills and curves were flattened, pavement and shoulders were widened, and safety was dramatically improved. Town of Wyoming Plan Commission respondents noted that there are no regular traffic delays entering STH 23.

Highway Improvements

The Town of Wyoming has had a Land Use Policy since 1999 and uses WisDOT's Access Management Guidelines when considering new development.

Because of the volume of traffic along STH 23, and to ensure the efficiency and safety of the corridor, STH 23 is Access Category 3, meaning that new access should be via public roads, with limited private access and no commercial. The Town of Wyoming adheres to:

- Statute 86.26—Town road standards based on average daily traffic counts—
- Trans 204—Existing Town Road Improvement Standards
- Trans 233—Division Of Land Abutting A State Trunk Highway Or Connecting Highway
- and to other applicable standards and requirements. The Town of Wyoming's Driveway Ordinance was first established in 1984.

EFFICIENCY & SAFETY

A 1980 report entitled *Access Control* explained the rationale for the state's access management regulations:

"The highly interdependent relationship that exists between land use and highways makes it necessary for the planning of each to be coordinated with the other. ... A property system must provide access to property and safe, efficient movement of traffic from one place to another. Both of these functions cannot easily be provided on the same street or highway. Vehicles entering or leaving the roadway slow traffic and cause congestion. Congested streets or highways handle less traffic than if traffic were moving freely. In addition, congestion imposes increased travel costs on users in the form of longer travel time and greater operating costs, higher accident rates, and loss of the public investment in the street or highway because its traffic carrying capacity is reduced. Access control can provide an effective and low cost means of abating the harmful effects of congestion. Five direct advantages are afforded by controlling access:

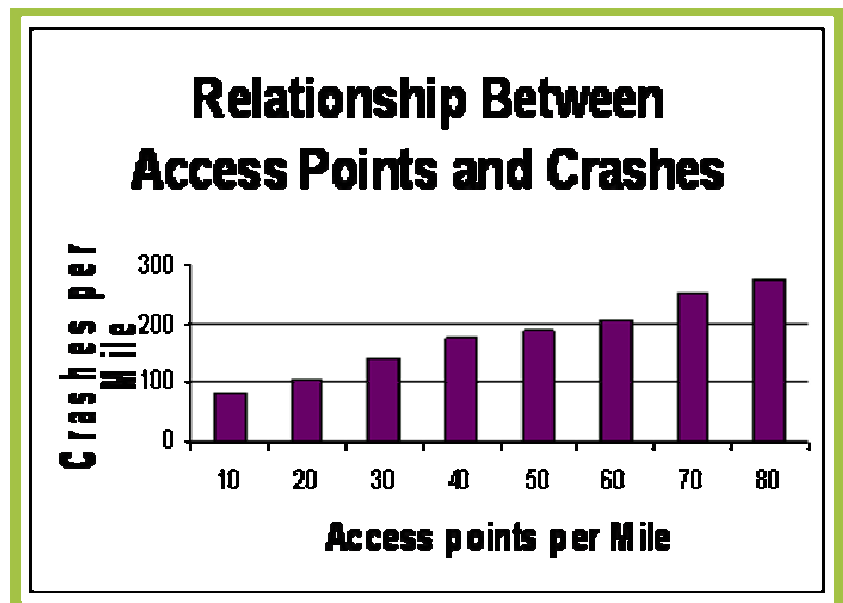
- *Preservation of the capacity and integrity of the roadway*
- *Reduction of travel times*
- *Improved safety and driving conditions*
- *Economy of operation*
- *And protection of the public investment in streets and highways.*

In contrast, relieving congestion by building new streets and highways [and bypasses] is becoming increasingly less desirable as it becomes more and more difficult to acquire the necessary rights-of-way and to find public funds to pay high construction costs. Continued new construction also consumes extensive amounts of land that may more profitably be put to other uses. ... Like it or not, none of us have an absolute unlimited right to use our land in any manner we please. We must take into consideration the impact that our use of land and land rights will have on others, both our immediate neighbors and the general public. Thus, if use of the right of access creates harmful interference with the public right to travel on a street or highway by increasing congestion and the likelihood of having an accident, the right of access may be regulated..."

Since 1980, when the quoted report was written, development pressures have only increased. Perhaps the reason that crash data has decreased is that jurisdictions have worked to ensure the safety of corridor routes is preserved.

Nonetheless, access management has been a contentious issue and some people believe that the regulations impede development. Efforts to repeal Trans Rule 233 came to fruition in 2004. Doubtlessly, there are examples where the implementation of the regulation had been less than ideal.

However, congestion, caused by poor planning, and the resulting loss of the efficiency of a roadway may make development less attractive. On a human scale, the most important issue and the greatest responsibility is to ensure safety. For more information, see Maps C.8 (Access Management), C.9 (Setbacks), and C.10 (Iowa County Traffic Counts) and Tables C-3a and C-3b (Motor Vehicle Crash data for the Town of Wyoming) at the end of this Section and in Appendix C-5.



MAINTENANCE & IMPROVEMENTS

Each year WisDOT completes 350 to 400 state highway projects, costing an average of \$1.5 million each. In addition, WisDOT returns more than \$500 million to local governments to help finance the operation and improvement of locally-owned roads, streets and bridges. According to WisDOT, highways and bridges face increasing pressures as more traffic and larger trucks cause more wear and tear. At this time, more than 30 percent of the state’s highway pavement and 10 percent of bridges are deemed to require rebuilding or replacement. WisDOT projects that even with proper maintenance, the average pavement life is approximately 40 years and the average life of a bridge is about 70 years. Almost the entire highway system and a significant number of bridges will need to be replaced by 2020. See Tables C.4 and C.5 and Maps C.11a and C.11b at the end of this Section for more information.

At the time that this plan is being written, local communities receive one-third of state transportation funds. Transportation aids to local communities include funds for local road construction and maintenance, bridge improvements, capital assistance for airports, rail and harbor facilities, flood damage, expressway policing, and transit operating assistance. General Transportation Aids (GTA) are distributed to every town, village, city, and county in the state to help offset the cost of maintaining and improving the local road and street system. This is the largest category of local aid. In the 2003-05 state budget, GTA funding totals \$747 million.

A WisDOT pilot program is underway to encourage local government officials and WisDOT district staff to jointly evaluate potential local projects before they apply to WisDOT for funding. The purpose of this effort is to improve program stability by providing accurate cost estimates and realistic delivery timelines for local highway and bridge projects at the outset, saving both local governments and WisDOT time and money in delivering local transportation projects.

<p>Reconstruction</p> <ul style="list-style-type: none"> ▪ Completely rebuilds road ▪ Flattens curves and hills ▪ Widens pavement and shoulders ▪ Improves safety and rideability ▪ May require some land acquisition <p>Reconditioning</p> <ul style="list-style-type: none"> ▪ Involves reconditioning plus resurfacing ▪ Retains existing pavement core ▪ Improves roadside-shoulder widening and ditch restoration ▪ Improves isolated deficient curves, hill crests, intersections <p>Resurfacing</p> <ul style="list-style-type: none"> ▪ Includes new pavement and gravel shoulders (includes base patching) ▪ May include intersections paving ▪ Places beam guards where needed ▪ Highway needing improvement: ▪ Maintains specific areas of potholes, extensive cracking, uneven pavement, low shoulders and rutting <p style="text-align: right;">—WisDOT</p>



According to the UW-Madison Transportation Information Center, by using the PASER system and Roadware software, municipalities can determine budget parameters, select possible projects, and evaluate the implications of maintenance decisions.

The Town of Wyoming uses the state’s PASER (**PA**vement **S**urface **E**valuation & **R**ating) system and reported that the system has been a useful tool for selecting projects and local budgeting.

The WisDOT Six Year Highway Improvement Program (2002-2007) indicates that, in 2004-2005, work will be done just north of the Town of Wyoming (in Sauk County) replacing the smaller bridge that crosses the Wisconsin River.

COST

For many local governments, maintenance of the local road system is the single largest expenditure category. Privatization is often touted, but to-date, only a small handful of Wisconsin cities and villages (less than 1 percent) have privatized street repair and maintenance. A more common municipal practice in Wisconsin is contracting with county highway departments for certain types of repairs and maintenance, ranging from complete contracting to cooperative projects. Not surprisingly, development can add new demands for services and increase local costs without providing comparable increase in revenues. (Taken, in part, from UW-Extension *Fact Sheet #2: Comparison of Service Production Methods and the Incidence of Privatization.*)

In both 2003 and 2004, WisDOT budgeted \$54,111.25 for the Town of Wyoming in General Transportation Aids and Connecting Highway Aids. See Table C-6 at the end of this Section for more information.

FUTURE PROJECTS & PRIORITIES - COST

Maintenance & Improvements

The State of Wisconsin's Local Road Improvement Program (LRIP), a biennial program, is a reimbursement program and pays up to 50 percent of total eligible project costs, with the balance matched by the local unit of government. Cities and villages are eligible under the Municipal Street Improvement Program (MSIP). Eligible projects include but are not limited to asphalt purchasing, bridge replacement or rehabilitation, design or feasibility studies, reconstruction, and resurfacing. Information on Iowa County recipients of LRIP funds is included in the Local Data Section of this document. For more information, see Tables C-7a and C-7b, as well as Appendix C-6.

Capital Improvement Program

Many municipalities use a Capital Improvement Program (CIP) to assist in planning for major project costs. A CIP is a multi-year scheduling of physical public improvements, based on the examination of available fiscal resources, as well as the prioritization of specific public improvements, to be constructed for a period of five to six years into the future. Capital improvements are those that include new or expanded physical facilities that are relatively large in size, expensive, and permanent. Street improvements, public libraries, water and sewer lines, and park and recreation facilities are common examples of capital improvements. For more information, see Appendix C-7.

The Town of Wyoming currently has a capital improvement plan, projecting three- and ten-year plans for roads, bridges, and maintenance.

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS
City / Village / Town / County Certified Mileage List
Jan 1, 2003

COUNTY OF IOWA (25)

TOWN OF WYOMING (028)

TABLE C.2a

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction								
				Arterial	Collector	Local	Arterial	Collector	Local						
Crook Hill Rd	0.12		0.12												0.12
CTH C	7.44	7.44				7.44									
CTH T	4.49	4.49				4.49									
CTH Z	3.15	3.15				3.15									
Dyerson Rd	0.90		0.90												0.90
Epermay Rd	0.06		0.06												0.06
Factory Rd	0.19		0.19												0.19
Far Look Rd	1.65		1.65												1.65
Golf Course Rd (1)	0.08		0.08												0.08
Golf Course Rd (2)	0.88		0.88												0.88
Hewitt Ln	0.48		0.48												0.48
High Point Rd	1.57		1.57												1.57
Hillside School Rd	2.56		2.56												2.56
Hilltop Rd	0.57		0.57												0.57
Knobs Rd	0.27		0.27												0.27
Kritz School Rd	0.05		0.05												0.05
Lake View Rd	2.04		2.04												2.04
Limmex Hill Rd	0.53		0.53												0.53
Lower Wyoming Rd	3.03		3.03												3.03
N Clay Hill Rd	0.54		0.54												0.54
Percussion Rock Rd	2.70		2.70												2.70
Pferr Ln	0.05		0.05												0.05
Rush Creek Rd	0.55		0.55												0.55
Rush Creek Rd Conn	0.05		0.05												0.05
Snead Creek Rd	0.51		0.51												0.51
Snead Creek Rd	5.37		5.37												5.37
Upper Wyoming Rd	3.16		3.16												3.16

STATE OF WISCONSIN
 DEPARTMENT OF TRANSPORTATION
 WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS
 City / Village / Town / County Certified Mileage List
 Jan 1, 2003

COUNTY OF IOWA (25)

TOWN OF WYOMING (028)

TABLE C.2b

Page 2

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction			
				Arterial	Collector	Local	Arterial	Collector	Local	
Walker Rd	0.06		0.06							0.06
Weaver Rd	1.68		1.68							1.68
Total Miles	44.73	15.08	29.65	0.00	15.08	0.00	0.00	0.00	0.00	29.65

Crashes by Severity

	Fatal Crashes	Injury Crashes	Prop Damage Crashes	Total Crashes	Economic Loss
1997	0	6	28	34	\$278,000
1998	0	6	15	21	\$281,200
1999	0	3	18	21	\$200,900
2000	0	5	10	15	\$152,400
2001	0	8	16	24	\$322,700
5-Yr Mu. Avg	0	6	17	23	\$247,040
WI Average	667	41,481	88,182	130,330	\$2,471,400,000

Non-fatal Injury Severities

	Persons Killed	Total Persons With Non-Fatal Injuries	Incapacitating (A) Injuries	Non-Incapacitating (B) Injuries	Possible (C) Injuries
1997	0	6	0	3	3
1998	0	7	2	2	3
1999	0	3	1	0	2
2000	0	6	0	0	6
2001	0	11	1	3	7
5-Yr Mu. Avg	0	7	1	2	4
WI Average	748	61,830	6,486	18,535	36,806

	Speed-Related Crashes*	Alcohol-Related Crashes*	Disregarded Traffic Control Crashes*	Fail-to-Yield Crashes*
1997	2	2	0	1
1998	4	4	0	2
1999	1	2	0	0
2000	4	2	0	0
2001	7	3	0	2
5-Yr Mu. Avg	4	3	0	1
WI Average	20,822	8,668	7,202	25,211

* These figures represent all crashes that involved these driver factors as tallied by possible contributing circumstances on the MV4000 or by citations issued. There is some overlap among the categories; for example, some crashes involved both speed and alcohol.

This report counts all crashes that occurred on public roads and were reported by law enforcement officers. It presents all crashes that occurred in the municipality, even if the municipality lies in more than one county. WI Average figures represent the 1997-2001 statewide average. Data for this report comes from the WisDOT-DMV Traffic Accident Database.

	Pedestrian Crashes	Bicycle Crashes	Motorcycle Crashes	School Bus Crashes	Hit and Run Crashes	Deer Crashes
1997	0	0	0	0	0	23
1998	0	0	0	0	1	9
1999	0	0	0	0	0	13
2000	0	0	0	0	1	7
2001	0	0	2	0	0	6
5-Yr Mu. Avg	0	0	0	0	0	12
WI Average	1,693	1,368	2,025	826	12,963	20,087

	15-20 Year Old Drivers In Crashes	Total (All Ages) Drivers In Crashes	Youth Ages 1-4 Injured or Killed	Youth Ages 5-13 Injured or Killed	Youth Ages 14-18 Injured or Killed
1997	9	39	0	0	0
1998	4	24	0	0	0
1999	4	22	0	0	0
2000	1	16	0	0	1
2001	5	28	0	1	1
5-Yr Mu. Avg	5	26	0	0	0
WI Average	38,823	218,460	924	3,857	10,141

	15-20 Yr Old Drinking Drivers In Crashes	21-34 Yr Old Drinking Drivers In Crashes	35-54 Yr Old Drinking Drivers In Crashes	55 and Older Drinking Drivers In Crashes
1997	0	1	1	0
1998	0	1	3	0
1999	1	1	0	0
2000	1	1	0	0
2001	0	1	2	0
5-Yr Mu. Avg	0	1	1	0
WI Average	1,147	3,983	3,028	496

This report counts all crashes that occurred on public roads and were reported by law enforcement officers. It presents all crashes that occurred in the municipality, even if the municipality lies in more than one county. WI Average figures represent the 1997-2001 statewide average. Data for this report comes from the WisDOT-DMV Traffic Accident Database.

TABLE C.4

TENTATIVE HIGH COST BRIDGE PROJECTS SCHEDULE

FILPS Data as of February 1, 2003

Dist	Hwy	Project Name	Bridge ID	County	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
1	14	Wisconsin River @ Spring Green	B-924	Iowa													
2	18	Milwaukee River (State St) @ Milwaukee	B-980	Milwaukee													
2	32	First Street Under CP Railroad	B-	Milwaukee													
2	32	Kinnickinnic Ave Under CP Railroad	B-	Milwaukee													
2	164	STH 164 Over UP Railroad	B-	Waukesha													
3	32	Fox River (Main St) @ DePere	B-734	Brown													
3	44	Fox River (Wisconsin Ave) @ Oshkosh	B-516	Winnebago													
3	54	Fox River (Mason St) @ Green Bay	B-134	Brown													
3	Loc	Fox River (Oak St) @ Neenah	B-713	Winnebago													
3	Loc	Sturgeon Bay (Michigan St)	B-100	Door													
3	Loc	Fox River (College Ave) @ Appleton	B-16	Outagamie													
4	82	Wisconsin River @ Point Bluff	B-11	Juneau													
4	153	Wisconsin River (Main St) @ Mosinee	B-	Marathon													
4	Loc	Wisconsin River (Thomas St) @ Wausau	B-971	Marathon													
5	14	Mississippi River (Cass St) @ LaCrosse	B-300	La Crosse													
5	18	Mississippi River West Channel @ Pdc	B-27	Crawford													
5	18	Mississippi River East Channel @ Pdc	B-28	Crawford													
6	10	Chippewa River @ Durand	B-41	Papin													
6	12	Chippewa River @ Eau Claire	B-171	Eau Claire													
						Preparation Phase											
															Construction Phase		

TABLE C.5

WISDOT DISTRICT 1 | FEBRUARY 1, 2003 SNAPSHOT

2002-2007 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM - IOWA COUNTY						
HWY	PROJECT TITLE	MILES	COST EST (RANGE)	YEAR(S)	TYPE	DESCRIPTION
14	WISCONSIN RIVER - MAZOMANIE ROAD	12.23	\$4,000,000- \$4,999,999	2004	PVRPLA	Pulverize the existing asphalt and overlay with asphaltic pavement.
18	CTH ID INTERCHANGE	0	\$750,000- \$999,999	2002	BRRPL	Construct a new diamond interchange at County Highway ID at Barneveld.
18	CTH ID INTERCHANGE	0.97	\$4,000,000- \$4,999,999	2002	RECST	Construct a new diamond interchange at County Highway ID at Barneveld.
18	MONTFORT - DODGEVILLE	14.22	\$4,000,000- 4999999	2005-2007	PVRPLA	Replace pavement and pave five feet of the shoulders.
23	USH 151 - IOWA ST. DODGEVILLE	0.67	\$100,000- \$249,999	2003	RDMTN	Recycle the existing blacktop and pave 5 feet of the shoulder.
80	HIGHLAND - STH 133 (B-932)	0.06	\$100,000- \$249,999	2003	BRRPL	Replace deficient existing bridge.
130	STH 23 - WISCONSIN RIVER (B-933)	0	\$250,000- \$449,999	2005-2007	BRRPL	Replace deficient existing bridge.
151	DODGEVILLE BYPASS - 4 LANES	3.59	\$1,000,000- \$1,999,999	2005-2007	RDMTN	Install dowels and diamond grind the rough pavement..
151	STH 23 OVERPASS (B-24)	0.01	\$100,000- \$249,999	2005-2007	BRSHRM	Overlay bridge deck.
151	BELMONT - DODGEVILLE	12.17	\$15,000,000 OR GREATER	2002	MAJOR	Reconstruct the roadway; the new roadway to be four lanes divided with bypasses of Mineral Point and Belmont.
151	BELMONT - DODGEVILLE	3.59	\$500,000- \$749,999	2003	MAJOR	Reconstruct the roadway; the new roadway to be four lanes divided with bypasses of Mineral Point and Belmont.
151	BELMONT - DODGEVILLE	0.8	\$500,000- \$749,999	2004	MAJOR	Reconstruct the roadway; the new roadway to be four lanes divided with bypasses of Mineral Point and Belmont.

TABLE C.6

12/22/2003 December Final Calculations

General Transportation Aids (GTA) and Connecting Highway Aids (CHA)

District	CVT Code	Municipality	2003	2004
1	25000	COUNTY OF IOWA	\$885,595.07	\$871,800.52
1	25002	TOWN OF ARENA	\$141,948.50	\$141,948.50
1	25004	TOWN OF BRIGHAM	\$107,018.00	\$105,247.75
1	25006	TOWN OF CLYDE	\$52,103.75	\$52,103.75
1	25008	TOWN OF DODGEVILLE	\$130,049.50	\$130,049.50
1	25010	TOWN OF EDEN	\$85,116.00	\$85,116.00
1	25012	TOWN OF HIGHLAND	\$129,739.25	\$129,739.25
1	25014	TOWN OF LINDEN	\$98,489.50	\$98,489.50
1	25016	TOWN OF MIFFLIN	\$78,128.25	\$78,128.25
1	25018	TOWN OF MINERAL POINT	\$89,443.25	\$92,856.00
1	25020	TOWN OF MOSCOW	\$71,832.00	\$71,832.00
1	25022	TOWN OF PULASKI	\$87,981.25	\$87,981.25
1	25024	TOWN OF RIDGEWAY	\$88,988.75	\$88,988.75
1	25026	TOWN OF WALDWICK	\$58,710.25	\$58,710.25
1	25028	TOWN OF WYOMING	\$54,111.25	\$54,111.25
1	25101	VILLAGE OF ARENA	\$24,639.30	\$24,260.08
1	25102	VILLAGE OF AVOCA	\$19,077.85	\$18,917.22
1	25106	VILLAGE OF BARNEVELD	\$37,994.83	\$38,372.12
1	25111	VILLAGE OF COBB	\$22,273.07	\$23,019.94
1	25136	VILLAGE OF HIGHLAND	\$34,324.90	\$36,845.62
1	25137	VILLAGE OF HOLLANDALE	\$13,441.06	\$15,457.22
1	25146	VILLAGE OF LINDEN	\$22,508.11	\$21,367.87
1	25176	VILLAGE OF REWEY	\$8,759.94	\$7,243.14
1	25177	VILLAGE OF RIDGEWAY	\$26,023.16	\$28,104.88
1	25216	CITY OF DODGEVILLE	\$317,440.92	\$316,502.24
1	25251	CITY OF MINERAL POINT	\$117,910.69	\$126,260.22

2003-2004 Funding changes indicated in bold.

2003

1	25216 CITY OF DODGEVILLE	\$23,062.66
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TABLE C.7a

2002-2003 LRIP Project Reports – Iowa County

Muni Name	Component Name	Project No	Road Description From To	Project Type	Total Cost	LRIP Limit
City of Dodgeville MSIPLT	6603	Valley St. Iowa St. Dacotah St.	Reconstruction	\$25,000.00	\$10,443.64	
Village of Cobb MSIPLT	5932	Benson Street Wilson Street School Street	Reconstruction	\$100,990.00	\$14,000.00	
Village of Ridgeway MSIPLT	6604	Wells St. Hughett St. Main St.	Reconstruction	\$22,847.79	\$11,423.89	
Town of Arena TRIP	7109	Coon Rock Road High Point Rd Demby Rd	Reconstruction	\$85,346.04	\$17,877.88	
Town of Arena TRIP	6605	Ray Hollow Rd Knight Hollow Rd Ush 14	Reconstruction	\$25,419.43	\$9,000.00	

TABLE C.7b

2002-2003 LRIP Project Reports - Iowa County

Muni Name Component Name	Project No	Road Description From To	Project Type	Total Cost	LRIP Limit
Town of Brigham TRIP	7142	Mill Dam Road 1.4 miles 1.65 miles south of CTH K	Resurfacing	\$15,911.26	\$7,955.63
Town of Brigham TRIP	6602	Mill Dam Rd 1.4 miles south of CTH K 1.65 miles south of CTH K	Reconstruction	\$72,891.75	\$36,445.87
Town of Dodgeville TRIP	6526	Sneed Creek Nelson Rd North Town of Wyoming	Reconstruction	\$41,124.35	\$20,562.17
Total for Iowa County				\$389,530.62	\$127,709.08

EXECUTIVE SUMMARY

The purpose of this section is to inventory existing utilities and community facilities in the Town of Wyoming. Utilities and community facilities, often referred to as public works, is the physical infrastructure that allows a community to function and grow. Community facilities may include libraries, municipal offices, schools, police stations, fire stations, parks, etc. Many of the community facilities are supported by utilities including water services, sewer system, stormwater drainage, electricity, 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 the population.



Wisconsin State Statute 66.1001(2)(d)

(d) Utilities and Community Facilities

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, childcare facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

UTILITY AND COMMUNITY FACILITY POLICIES

The following are the utilities and facilities policies for the Town of Wyoming.

- **Remind Town residents to test their wells each year so as to protect the drinking water supply.**

The responsibility for safe drinking water from private wells resides with the homeowner. However, providing reminders (perhaps through a mailing) and encouraging residents to have their wells checked can be a useful way for the Town to help protect public health.

There are a variety of contaminants that can be in well water and testing for them depends on the type and toxicity of the contaminant. At a minimum, all private wells should be checked annually for Coliform bacteria and nitrates. Other contaminants such as pesticides, lead, copper, Volatile Organic Compounds (VOCs), Polychlorinated Biphenyls (PCBs), arsenic, radium, boron, radon, and fluoride are tested on differing schedules, some on an as need basis, others only once for the life of the well.

- **Remind Town residents perform regular maintenance on their septic systems.**

Remind Town residents to be aware of the requirements of their septic systems, as all need inspection and maintenance in order to function properly.

- **Maintain a stormwater management strategy to protect ground and drinking water supplies.**

The Town level stormwater management strategy outlines recommendations and techniques to reduce soil erosion, retain or create buffer strips near surface waters, educate the public on non-point source pollution, emphasize conservation agricultural practices, and other such activities that all help reduce the amount of runoff entering the hydrologic system.

- **Review the strategy for siting telecommunication (“cell”) towers.**

Identifying ahead of time what locations are most suitable and desirable for telecommunication towers will give the Town some measure of control in where towers are placed in the community. This can help prevent towers being placed in locations that are offensive aesthetically or create negative impacts on the local environment.

- **Review existing capital improvements program annually and make adjustments to meet the future needs of the Town.**

A Capital Improvements Program (CIP) is a multi-year schedule of physical improvements. A CIP typically includes major projects such as constructing a new facility or repairing an existing facility. The CIP allows a jurisdiction to prioritize their major projects and the funding for those projects. Projects identified in the CIP may be water system improvements, wastewater system improvements, road improvements, park improvements, building improvements, etc. If an emergency arises, a specific project with low priority could be moved back. The CIP not only identifies needed public improvements, but also estimates their costs, and identifies means of financing such projects.

- **Ensure that new development bears a fair share of capital improvement costs necessitated by the development.**

When approving new developments, be aware of the costs attributed to public works projects such as road or bridge improvements.

- **Guide new growth to areas that are most efficiently served with utilities.**

Extending public utilities (roads, water, sewer) to new development can be very expensive, especially if the development is far from the existing infrastructure. Refer to Section H, Land Use Element, for recommended housing development locations in the Town.

Other community facilities or utilities important to the Town of Wyoming

- The Town of Wyoming Town Hall is a former schoolhouse built in 1875. It is used for Town Board and Plan Commission meetings, elections, and occasional uses for other public and private meetings. There are folding tables and chairs available for community use.
- The DNR Ranger Station in the Tower Hill State Park is used by local DNR personnel and services, provides wildfire control.

PUBLIC UTILITIES**WATER SYSTEM STATISTICS**

Private wells supply approximately 205 households and five businesses in Wyoming.

WASTEWATER TREATMENT SYSTEMS

Private septic systems support 175 households and two businesses. The Spring Green Golf Club Sanitary District supports the wastewater needs of the House on the Rock Resort and its related living units (currently about thirty), the American Players Theatre, the Taliesin Visitors Center, and the Taliesin residence. The Valley Sanitary District serves Epernay (currently four units).

SPECIAL SERVICE DISTRICTS

There are two sanitary districts in Wyoming, the Spring Green Golf Club Sanitary District and the Valley Sanitary District.

STORMWATER MANAGEMENT

Town roads and right-of-ways are designed and maintained to control stormwater. The Town's Building and Siting Ordinance addresses stormwater control. Landowners with stormwater problems are contacted and provided with instructions for resolution with the assistance of the WI DNR.

COMMUNITY FACILITIES

See Map D.1 at the end of this section for locations of various community facilities and utilities.

POLICE, FIRE AND EMERGENCY SERVICES

Town of Wyoming police protection is provided by the Iowa County Sheriff Department. The northern two-thirds of the Town get fire and rescue protection from the Spring Green Fire District. The Dodgeville Fire Department provides fire protection and rescue services for the southern third of the Town.

RECYCLING AND GARBAGE

The Town of Wyoming provides a central drop off for garbage and recyclables behind the Town Hall.

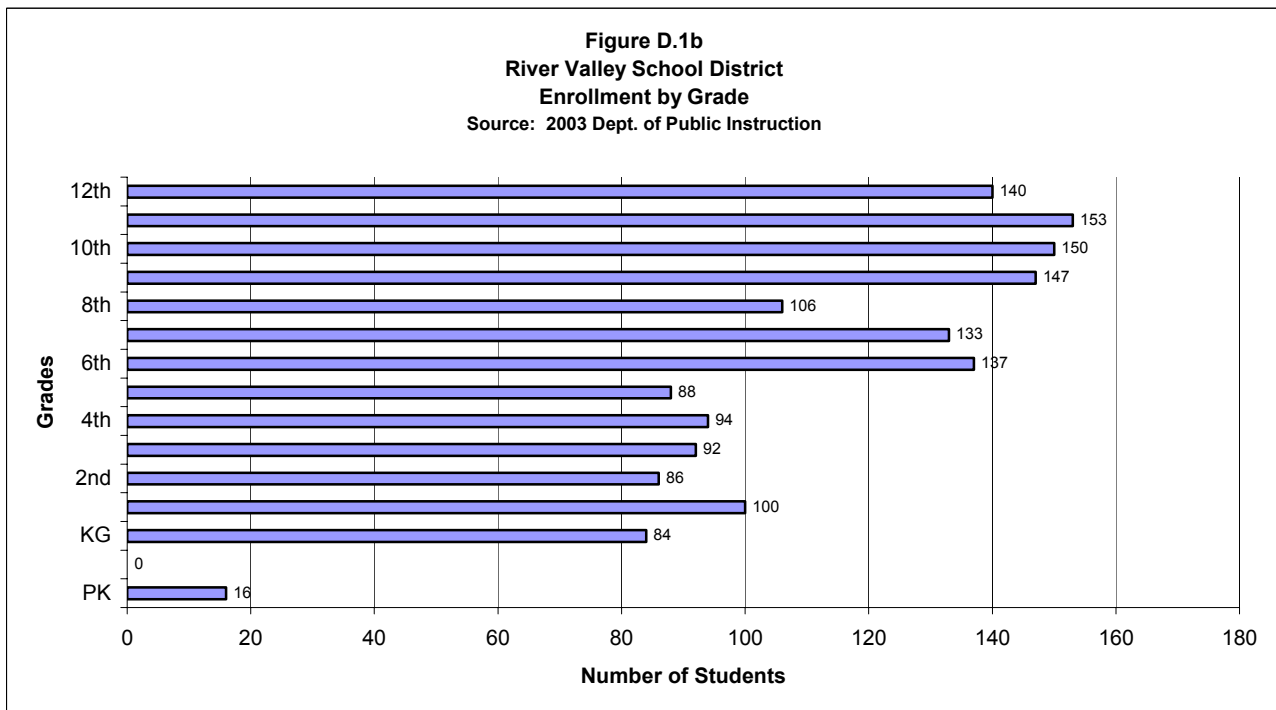
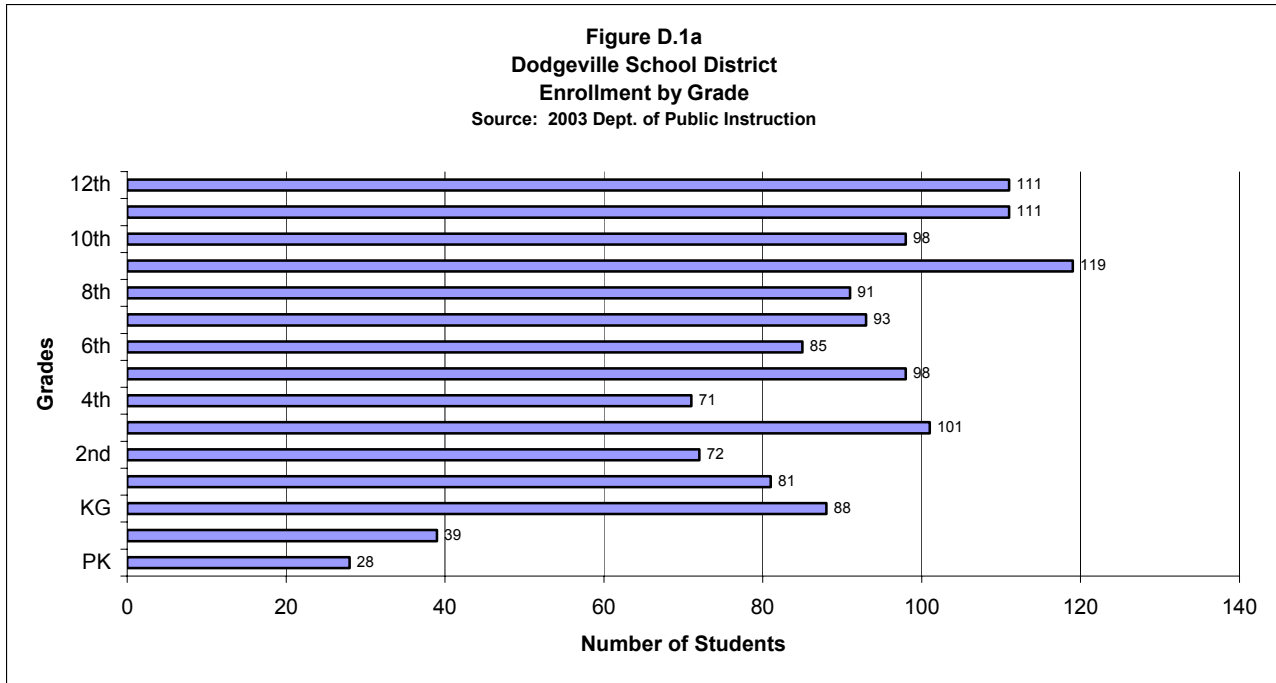
MUNICIPAL BUILDING/ LIBRARY SERVICES

The Town of Wyoming Town Hall is located on STH 23. Built in 1875, it is a former schoolhouse and is used for Town Board and Plan Commission meetings, elections, and occasional uses for other public and private meetings. Wyoming residents use the Spring Green Community Library and the Dodgeville Public Library.

PRIMARY AND SECONDARY EDUCATION

There are no education facilities located within Wyoming. Pre-K – 12 education for Town children is provided by the Dodgeville and the River Valley School Districts. There are two private schools available: St. John the Evangelist Catholic School in Spring Green and St. Josephs School in Dodgeville. See Map D.2 for all school districts in Iowa County.

According to Department of Public Education data, in 2003-2004 the Dodgeville School District had 1286 students and the River Valley School District had 1526. Figures D.1a and D.1b below show the enrollment by grade in each District.



HIGHER EDUCATION

There are no secondary education facilities in the Town of Wyoming.

HEALTHCARE FACILITIES

There are no health care facilities located within the Town of Wyoming. However, residents have access to a variety of health care providers outside Town boundaries such as the Upland Hills Health Hospital in Dodgeville, the Sauk Prairie Memorial Hospital and Clinic in Prairie du Sac, Richland Hospital in Richland Center, and Madison hospitals. Various medical clinics and facilities in Spring Green and Dodgeville serve the Town. See Appendix D-3 for healthcare facilities in southwest Wisconsin.

CEMETERIES

Please refer to Section E, Agricultural, Natural, and Cultural Resources Element, for information on local cemeteries.

CHILDCARE

There are no childcare facilities located in the Town, but they are available in surrounding communities.

PARKS AND RECREATION

Please refer to Section E, Agricultural, Natural, and Cultural Resources Element, for information on local parks and recreation facilities.

TELECOMMUNICATIONS AND OTHER UTILITIES

There are no telecommunication towers in Wyoming. The Iowa County Tower Siting Ordinance regulates tower locations and the Town participates and signs off on any siting decisions using guidelines in its Building Siting Ordinance. In addition, all towers need to be sited so as to prevent visibility from the Wisconsin River, to comply with the Lower Wisconsin State Riverway Law.

UTILITIES AND COMMUNITY FACILITY AGENCIES AND PROGRAMS

There are a number of state and federal agencies and programs to assist communities with public works projects. Below are brief descriptions of various agencies and programs. Contact information is provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

**UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)
COMMUNITY FACILITIES DIRECT GRANT AND LOAN PROGRAM**

The community facilities grant program provides grants to assist the development of essential community facilities in rural areas and towns of up to 20,000 people. The objective of the agency is to construct, enlarge, extend, or otherwise improve community facilities providing essential services to rural residents. This can include the purchase of equipment required for a facility's operation. All projects funded by the RHS grant program must be for public use.

**USDA RURAL DEVELOPMENT OF
WISCONSIN**

4949 Kirschling Ct
Stevens Point, WI 54481
Phone: (715) 345-7615
FAX: (715) 345-7669

<http://www.rurdev.usda.gov/wi/>
<http://www.rurdev.usda.gov/rhs/>

COMMUNITY FACILITIES GUARANTEED LOAN PROGRAM

The community facilities loan program is similar to the grant program in that it provides funding for essential community facilities, such as schools, roads, fire halls, etc. Again, local jurisdictions must have a population of less than 20,000 to apply. Applications are funded based on a statewide priority point system. For more information on the loan program, visit the USDA-RD website or call the office listed above.

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL UTILITIES SERVICE (RUS)

There are a number of available programs through USDA-RUS as part of the Water and Environmental Programs (WEP). WEP provides loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural areas and cities and towns of 10,000 or less. Public bodies, non-profit organizations, and recognized Native American Tribes may qualify for assistance. WEP also makes grants to non-profit organizations to provide technical assistance and training to assist rural communities with their water, wastewater, and solid waste programs. Some of the available programs include:

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

More detailed information can be obtained on any of the above programs by contacting USDA Rural Development Office.

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES
BUREAU OF COMMUNITY FINANCIAL ASSISTANCE (DNR-CFA)**

The Bureau of Community Assistance administers a number of grant and loan programs. The Bureau supports projects that protect public health and the environment and provide recreational opportunities. The Bureau has three major areas of programs, which include the following:

- Environmental Loans

This is a loan program for drinking water, wastewater, and Brownfield projects.

- Environmental Financial Assistance Grants

This is a grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control, and well compensation.

- Land & Recreation Financial Assistance Grants

This is a grant program for conservation, restoration, parks, stewardship, acquisition of land and easements for conservation purposes, recreational facilities and trails, hunter education, forestry, forest fire protection, household hazardous waste collection, dam rehabilitation and abandonment, dry cleaner remediation, and urban wildlife damage.

**WISCONSIN DEPARTMENT OF
NATURAL RESOURCES (WI-DNR)**

101 S Webster St
Madison WI 53703

Phone: 608-266-2621
Fax: 608-261-4380

<http://www.dnr.state.wi.us>

These are the major program headings. There are numerous programs available for specific projects underneath these umbrella programs. For example, under the Environmental Loans Program, there is the Safe Drinking Water Loan Program (SDWLP). The SDWLP provides loans to public water systems to build, upgrade, or replace water supply infrastructure. For more detailed information on other programs, contact the Wisconsin DNR or visit the website listed above.

**WISCONSIN DEPARTMENT OF COMMERCE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PUBLIC FACILITIES (CDBG-PF)**

This program is designed to assist small communities with public facility improvements. Eligible activities would include publicly owned utility system improvements, streets, sidewalks, disability accessibility projects, and community centers. Local governments including towns, cities, and counties are eligible. Federal grant funds are made available on an annual basis. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates.

**WI DEPARTMENT OF COMMERCE
DIVISION OF COMMUNITY
DEVELOPMENT**

PO Box 7970
Madison, WI 53707
Phone: 608-266-8934
Fax: 608-266-8969

<http://www.commerce.state.wi.us>
<http://www.rurdev.usda.gov/rhs/>

WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PFED)

This program helps underwrite the cost of municipal infrastructure necessary for business development. This program requires that the result of the project will ultimately induce businesses, create jobs, and invest in the community. More information is available from the Wisconsin Department of Commerce.

**AGRICULTURAL,
NATURAL, AND
CULTURAL
RESOURCES
ELEMENT**

EXECUTIVE SUMMARY

As the Town of Wyoming continues to grow, it is vital that it keep in mind the agricultural, natural, and cultural resources of the area. It can be very challenging for rural communities to allow new low-density development and at the same time protect the natural environment and preserve the character of the area, including cultural and historic resources. At first, development may have only a limited impact on the natural landscape, but as development continues, the visual and environmental impacts become more and more apparent. For these reasons, it is crucial to be aware of the existing agricultural, natural, and cultural resources.

There are a number of agricultural, natural, and cultural resources to be aware of as we plan for the future, including the following:

Agricultural Resources

Natural Resources

Cultural Resources

Number of Farms

Water Resources

Historic Buildings

Acreage of Farmland

Topography

Museums

Livestock

Geologic Resources

Landmarks

Crop Production

Forest / Woodlands

Churches

Farmland Potential

Wildlife Habitat

Rural Schools

Soil Capabilities

Parks and Open Space

Cemeteries

Soils

Air and Light



Wisconsin State Statute 66.1001(2)(e)

(e) Agricultural, natural and cultural resources element

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES POLICIES

The following are the agricultural, natural, and cultural resources policies for the Town of Wyoming. (Minimum lot sizes are addressed in Section H, Land Use Element.)

- **Routinely remind residents of the importance of their agricultural, natural, and cultural resources and the need for continued protection of local open spaces to provide recreational opportunities.**

Tell residents about the agricultural, cultural, and natural resources in their town and let them know ways they can support and protect them. Flyers included with a tax mailing, articles in the local newspaper, workshops, or other similar education efforts can help inform residents.

Work with the Towns of Arena, Dodgeville, and Clyde and Iowa County to protect contiguous natural areas that give local residents space to pursue recreational opportunities.

- **Build partnerships with local clubs and organizations in order to protect important natural areas.**

Work with local chapters of groups like Ducks Unlimited, Pheasants Forever, Trout Unlimited, and local sportsman's clubs that all have a common interest of protecting the environment. Cooperation can reduce duplication of effort and in turn cut costs.

- **Enforce noxious weed control ordinances.**

At both the national and state level, concern is growing about non-native species that threaten the stability of native or more desirable plant communities. In order to protect agricultural and natural resources of Iowa County from invasive, noxious weeds, local ordinances designed for the mutual benefit of citizens and the environment should emphasize education, prevention and cooperation between landowners and governmental agencies.

- **Maintain proper separation distances between urban and rural land uses to avoid conflicts.**

It is important to maintain separation distances between urban and rural land uses, as issues often arise such as neighbors complaining about noises, smells, chemical sprays, and farm machinery on the roadways.

- **Identify recharge areas for local wells and inventory potential contaminant sources.**

Contamination of local drinking water resources can be devastating and very costly to reverse. Be aware of recharge area locations for wells and potential contamination sources. Again, education of residents on local water resource issues may be beneficial.

- **Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.**

Refrain from developing drainage ways and floodplains that serve as stormwater runoff systems. Drainage basins were established naturally for a reason and should be preserved.

- **Promote tourism opportunities and pursue efforts to capitalize on local resources in conjunction with walking tour programs, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, maintaining trails, and preserving the natural beauty of the area.**

Every jurisdiction is unique and can capitalize on its historic or cultural significance and natural beauty. For example, tours can be walking, driving, or biking with certain areas of cultural or environmental significance identified. A Town web site can be a very useful tool in informing visitors and residents alike about recreational and cultural events and activities.

- **Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.**

Numerous state and federal programs aim specifically at protecting farmland, wetlands, forests, historic buildings, etc. There are agencies and contact information at the end of this section.

- **Utilize non-profit land trust organizations that assist with conservation easements and other land conservation programs.**

The Driftless Area Land Conservancy is a land trust for southwestern Wisconsin headquartered in Dodgeville.

AGRICULTURAL RESOURCES

Agriculture was important in the past and will continue to be in the future in southwestern Wisconsin. Farming is important aesthetically, culturally, economically, and recreationally to the Town of Wyoming.

FARMING CONFLICTS

Since the Town of Wyoming is an active agricultural area, there are some occasional conflicts between agriculture and non-agriculture landowners. There are some odor problems when pig manure is spread and there have been noise and odor issues with a pig confinement facility.

FARM EXPANSION

As farming becomes more global, the forces driving agricultural change are reflected in the decline of traditional agricultural practices. One strategy farmers have begun to follow is farm expansion and modernization. Expanding can help farmers maintain their net income and can sometimes also lead to efficiencies and lower production costs. Modernization strategies can also help improve farming operations. However, expansion and modernization bring with them possibilities of greater impacts to the local environment, as well as issues such as modernized farms needing fewer employees, resulting in local agricultural job losses. Larger operations may also require larger manure handling facilities, increasing the chances of more spills or odor complaints.

The Town of Wyoming Plan Commission believes that limits should be placed on farm size. Because the Town is a major tourist area, farm operations and confinement facilities need to be structured and sited unobtrusively as possible.

YOUNG FARMERS

One challenge facing farming in southwest Wisconsin is the lack of young people to replace a generation of older farmers. While farmers are retiring at the same rate, fewer young people are getting into farming. Communities seeking to retain their local agricultural economy and way of life need to consider strategies that will bring new or young people into farming.

The Plan Commission did not believe there was anything appropriate at the Town level that could be done to encourage young people to become involved in farming but suggested that tax laws could be structured to encourage more young people to come into farming. Cost share conservation programs could also be promoted as a way to help young farmers.

FARMING INFRASTRUCTURE

Farming infrastructure includes businesses and services such as a feed mill, equipment vendor, or veterinarian might supply. Farm supply businesses and food processing facilities represent important resources to area farmers as well as the broader local economy. In order to maintain farming it is essential to preserve the farming infrastructure. Valley Repair is the only farming infrastructure business in the Town of Wyoming, with many others located in surrounding jurisdictions. Businesses like these are necessary to support all types of farms.

FARM TYPES

The Plan Commission believes multi-enterprise (e.g. beef, dairy, and crops) should be encouraged, rather than single enterprise farms (e.g. only dairy, only soybeans).

The Plan Commission encourages the following types of farming operations with density and scale considerations:

- Dairy Operations
- Hog Operations
- Sheep Operations
- Organic Farming
- Beef-Cow/Calf Operations
- Beef-Finishing Operations
- Cash Crop Operations
- Community Supported Agriculture (CSA)

FARMER RETIREMENT

Land has inherent value but it is also valuable for what it produces and as it provides the farmer with a source of retirement funds. Trying to find a middle path of conserving farmland while enabling farmers to retire by profiting from their land is a statewide issue. The Plan Commission believes that sound land use planning in Wyoming has contributed to high real estate values for farms and a strong demand for complete farms if the landowners want to sell out. The 15-acre minimum lot size rule in Wyoming allows for the sale of non-productive land to provide retirement income to farmers and accommodate some rural housing demand while protecting community goals.

FARMING AND COMMUNITY VISION

It is essential to maintain both current farm operations and agriculture in general in Wyoming in order to achieve the community’s vision.

FARMING DATA

As indicated by Figure E.1, between 1987 and 2002 there was an overall increase of 335 farms in the county. (The US Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have produced and sold during the census year.)

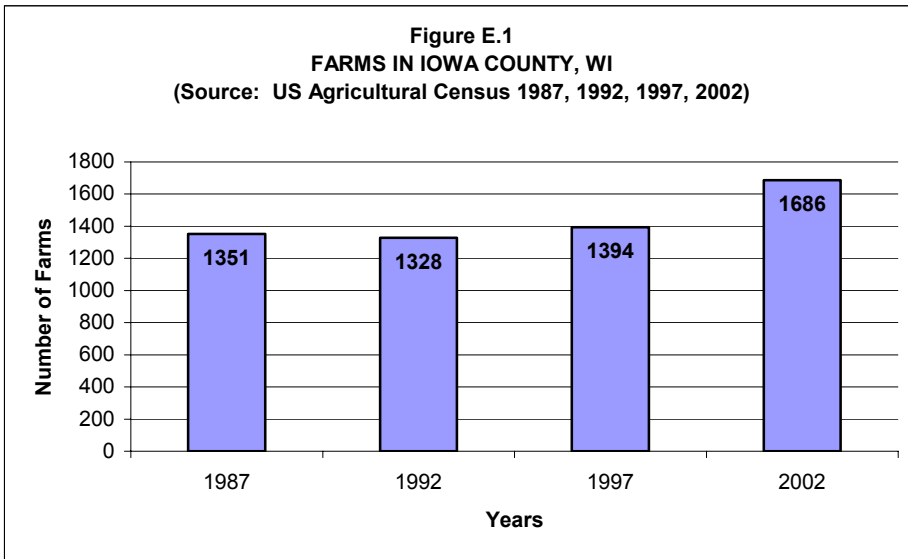


Figure E.2 relates to the number of farms in Iowa County, as it shows the total number of acres in farms. There has been an overall decline in the total number of acres farmed. A contributing factor is the amount of farmland being converted to residential, recreational, or conservation land.

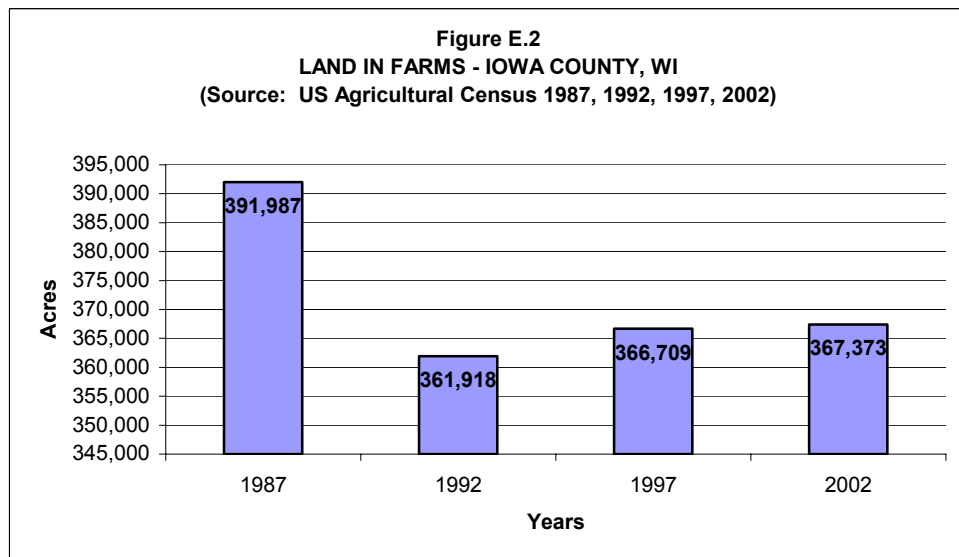


Figure E.3 shows the number of farmland sales and conversion in Iowa County. All towns show changes in sales and conversion but the Town of Eden is the lowest.

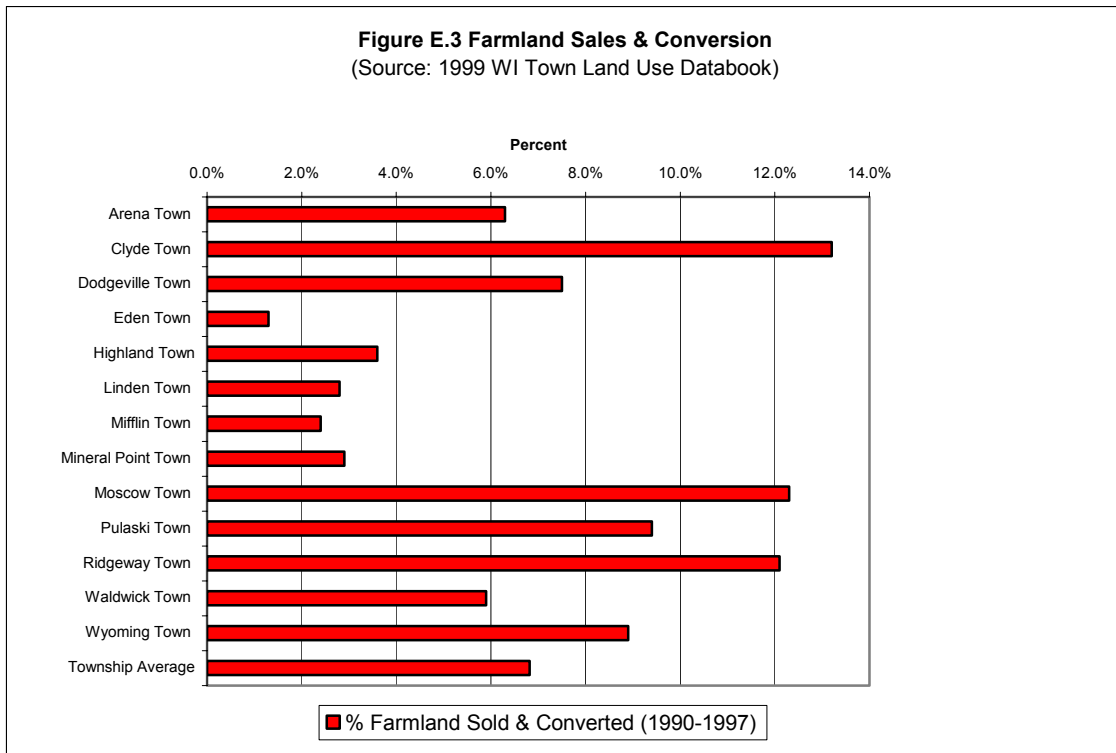


Figure E. 4 shows the average value of sale per acre of land. Most towns are roughly \$950 per acre with the Town of Wyoming an obvious exception.

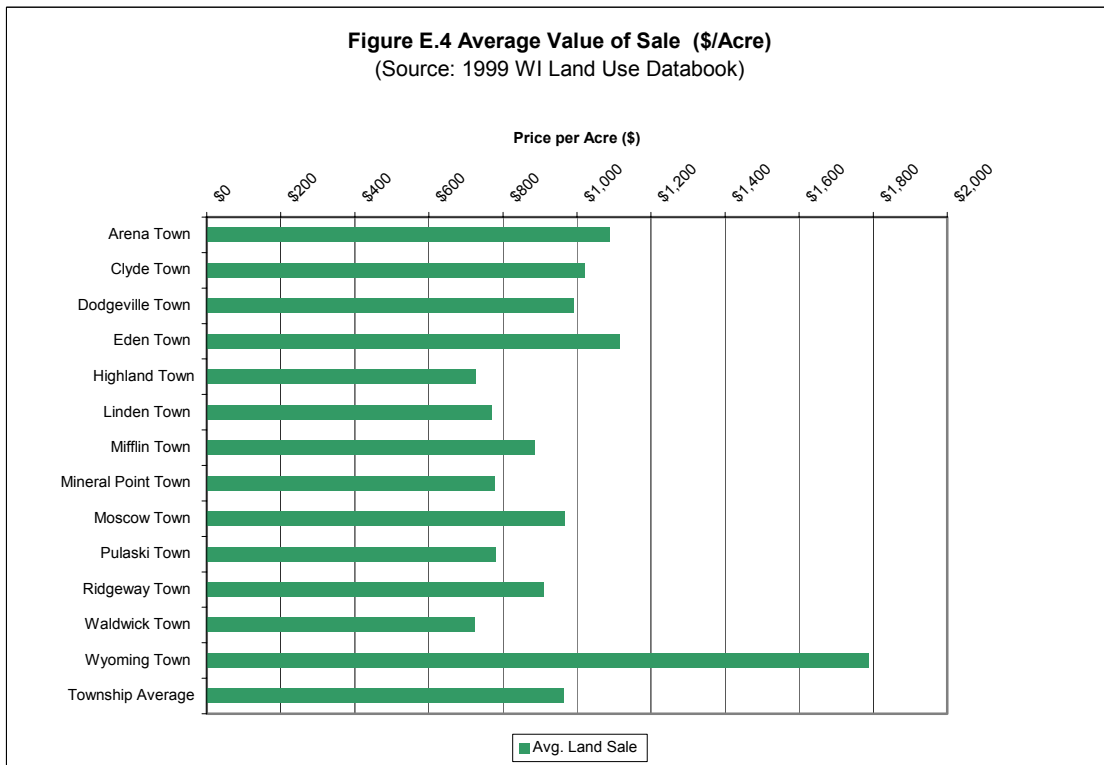
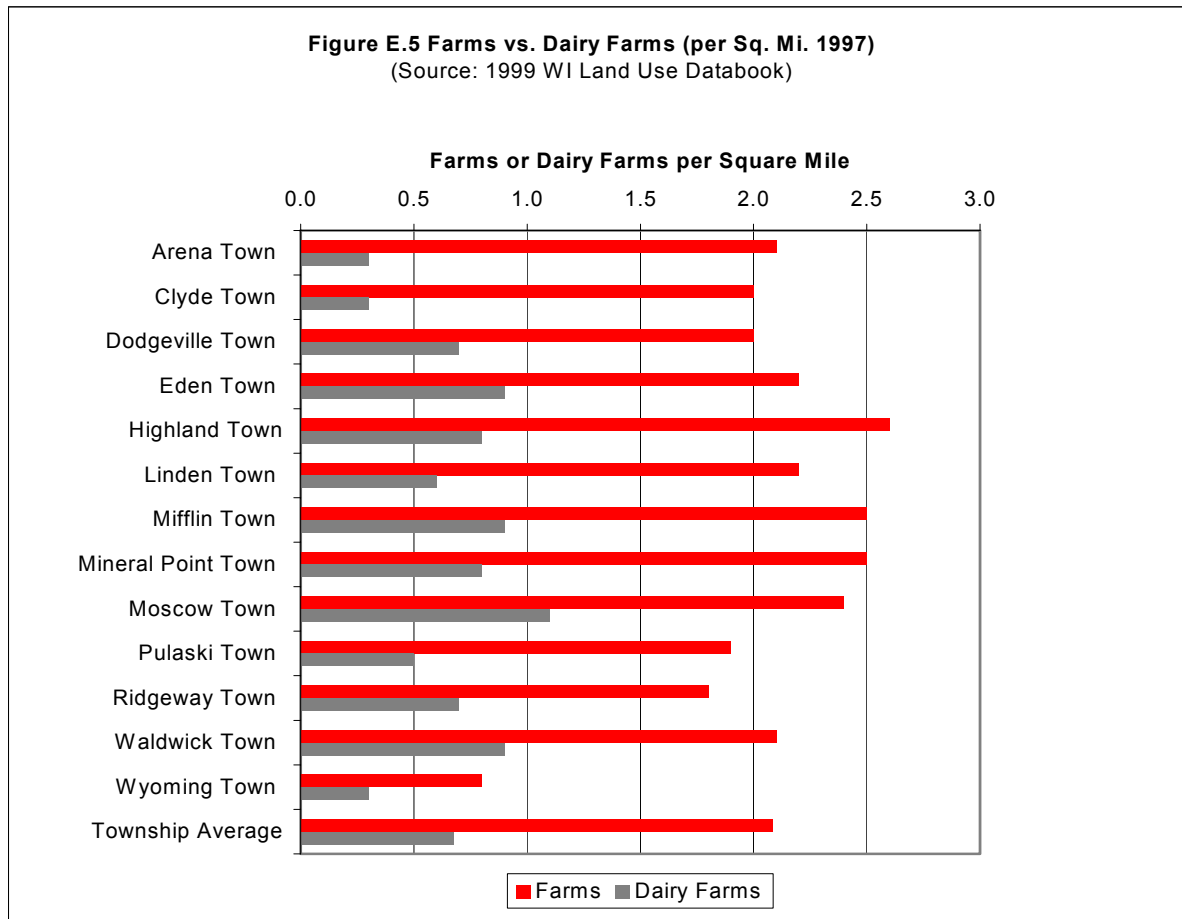


Figure E.5 shows a comparison of farms to dairy farms per square mile in 1997. Non-dairy farms were greater in number than dairy farms in all the towns of Iowa County.



FARMLAND POTENTIAL

In Iowa County, 72 percent of the soils are classified as prime, state, and local importance. Map E.1 is a Town level soil classification map. The classifications are

Prime Farmland - Most Capability Group I and II Soils
(25 percent of soils in Iowa County)

State Importance - Most Capability Group III Soils
(20 percent of soils in Iowa County)

Local Importance - Varies but in Southwestern Wisconsin some Capability Group IV, V, and VI Soils. In Iowa County these include land with better moisture holding capacity – valuable locally for pasture and hay production.
(27 percent of soils in Iowa County)

Other - Soil groups of importance (Capability Group VII, VIII) not noted in the categories above.

LAND COVER

Map E.2 shows the amount of agricultural resources in the Town of Wyoming. It also shows the location of natural resources, including forested lands, open water, and wetlands.

NATURAL RESOURCES

Natural resources are the essence and the building blocks of nature. Whether obvious or not, impacts to natural communities and resources often have significant adverse impacts on the human community.

WATER RESOURCES

Water is one of the most commonly used natural resources, serving an intrinsic function in the community. People utilize groundwater for drinking water, industrial uses, recreational purposes, etc. on a daily basis. Plants and animals rely on water to survive. Water is also one of the most easily contaminated resources. Because of its mobile nature, contaminants can travel far from their source through the ever-moving water cycle. This type of pervasive pollution is commonly known as non-point source pollution (NPSP).

Non-point source pollution comes from many diffuse sources resulting from a wide variety of human activities. NPSP directly impacts water resources. The Town of Wyoming protects its water resources via provisions in its current Land Use Plan and Building and Land Division ordinances. (See Section H, Land Use Element for more information.) County and State authorities enforce regulations for which they are responsible. Town road and bridge projects are engineered to comply with run-off regulations.

SURFACE WATER

Watercourses and water bodies provide various recreational opportunities, including fishing, swimming, boating, and passive recreational opportunities such as bird watching. Streams provide habitat for aquatic species and other wildlife. The Wisconsin River and nearby lakes and streams serve recreational needs of area residents. See Map E.3 for surface water resources in the Town of Wyoming.

Wyoming is in two watersheds, mainly the Otter and Murrey Creeks, with a small part in the Mill and Blue Mounds Creeks watersheds. See Map E.4 for Town watersheds.

FLOODPLAINS

The Federal Emergency Management Agency (FEMA) has designated flood hazard areas along many surface water resources. The importance of respecting floodways and floodplains is critical in terms of planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents. Due to Iowa County being entirely within the Driftless Area, the floodplains are largely the result of a well-developed dendritic (tree branch-like) drainage pattern draining the fairly rugged topography. This, together with low soil infiltration rates, combines to make overall flood risk in Iowa County quite high. The Town is at risk from periodic flooding. In order to lower its flooding risk, Wyoming relies on County regulations prohibiting building and/or building improvements in floodplains. Wyoming's current Land Use Plan and Building and Land Division ordinances also have provisions that are designed reduce flooding potential. See Map E.5 for the FEMA map.

WETLANDS

Wetlands serve a variety of functions, including playing an important role in stormwater management and flood control, filtering pollutants, recharging groundwater, providing a habitat for many wildlife species and plants, and offering open space and passive recreational opportunities. Iowa County wetlands include all marshes and swamps and those areas excluded from cultivation or other use because they are intermittently wet. The steep topography of southwest Wisconsin results in most natural wetlands being closely linked to the region's rivers and streams.

The Wisconsin Wetland Inventory (WWI) was completed for the state in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 47 percent of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county). Because the original WWI utilized aerial photographs taken in the summer some wetlands were missed, especially in the northern counties since interpretation was difficult due to leaf cover. Also, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. Most wetland losses in Iowa County have likely been due to draining for farming.

The Legislature authorized the DNR to update the WWI on a 10-year cycle. Budget constraints and lack of staff have slowed this process to a 24-year cycle at best. Digitizing wetland maps to obtain accurate wetland acreage information is on a rotation almost twice that long. This program is underfunded and understaffed. As a result there is no reliable qualitative and quantitative data about current rates of wetland loss. For more information, go to <http://www.dnr.state.wi.us/org/water/fhp/wetlands/facts.shtml>.)

Wyoming protects its wetland resources via provisions of the Land Use Plan and Building and Land Division ordinances. Town roads and bridges are engineered to withstand flood events and the Town enforces erosion control measures on private property to prevent erosion materials from flowing over the public right-of-way.

GROUNDWATER

Groundwater is a critical resource, not only because it is used on a daily basis, but also because rivers, streams, and other surface water depends on groundwater for recharge. Groundwater, whether from municipal or private well, supplies all Iowa County residents with drinking water. See Map E.6 for depth to groundwater levels for Wyoming.

Groundwater can easily become contaminated through non-point source pollution. The Driftless Area is characterized by thin soils over fractured limestone, sandstone, or shale bedrock and it is in this type underlying geology where the potential for groundwater contamination is greatest. All homes in the Town of Wyoming are on private wells. The jurisdiction actively protects its drinking water by promoting the County Extension 2004 well testing program.

Water supply is impacted as communities grow, bringing increased demand to supply groundwater to new homes, businesses, and industries. Increased well pumping can reduce the amount of recharge to surface waters, causing streamflow reduction, loss of springs, and changes in wetland vegetative communities. The Groundwater Bill (2003 Act 310) addresses groundwater quantity issues, requiring approval for siting, fees, and an environmental review. While this legislation is currently more relevant in areas of the state experiencing severe water quantity issues (e.g. the Central Sands region), the principle of controlling groundwater withdrawal in all parts of the state is quite important. By 2006, a groundwater advisory committee will be put together to address groundwater management in

“...Other areas of the state in which the withdrawal of groundwater over the long term adversely affects the availability of water for use or adversely affects water quality due to the effects of drawdown of the groundwater and in which there is a need for a coordinated response among the state, local government units, regional planning commissions, and public and private users of groundwater to address the effects on groundwater availability or quality.” (2003 Wisconsin Act 310, published May 6, 2004).”

Currently, increasing water supply demand is not an issue in the Town of Wyoming.

It is important to keep the groundwater resource in mind for many areas of comprehensive planning. Ultimately, what takes place above ground directly impacts this resource below the surface. There are a number of activities that directly impact the quality of water resources.

Potential pollution sources that can affect the groundwater supply include but are not limited to:

- On-site septic systems
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Sanitary Landfills
- Underground Storage Tanks
- Feedlots
- Junkyards
- Abandoned Quarries
- Abandoned Wells
- Pesticide and Fertilizer Applications
- Road Salt
- Household Cleaners & Detergents
- Unsewered Subdivisions
- Gas Stations
- Chemical Spills
- Leaking Sewer Lines
- Old Mine Openings and Shafts

WILDLIFE AND NATURAL COMMUNITIES

Wildlife enriches us, providing opportunities for observing, hunting, or photographing animals in their native habitat. Wildlife provides an educational stimulus, provoking curiosity about the natural world.

Habitat is the combination of food, water, shelter, and space necessary to meet the needs of wildlife.

Humans have an environmental responsibility to protect wildlife and the habitat it needs to survive. Since wildlife can cause problems by destroying property, carrying disease, producing unsanitary waste, and conflicting with human activities, it is important to provide natural habitat at a distance from human activities where animals will not be in contact with humans and can live and breed without interference.

Grassy ridge tops and forest historically covered the hills and ridges of large parts of southwest Wisconsin, comprising the ecological landscape type known as Western Coulee and Ridge. Ridge tops, home to a wide array of wildlife, particularly birds, are increasingly rare. Descriptions of natural communities in Iowa County are listed in Appendix E-1. The Town of Wyoming is within Western Coulee and Ridge landscape type and protects its ridge tops and viewscapes through provisions in the Building Siting Ordinance, adopted in 2000 and amended in 2003. The DNR protects habitat on its land holdings in the Lower Wisconsin State Riverway adjacent to Wyoming. The Town supports programs, policies, and conservation groups dedicated to prairie and savanna restoration, protection of Town ridge tops, and protection of wildlife habitat, through their Land Use Element (Section H) and Building Siting and Land Division ordinances.

Steep slopes and the highly erodible soils of Town of Wyoming have resulted in much of the land being put into CRP (Conservation Reserve Program). Conservation practices are required on actively farmed land in order to be eligible for farm programs. Much of the Town's woodlands is in the Managed Forest Law program and/or looked after by land stewards.

THREATENED AND ENDANGERED SPECIES

The Federal Endangered Species Act of 1973 was enacted to conserve threatened and endangered species of wildlife and plants. The Wisconsin Department of Natural Resources (DNR) has used the Natural Heritage Inventory (NHI) to develop maps for all counties in the state to provide generalized information about rare, threatened and endangered species. Threatened and endangered plant species are vulnerable to a variety of exotic, invasive plants, such as Bull Thistle and Wild Parsnip. The Weed Commissioner of Wyoming enforces the Town's noxious weed regulations. Production agriculture and land stewards work to control weeds as well. Refer to Appendix E-2 for a list of the threatened and endangered plant, animal, and natural communities of the Town of Wyoming. DNR-NHI maps (Map E.7a and E.7b) have also been included at the end of this section as a reference.

FOREST RESOURCES

Forests provide raw materials for the forest products industry and a venue for hunting, hiking, and fishing. They help sustain water resources and provide habitat for a wide variety of plants and animals, including threatened and endangered species. They also help balance global warming effects through oxygen production and carbon sequestration. Over half the forested lands in Wisconsin (57%) are privately owned. See Map E.2 for forested lands in the Town of Wyoming.

RURAL FORESTS

Forty-six percent of Wisconsin is forested (16 million acres). Forests therefore represent one of Wisconsin's most important land uses and are often times a defining feature of communities or whole regions. Other benefits of forests include:

- Recreational opportunities such as hunting, fish, and hiking
- Groundwater protection
- Home for wide variety of plants and animals, including T & E species
- Cleans air by producing oxygen and storing carbon
- Part of Wisconsin's culture

The Town of Wyoming supports sustainable forestry practices. 5,203 acres of Town forestland is enrolled in the Managed Forest Law, which is 21 percent of the Town's total acreage and 33 percent of the total "Forest" and "Undeveloped" acreage. An additional 400 acres are being applied for enrollment in MFL this year. Some Town land is enrolled in Sustainable Forest programs.

URBAN FORESTS

One natural resource often forgotten is the urban forest. The urban forest does not necessarily only relate to trees, but also includes shrubs, flowers, vines, ground cover, grass, and other plants within an urban area.

The Town of Wyoming does not have any Urban Forest.

ENVIRONMENTAL CORRIDORS

Environmental corridors refer to areas that contain groupings of natural resource features. Areas of concentrated natural resource activity ("rooms"), such as wetlands, woodlands, prairies, lakes, and other features, become even more functional when linked by environmental corridors ("hallways"). If corridor resource features are placed on a map, they can form a linear space.

Fish and wildlife populations, native plant distribution, and even clean water all depend on movement through environmental corridors. For example, wildlife populations isolated in one wooded location can overpopulate, die out, or cause problems for neighbors if there are not adequate corridors to allow the population to move about freely. Over 70 percent of all terrestrial wildlife species use riparian corridors, according to the USDA Natural Resources Conservation Service (NRCS).

Map E.8 shows several natural resource features within Wyoming, which can act as environmental corridors. Preserving environmental corridors can be a highly effective way to protect the natural and cultural resources in an area.

Environmental Corridor Benefits:

- Reduced Flooding
- Reduced Soil Erosion
- Improved Water Quality
- Improved Water Quantity
- Groundwater Recharge
- Bank Stabilization
- Improved Air Quality
- Improved Wildlife Habitat

Social Benefits:

- Walking and Hiking
- Cross Country Skiing
- Horseback Riding
- Photography
- Wildlife Viewing

AIR AND LIGHT

The Plan Commission did not identify air pollution as an issue.

Light pollution is an issue. Good outdoor night lighting increases safety, helps provide security, and enhances a community's nighttime character. By improving the quality of night lighting through decreasing glare and reducing light trespass, sky glow is decreased as well. With good lighting, visibility, safety, and security are improved, energy waste is minimized, and there is a much more comfortable nighttime environment.

Unfortunately, new lighting technologies have produced lights that are extremely powerful and when improperly installed, create problems of excessive glare, higher energy use, light trespass, and light pollution ("sky glow"). Excessive glare can be annoying and may cause safety problems, particularly to cars night-driving on roads with intensely lighted businesses along them. Higher energy use from bigger and more powerful lights result in increased costs for everyone. Light trespass reduces everyone's privacy while light pollution negatively impacts people's enjoyment of the night sky and disorients migrating birds and animals. In order to reduce light pollution, the Town controls billboard illumination and siting via provisions in the Sign and Building Siting ordinances.

GEOLOGIC AND SOIL RESOURCES

Soils and geology are also important planning considerations, particularly when thinking about new development. Today, technological advances can overcome many development challenges relating to soil and geology; however, it is important that these resources are not abused, overused, or contaminated. Particular attention must be paid to soils when development is occurring on steeper slopes and for septic systems. Drain-fields must be located to allow adequate infiltration and the sewage treatment provided by soils. A series of maps including slope limitations (Map E.9), septic limitations (Map E.10), and depth to bedrock (Map E.11) have been included.

Southwest Wisconsin is part of the unglaciated region known as the Driftless Area. Most of the bedrock in this region is sedimentary rock, consisting of sandstone and shale or limestone, containing mineral resources. Mineral resources are divided into two categories, metallic and non-metallic. Metallic resources in the region include lead and zinc. Non-metallic resources include sand, gravel, and limestone, with limestone as one of

the most significant geologic resources in the area, used frequently for road building. Refer to Map E-12 for a map showing mines and quarries in Iowa County.

Restricting access to abandoned mines or quarries helps protect these areas from becoming source points for groundwater contamination.

There are a few inactive quarries in the Town but there are no protection measures for them. There are no mine pits or diggings in the jurisdiction.

PARKS AND OPEN SPACE

Open space serves many important functions. It protects ecologically sensitive areas including wetlands and water resources, important wildlife habitat, and sensitive soils. Open space plays an important role in shaping the character of the community, as nothing can replace the visual impact of vast open space, whether it is agricultural land or woodlands. Preserving open spaces not only directly protects resources, but the space becomes a vital buffer zone. Open space can take the form of parks, cropland and pastures, greenbelts, wetlands or floodplains. Open space can also serve many functions for a community other than recreation, such as the following:

- Flood management
- Preserving prime agricultural land
- Limiting development that may occur
- Buffering incompatible land uses
- Structuring the community environment

LOCAL PARK AND RECREATION RESOURCES

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

There are a variety of recreational amenities available in the Town of Wyoming including:

- Tower Hill State Park (with picnic shelters, camp sites, and historical Shot Tower)
- Lower Wisconsin State Riverway, Helena Marsh Unit (boat landing on Hwy 14 and wildlife and natural areas)
- Bike trail along Highway 23
- Self-guided nature trail on American Players Theater grounds
- Endless Valley Stables
- Rush Creek Sportsman Club
- Hiking and cross-country skiing trails at House on the Rock Resort
- Snowmobile trails on private land maintained by local snowmobile club

Wyoming residents are also near Governor Dodge State Park. Refer to Map E.13 for Iowa County parks.

The Town actively promotes its natural resources to recreational visitors through tourist entities located in Wyoming. Town government gives financial support to the Spring Green Area Visitors Guide.

Although the Plan Commission believes there are enough outdoor recreation spaces, there is a need for handicap accessible facilities associated with the Town's current recreation amenities.

CULTURAL AND HISTORIC RESOURCES

Many communities often ignore cultural and historic resources in order to deal with "real" issues facing their community. However, the proper appreciation of these assets is vital to the long-term success of a community. Respecting and utilizing these available resources increases the overall quality of life and provides opportunities for tourism.

Determining what are cultural and historic resources has been left open to some interpretation. For the purpose of this plan, historic resources include historic buildings and sites (as identified by the national register of historic places), museums, churches, cemeteries, old country schools, and other buildings deemed appropriate by the community. The information presented here is to serve as a guide to cultural and historic resources, but it is not inclusive.

HISTORIC PLACES

The Town of Wyoming has three sites listed on the State and National Register of Historic Places. Refer to Map E.14 for historic places in the Town of Wyoming.

Table E.1: National Register of Historic Places

Name and Type of Place	Location	Date Added to State Register	Date Added to National Register
Shot Tower	Tower Hill State Park	1/1/89	4/3/73
Taliesin	2mi. South of Spring Green		4/14/73
Unity Chapel	2mi. South of Spring Green	1/1/89	7/18/74

CHURCHES

Churches have had a significant impact on the culture of the Town of Wyoming area. Refer to Map E.15 for churches in the Town of Wyoming.

Places of worship in the Town area include:

- Wyoming Valley Methodist Church
- Unity Chapel

CEMETERIES

Cemeteries have been identified as prominent historic and cultural resources. They can provide a historic perspective of the area, giving names and ethnicities of previous residents. Refer to Map E.15 for cemeteries in Wyoming.

The following cemeteries serve the Town:

- Lloyd – Jones
- Wyoming (Fans Hill)
- Old Helena

RURAL SCHOOLS

The old time, one room schoolhouse once dotted the landscape, providing public education for mainly rural communities. Over time, these buildings were utilized less and less, as larger, more centrally located schools were built and students were bused in. Nevertheless, the one room schoolhouse remains an icon of American rural culture, representing the opportunity for all children to learn “the three R’s”: reading, ‘riting, and ‘rithmetic. Refer to Map E.14 for rural school buildings and their (sometime multiple) locations in the Town.

The following rural school buildings (some of which have not only been converted to other uses but operated in more than one place) are in Wyoming:

- Highpoint
- Hillside Home aka Frank Lloyd Wright*
- Knobs
- Kritz
- Lower Wyoming (3 locations)
- Upper Wyoming (now Town Hall – 2 locations)
- Sneed Creek (2 locations)
- Wyoming Valley/River Valley

(*Currently the Taliesin School of Architecture.)

OTHER HISTORIC BUILDINGS AND SITES IN THE TOWN OF WYOMING

The Plan Commission identified two other historic sites in the Town. Refer to Map E.14 for other historic buildings and sites in the Town of Wyoming.

- Jonesdale Village (thriving village in the 1860’s, later abandoned)
- Hilltop (retreat and meeting center – includes former school relocated to the center)

CULTURAL RESOURCE AND HISTORIC PRESERVATION PROGRAMS AND SPECIAL EVENTS

Wyoming supports the Taliesin restoration and owns and maintains two historic cemeteries (Wyoming and Old Helena). The Town celebrated the Wyoming Valley Methodist Church 2002 Centennial and the seven Century Farms (farms that have been owned by the same family for 100 years or more) that are in Town.

Wyoming's most important cultural resources and the threats to them are listed in Table E.2.

Table E.2 - Cultural Resources Most Important To Your Community

Cultural Resource	Threats
Wyoming School	Has been restored but is not currently in use
Taliesin	Is in need of restoration
Barns, outbuildings, and cheese factories	These are threatened with neglect due to high maintenance costs or removed because of tax burdens.

RESPONSE TO THREATS TO CULTURAL RESOURCES IN YOUR COMMUNITY

There has been a Land Use Policy Plan in effect in Wyoming since 1989. The Sign (1991), Land Division (1992), and Building Siting (2000) ordinances offer additional protection to the Town's cultural resources.

ARCHEOLOGICAL RESOURCES

About 10,000 years ago, **Paleo-Indians** entered Wisconsin as they hunted woolly mammoth, mastodon, and bison. These large mammals lived on the abundant vegetation beginning to grow as the glaciers retreated northward.

Around 8,000 years ago, during the **Archaic Period**, the climate became warmer and dryer. Animals found in the state today replaced the large Ice Age mammals. People lived in smaller family groups in caves, rockshelters, along rivers, and around lakes and wetlands. They harvested wild plants, nuts, and acorns. They hunted animals such as deer and elk.

About 3,000 years ago, during the **Woodland Period**, people lived in large villages and began to use bows and arrows to hunt. It was during this period that many mounds, including effigies or mounds built in the shape of turtles, birds, bears and other animals, were built throughout Wisconsin. These people were Wisconsin's first potters and gardeners.

The **Mississippian Period** began about 1,000 years ago. In Wisconsin these people are called **Oneota**. They lived in villages and planted gardens to grow crops such as corn, beans, and squash. They had a complex trade network that extended to both the Atlantic and Gulf coasts.

Jean Nicolet, a French explorer, arrived in Wisconsin in 1634. At that time, the Indian tribes present in the state included the Ho Chunk (Winnebago), Potawatomi, Menominee, and Ojibwa (Chippewa) Indians. This marked the beginning of the **Historic Period**.

The list below gives archeological sites documented in your community. This is not a complete list because some sites disappear due to development or agriculture and some may not yet been reported to the State Historical Society.

Table E.3 - Archeological Sites In Your Community*

Site/Code Name	Site Type	Cultural Significance
Tower Hill Bluff Shelter	Cave/rockshelter	Woodland
THSP -1	Workshop site	Unknown Prehistoric
THSP-2	Workshop site, Campsite/village	Archaic, Historic Euro/American
THSP-3	Workshop site, Campsite/village	Unknown Prehistoric
THSP-4	Other	Historic Euro/American
Wright I	Campsite/village	Woodland
Wright II	Campsite/village	Unknown Prehistoric
Wright III	Campsite/village	Unknown Prehistoric
Wright IV	Cabin/homestead	Historic Euro/American
Wyoming Cemetery	Cemetery/burial	Historic Euro/American
Unity Chapel and Cemetery	Cemetery/burial	Historic Euro/American
Old Helena Cemetery	Cemetery/burial	Historic Euro/American

Table E.3 (cont.) - Archeological Sites In Your Community*

Site/Code Name	Site Type	Cultural Significance
Deer Shelter Rockshelter	Cave/rockshelter	Unknown Prehistoric
Unnamed Cemetery/Single Grave?	Cemetery/burial	
Bluff Rockshelter	Cave/rockshelter	Early Woodland, Late Archaic, Late Woodland
IA-0092	Campsite/village	Woodland
Shot Tower Shaft	Mill/sawmill	Historic Euro/American

*Due to the delicate nature of archeological sites, the Wisconsin State Historical Society does not release specific locations.

The Town of Wyoming Plan Commission identified local cultural resource contacts in Table E.4.

Table E.4 - Cultural Resource Contacts In The Town Of Wyoming

Name	Program/Affiliation	Area of Historical Expertise
Town Board and Plan Commission	Town of Wyoming	
Taliesin Preservation, Inc	Taliesin	
Lower Wisconsin Riverway Board	Lower Wisconsin Riverway	

HISTORIC ORDINANCE

Wyoming does not have an historic preservation ordinance and is not planning on creating one.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE AGENCIES AND PROGRAMS

There are a number of available state and federal programs to assist with agricultural, natural, and cultural resource planning and protection. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact them directly.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

The Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of our state. It is the one agency charged with full responsibility for coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities for Wisconsin citizens and visitors. The Wisconsin DNR has a number of programs available ranging from threatened and endangered species to water quality to parks and open space to wetlands.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

101 S Webster St
Madison WI 53703

Phone: 608-266-2621
Fax: 608-261-4380

<http://www.dnr.state.wi.us>

The Bureau of Community Financial Assistance (CFA) administers grant and loan programs, under the WI-DNR. Financial program staff works closely with local governments and interested groups to develop and support projects that protect public health and the environment, and provide recreational opportunities.

WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)

The Wisconsin Department of Trade and Consumer Protection inspects and licenses more than 100,000 businesses and individuals, analyzes millions of laboratory samples, conducts hundreds of hearings and investigations, educates businesses and consumers about best practices, adopts rules that have the force of law, and promotes Wisconsin agriculture at home and abroad.

Specifically DATCP has two divisions that relate directly to the agriculture and natural resource section of the comprehensive plan. The Environmental Division of DATCP focuses on insects, land and water, as well as plants and animals. The Agricultural Division of DATCP focuses on animals, crops, agricultural resources, and land and water resources.

**WISCONSIN DEPARTMENT OF TRADE
AND CONSUMER PROTECTION
(DATCP)**

2811 Agriculture Drive
PO Box 8911
Madison WI 53708

Phone: 608-224-4960

<http://www.datcp.state.wi.us>

WISCONSIN NATURAL RESOURCE CONSERVATION SERVICE (NRCS)

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture and was formerly called the Soil Conservation Service or "SCS".

Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also provides assistance to other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

**WISCONSIN NATURAL RESOURCES
CONSERVATION SERVICE (NRCS)**

6515 Watts Road,
Suite 200
Madison, WI 53719

Phone (608) 276-USDA

<http://www.wi.nrcs.usda.gov>

WISCONSIN HISTORICAL SOCIETY

The Society serves as the archives of the State of Wisconsin. It collects books, periodicals, maps, manuscripts, relics, newspapers, and audio and graphic materials as they relate to North America. It maintains a museum, library, and research facility in Madison, as well as a statewide system of historic sites, school services, area research centers, administering a broad program of historic preservation and publishing a wide variety of historical materials, both scholarly and popular. The historical society can also provide assistance for various state and federal programs.

WISCONSIN HISTORICAL SOCIETY

Office of Preservation Planning
Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Phone: 608-264-6500

<http://www.wisconsinhistory.org>

**ECONOMIC
DEVELOPMENT
ELEMENT**

EXECUTIVE SUMMARY

As a rural, scenic, agricultural, and low density residential area with eight tourist, cultural, or recreation entities, the policy in the Town of Wyoming towards new economic development will be

- Direct proposed office parks, industrial parks, and other business development to nearby communities with existing infrastructure
- Maintain highways as scenic corridors with no additional commercialization of rural highways
- Maintain rural scenic conditions that enhance the existing cultural, tourist, or recreation attractions or businesses. These entities along with their over 500,000 annual visitors or customers, are important contributors to the economy of the Spring Green area and Iowa County, and offer employment opportunities to town residents
- Consider proposals for tourist related economic development that would maintain existing rural scenic conditions
- Support home based business for residents, and support enhancements of existing tourist related businesses that are consistent with the goals and provisions of the Comprehensive Plan
- Support the overall economic development goals of the Spring Green area, Iowa County, and southwestern Wisconsin, as described in this element, by maintaining an inviting, appealing rural setting for the House on the Rock, House on the Rock Resort, Taliesin, American Players Theatre, Tower Hill State Park, Lower Wisconsin State Riverway, Rush Creek Sportsmens Club, and Endless Valley Riding Stables
- All development, both existing and proposed, subject to the provisions of the town's Sign Ordinance.

**Wisconsin State Statute 66.1001(2)(f)****(f) Economic Development**

A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

INTRODUCTION

The economic development strategy for a community is a compilation of the objectives, policies, or goals, along with requisite maps, and the identification of programs and projects that promote the stabilization, retention, or expansion of the economic base and quality employment opportunities in the local governmental unit. It normally incorporates an analysis of the labor force and the economic base of the community. It tries to assess the categories or types of new businesses and industries that are desired by the local governmental unit, and identifies the jurisdiction's strengths and weaknesses for attracting or retaining these businesses and industries.

The requisite number of industrial or business sites needed to accommodate the community's stated goals and objectives, includes the evaluation of any known environmentally contaminated sites that could be used for commercial or industrial purposes. The strategy also identifies any applicable county, regional, state, or national economic development programs that may apply to the economic development goals of the community.

High profile projects for Iowa County communities include the need to fulfill tax increment financing district plans and the attraction of new business investments to the county. The county now has an enhanced opportunity to attract and grow additional businesses as a result of the major highway improvements to the US Highway 151 corridor. Opportunities also exist to facilitate new investments within downtown areas, and to enhance and promote tourism. The Tax Incremental Finance (TIF) law (SB 305/306, adopted February 29, 2004) makes it easier for cities and villages to add residential development where there is a desire for it. The Tourism, Agriculture, Forestry (TAF) law (AB 347, adopted April 13, 2004) helps towns pursue tourism, agricultural, or forestry based developments. There appears to be a strong commitment to rural issues throughout the county, and by working together as a county, many problems may be able to be addressed.

First and foremost is a strong recommendation that the county and its communities consider the formation of a countywide economic development organization, and specific recommendations, including a possible model to follow, is provided in the policy statements below. The reasons for doing such a thing are numerous and compelling. Among them:

- (1) The county has several industrial and business parks that have had, or are proposed for, considerable public investment, and these should be marketed by the communities;
- (2) Iowa County as a whole, along with several of its communities, has a strong economic development tool in a relatively large revolving loan fund that can be more effectively utilized if full time professional staff were available to work with prospective borrowers;
- (3) From a regional economic development perspective, Iowa County is the "hole in the donut" being surrounded on all sides by counties that have formed countywide economic development corporations (Grant, Lafayette, Green, Richland and Sauk) or have other significant economic development capacity (Dane). There are many regional initiatives, such as the Agricultural Development Zone tax credit program, and the Southwest Wisconsin Regional Economic Development Coalition (<http://swwrpc.org/redc>) that could benefit from greater Iowa County participation if additional staff capacity were available.
- (4) Approximately three-quarters of all counties in the state, including many rural counties, have found the need to form countywide economic development organizations. It is one of the most effective models for promoting the local area and working on a myriad of issues of interest to its members. It is also not too large and not too small to be effective, and the members have a considerable number of things in common;
- (5) Economic development is more than just enhancing business development or creating and saving jobs. It is complex, with many areas of concern, including preservation or modernization of farms, protecting the environment, promoting new housing, and many more. In order to achieve community goals, it may be necessary to increase the institutional capacity to deal with them. Such an organization, with its economy of scale, can be very affordable to its members.

The Wisconsin Economic Development Association (WEDA) provides more information below.

What is Economic Development or Why The Buck (\$) Starts Here!

Economic development (ED) is a term commonly heard these days but it is an important concept that is often misunderstood.

What is Economic Development?

Economic development is the process by which a community organizes and then applies its energies to the tasks of improving the economic well-being and quality of life for the community. Economic development is an investment in the community.

Why Should You Be Concerned About Economic Development?

The reasons are quite basic. Economic development helps pay the bills. Economic development is about working together to maintain a strong economy by creating and retaining desirable jobs, which provide a good standard of living for individuals, thereby increasing the tax base, so a community, county or state can provide the level of services residents expect.

Does Economic Development Really Matter?

A community needs ED in order to help pay for growing citizen wants, to retain and grow existing businesses, to attract new business and investment, to nurture local entrepreneurs (start-ups) and to replenish income lost by dollar "leakage" out of the community through the purchase of goods made elsewhere. Job growth and maintenance in local basic industries (which produce goods and services sold outside the area) brings new dollars into the community. New dollars invested or spent in a community generate more economic activity, creating a "multiplier" effect. The higher the multiplier, the greater is the effect on the local economy. The same applies for new jobs in the community. Multiplier total impacts commonly fall in the range between 1.5 and 2. Subsequently, the total community impact of new dollars or jobs can be up to double the amount of the original amount.

Similarly, new capital investment in real property generates a continuous revenue stream through property taxes. At the average rate for Wisconsin cities, one million dollars in new business property produces annual revenue of \$25,000. Vacant and underutilized property can generate the opposite result. Due to these dynamic circumstances, if there is no mechanism to foster growth and positive change, the alternative is community economic stagnation and decay.

Why Economic Development Now?

Economic development has increasingly become an integral part of public policy decision-making. Simultaneously, until recently, ED success has been continual, to the point where it was assumed and taken for granted. For example, during the economic boom of the 1990's, Wisconsin dramatically outperformed the nation in job creation for its citizens. Labor shortages became the major concern.

Now, the problem is how can scarce (limited) resources be utilized in the most efficient manner to satisfy limitless wants, both individual and collective?

Major changes in world and national economies are now taking place. In response to globalization, some companies are merging, moving, shrinking, or closing. Community economic success is no longer a "given" and cannot be taken for granted. What then?

It all depends upon how a community reacts to economic change; what it knows about itself, its economy and the wants and needs of all its citizens; and, how it is positioned to satisfying these wants and needs in the future.

The significance of ED programs and professions is never greater than in "challenging" times, such as we currently have. The last place to look for cuts and cost savings is the one place – ED – that can best return our communities and state to the level of growth and prosperity we so recently enjoyed. This is an important and continual job, requiring cooperation, analysis, expertise, and action.

ECONOMIC DEVELOPMENT POLICIES

Below are the policies that will help Iowa County and its jurisdictions achieve a self-sustaining economic development initiative in both the short- and long-term.

- **The various interested communities, county representatives, and other parties including businesses and business organizations, should meet to discuss the creation of a countywide economic development corporation.**

Such a corporation should be formed under Chapter 181 of the Wisconsin Statutes, avoiding the creation of a county economic development corporation under Chapter 66 of the Statutes. Virtually all of the more than fifty such corporations in the state are formed under Chapter 181, and also organized under Section 501(c)4 or 501(c)6 of the Internal Revenue Code. A potential model for such a corporation is that of the Fond du Lac County Economic Development Corporation (<http://www.fcedc.com/>). This organization is somewhat different from the typical economic development corporation in the sense that it has a large number of business and industry memberships, in addition to the more usual municipal and county partnerships. The principal purpose of that corporation is to promote business and economic development within the county, including business retention, entrepreneurship and community development.

- **All incorporated jurisdictions, as well as the county, should provide for annual funding of economic development needs, including, but not limited to membership dues in organizations that promote economic development beneficial to the county.**

Cities and villages should have an annual appropriation for economic development activities to include, but not be limited to, dues or contributions to local, county or other economic development organizations that the community or county feels is highly beneficial in terms of cost/benefit. An economic development budget, even a modest one, may also assist to address any pressing issues that are identified at times other than when the budget is prepared.

- **Each community should create a community fund through the Community Foundation of Southern Wisconsin, especially if there is not an alternative vehicle for encouraging local charitable contributions that go toward overall community betterment.**

A Community Fund is a charitable component of the Community Foundation of Southern Wisconsin, Inc. It allows individuals and groups to contribute time and money toward the betterment of a specific community. Each has a volunteer board comprised of community members that encourage the growth of the fund and oversees distributions in the form of grants based on community projects, programs and other changing needs.

- **Utilize the availability of training programs to enhance local capacity building for purposes of community and economic development.**

Establish an organized and trained business recruitment and retention team within a community development organization by seeking assistance from existing resources that are available (i.e., UW Extension, Alliant Energy, SWWRPC, etc.). Also, participate in the Community Leadership Alliance that offers training for existing and potential community leaders. Contact the County University Extension office to inquire about this program.

- **Develop necessary information to market the community and the available business sites and available buildings within the community on the Internet.**

Develop a "community profile" with applicable information of value to potential new businesses and residents to help them make a location decision and to give them local contacts for additional information. Ensure that printed or electronic profiles are updated annually. It is important that this information be posted to a web site where information on industrial and commercial sites in the county can be easily found. Site selection locators most often find information about sites and buildings on web sites, such as that of Forward Wisconsin, Inc. (<http://www.siteswi.com>).

➤ **Work on tourism potential as tourism is one of the fundamental assets of Iowa County.**

The county and its communities should partner with the Point of Beginnings Heritage Area, Inc. (POB) 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. The POB opened the facility to the public on May 1, 2004. A plan to partner with a countywide tourism organization, such as a county tourism committee, has been developed for the purposes of ensuring active participation between Point of Beginnings organization and each of the three counties it serves.

➤ **Make historic preservation and tourism a fundamental economic development strategy of community and county efforts.**

Iowa County communities have some of the earliest histories in the state, which have played a pivotal role in the development of the state. Historic preservation and heritage tourism is undoubtedly among the greatest assets that the area has. Tourists, and many people in general, are very interested in history, and the area should preserve and promote its history as a major economic development strategy. This means providing support to active groups who work diligently on either protecting the history of the area, or in promoting it. There are many organizations, from genealogical groups to historical societies, to tourism committees and non-profit organizations. Communities should strive to work closely with these groups to help them achieve their goals.

➤ **Conduct a housing needs assessment in all areas interested in housing development, and make housing development a fundamental economic development strategy in areas where this is desired, but evaluate proposals by doing a feasibility analysis.**

Housing has been identified as a key need in many communities. Private consultants are available to assist communities in determining what types of housing is needed, but more importantly, what types of housing can be supported by the community. Investment in new housing is not inexpensive for communities or developers, and any assistance that can be provided in establishing need and feasibility may encourage the development of the right kind of new housing for the community.

➤ **Become familiar with new Tax Increment Financing (TIF) and the Tourism, Agriculture, Forestry (TAF) laws. This is pertinent for any jurisdiction, even towns, as there may be considerable opportunities for economic development.**

Significant changes in Wisconsin's tax increment financing law represents the largest overhaul of this law in many years. The changes are substantial and will make it easier for a community to create one, and will provide for more advantageous time lines for making investments and paying off the associated debt. The TIF law is one of the most powerful economic development tools in existence. The new TAF law can assist towns getting help with projects whose goals are to foster or augment tourism, agriculture, or forestry development.

ESTABLISHING PRIORITIES

During the community visioning work completed in December 2002, the term "job" or "jobs" was very rarely used in answering the questions posed at the session. (These questions are listed below.) Terms such as preserve, conservation, history, farms and agriculture, and services were commonly used. This discussion was centered on the participant's feelings about quality of life in general. Jobs, of course, are important as they provide a livelihood and a good job, with benefits, and provide a better standard of living.

- What do you like about living in this area of Iowa County?
- What are some of the community values?
- What are some of the challenges or concerns facing your community?
- What are some opportunities for your communities in the future?
- What type of development or redevelopment should occur in this area?
- What words do you want your grandchildren to use to describe your community?
- What do you want to preserve?
- What do you want your community to look like in 2022?

In preparation of this plan, the Issues and Opportunities Element identified the strengths, weaknesses, opportunities, and issues of each cluster group. The following is a listing of the top significant **countywide** strengths, opportunities, issues, and weaknesses as identified by the local planning commissions. The number in parentheses after each item is the number of jurisdictions that indicated the particular statement. Although these issues may differ from area to area within the county, these are considered to be the most important on a countywide basis. The following were determined to be the most significant based on the number of jurisdictions listing the items. All items receiving relatively few mentions are ignored for purposes of this discussion.

Significant Countywide Strengths

- Rural/Natural Beauty-Rural Character/Atmosphere (12)
- Agriculture and Farmland (10)
- Small Town Atmosphere (10)
- Community Services - Fire/ambulance/police/ etc. (10)
- Roads/snow removal (9)
- Recreation and Open Space (8)

Significant Countywide Opportunities

- New Residential Development – Subdivisions/assisted living/starter homes/affordable housing (12)
- Business and Industry – Creation, attraction and support (12)
- New and Existing Recreation Areas (10)

Significant Countywide Issues (also called threats)

- Preservation of Natural Resources/Scenic Preservation (10)
- Availability of Jobs and Economic Opportunities (10)
- Preservation of Farm and Agricultural Lands (7)
- Declining School Enrollment (6)

Significant Countywide Weaknesses

- Lack of Job Opportunities (9)
- Lack of Commercial and Industrial Property (6)
- Lack of Housing Options – Single Family, Elderly, Affordable, Starter (6)
- High Taxes (5)

The list of strengths, opportunities, issues, and weaknesses shown in Table F.1 attempts to demonstrate how identified weaknesses and threats should be alleviated by playing on one's strengths and opportunities. Conversely, addressing some issues or weaknesses may compromise current strengths or opportunities. For instance, residential or industrial development can adversely effect the preservation of farms and natural resources. While broadening the tax base through the attraction or establishment of new businesses can have a beneficial effect on property taxes, especially in the end, residential development requires careful analysis to determine if the proposed activities will indeed have a beneficial or an adverse effect on the tax rates. For this reason, it is strongly suggested that jurisdictions pursuing larger residential developments have a feasibility study done by a qualified consultant prior to entering into development agreements calling for expenditure of public funds, even if those funds are recoverable from the developer relatively soon or at some time in the future. The costs to the public in terms of public services resulting from development should be evaluated.

Table F.1 – Strengths/Opportunities and Weakness/Threats Relationships

Relationship between Strengths/Opportunities and Weaknesses/Threats. <i>Row items with an "X" can best alleviate corresponding column items. Column items with an "O" are hindered by the corresponding row items.</i>		Weaknesses				Issues (Threats)			
		Lack of Job Opportunities (9)	Lack of Commercial & Industrial Property (6)	Lack of Housing Options (6)	High Taxes (5)	Preservation of Natural Resources/Scenery (10)	Availability of Jobs & Economic Opportunities (10)	Preservation of Farm and Ag. Lands (7)	Declining School Enrollment (6)
Strengths	Rural/Natural Beauty-Rural Character/Atmosphere (12)					X			
	Agriculture and Farmland (10)							X	
	Small Town Atmosphere (10)								
	Community Services - Fire/ambulance/police/ etc. (10)								
	Roads/snow removal (9)								
	Recreation and Open Space (8)					X			
Opportunities	New Residential Development (12)			X		O		O	X
	Business & Industry – Creation, attraction, support (12)	X	X		X		X	O	X
	New and Existing Recreation Areas (10)					X		O	

Although the visioning sessions indicated that the things most important to participants were not jobs per se, but generally quality of life, the exercise of identifying strengths, weaknesses, opportunities, and issues did indicate that many jurisdictions identified the creation, attraction, and support of business and industry as an opportunity. This same opportunity for a better life was identified through residential development. Working on the jurisdiction’s strengths and opportunities can, if effectively and concertedly pursued, have a direct positive impact on many identified major weaknesses or threats.

The following are comments from cluster work groups about their dreams for economic development in their areas, and what they feel should be accomplished in order to meet their goals.

Northwest Cluster: Village of Highland, Town of Highland, Village of Avoca, Town of Pulaski

- *What are your dreams for economic development in Iowa County or your area?*
 - Improve transportation that includes building a new bridge between Avoca and Gotham.
 - The NW corner of Iowa County attracts technology companies to the area that provide good jobs.

- *What does Iowa County or your communities need to do?*
 - Greater citizen participation in promoting our communities.
 - Patronize local businesses.

Northeast Cluster: Village of Arena, Town of Arena, Town of Clyde and Town of Wyoming

- *What are your dreams for economic development in Iowa County or your area?*
 - Arena is a rural bedroom community.
 - Clyde and Wyoming a rural agriculture, land steward, residential place.
- *What does Iowa County or your communities need to do?*
 - Towns need to support the Village of Arena and its goals of economic development and self-sufficiency, while maintaining the rural character of their areas.
 - Town of Arena would accept some annexation by the Village of Arena.

Central Cluster: City of Dodgeville, Town of Dodgeville, Village of Ridgeway, Town of Ridgeway

- *What are your dreams for economic development in Iowa County or your area?*
 - Adaptive reuse of existing farm buildings and dwellings in rural and city areas.
 - Increase tourism, agricultural base, bed-and-breakfasts, artists, outdoor recreation, and affordable housing for all.
- *What does Iowa County or your communities need to do?*
 - Set goals and cooperate and communicate.

Southwest Cluster: Village of Linden, Town of Linden, Town of Eden, Town of Mifflin

- *What are your dreams for economic development in Iowa County or your area?*
 - Healthcare for everyone.
 - More diversity in retail and manufacturing (a downtown shoe store).
 - An economic climate that will attract young people and encourage them to stay here and provide a good living yet continue the rural way of life.
 - No urban sprawl.
- *What does Iowa County or your communities need to do?*
 - Pull in more diverse manufacturing.
 - Needs to capitalize on tourism -- House on the Rock, Taliesin, Mineral Point, rustic roads, Governor Dodge, Wisconsin Cheese, bike trails, affordable opportunities, Blackhawk Park.
 - Advertise more (e.g. Uplands).

South Central Cluster: City of Mineral Point, Town of Mineral Point, and Town of Waldwick

- *What are your dreams for economic development in Iowa County or your area?*
 - We want our development to be non-abusive to ground water, good for the eye and air.
 - Employers that pay a good wage to improve quality of life.
 - We want this area to be a good area to grow up.
- *What does Iowa County or your communities need to do?*
 - County could have a compendium or list of the cities and towns and what they offer. List commercial areas, housing areas, parks, hotels, restaurants, tourist attractions, provide a summary for each governmental unit.

Southeast Cluster: Village of Hollandale, Town of Moscow, Village of Blanchardville

- *What are your dreams for economic development in Iowa County or your area?*
 - Dream is train/light rail.
 - Antique center/artists. Emphasis on arts -- tourism destination.
 - Senior Center.
 - Assisted living -- graduated care.
 - A café.

- *What does Iowa County or your communities need to do?*
- Zoning that allows for home-based businesses.
 - Better Internet connectivity.
 - Try to keep business local, encourage local trading.
 - Publicize what we have to offer.

ECONOMIC DEVELOPMENT RESULTS FROM THE COUNTYWIDE PUBLIC OPINION SURVEY

- Eighty-two percent of respondents strongly agreed or agreed that Iowa County should work to coordinate efforts to actively recruit new businesses and industry.
- Sixty percent of respondents strongly agreed or agreed that all Iowa County communities should provide at least some land with infrastructure (water, sewer access, etc.) for industrial and commercial uses either owned publicly or privately.
- Sixty-eight percent of respondents strongly agreed or agreed that development at the edge of cities and villages should be required to have municipal water and sewer services.
- The following types of businesses were most desired by the survey respondents:

Business Type	Essential	Very Important	Important
a. Agricultural	41%	33%	18%
b. Commercial / Retail	19%	35%	32%
c. Downtown / Main Street	20%	29%	33%
d. Home based businesses	9%	22%	38%
e. Industrial & Manufacturing	15%	30%	35%
f. Tourism & Recreation	26%	31%	28%

LABOR FORCE CHARACTERISTICS

Tables F.2 through F. 13 provide a variety of data, which includes age and sex for the county and minor civil divisions, with comparisons in many cases to the State of Wisconsin. Included is a list of major employers in Iowa County.

Table F.2 – Employment Status And Commuting To Work: 2000

Geographic area	Population 16 years and over--		Civilian labor force--	Workers 16 years and over
	Percent in labor force			
	Total	Female	Percent Unemployed	Percent worked outside county of residence
Iowa County	75.5	71.7	3.9	36.5
COUNTY SUBDIVISION AND PLACE				
Arena village	79.6	72.5	2.4	80.3
Arena town	75.9	70.4	5.1	70.9
Avoca village	64.3	55.3	8.4	73.9
Barneveld village	78.4	78.4	2.8	68.2
Blanchardville village (Iowa part)	74.5	68.1	3.9	83.6
Blanchardville village (Lafayette part)	69.1	65.6	0.9	71.1
Brigham town	78.8	72.2	2.9	49.0
Clyde town	73.0	71.8	4.0	40.8
Cobb village	69.1	67.8	3.2	23.6
Dodgeville city	77.3	76.8	4.8	22.2
Dodgeville town	76.4	71.8	1.7	22.0
Eden town	78.2	69.5	3.3	15.8
Highland village	75.6	72.1	3.3	25.4
Highland town	74.0	68.6	3.7	21.1
Hollandale village	56.1	52.3	2.5	74.8
Linden village	71.6	66.0	6.7	27.8
Linden town	66.7	56.4	2.9	15.8
Livingston village (part)	85.7	80.0	0.0	8.3
Mifflin town	82.8	80.4	3.7	21.7
Mineral Point city	72.8	69.6	3.5	25.8
Mineral Point town	79.0	72.6	3.2	20.5
Montfort village (part)	72.0	65.4	0.0	16.7
Moscow town	82.2	79.5	4.5	49.9
Muscoda village (part)	74.1	63.0	0.0	85.0
Pulaski town	79.2	75.4	3.5	47.8
Rewey village	62.7	58.3	0.8	40.2
Ridgeway village	77.3	72.1	4.4	55.7
Ridgeway town	77.2	76.6	5.8	38.1
Waldwick town	77.5	73.7	4.4	22.6
Wyoming town	79.8	74.4	4.9	54.5

Source: U.S. Census Bureau, Census 2000 Summary File 3. Prepared by SWWRPC.

Table F.2 above is generally self-explanatory. Three-quarters of the adult population are in the labor force, and only slightly fewer females than males participate in the work force as a percent of all persons age 16 and over. It should be noted that the female population is larger for this broad age group, so employment among women is nearly at full employment. Only 3.9 percent of workers were unemployed at the time of the census. More than one out of every three persons employed commute outside of the county for employment.

Table F.3 – Occupation of Employed Civilians 16 Years and Over: 2000

Geographic Area	Percent Distribution by Occupation					
	Management, professional, and related occupations	Service occupations	Sales and Office Occupations	Farming, fishing, and forestry occupations	Construction, extraction, and maintenance occupations	Production, transport, and material moving occupations
Iowa County	30.9	12.8	25.5	2.5	10.9	17.4
Arena village	15.0	17.0	24.5	0.6	18.9	24.0
Arena town	27.2	12.8	25.6	2.2	15.8	16.5
Avoca village	12.2	12.9	24.7	1.1	14.0	35.1
Barneveld village	31.1	11.4	27.2	0.3	13.9	16.0
Blanchardville (pt)	27.4	11.0	30.1	0.0	9.6	21.9
Brigham town	43.8	12.2	19.9	5.3	10.3	8.5
Clyde town	34.3	10.1	23.1	4.7	13.0	14.8
Cobb village	31.8	6.9	35.9	0.8	9.8	14.7
Dodgeville city	28.2	17.4	30.8	0.4	6.2	17.0
Dodgeville town	40.0	10.0	22.1	1.6	10.8	15.5
Eden town	36.6	6.3	18.5	12.7	16.6	9.3
Highland village	23.0	12.8	31.0	0.0	16.5	16.7
Highland town	34.8	11.2	18.1	8.7	12.6	14.6
Hollandale village	14.7	8.6	39.7	1.7	16.4	19.0
Linden village	20.6	18.1	23.5	2.5	18.1	17.3
Linden town	34.7	8.1	23.0	5.6	9.3	19.3
Livingston village (pt)	8.3	66.7	0.0	25.0	0.0	0.0
Mifflin town	41.1	5.5	25.9	9.0	7.9	10.5
Mineral Point city	29.9	13.9	25.6	0.6	9.6	20.5
Mineral Point town	39.5	14.1	18.5	3.3	9.0	15.5
Montfort village (part)	27.8	19.4	22.2	0.0	19.4	11.1
Moscow town	44.5	11.8	18.9	4.1	7.7	13.0
Muscoda village (pt)	5.0	10.0	17.5	10.0	12.5	45.0
Pulaski town	35.6	11.3	17.6	5.9	9.5	20.3
Rewey village	25.2	11.8	27.6	3.9	15.0	16.5
Ridgeway village	13.2	11.5	30.3	1.0	15.8	28.2
Ridgeway town	37.0	10.6	23.6	3.1	7.1	18.6
Waldwick town	34.7	5.9	28.7	6.9	8.9	14.9
Wyoming town	45.6	9.2	15.4	0.0	10.8	19.0

Source: U.S. Census Bureau, Census 2000 Summary File 3, prepared by SWWRPC.

Table F.3 data above are major occupational groups. (“Occupation” refers to the type of work a person does on the job.) For Iowa County residents, only 2.5 percent of the population is in the farming, fishing and forestry occupations, while the table on the following page identifies slightly more than ten percent in the agriculture, forestry, fishing, and hunting industry. Many people identify themselves as working in the agricultural industry, while not farming. More than 30 percent of residents are in management and other professional occupational categories. This percentage approaches 45 percent in many areas. Data is available at a more detailed occupational level from the American FactFinder on the US Census Bureau’s web site (<http://www.census.gov>).

Table F.4 – Industry and Class of Worker of Employed Civilians 16 Years and Over: 2000

Geographic Area	Percent in Selected Industries		Percent government workers (local, state or federal)
	Agriculture, forestry, fishing, and hunting	Manufacturing	
Iowa County	10.3	13.6	11.6
Arena village	2.2	20.6	10.0
Arena town	8.1	16.9	12.7
Avoca village	4.1	35.4	10.7
Barneveld village	2.1	10.9	11.7
Blanchardville village (Iowa part)	2.7	15.1	23.3
Blanchardville village (Lafayette part)	2.9	16.0	9.6
Brigham town	17.3	10.3	10.9
Clyde town	16.0	5.9	11.8
Cobb village	4.5	11.4	18.8
Dodgeville city	2.2	13.1	10.1
Dodgeville town	12.1	10.8	11.9
Eden town	40.0	2.4	9.3
Highland village	1.4	13.4	16.5
Highland town	27.0	10.3	8.9
Hollandale village	5.2	17.2	5.2
Linden village	3.6	17.0	10.5
Linden town	23.5	11.6	9.1
Livingston village (pt)	25.0	8.3	0.0
Mifflin town	35.6	7.9	12.2
Mineral Point city	2.7	16.1	12.0
Mineral Point town	22.0	8.8	9.8
Montfort village (part)	8.3	19.4	33.3
Moscow town	20.1	9.4	11.8
Muscoda village (pt)	10.0	57.5	5.0
Pulaski town	23.4	22.5	7.7
Rewey village	6.3	18.1	15.7
Ridgeway village	3.1	17.8	9.9
Ridgeway town	19.3	12.1	11.8
Waldwick town	27.7	5.0	14.5
Wyoming town	8.7	14.9	20.0

Source: U.S. Census Bureau, Census 2000 Summary File 3. Prepared by the SWWRPC.

Table F.4 above is similar to Table F.3, except that it shows information for two industrial classifications and one class of worker classification, rather than occupation. (“Industry” relates to the kind of business conducted by a person’s employing organization.) There are more persons employed in manufacturing and local, state and federal government than in agriculture countywide. Many of the government workers, of course, commute to state jobs in Dane County.

Manufacturing accounted for 13.6 percent of all resident’s jobs in 2000, compared to 22.2 percent for Wisconsin and 14.1 percent for the United States. Agriculture and the related industries accounted for only 2.7 percent of jobs in Wisconsin and even less nationally at 1.5 percent of all jobs.

Table F.5 – Labor Force Participation Rates By Age Group For Minor Civil Divisions

	Arena village	Arena town	Avoca village	Barneveld village	Blanchard-ville vill.	Brigham town	Clyde town	Cobb village	Dodgeville city	Dodgeville town
Total:	465	1,190	460	819	102	709	241	366	3,268	1,133
Male:	247	598	232	402	55	367	138	189	1,497	577
16 to 24 years:	47	75	32	50	10	46	19	39	195	53
In labor force:	41	54	28	37	8	32	12	21	158	35
LF Participation	87.2%	72.0%	87.5%	74.0%	80.0%	69.6%	63.2%	53.8%	81.0%	66.0%
25 to 44 years:	115	238	86	220	19	156	41	64	641	195
In labor force:	108	221	79	191	19	151	39	61	580	186
LF Participation	93.9%	92.9%	91.9%	86.8%	100.0%	96.8%	95.1%	95.3%	90.5%	95.4%
45 to 61 years:	61	200	63	90	17	108	44	44	364	222
In labor force:	59	173	57	79	15	103	37	40	320	206
LF Participation	96.7%	86.5%	90.5%	87.8%	88.2%	95.4%	84.1%	90.9%	87.9%	92.8%
62 to 69 years:	5	45	21	18	5	21	18	10	99	32
In labor force:	0	29	4	4	2	15	12	3	59	16
LF Participation	0.0%	64.4%	19.0%	22.2%	40.0%	71.4%	66.7%	30.0%	59.6%	50.0%
70 years and over:	19	40	30	24	4	36	16	32	198	75
In labor force:	4	9	2	4	0	11	2	8	49	24
LF Participation	21.1%	22.5%	6.7%	16.7%	0.0%	30.6%	12.5%	25.0%	24.7%	32.0%
Female:	218	592	228	417	47	342	103	177	1,771	556
16 to 24 years:	33	77	23	53	4	39	11	16	228	75
In labor force:	31	47	16	38	4	29	9	16	197	50
LF Participation	93.9%	61.0%	69.6%	71.7%	100.0%	74.4%	81.8%	100.0%	86.4%	66.7%
25 to 44 years:	101	239	78	218	18	153	26	68	690	198
In labor force:	84	201	66	206	18	142	19	54	651	188
LF Participation	83.2%	84.1%	84.6%	94.5%	100.0%	92.8%	73.1%	79.4%	94.3%	94.9%
45 to 61 years:	47	177	64	83	15	85	36	42	363	171
In labor force:	37	141	39	68	8	62	34	42	342	137
LF Participation	78.7%	79.7%	60.9%	81.9%	53.3%	72.9%	94.4%	100.0%	94.2%	80.1%
62 to 69 years:	11	52	20	20	3	23	14	16	138	41
In labor force:	4	17	5	11	0	9	12	8	106	10
LF Participation	36.4%	32.7%	25.0%	55.0%	0.0%	39.1%	85.7%	50.0%	76.8%	24.4%
70 years and over:	26	47	43	43	7	42	16	35	352	71
In labor force:	2	11	0	4	2	5	0	0	65	14
LF Participation	7.7%	23.4%	0.0%	9.3%	28.6%	11.9%	0.0%	0.0%	18.5%	19.7%

Source: U.S. Census Bureau, Census 2000 Summary File 3. Prepared by the SWWRPC.

TABLE F.5 (cont.) – Labor Force Participation Rates By Age Group For Minor Civil Divisions

	Eden town	Highland village	Highland town	Hollandale village	Linden village	Linden town	Mifflin town	Mineral Point city
Total:	271	672	616	212	415	664	430	2,027
Male:	153	314	313	103	200	350	226	947
16 to 25 years:	26	53	45	14	42	44	36	127
In labor force:	17	44	20	12	28	35	25	102
LF Participation	65.4%	83.0%	44.4%	85.7%	66.7%	79.5%	69.4%	80.3%
25 to 44 years:	69	136	104	35	101	114	92	370
In labor force:	65	127	102	27	88	109	92	353
LF Participation	94.2%	93.4%	98.1%	77.1%	87.1%	95.6%	100.0%	95.4%
45 to 61 years:	37	58	103	23	36	106	66	246
In labor force:	35	47	97	17	31	94	61	221
LF Participation	94.6%	81.0%	94.2%	73.9%	86.1%	88.7%	92.4%	89.8%
62 to 69 years:	8	27	36	8	6	31	22	76
In labor force:	7	21	20	6	2	7	11	21
LF Participation	87.5%	77.8%	55.6%	75.0%	33.3%	22.6%	50.0%	27.6%
70 years and over:	13	40	25	23	15	55	10	128
In labor force:	6	11	9	0	6	21	3	27
LF Participation	46.2%	27.5%	36.0%	0.0%	40.0%	38.2%	30.0%	21.1%
Female:	118	358	303	109	215	314	204	1080
16 to 25 years:	8	59	39	10	36	24	19	122
In labor force:	8	47	23	5	25	10	15	100
LF Participation	100.0%	79.7%	59.0%	50.0%	69.4%	41.7%	78.9%	82.0%
25 to 44 years:	54	125	111	32	99	116	92	369
In labor force:	43	118	100	29	80	94	79	354
LF Participation	79.6%	94.4%	90.1%	90.6%	80.8%	81.0%	85.9%	95.9%
45 to 61 years:	35	75	91	23	35	82	69	255
In labor force:	29	63	76	23	29	64	63	212
LF Participation	82.9%	84.0%	83.5%	100.0%	82.9%	78.0%	91.3%	83.1%
62 to 69 years:	9	42	23	3	17	19	13	94
In labor force:	2	22	9	0	6	7	7	44
LF Participation	22.2%	52.4%	39.1%	0.0%	35.3%	36.8%	53.8%	46.8%
70 years and over:	12	57	39	41	28	73	11	240
In labor force:	0	8	0	0	2	2	0	42
LF Participation	0.0%	14.0%	0.0%	0.0%	7.1%	2.7%	0.0%	17.5%

Source: U.S. Census Bureau, Census 2000 Summary File 3. Prepared by the SWWRPC.

TABLE F.5 (cont.) – Labor Force Participation Rates By Age Group For Minor Civil Divisions

	Mineral Point town	Moscow town	Pulaski town	Rewey Village	Ridgeway Village	Ridgeway town	Waldwick town	Wyoming town
Total:	666	432	293	204	532	443	409	257
Male:	363	227	151	89	274	221	200	136
16 to 25 years:	75	19	35	15	51	19	34	10
In labor force:	46	5	24	7	42	8	24	7
LF Participation	61.3%	26.3%	68.6%	46.7%	82.4%	42.1%	70.6%	70.0%
25 to 44 years:	129	93	53	36	119	90	73	48
In labor force:	128	85	50	32	111	79	71	43
LF Participation	99.2%	91.4%	94.3%	88.9%	93.3%	87.8%	97.3%	89.6%
45 to 61 years:	108	90	49	19	64	76	51	60
In labor force:	104	89	43	19	53	71	47	53
LF Participation	96.3%	98.9%	87.8%	100.0%	82.8%	93.4%	92.2%	88.3%
62 to 69 years:	29	16	4	11	16	21	29	7
In labor force:	22	10	4	3	10	12	18	5
LF Participation	75.9%	62.5%	100.0%	27.3%	62.5%	57.1%	62.1%	71.4%
70 years and over:	22	9	10	8	24	15	13	11
In labor force:	6	3	4	0	9	2	3	7
LF Participation	27.3%	33.3%	40.0%	0.0%	37.5%	13.3%	23.1%	63.6%
Female:	50	205	142	115	258	222	209	121
16 to 25 years:	29	28	23	23	37	25	13	2
In labor force:	58.0%	20	12	17	29	15	11	0
LF Participation		71.4%	52.2%	73.9%	78.4%	60.0%	84.6%	0.0%
25 to 44 years:	127	93	60	38	124	96	75	57
In labor force:	82.7%	88	57	30	104	82	65	42
LF Participation		94.6%	95.0%	78.9%	83.9%	85.4%	86.7%	73.7%
45 to 61 years:	92	63	36	26	53	64	68	50
In labor force:	78.3%	51	34	16	43	60	66	44
LF Participation		81.0%	94.4%	61.5%	81.1%	93.8%	97.1%	88.0%
62 to 69 years:	24	12	6	16	20	14	22	4
In labor force:	41.7%	2	4	4	6	13	12	4
LF Participation		16.7%	66.7%	25.0%	30.0%	92.9%	54.5%	100.0%
70 years and over:	10	9	17	12	24	23	31	8
In labor force:	40.0%	2	0	0	4	0	0	0
LF Participation		22.2%	0.0%	0.0%	16.7%	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2000 Summary File 3. Prepared by the SWWRPC.

Table F.6 shows the labor force participation rates for males and females by broad age group for the county, the state, and the nation. As can be seen from the age-specific labor force rates in Table F.2, the local participation rate in Iowa County is considerably higher than the state and nation as a whole for persons of normal working years age 16 to 64. This is true for both sexes, but is especially so for males. As noted in Table F.5, the percent of population that is of retirement age or above will influence rates for the older age group. A lower rate can be expected among women of retirement age than men because there is a higher population of women in these years. The percent of women in the labor force in Iowa County is approximately double for persons of retirement age, compared to the state and the nation. The participation rate for males is also higher than that of the state or nation by a considerable margin.

Table F.6: Age-Specific Labor Force Participation Rates For Comparison

Age specific Labor Force Participation Rate	Population 16-64 years			Population 65 years and over		
	Both Sexes	Male	Female	Both Sexes	Male	Female
Iowa County	86.0	87.8	84.1	25.5	31.7	20.7
State of Wisconsin	80.3	83.6	77.0	13.8	18.6	10.4
United States	73.6	79.1	68.3	13.3	18.4	9.7

Table F.7: Work Status In 1999 By Weeks & Hours Usually Worked, By Sex

Weeks usually worked	Both Sexes (13,941)			Weeks usually worked	Both Sexes (%)		
	Hours per week usually worked				Hours per week usually worked		
	35+ hrs.	15-34 hrs.	1-14 hrs.		35+ hrs.	15-34 hrs.	1-14 hrs.
50-52 wks.	8,640	1,277	276	50-52 wks.	62.0	9.2	2.0
40-49 wks.	983	396	67	40-49 wks.	7.1	2.8	0.5
27-39 wks.	588	287	69	27-39 wks.	4.2	2.1	0.5
< 27 wks.	579	559	220	< 27 wks.	4.2	4.0	1.6

Weeks usually worked	Males (7,244)			Weeks usually worked	Males (%)		
	Hours per week usually worked				Hours per week usually worked		
	35+ hrs.	15-34 hrs.	1-14 hrs.		35+ hrs.	15-34 hrs.	1-14 hrs.
50-52 wks.	5,072	290	131	50-52 wks.	70.0	4.0	1.8
40-49 wks.	517	127	26	40-49 wks.	7.1	1.8	0.4
27-39 wks.	306	70	26	27-39 wks.	4.2	1.0	0.4
< 27 wks.	317	259	103	< 27 wks.	4.4	3.6	1.4

Weeks usually worked	Females (6,697)			Weeks usually worked	Females (%)		
	Hours per week usually worked				Hours per week usually worked		
	35+ hrs.	15-34 hrs.	1-14 hrs.		35+ hrs.	15-34 hrs.	1-14 hrs.
50-52 wks.	3,568	987	145	50-52 wks.	53.3	14.7	2.2
40-49 wks.	466	269	41	40-49 wks.	7.0	4.0	0.6
27-39 wks.	282	217	43	27-39 wks.	4.2	3.2	0.6
< 27 wks.	262	300	117	< 27 wks.	3.9	4.5	1.7

Table F.7 shows the degree of full time work status and part time work status for Iowa County. Less than two thirds of all persons age 16 or more who worked in 1999 worked year round and full time (70 percent for males and 53 percent 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 percent) of the workers (86 percent for males and 68 percent of females).

Table F.8 Employment Status For Iowa County, Wisconsin: 2000

Geographic Area: Iowa County, Wisconsin			Wisconsin	
	Number	Percent	Number	Percent
EMPLOYMENT STATUS				
Population 16 years and over	17,414	100.0	4,157,030	100.0
In labor force	13,139	75.5	2,872,104	69.1
Civilian labor force	13,133	75.4	2,869,236	69.0
Employed	12,618	72.5	2,734,925	65.8
Unemployed	515	3.0	134,311	3.2
Percent of civilian labor force	3.9	(X)	4.7	(X)
Not in labor force	4,275	24.5	1,284,926	30.9
Females 16 years and over				
Females 16 years and over	8,790	100.0	2,127,011	100.0
In labor force	6,300	71.7	1,363,825	64.1
Civilian labor force	6,300	71.7	1,363,383	64.1
Employed	6,061	69.0	1,306,432	61.4
Unemployed	239	2.7	56,951	4.2
Percent of civilian labor force	3.8	(X)	2.7	(X)
Not in labor force	2,490	28.3	763,186	35.9
Employed civilian population 16 years and over				
Employed civilian population 16 years and over	12,618	100.0	2,734,925	100.0
OCCUPATION				
Management, professional, and related occupations	3,898	30.9	857,205	31.3
Service occupations	1,611	12.8	383,619	14.0
Sales and office occupations	3,221	25.5	690,360	25.2
Farming, fishing, and forestry occupations	315	2.5	25,725	0.9
Construction, extraction, and maintenance occupations	1,378	10.9	237,086	8.7
Production, transportation, and material moving occupations	2,195	17.4	540,930	19.8
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	1,314	10.4	75,418	2.8
Construction	1,163	9.2	161,625	5.9
Manufacturing	1,717	13.6	606,845	22.2
Wholesale trade	305	2.4	87,979	3.2
Retail trade	2,990	23.7	317,881	11.6
Transportation and warehousing, and utilities	414	3.3	123,657	4.5
Information	155	1.2	60,142	2.2
Finance, insurance, real estate, and rental and leasing	547	4.3	168,060	6.1
Professional, scientific, management, administrative, and waste management services	490	3.9	179,503	6.6
Educational, health and social services	2,140	17.0	548,111	20.0
Arts, entertainment, recreation, accommodation and food services	689	5.5	198,528	7.3
Other services (except public administration)	349	2.8	111,028	4.1
Public administration	345	2.7	96,148	3.5
CLASS OF WORKER				
Private wage and salary workers	9,446	74.9	2,217,490	81.1
Government workers	1,461	11.6	340,792	12.5
Self-employed workers in own not incorporated business	1,574	12.5	167,248	6.1
Unpaid family workers	137	1.1	9,395	0.3

Source: US Bureau of the Census, 2000 Census, DP-3 Profile of Economic Characteristics, prepared by SWWRPC.

Table F.9 – Income Characteristics for Iowa County, Wisconsin: 2000

INCOME IN 1999	Iowa County		Wisconsin	
	Number	Percent	Number	Percent
Households	8,777	100.0	2,086,304	100.0
Less than \$10,000	611	7.0	148,964	7.1
\$10,000 to \$14,999	479	5.5	121,366	5.8
\$15,000 to \$24,999	1,147	13.1	264,897	12.7
\$25,000 to \$34,999	1,261	14.4	276,033	13.2
\$35,000 to \$49,999	1,654	18.8	377,749	18.1
\$50,000 to \$74,999	2,148	24.5	474,299	22.7
\$75,000 to \$99,999	882	10.0	226,374	10.9
\$100,000 to \$149,999	432	4.9	133,719	6.4
\$150,000 to \$199,999	75	0.9	30,598	1.5
\$200,000 or more	88	1.0	32,305	1.5
Median household income (dollars)	42,518	(X)	43,791	(X)
With earnings	7,494	85.4	1,706,803	81.8
Mean earnings (dollars)	47,936	(X)	53,084	(X)
With Social Security income	2,207	25.1	550,044	26.4
Mean Social Security income (dollars)	10,535	(X)	11,811	(X)
With Supplemental Security Income	283	3.2	71,359	3.4
Mean Supplemental Security Income (dollars)	5,714	(X)	6,330	(X)
With public assistance income	150	1.7	35,695	1.7
Mean public assistance income (dollars)	1,440	(X)	2,533	(X)
With retirement income	1,102	12.6	327,570	15.7
Mean retirement income (dollars)	20,238	(X)	15,759	(X)
Families	6,239	100.0	1,395,037	100.0
Less than \$10,000	198	3.2	49,392	3.5
\$10,000 to \$14,999	185	3.0	42,055	3.0
\$15,000 to \$24,999	609	9.8	127,576	9.1
\$25,000 to \$34,999	817	13.1	161,209	11.6
\$35,000 to \$49,999	1,313	21.0	260,429	18.7
\$50,000 to \$74,999	1,813	29.1	384,735	27.6
\$75,000 to \$99,999	801	12.8	196,614	14.1
\$100,000 to \$149,999	370	5.9	118,408	8.5
\$150,000 to \$199,999	71	1.1	27,061	1.9
\$200,000 or more	62	1.0	27,558	2.0
Median family income (dollars)	49,972	(X)	52,911	(X)
Per capita income (dollars)	19,497	(X)	21,271	(X)
Median earnings (dollars):				
Male full-time, year-round workers	31,234	(X)	37,062	(X)
Female full-time, year-round workers	23,762	(X)	25,865	(X)
POVERTY STATUS IN 1999 (below poverty level)				
Families	311	(X)	78,188	(X)
Percent below poverty level	(X)	5.0	(X)	5.6
Individuals	1,640	(X)	451,538	(X)
Percent below poverty level	(X)	7.3	(X)	8.7

Source: US Bureau of the Census, 2000 Census, DP-3 Profile of Economic Characteristics, prepared by SWWRPC.

Table F.10 – Income and Poverty Characteristics for County Subdivisions: 1999

	Median income in 1999 (dollars)		Per capita income in 1999 (dollars)	Median earnings in 1999 of full-time, year-round workers (dollars)		Income in 1999 below poverty level		
	Households	Families		Male	Female	Percent of population for whom poverty status is determined		Percent of families
						All ages	Age 65 years +	
Iowa County	42,518	49,972	19,497	31,234	23,762	7.3	12.6	5.0
Arena village	45,870	49,375	20,765	31,953	24,688	3.7	11.1	0.0
Arena town	51,042	54,844	20,060	35,341	26,691	6.7	6.6	4.8
Avoca village	28,625	31,786	16,758	25,795	21,750	17.3	14.6	12.2
Barneveld village	55,350	58,393	22,009	34,107	25,380	7.5	5.5	4.7
Blanchardville village (Iowa part)	37,250	41,875	19,009	35,714	23,750	8.8	0.0	6.5
Blanchardville vill. (Lafayette part)	42,750	52,237	17,933	31,645	26,394	9.9	9.3	6.7
Brigham town	57,500	65,208	23,469	35,104	27,143	5.5	13.3	4.8
Clyde town	50,625	57,969	27,920	37,188	27,917	6.0	6.0	2.4
Cobb village	34,531	40,278	18,815	32,143	21,838	4.2	7.9	2.2
Dodgeville city	41,615	50,755	20,962	32,738	24,047	5.3	16.0	2.7
Dodgeville town	49,327	58,203	22,521	34,474	26,591	4.9	6.8	3.1
Eden town	42,813	48,250	18,084	24,861	21,964	8.8	5.1	7.5
Highland village	37,228	44,875	16,176	30,250	22,000	7.2	13.2	4.8
Highland town	37,868	43,056	17,361	25,278	22,115	6.8	10.5	5.0
Hollandale village	35,938	50,139	21,141	34,167	23,036	3.5	5.8	2.9
Linden village	35,833	48,750	16,331	29,250	20,938	8.8	13.6	6.8
Linden town	36,726	40,139	15,446	26,111	22,237	13.3	11.3	12.3
Livingston village (part)	29,167	29,167	5,896	19,167	0	0.0	(X)	0.0
Mifflin town	42,083	46,250	15,129	23,409	21,806	11.5	9.8	5.1
Mineral Point city	43,182	52,137	21,097	31,750	23,396	4.9	15.6	3.8
Mineral Point town	42,171	47,500	17,337	29,545	23,906	8.5	16.7	9.2
Montfort village (part)	45,625	62,500	19,366	28,125	22,500	0.0	0.0	0.0
Moscow town	45,000	44,712	17,515	33,036	25,313	6.2	7.5	4.1
Muscoda village (part)	30,000	31,250	12,325	23,125	16,563	7.1	0.0	7.7
Pulaski town	43,036	46,250	15,561	26,250	21,923	9.2	30.3	8.5
Rewey village	24,643	28,333	12,298	25,714	23,333	10.6	16.7	5.9
Ridgeway village	41,548	50,795	17,887	32,250	22,308	10.8	14.5	3.6
Ridgeway town	50,938	54,500	18,419	35,455	27,344	11.2	19.2	8.4
Waldwick town	39,271	39,792	15,446	28,750	18,864	13.6	8.6	10.0
Wyoming town	48,438	56,607	23,253	33,393	40,673	9.7	20.8	6.9

Source: US Bureau of the Census, 2000 Census, DP-3 Profile of Economic Characteristics, prepared by SWWRPC.

“BEARFACTS” 1991 – 2001**Iowa, Wisconsin (55049)**

Iowa is one of seventy-two counties in Wisconsin. It became part of the Madison, WI Metropolitan Statistical Area on June 6, 2003. Its 2001 population of 22,974-ranked 48th in the state.

PER CAPITA PERSONAL INCOME

In 2001 Iowa had a per capita personal income (PCPI) of \$24,601. **This PCPI ranked 35th in the state and was eighty-four percent of the state average**, \$29,196, and eighty-one percent of the national average, \$30,413. The 2001 PCPI reflected an increase of 5.8 percent from 2000. The 2000-2001 state change was 2.8 percent and the national change was 2.2 percent.

In 1991 the PCPI of Iowa was \$14,631 and ranked 46th in the state. The 1991-2001 average annual growth rate of PCPI was 5.3 percent. The average annual growth rate for the state and nation was 4.6 percent and 4.3 percent.

TOTAL PERSONAL INCOME

In 2001 Iowa had a total personal income (TPI) of \$565,187,000. This TPI ranked 45th in the state and accounted for 0.4 percent of the state total. In 1991 the TPI of Iowa was \$297,322,000 and ranked 48th in the state. The 2001 TPI reflected an increase of 6.6 percent from 2000. The 2000-2001 state change was 3.4 percent and the national change was 3.3 percent. The 1991-2001 average annual growth rate of TPI was 6.6 percent. The average annual growth rate for the state was 5.5 percent and for the nation was 5.5 percent.

COMPONENTS OF TOTAL PERSONAL INCOME

Total personal income includes net earnings by place of residence; dividends, interest, and rent; and transfer payments received by the residents of Iowa. In 2001 net earnings accounted for 67.5 percent of TPI (compared with 65.5 in 1991); dividends, interest, and rent were 20.0 percent (compared with 20.8 in 1991); and transfer payments were 12.5 percent (compared with 13.7 in 1991). From 2000 to 2001 net earnings increased 7.2 percent; dividends, interest, and rent increased 2.3 percent; and transfer payments increased 10.3 percent. From 1991 to 2001 net earnings increased on average 7.0 percent each year; dividends, interest, and rent increased on average 6.2 percent; and transfer payments increased on average 5.7 percent.

EARNINGS BY PLACE OF WORK

Earnings of persons employed in Iowa increased from \$361,074,000 in 2000 to \$391,792 in 2001, an increase of 8.5 percent. The 2000-2001 state change was 2.5 percent and the national change was 2.5 percent. The average annual growth rate from the 1991 estimate of \$184,214,000 to the 2001 estimate was 7.8 percent. The average annual growth rate for the state was 5.5 percent and for the nation was 5.6 percent.

Note: Income estimates are not adjusted for inflation.

SOURCE: U.S. Department of Commerce, Bureau of Economic Analysis.

Table F.11 – Sex of Worker by Industry & Class for the Employed Civilian Population 16 Years & Over

INDUSTRY	Both Sexes	Male:	Female:	Both Sexes	Male:	Female:
Iowa County Totals	12,618	6,557	6,061	100.0%	100.0%	100.0%
All industries except ag., forestry, fishing & hunting, and mining:	11,304	5,465	5,839	89.6%	83.3%	96.3%
Private for-profit wage and salary workers:	8,300	4,140	4,160	65.8%	63.1%	68.6%
Employee of private company	7,937	3,875	4,062	62.9%	59.1%	67.0%
Self-employed in own incorporated business	363	265	98	2.9%	4.0%	1.6%
Private not-for-profit wage and salary workers	721	209	512	5.7%	3.2%	8.4%
Local government workers	777	312	465	6.2%	4.8%	7.7%
State government workers	570	237	333	4.5%	3.6%	5.5%
Federal government workers	101	57	44	0.8%	0.9%	0.7%
Self-employed workers in own not incorporated business	780	484	296	6.2%	7.4%	4.9%
Unpaid family workers	55	26	29	0.4%	0.4%	0.5%
Agriculture, forestry, fishing and hunting, and mining:	1,314	1,092	222	10.4%	16.7%	3.7%
Agriculture, forestry, fishing and hunting:	1,299	1,077	222	10.3%	16.4%	3.7%
Private for-profit wage and salary workers:	408	331	77	3.2%	5.0%	1.3%
Employee of private company	291	237	54	2.3%	3.6%	0.9%
Self-employed in own incorporated business	117	94	23	0.9%	1.4%	0.4%
Private not-for-profit wage and salary workers	2	2	0	0.0%	0.0%	0.0%
Local government workers	0	0	0	0.0%	0.0%	0.0%
State government workers	7	7	0	0.1%	0.1%	0.0%
Federal government workers	6	4	2	0.0%	0.1%	0.0%
Self-employed workers in own not incorporated business	794	675	119	6.3%	10.3%	2.0%
Unpaid family workers	82	58	24	0.6%	0.9%	0.4%

Table F.12 – Sex of Employed Civilian Population 16 Years & Over by Industry: 2000

INDUSTRY	Both Sexes	Male:	Female:	Both Sexes	Male:	Female:
Iowa County Totals:	12,618	6,557	6,061	100.0%	100.0%	100.0%
Agriculture, forestry, fishing and hunting, and mining:	1,314	1,092	222	10.4%	16.7%	3.7%
Agriculture, forestry, fishing and hunting	1,299	1,077	222	10.3%	16.4%	3.7%
Mining	15	15	0	0.1%	0.2%	0.0%
Construction	1,163	1,094	69	9.2%	16.7%	1.1%
Manufacturing	1,717	1,214	503	13.6%	18.5%	8.3%
Wholesale trade	305	226	79	2.4%	3.4%	1.3%
Retail trade	2,990	1,031	1,959	23.7%	15.7%	32.3%
Transportation and warehousing, and utilities:	414	347	67	3.3%	5.3%	1.1%
Transportation and warehousing	335	279	56	2.7%	4.3%	0.9%
Utilities	79	68	11	0.6%	1.0%	0.2%
Information	155	59	96	1.2%	0.9%	1.6%
Finance, insurance, real estate and rental and leasing:	547	208	339	4.3%	3.2%	5.6%
Finance and insurance	462	149	313	3.7%	2.3%	5.2%
Real estate and rental and leasing	85	59	26	0.7%	0.9%	0.4%
Professional, scientific, management, administrative, and waste management services:	490	241	249	3.9%	3.7%	4.1%
Professional, scientific, and technical services	319	151	168	2.5%	2.3%	2.8%
Management of companies and enterprises	3	0	3	0.0%	0.0%	0.0%
Administrative and support and waste management services	168	90	78	1.3%	1.4%	1.3%
Educational, health and social services:	2,140	436	1,704	17.0%	6.6%	28.1%
Educational services	949	321	628	7.5%	4.9%	10.4%
Health care and social assistance	1,191	115	1,076	9.4%	1.8%	17.8%
Arts, entertainment, recreation, accommodation and food services:	689	262	427	5.5%	4.0%	7.0%
Arts, entertainment, and recreation	96	53	43	0.8%	0.8%	0.7%
Accommodation and food services	593	209	384	4.7%	3.2%	6.3%
Other services (except public administration)	349	189	160	2.8%	2.9%	2.6%
Public administration	345	158	187	2.7%	2.4%	3.1%

Source: 2000 Census, prepared by SWWRPC

Table F.13 – Iowa County Labor Force Projections

	2000	Low Final 2010	High Final 2010	Low Final 2020	High Final 2020	Low Final 2030	High Final 2030	Low 30 yr. Change	High 30 yr. Change
MALE									
Total:	6,862	7,394	8,102	7,635	9,032	7,617	9,655	756	2,794
16 to 19 years	399	368	403	375	444	352	446	-47	48
20 to 24 years	471	503	551	439	520	444	563	-27	91
25 to 29 years	543	636	697	603	713	627	795	85	252
30 to 34 years	774	600	657	658	778	586	743	-188	-31
35 to 39 years	964	703	770	846	1,001	819	1,038	-145	74
40 to 44 years	937	847	928	674	798	755	957	-182	20
45 to 49 years	855	998	1,093	748	885	918	1,164	64	309
50 to 54 years	730	932	1,021	865	1,024	703	892	-27	162
55 to 59 years	448	783	858	939	1,111	718	911	271	463
60 to 64 years	291	545	597	715	846	678	859	386	568
65 to 69 years	184	198	217	356	421	436	552	252	368
70 to 74 years	130	126	138	242	286	323	410	193	280
75 and over	137	156	170	173	205	257	326	120	189
FEMALE									
Total:	6,317	6,744	7,389	7,004	8,250	7,059	8,948	743	2,632
16 to 19 years	428	414	454	414	454	397	503	-31	75
20 to 24 years	388	421	461	386	457	390	495	3	107
25 to 29 years	548	655	718	652	771	678	860	130	312
30 to 34 years	745	569	623	634	750	594	753	-151	8
35 to 39 years	928	704	772	865	1,023	878	1,113	-50	185
40 to 44 years	891	770	844	604	715	687	871	-203	-19
45 to 49 years	717	894	980	697	825	873	1,107	157	390
50 to 54 years	656	873	956	775	917	620	786	-36	130
55 to 59 years	404	678	742	868	1,027	691	876	287	472
60 to 64 years	248	402	441	549	650	498	631	250	383
65 to 69 years	192	204	223	351	416	459	582	268	391
70 to 74 years	83	71	78	118	139	164	208	81	125
75 and over	89	89	97	89	105	128	163	39	73
Totals	13,178	14,138	15,491	14,639	17,282	14,677	18,604	1,498	5,426

Table F.13, prepared by the SWWRPC, requires some explanation. Population projections by age prepared by the commission for the county were used to multiply labor force participation rates (2000 rates are assumed) by each age group to obtain the projected number of workers by age. The two columns on the right reflect the difference in the number of labor force participants between the year 2000 and the projected date, the year 2030. A negative number means that the particular age group will have fewer participants in it 30 years from now than it does today. Positive numbers indicate the age groups that are expected to grow in size. In this way, it can be seen that there will be many more workers in the 55 and over age range in 2030. There will also be more workers in the 20 to 29-age range at that time.

The tables below are intended to demonstrate that even over a relatively short period of time there are many things happening in a small rural county in terms of new business formation, expansions and contractions, and business closures. Most of these are hardly even noticed by the general public at large, and thus we sometimes tend to think that the economics of a community are static.

Table F.14 represents the number of establishments by employment size class by major industry group for the year 2001 and is self-explanatory.

Table F.14 – Number of Establishments

Industry Code	Code Description	Total Establishments.	Size Classification								
			'1-4'	'5-9'	'10-19'	'20-49'	'50-99'	'100-249'	'250-499'	'500-999'	1000 +'
	Total	629	374	111	80	45	11	6	1	0	1
11----	Forestry, fishing, hunting, and agriculture support	4	3	1	0	0	0	0	0	0	0
21----	Mining	3	1	0	2	0	0	0	0	0	0
22----	Utilities	1	0	0	0	0	1	0	0	0	0
23----	Construction	93	72	10	7	3	1	0	0	0	0
31----	Manufacturing	39	17	7	7	3	2	3	0	0	0
42----	Wholesale trade	34	17	7	4	5	0	1	0	0	0
44----	Retail trade	105	51	25	18	8	1	1	0	0	1
48----	Transportation & warehousing	29	13	9	5	2	0	0	0	0	0
51----	Information	8	2	2	4	0	0	0	0	0	0
52----	Finance & insurance	33	20	6	5	1	1	0	0	0	0
53----	Real estate & rental & leasing	17	16	0	0	1	0	0	0	0	0
54----	Professional, scientific & technical services	39	26	8	3	2	0	0	0	0	0
56----	Admin, support, waste mgt, remediation services	26	18	6	1	0	1	0	0	0	0
61----	Educational services	5	3	0	1	0	0	1	0	0	0
62----	Health care and social assistance	51	23	14	6	4	3	0	1	0	0
71----	Arts, entertainment & recreation	16	8	2	2	4	0	0	0	0	0
72----	Accommodation & food services	62	33	6	10	12	1	0	0	0	0
81----	Other services (except public administration)	59	46	8	5	0	0	0	0	0	0
99----	Unclassified establishments	5	5	0	0	0	0	0	0	0	0

Source: U.S. Census Bureau, County Business Patterns, 2001, prepared by the SWWRPC.

Table F.15 shows changes from 1998 to 2001. In that time span there were a total of 720 net new jobs created within the county and a net change of sixty-three new businesses, or an average of 240 jobs and more than twenty businesses per year. There were several industrial categories that experienced job losses, however, they were offset primarily by increases in retail trade (519). Losses occurred in seven of the major categories listed, and gains were found in eleven categories. On the positive side, manufacturing increased by 185, the second highest gain, followed by construction at sixty-seven, administrative support at sixty, and other services except public administration at forty-three. On the negative side, establishments in arts, entertainment and recreation lost a net seventy-four, while educational services lost forty-nine, followed by mining, and transportation and warehousing, each at thirty-four.

There were twenty-three net new establishments in the construction industry followed by administrative support services with ten. Wholesale trade lost three establishments employing fewer than twenty persons, and transportation and warehousing lost two establishments, at least one employing less than five, and possibly one employing 20-49.

Table F.15 – Change in Total Employment and Number of Establishments by Employment-Size Classes, 1998 – 2001

Industry	Industry Code Description	Employment Size Class							
		Net Jobs	Number of Establ.	1-4	5-9	10-19	20-49	50-99	100-249
-----	Total	720	63	51	4	9	(4)	1	2
11----	Forestry, fishing, hunting, and agriculture support	(7)	(1)	(2)	1				
21----	Mining	(34)	1	1		1	(1)		
22----	Utilities	(22)							
23----	Construction	67	23	19	3	1	(1)	1	
31----	Manufacturing	185	6	3		2	(1)	1	1
42----	Wholesale trade	30	(3)		(1)	(4)	2	(1)	1
44----	Retail trade	519		(3)	(1)	3	1		
48----	Transportation & warehousing	(34)	(2)	(2)	1	2	(3)		
51----	Information	2							
52----	Finance & insurance	4	5	6	(2)	1	(1)	1	
53----	Real estate & rental & leasing	25	6	7	(1)	(1)	1		
54----	Professional, scientific & technical services	26	4	4		(1)	1		
56----	Admin, support, waste mgt, remediation services	60	10	7	3	(1)		1	
61----	Educational services	(49)	1	1					
62----	Health care and social assistance	10		(1)	2	(1)	1	(1)	
71----	Arts, entertainment & recreation	(74)	4	4	1			(1)	
72----	Accommodation & food services	(27)	6	6	(2)	5	(3)		
81----	Other services (except public administration)	43	6	4		2			
99----	Unclassified establishments	(3)	(3)	(3)					

Source: U.S. Census Bureau, County Business Patterns, 1998 and 2001. Table prepared by SWWRPC.

Zip code county business patterns that provide specific information from year to year will yield an extremely detailed picture of the local economy. Table F.16 provides this information over a three-year period of time for cities and villages. Among the fastest growing areas being studied during the three years is the Village of Avoca, with more than a fifty percent increase in the number of establishments with employees, or a net gain of five. The Village of Blanchardville was second with a twenty-seven percent growth in the number of establishments from 1998 to 2001, or a total of ten employers. Hollandale was third in relative growth and had a twenty percent gain (three in number) in establishments with employees. In raw numbers of new businesses, Mineral Point led the way with a net gain of seventeen. This was in stark contrast to Dodgeville, which lost a net four employers, but gained 277 net new jobs, the highest job creation total of any area by far. The table also shows trends in payroll, and industrial categories. The three-year analysis provided here indicates that there were, on average, 65 to 70 "events" (a new firm, a lost firm, an expansion or a contraction (jumping size categories) each year within the county, Blanchardville not included! This indicates that something measurable by federal statistics happens to one out of every nine to ten firms each year

Table F.16 – Change in the Number of Establishments, Payroll, and Employees by Zip Code: 1998 - 2001

		Arena	Avoca	Barneveld	Blanchard ville	Cobb	Dodge- ville	Highland	Hollan- dale	Linden	Mineral Point	Rewey	Ridgeway
Change in	Number of establishments:	-2	5	-3	10	-6	-4	2	3	0	17	0	3
Change in	First quarter payroll in \$1000:	198	0	352	200	74	5,011	312	42	27	647	45	59
Change in	Number of employees:	10	-10	19	37	10	277	5	18	6	115	-14	11
Change in	Annual payroll in \$1000:	938	152	750	870	471	38,653	1,113	152	238	2,126	150	362
Pct. Change in	Number of establishments:	-7.1%	55.6%	-7.1%	27.0%	-27.3%	-1.9%	4.8%	20.0%	0.0%	14.8%	0.0%	17.6%
Pct. Change in	First quarter payroll in \$1000:	26.5%	0.0%	27.1%	39.2%	16.2%	13.4%	21.1%	23.3%	40.3%	11.0%	21.2%	24.8%
Pct. Change in	Number of employees:	6.8%	-43.5%	5.8%	30.1%	11.2%	4.2%	1.6%	34.6%	37.5%	10.0%	-23.7%	12.4%
Pct. Change in	Annual payroll in \$1000:	25.9%	98.1%	12.4%	39.0%	16.5%	25.0%	15.9%	17.7%	73.2%	7.9%	16.3%	33.8%
Industry Code	Industry Code Description	Change in the number of establishments											
-----	Total	-2	5	-3	10	-6	-4	2	3	0	17	0	3
11----	Forestry, fishing, hunting, and agriculture	1	0				0			-1			0
21----	Mining						0				0		
22----	Utilities										0		
23----	Construction	-2	2	2	2	0	2	3	1	0	3	1	2
31----	Manufacturing	-1		0	1		1	-3	0	0	2		1
42----	Wholesale trade	1		-1	2	-1	-4	0		1	1	0	0
44----	Retail trade	-1	2	-2	-2	-2	-4	-2	1	0	2	-1	1
48----	Transportation & warehousing	0		0	1	-2	0	-1	0		0		-2
51----	Information						0				0		
52----	Finance & insurance	0	1		0	-1	2	0	0		2	1	
53----	Real estate & rental & leasing			-1	-1		1		1			0	
54----	Professional, scientific & technical services	1	1	0	2	0	-3			1	2		1
56----	Admin, support, waste mgt, remediation services	-1	1	-1	-1		2	2			1		1
61----	Educational services		0				1				0		
62----	Health care and social assistance			1	1	0	-2	1	0		0		
71----	Arts, entertainment & recreation				1		3		1		2		
72----	Accommodation & food services	1	-2	0	3	0	-1	1	-1	0	4	-1	-1
81----	Other services (except public administration)	0	0	-1	2	0	-1	1	0	-1	0		1
99----	Unclassified establishments	-1			-1		-1				-2		-1

Table F.17 – Change In The Number Of Establishments Of Non-employers: 1997-2000

NAICS code	NONEMPLOYER STATISTICS, 1997 TO 2000	Net Change in the Number of establishments
00	All non-employer sectors	204
11	Forestry, fishing & hunting, and agricultural support services	8
115	Support activities for agriculture and forestry	6
1152	Support activities for animal production	5
23	Construction	57
2332	Residential building construction	20
235	Special trade contractors	35
2352	Painting and wall covering contractors	6
2353	Electrical contractors	2
2354	Masonry, drywall, insulation, and tile contractors	1
2355	Carpentry and floor contractors	4
2359	Other special trade contractors	24
31-33	Manufacturing	1
42	Wholesale trade	4
421	Wholesale trade, durable goods	(1)
422	Wholesale trade, non-durable goods	5
44-45	Retail trade	7
441	Motor vehicle and parts dealers	4
445	Food and beverage stores	(1)
451	Sporting goods, hobby, book, and music stores	(14)
453	Miscellaneous store retailers	(5)
4533	Used merchandise stores	0
4539	Other miscellaneous store retailers	(2)
454	Non-store retailers	3
4543	Direct selling establishments	5
48-49	Transportation and warehousing	15
4841	General freight trucking	5
48411	General freight trucking, local	8
48412	General freight trucking, long-distance	(3)
51	Information	0
52	Finance and insurance	15
524	Insurance carriers and related activities	12
5242	Agencies, brokerages, and other insurance related activities	12
53	Real estate and rental and leasing	37
5311	Lessors of real estate	26
5313	Activities related to real estate	10
54	Professional, scientific, and technical services	(6)
5416	Management, scientific, and technical consulting services	(10)
5419	Other professional, scientific, and technical services	(14)
54199	All other professional, scientific, and technical services	(15)
56	Administrative and support and waste management and remediation services	(2)
5617	Services to buildings and dwellings	(12)
56172	Janitorial services	(10)
56173	Landscaping services	(4)
61	Educational services	3

Table F.17 (cont.) – Change In The Number Of Establishments Of Non-employers: 1997-2000

NAICS code	NON-EMPLOYER STATISTICS, 1997 TO 2000	Net Change in the Number of establishments
62	Health care and social assistance	38
621	Ambulatory health care services	9
6244	Child day care services	25
71	Arts, entertainment, and recreation	22
711	Performing arts, spectator sports, and related industries	21
713	Amusement, gambling, and recreation industries	1
72	Accommodation and foodservices	1
721	Accommodation	0
722	Foodservices and drinking places	1
81	Other services (except public administration)	6
811	Repair and maintenance	(9)
8111	Automotive repair and maintenance	(6)
81111	Automotive mechanical and electrical repair and maintenance	(5)
8113	Commercial & industrial machinery & equipment (exc. automotive & electronic) repair & maintenance	0
81149	Other personal and household goods repair and maintenance	0
8121	Personal care services	8
812112	Beauty shops	3
8129	Other personal services	(3)

U.S. Bureau of the Census, Non-employer Statistics, 1997 and 2000. Table prepared by the SWWRPC.

Table F.18 – List Of Major Employers With 20+ Employees In Iowa County And Blanchardville

Name	Type of Enterprise	Community	SIC	Employ.
Land's End Inc	Direct Merchant Retail	Dodgeville	5651	1000+
House on the Rock/The Springs	Eating and Drinking Place	Spring Green	5810	100-249
Dodgeville School District	Educational Services	Dodgeville	8211	100-249
Iowa-Grant School District	Educational Services	Livingston	8211	100-249
Mineral Point Unified Schools	Educational Services	Mineral Point	8211	100-249
House on the Rock	Entertainment	Spring Green	8412	100-249
Wal Mart	General Merchandise Store	Dodgeville	5311	100-249
City of Dodgeville	General purpose government	Dodgeville	9131	100-249
Fleetguard/Nelson Industries, Inc.	Manufacturer	Mineral Point	3599	100-249
Walnut Hollow	Manufacturer	Dodgeville	2499	100-249
Bloomfield Manor	Nursing Home	Dodgeville	8361	100-249
Dodgeville 66	Retail	Dodgeville	5541	100-249
Electri-tec Electrical Construction	Construction	Arena	1731	50-99
Morton Buildings	Construction	Dodgeville	1540	50-99
Pizza Hut	Eating and Drinking Place	Dodgeville	5810	50-99
Barneveld Public Schools	Educational Services	Barneveld	8211	50-99
Dodgeville Elementary School	Educational Services	Dodgeville	8211	50-99
Iowa Grant Elementary/Middle School	Educational Services	Livingston	8211	50-99
Iowa Grant High School	Educational Services	Livingston	8211	50-99
Mineral Point Elementary School	Educational Services	Mineral Point	8211	50-99
Iowa County	General purpose government	Dodgeville	9131	50-99
Iowa Co Highway Dept	Government Services	Dodgeville	1611	50-99
Monona Wire Corporation	Manufacturer	Livingston	3643	50-99
Memorial Hospital of Iowa County	Medical Care Facility	Dodgeville	8062	50-99
Mineral Point Care Center	Nursing Home	Mineral Point	8051	50-99

Table F.18 (cont.) – List Of Major Employers With 20+ Employees In Iowa County And Blanchardville

Name	Type of Enterprise	Community	SIC	Employ.
Dick's Supermarket	Retail	Dodgeville	5411	50-99
SW Wisconsin Community Action Program Inc	Social Service Agency	Dodgeville	8399	50-99
United Parcel Service	Transportation	Dodgeville	4513	50-99
Hartung Brothers	Agricultural	Arena	0115	20-49
Ahlgrimm Explosives Co	Construction	Mineral Point	1629	20-49
Burnham Lumber	Construction	Rewey	1542	20-49
G A Watson	Construction	Dodgeville	1422	20-49
McCon Building	Construction	Highland	1542	20-49
P A McGuire Construction	Construction	Highland	1711	20-49
Courthouse Inn & Courthouse Lounge	Eating and Drinking Place	Dodgeville	5810	20-49
Cousins	Eating and Drinking Place	Dodgeville	5810	20-49
Culver's	Eating and Drinking Place	Dodgeville	5810	20-49
Gordon's Cafe & Coffee	Eating and Drinking Place	Dodgeville	5810	20-49
Hardees	Eating and Drinking Place	Dodgeville	5810	20-49
Hi Point Steak House	Eating and Drinking Place	Ridgeway	5810	20-49
McDonalds	Eating and Drinking Place	Dodgeville	5810	20-49
Nadler's A & W Drive In	Eating and Drinking Place	Dodgeville	5810	20-49
Thym's Supper Club	Eating and Drinking Place	Dodgeville	5810	20-49
Dodgeville High School	Educational Services	Dodgeville	8211	20-49
Dodgeville Middle School	Educational Services	Dodgeville	8211	20-49
Highland High School	Educational Services	Highland	8211	20-49
Mineral Point High School	Educational Services	Mineral Point	8211	20-49
Pecatonica Area Elementary School	Educational Services	Hollandale	8211	20-49
Pecatonica Area High School	Educational Services	Blanchardville	8211	20-49
Ridgeway Schools	Educational Services	Ridgeway	8211	20-49
Dodge Theater	Entertainment	Dodgeville	7832	20-49
Pendarvis & First Capitol	Entertainment	Mineral Point	8412	20-49
Farmers Savings Bank	Financial Services	Mineral Point	6022	20-49
Norwest Bank Wisconsin	Financial Services	Dodgeville	6022	20-49
City of Mineral Point	General purpose government	Mineral Point	9131	20-49
Dept of Natural Resource	Government Services	Dodgeville	9512	20-49
Iowa Co Sheriffs Dept	Government Services	Dodgeville	9221	20-49
Don Q Inn	Lodging	Dodgeville	7011	20-49
New Concord Inn	Lodging	Dodgeville	7011	20-49
The House on the Rock Inn	Lodging	Spring Green	7011	20-49
Silicon Sensors	Manufacturer	Dodgeville	3674	20-49
Cornerstone Foundation	Nursing Home	Dodgeville	8361	20-49
Housing Facilities of Wisconsin	Nursing Home	Mineral Point	8361	20-49
Mineral Point Medical Center	Nursing Home	Mineral Point	8011	20-49
Dodgeville IGA	Retail	Dodgeville	5411	20-49
Farm & Fleet	Retail	Dodgeville	5251	20-49
Fillback Ford	Retail	Highland	5511	20-49
Hallada Motors	Retail	Dodgeville	5511	20-49
Iowa County Chrysler Sales	Retail	Barneveld	5511	20-49
Point IGA	Retail	Mineral Point	5411	20-49
Hodan Center	Sheltered Workshop	Mineral Point	8331	20-49
Iowa Co Social Services	Social Service Agency	Dodgeville	8322	20-49
SUN Program Office	Social Service Agency	Dodgeville	8322	20-49

Table F.18 (cont.) – List Of Major Employers With 20+ Employees In Iowa County And Blanchardville

Name	Type of Enterprise	Community	SIC	Employ.
SWCAP Housing Energy Program	Social Service Agency	Dodgeville	8399	20-49
Anderson Bus Lines	Transportation	Dodgeville	4151	20-49
Q L F Express	Transportation	Dodgeville	4213	20-49
US Postal Service	Transportation	Dodgeville	4311	20-49
Zimmerman Transfer	Transportation	Dodgeville	4212	20-49
Rural Route 1	Trelay Inc	Livingston	5191	20-49
Quality Liquid Feeds (QLF)	Wholesale	Dodgeville	5191	20-49
Quantum Devices	Wholesale	Barneveld	5065	20-49
Ritchie Motors Inc	Wholesale	Barneveld	5083	20-49
Ritchie Motors Inc	Wholesale	Cobb	5083	20-49

CONCLUSION

The existence of a proactive economic development effort can help to keep tabs of county trends and allow for friendly intervention with a business when it is appropriate to do so, perhaps reducing the number of businesses that go out of business, helping others to expand, and attracting new ones based on a targeted industry strategy. This effort requires full time staffing. Furthermore, it cannot be assumed that an existing organization within the county, the region, or the state has the resources to meet this need. This is very much a “grow-your-own” approach to economic development. Other organizations, including the University Cooperative Extension, the regional planning commission, chambers of commerce, educational institutions, and others, can play strong supporting rolls to help the local effort, but these organizations have missions all their own which do not encompass the responsibilities of a county or local economic development group. Ideally, a county group will work closely with local development corporations and committees, as well as with regional, state, and federal resources to achieve the county goals. This model is popular in Wisconsin and throughout the United States and has been an effective approach for local communities to work together.

Alternatively, the creation of a multi-county corporation (5-6 counties) with multiple staffing (at least three full time staff members) might serve the same purpose. A third alternative 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. This latter model could only work effectively if all counties within an area worked with each other, rather than just some of them. The purpose would be to achieve economies of scale by working together and enhancing the visibility of the area. 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, is 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). Because labor-sheds are relatively large (30 or so miles in radius), new businesses in one community will provide considerable benefit to neighboring communities.

FINANCING OPPORTUNITIES FOR BUSINESSES, AND FOR ORGANIZATIONS THAT PROVIDE ASSISTANCE TO BUSINESS

There is a wide range of potential sources of assistance in financing a business locating or expanding in Iowa County. Listed below are some key potential opportunities for increasing the capacity of public entities to more fully participate in business expansions, and to affect business location decisions through use of new loan and technical assistance programs.

Local level: The Iowa County Board of Supervisors offers a low interest revolving loan fund loan that can be accessed by contacting the Iowa County University of Wisconsin Extension office, Paul Ohlrogge, Community Development Resource Educator, at 608-935-0391. There is a loan portfolio of 13 loans at the end of 2003. The fund had total assets of about \$592,000. Monthly cash flow is approximately \$5,000 per month. At the local level, in addition to conventional sources through banks and credit unions, there are a number of community revolving loan funds that provide opportunity for direct participation in development projects, including start-ups that are evaluated as to economic soundness. These loan sources are capitalized through the Small Cities Community Development Block Grant (CDBG) program administered by the Wisconsin Department of Commerce. An initial project creating a significant number of good paying jobs in the

manufacturing sector is typically required in order to obtain a commitment from the Wisconsin Department of Commerce to entertain a funding request by a local unit of government. Additional funds could potentially be requested for the right kind of project, when local funds are not adequate to meet the need.

Regional level: At the regional level, the Southwestern Wisconsin Regional Planning Commission operates the five-county Southwestern Wisconsin Business Development Fund, a regional revolving loan fund funded initially by the U.S. Department of Commerce, Economic Development Administration. Total capitalization of this fund is more than \$340,000 and there is monthly cash flow. The fund targets projects providing significant economic benefits to the area, or where there is a specific need identified in the community. Also targeted are start-up companies that have business plans and have, if needed, sought business support services through the Small Business Development Center, or the owners have taken part in an entrepreneurial training program, or the business has become a tenant of a small business incubator, such as the one at Platteville. The fund is prohibited from assisting in projects where there is access to conventional loans that have terms and conditions that allow the project to proceed. Contact Ed Bible, economic development planner, Southwestern Wisconsin Regional Planning Commission, 608-342-1056.

The Platteville Business Incubator, Inc. that should be considered a regional facility, can provide direct assistance to tenants in the form of small loans for a variety of purposes, and can provide technical assistance grants to procure needed services for the business in addition to below-market rate lease rates. The facility has \$75,000 available for these purposes. Currently, \$40,000 is available for loans and \$35,000 for T/A, but there is some flexibility. Contact Beth Bickel, executive director, Platteville Business Incubator, Inc., at 608-348-3050.

The Small Business Development Center (SBDC), through Ayla Annac, Small Business Counselor, can provide business counseling free of charge to prospective businesses. Office hours are held throughout the region on certain days. This assistance can be provided by contacting in Iowa County, Paul Ohlrogge, community resource development educator, at the Iowa County UW- Extension offices at 608-935-0391 or Ayla Annac, small business counselor at the SBDC offices at 608-342-1038. Tim Bay, area business education agent is available to provide technical assistance to certain types of businesses on a contractual basis. He can be contacted at 608-342-1090.

The Workforce Development Board of Southwest Wisconsin and Rock County can potentially assist with employment training through the Workforce Investment Act with on-the-job Training (OJT) which can pay for up to 50% of training costs for six to eight weeks. Alternatively, an Incumbent Worker Training Grant may be able to assist with the cost of upgrading employee skills. The eligibility criteria for these two programs differ. 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. Contact the Job Center office at Dodgeville at 608-935-3116, or the Iowa County Job Center office at 608-935-3116.

Wisconsin's Technical College system is one of the best in the nation and available to 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. Contact Lisa Whitish in Fennimore at 1-800-362-3322.

State level: At the state level, the Wisconsin Department of Commerce has a broad range of financial assistance programs to help businesses undertake economic development. It should be noted that due to a serious budget deficit, major changes can occur in the future with respect to the programs listed below. Commerce maintains a network of Area Development Managers (ADM) to offer customized services to each region of Wisconsin. Below are selected programs that may be applied to assisting incubator tenants and other businesses. Call Bill Winter at 608-647-4613 at his office in Richland Center.

- The Community-Based Economic Development (CBED) Program offers a variety of ways in which communities can undertake planning or provide assistance to businesses. Assistance can include planning funds to undertake an economic development strategy, plan for a business incubator, or provide partial funding to improve or construct an incubator facility.
- The Early Planning Grant (EPG) helps individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate proposed start up or expansion feasibility.

- The Community Development Block Grant (CDBG)-Economic Development Program provides community grants for business start-up loans, retention, and expansion projects based on the number of jobs created or retained. Refer to programs listed above under "local level". This is a federal pass-through program.
- The Community Development Zone program provides job tax credits for creating new full time jobs for Wisconsin residents and environmental remediation credits for undertaking certain activities that benefit the environment.
- The Agricultural Development zone program provides tax benefits for persons within the agricultural and food processing cluster, which is broadly defined. Job credits, an investment credit for the purchase of depreciable, tangible, personal property such as building improvements and new machinery and equipment, as well as environmental remediation credits are possible.
- The Economic Impact Early Planning Grant (EI-EPG) Program offers matching grants that can cover up to seventy-five percent of project costs--up to \$3,000--to help entrepreneurs and small businesses obtain professional services to develop a comprehensive business plan. A business plan is necessary to receive funding for the other gaming programs as well as to attract private financing. A Special Opportunity Grant provides up to \$15,000 for projects that will have a statewide impact.
- The Economic Diversification Loan (EDL) program provides low interest loans to existing businesses interested in establishing or expanding operations in Wisconsin. Applicants must provide a comprehensive business plan describing the proposed project. Applicant can receive up to seventy-five percent of eligible costs. The actual award is based upon the project's viability, number of jobs created or retained, and the extent to which the project will help diversify the local economy.
- The Rural Economic Development (RML) Micro-loan program provides working capital or fixed asset financing for businesses located in rural communities.
- The Technology Development Fund (TDF) program helps Wisconsin businesses research and develop technological innovations having potential to provide significant economic benefit to the state.
- The Technology Development Loan (TDL) program helps Wisconsin businesses develop technological innovations having the potential to provide significant economic benefit to the state. This program is designed to help businesses commercialize new technology.
- The Business Development Initiative (BDI) Micro Loan program is designed to provide financial assistance for the start-up or expansion of businesses involving persons with disabilities.
- The Business Employees' Skills Training (BEST) Program was established by the Wisconsin Legislature to help small businesses in industries facing severe labor shortages upgrade their workforce skills. Under the BEST program, Commerce can provide applicants with a tuition reimbursement grant to help cover a portion of the costs associated with training employees.
- Under the Entrepreneurial Training Grant (ETG) program, Commerce can provide applicants with a grant to help cover a portion of the cost of attending Small Business Development Center's (SBDC) new Entrepreneurial Training Course.
- The Customized Labor Training Fund provides training grants to businesses implementing new technology or production processes. The program can provide up to fifty percent of the cost of customized training.
- Industrial Revenue Bonds (IRB's) can be issued in the name of the municipality for up to the full cost of a proposed project (\$10 million maximum). Bonds are not a general obligation of the jurisdiction. Interest earned is exempt from federal income tax. Recent issues carried variable interest rates of 1.3 to 1.4 percent, with an approximate 1.2 percent letter of credit fee. Fixed rates are estimated at 4.0 to 5.0 percent. Terms are negotiable and can be structured to meet the needs of the business. Requirements for rehabilitation (fifteen percent of acquisition costs financed with proceeds) apply if bond proceeds are

used for acquisition of real estate. The process can take from two to six months, depending on the nature of project, ease of finding a purchaser of the bonds, etc.

The Wisconsin Housing and Economic Development Authority has programs that can assist in financing new and expanding businesses. Contact David Shepard at 608-241-0169 or 1-800-334-6873 ext.1728.

- The Linked Deposit Loan (LiDL) offers women and minority owned and operated businesses a two-year interest rate subsidy on the portion of a new bank loan of \$10,000 to \$99,000 that covers land, building, and equipment.
- The Small Business Guarantee can be used for expenses of land, buildings, equipment, and inventory associated with the expansion or acquisition of a small business (Fifty or less full-time employees). The guarantee is limited to eighty percent or \$200,000. This program can finance a mixed-use project if the business occupies at least half of the building. This program can also be used to start a day care business including cooperative ownership or nonprofit status.

Federal level: At the federal level, the U.S. Small Business Administration (SBA) provides loan guarantees that are used in conjunction with bank financing to improve loan terms. Contact your local banker for details, or access the SBA web site by doing a search.

- The SBA can provide information on authorized micro-lenders that make loans of \$25,000 or less, small business investment companies and certified development corporations that make fixed-rate, long-term loans for the acquisition of business assets.
- The SBA offers simplified application loan guarantee programs called SBA Low Doc and SBA Express to small businesses. Loans under these programs must be \$150,000 or less. Working through their local banks, borrowers also can obtain SBA guarantees on their larger loans. The maximum loan guarantee for one business or individual is \$750,000. Proceeds can be used to purchase machinery and equipment, real property, inventory, and to purchase an existing business.
- The Wisconsin Business Development Finance Corporation operates a SBA Certified Development Company 504 Loan Program. The SBA 504 Loan Program is a way to match long-term, fixed rate financing for long term assets. Through the 504 loan program they can help fund the purchase of land, buildings, machinery, equipment, building construction and all associated soft costs, i.e. interim interest during construction, attorney, accountant, architect, and appraisal fees, title insurance, etc. They can also help minimize the down payment, allowing you or your customer to conserve vital working capital to support future sales growth. For an existing business as little as 10% down may be sufficient. Equity in existing land and buildings may also be sufficient to qualify. Construction financing is provided through your bank, with the WBDFC providing long term financing beginning with the completion of the project for a pre-approved portion of the project up to \$1,000,000 or 40%.

Additional capital may be able to be accessed through programs of the U.S. Department of Agriculture, Rural Business-Cooperative Service, one of the agencies under "Rural Development", the administrative arm for various programs. Contact Jim Kirchoff, at 715-345-7615 at the Wisconsin Field office in Stevens Point. Again, a web browser search will provide you with links to these programs on the Internet. The programs include:

- The Business and Industry (B&I) Guaranteed Loan Program helps create jobs and stimulates rural economies by providing financial backing for rural businesses. This program provides guarantees up to 90 percent of a loan made by a commercial lender. Loan proceeds may be used for working capital, machinery and equipment, buildings and real estate, and certain types of debt refinancing. B&I loan guarantees can be extended to loans made by recognized commercial lenders or other authorized lenders in rural areas. Assistance under the B&I Guaranteed Loan Program is available to virtually any legally organized entity, including a cooperative, corporation, partnership, trust or other profit or nonprofit entity, Indian tribe or Federally recognized tribal group, municipality, county, or other political subdivision of a State. The maximum aggregate B&I Guaranteed Loan(s) amount that can be offered to any one borrower under this program is \$25 million.

- Rural Economic Development Loans provides zero-interest loans to electric and telephone utilities financed by the Rural Utilities Service (RUS), an agency of the U.S. Department of Agriculture, to promote sustainable rural economic development and job creation projects. The RUS utility is required to re-lend, at zero-percent interest, the loan proceeds to an eligible "third-party recipient" for the purpose of financing job creation projects and sustainable economic development within rural areas. Priority is given to financing third-party recipient projects that are physically located in rural areas having a population of less than 2,500 people. The RUS utility receiving the zero-interest loan is responsible for repaying the loan to RUS in the event of delinquency or default by the third-party recipient. Third-party recipients may be private or public organizations having corporate and legal authority to incur debt.
- The Rural Business Enterprise Grants (RBE) Program provides assistance to public bodies, private nonprofit corporations, and Federally-recognized Indian Tribal groups to finance and facilitate development of small and emerging private business enterprises located in areas outside the boundary of a city or unincorporated areas of 50,000 or more and its immediately adjacent urbanized or urbanizing area. The public bodies, private nonprofit corporations and federally recognized Indian tribes receive the grant to assist a business. Grant funds do not go directly to the business. Eligibility is limited to public bodies, private nonprofit corporations, and Federally-recognized Indian Tribal groups. Public bodies include incorporated cities and villages, towns, counties, States, authorities, districts, Indian Tribes on Federal and State reservations, and other Federally-recognized Indian Tribal groups in rural areas. Funds are used for the financing or development of small and emerging business. Eligible uses are: Technical Assistance (providing assistance for marketing studies, feasibility studies, business plans, training etc.) to small and emerging businesses; purchasing machinery and equipment to lease to a small and emerging business; creating a revolving loan fund (providing partial funding as a loan to a small and emerging business for the purchase of equipment, working capital, or real estate); or construct a building for a business incubator for small and emerging businesses.

**INTER-
GOVERNMENTAL
COOPERATION
ELEMENT**

EXECUTIVE SUMMARY

Many cities, townships, villages, and counties begin cooperative arrangements to lower costs and promote efficiency. Most arrangements involve only two governmental units, but there are also agreements among multiple units. Intergovernmental cooperation may range from formal joint power agreements to unwritten understandings. Two cities may have an unwritten agreement about sharing road repair equipment, or a cluster of cities and townships may have a written agreement concerning snow removal or economic development. The opportunities for intergovernmental cooperation are endless.

This section takes a closer look at intergovernmental cooperation including advantages and disadvantages. It examines what the Town of Wyoming is doing today and what they may consider in the future.

Intergovernmental cooperation is an effective way for local governments to respond to changing and diverse needs by working together with their neighbors, while maintaining their own identity. If an agreement can be reached among two or more units of government, services can often be provided with substantial cost savings. Cooperation can also eliminate unnecessary duplication of services or purchasing of equipment.



Wisconsin State Statute 66.1001(2)(g)

(g) Intergovernmental cooperation element.

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under [s. 66.0301](#), [66.0307](#) or [66.0309](#). The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

INTERGOVERNMENTAL COOPERATION POLICIES

The following are the intergovernmental cooperation policies for the Town of Wyoming.

➤ **Maintain established intergovernmental relationships.**

The Town of Wyoming does share some services and purchases some services with other jurisdictions and this should be continued as long as it is beneficial to the Town.

➤ **Explore new opportunities to cooperate with other local units of government.**

As costs continue to rise for providing many facilities and services, the exploration of additional ways to cooperate may prove to be beneficial in order to contain costs. In Wyoming, a possible avenue of increased intergovernmental cooperation could be in sharing the cost, equipment, and responsibilities of roadwork with Iowa County and surrounding Towns like Arena and Clyde.

➤ **Examine agreements carefully and weigh the potential benefits and impacts.**

Be sure to take time to weigh the costs and benefits of each opportunity. Don't jump into agreements too quickly.

➤ **Establish written intergovernmental cooperation agreements.**

Often time, intergovernmental cooperation agreements are established based on verbal agreements. Changes in leadership can cause problems with agreements if the specifics have not been identified in writing. It may prove to be beneficial to have all intergovernmental agreements in writing to avoid any disputes or misunderstandings.

The Town of Wyoming has formal fire protection and ambulance service agreements with the Village of Spring Green, the Town of Spring Green, the Town of Troy, and the City of Dodgeville. A written agreement also exists between the Town and Iowa County for Smart Growth Planning.

EXISTING AREAS OF COOPERATION

- **Fire Protection and Ambulance Services** - Fire and ambulance protection services for the northern two-thirds of Wyoming are provided through the Spring Green Fire Protection District which includes the Village and Town of Spring Green, parts of the Town of Troy, and the northern two-thirds of the Town of Wyoming. For the southern third of Wyoming, fire and ambulance services are contracted with the City of Dodgeville. For copies of these formal agreements, please contact the Town of Wyoming Clerk.
- **Planning and Zoning Services** – The County Office of Planning and Development works with Wyoming for zoning and conditional use administration, building permits, and sanitation permits. Wyoming is also working with the Iowa County Planning and Development Office and other municipalities in Iowa County on a comprehensive plan.
- **Other Government Services** – Wyoming shares with Iowa County the government services of tax collections, elections, and assessment records. The county provides police protection and some purchased road services.

INTERGOVERNMENTAL RELATIONSHIPS

A good working relationship between jurisdictions is important. Intergovernmental communication and cooperation with neighboring cities, towns, villages, and county, regional, and state entities can provide economic, environmental, and political advantages for a jurisdiction. Best of all, a positive intergovernmental relationship fosters and supports a sense of community and good fellowship between parties. Table G.1 shows Wyoming's rating of its intergovernmental relationships with various governmental units.

Table G.1: Town Of Wyoming Intergovernmental Relationship Ratings

	Excellent	Good	Fair	Poor	NA
Adjacent jurisdictions (general)					
Adjacent jurisdictions (specific) – Towns of Arena, Dodgeville, and Clyde and Villages and Town of Spring Green	X				
Wisconsin DNR	X				
Wisconsin DOT	X				
Wisconsin DOC	X				
UW Extension	X				
Iowa County (general)	X				
Iowa County (specific) – Planning and Development	X				
Iowa County (specific) – Sheriff Department	X				
Iowa County (specific) - Highway	X				
Local School District (River Valley, Dodgeville) – Wyoming works with them to facilitate timely snow plowing and sanding on bus routes within the Town. The Town also exchanges newsletters with the school district.		X			
Other Spring Green Fire District Dodgeville Fire and Ambulance	X				

POSSIBLE FUTURE COOPERATION EFFORTS

The Town of Wyoming already cooperates with other jurisdictions for services and facilities. Cooperation opportunities for the future could include the possibility of sharing the cost, ownership, and responsibility of roadwork equipment with the Iowa County Highway Department and surrounding towns.

COMMUNICATION WITH NEIGHBORS

The Town of Wyoming communicates regularly with its neighboring jurisdictions by correspondence, phone contact, personal visits, exchanging newsletters, sitting on common boards of governmental units, and attending quarterly meetings of the Iowa County Unit of the Wisconsin Towns Association.

Communication with Town residents is an important part of the governmental system, particularly for the comprehensive planning process. For information on how the Plan Commission and Town government are communicating planning information to citizens of the Town, see Appendix G-1.

FORMAL AGREEMENTS WITH NEIGHBORING JURISDICTIONS

Formal agreements for the Town of Wyoming include

- Iowa County – Smart Growth Planning Process Agreement and Contract signed in 2002
- Village and Town of Spring Green, Town of Troy – a Joint Fire District Agreement that was signed in 1946
- City of Dodgeville – Fire and Ambulance services agreement, signed in 1971

INTERGOVERNMENTAL CONFLICTS

No conflicts are identified.

OTHER INTERGOVERNMENTAL INFORMATION

Town of Wyoming Board members serve as officers of the Spring Green Golf Club Sanitary District No 2 and the Valley Sanitary District because there are not enough residents in these two districts to fill the positions.

INTERGOVERNMENTAL COOPERATION PROGRAMS

Wisconsin Department Of Housing And Intergovernmental Relations–Municipal Boundary Review (DHIR-MBR)

Municipal Boundary Review regulates the transition of unincorporated areas to city or village status through municipal annexation, incorporation, consolidation, or by joint city-village-town activities involving cooperative boundary plans and agreements. Such agreements may change territorial boundaries and may provide for the sharing of municipal services. Staff members are available upon request to meet with local officials and citizens to discuss annexation, incorporation, consolidation and cooperative boundary plans.

MUNICIPAL BOUNDARY REVIEW

**Office of Land Information Services
Municipal Boundary Review
17 S Fairchild, 7th Floor
Madison, WI 53702**

Phone: 608-266-0683

<http://www.doa.state.wi.us/dhir>

LAND USE ELEMENT

EXECUTIVE SUMMARY

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

**Wisconsin State Statute 66.1001(2)(h)****(h) *Land-use element.***

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

LAND USE POLICIES

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

Environmental Protection Land Use Policies

- a) **Recognize the fact that lowlands, floodplains and wetlands are sensitive environmental features and are extremely important in preserving groundwater quality.**
- b) **Wetland and floodplain areas shall not be altered unless such alteration would result in an enhancement of the natural resources being disturbed. Recognize that these environmentally sensitive areas have soils with a limited capability of supporting development.**
- c) **Recognize that steep and/or wooded slopes are extremely sensitive environmental features that are vital in maintaining wildlife in the Town. Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion; disruption of important wildlife habitat and to keep maintenance costs for foundations, roads, utilities, and waster disposal systems to a minimum.**
- d) **Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.**
- e) **Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the Town.**
- f) **Construction practices that will protect surface water quality from siltation and pollution shall be required. This includes minimizing soil erosion both during and after construction.**
- g) **The Township will require all proposed public recreational development to conform to all of the policies and performance standards in this Land Use Element, particularly those aimed at protecting the agricultural character and farm vitality of the community.**
- h) **The Township intends to cooperate with and promote measures of erosion control recommended by the Iowa County Soil and Water Conservation District.**

Environmental Protection Land Use Standards and Criteria

1. No development or other destructive activities will be allowed in the wetland, floodplain, and steep sloped areas of the Town.
2. Lots created in the Town should be configured to respect the natural landforms and woodlands so that the natural system is respected.
3. Construction of driveways and houses in the Town should be designed to minimize the removal of trees and other natural vegetation.
4. Fit development and roads to the natural features of the site to preserve features such as topography, vegetative cover, and the natural drainage system.
5. All new development, including single family residences, shall be required to strictly adhere to stormwater control and erosion control practices as prescribed by Soil Conservation Service reviews and publications.
6. For all new development in the Town, surface water run-off should be minimized and detained on-site if possible or practicable. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways or right-of-way shall be maintained as nearly as possible. The design period is the 50-year storm.

Town Character Policies

- **Recognize the critical role farmland, open space, historical architecture, scenic vistas, land- and riverscapes, natural resources and designated features, scenic roads, the Wisconsin River, and archeological, and cultural features play in defining and enhancing the Town's distinctive rural character.**

See Section A, Issues and Opportunities Element for the Town of Wyoming's Vision Statement.

- **Require new development to be harmonious with the surrounding natural landscape, particularly when building along or in view of scenic roads. This includes building set backs, natural or traditional colors and materials, and location of parking, signage, and landscaping.**
- **The Wisconsin River is a major natural and cultural resource that helps define Wyoming's distinctive character. Scenic vistas of the Wisconsin River should be preserved through scenic easements and building practices that do not diminish the quality of the vistas.**

All new development along or within the viewshed of scenic roads should be designed to blend in with natural appearances with regard to building design and appearance, driveway construction, grading, etc.

- **Preserve natural roadside vegetation within the Town.**

Because roadside trees are extremely important to the character of the Town, removal of trees must be minimized. For more information on natural areas of the Town, see Section E, Agricultural, Natural, and Cultural Resources Element.

- **Utilize the provisions of the Town's sign ordinance to help preserve the visual quality of the Town.**

The Town shall prohibit billboards and to the greatest extent possible, directional signage shall be designed to fit the natural character of the Town as it relates to materials, colors, and lighting. Secondary signage not providing direction or advertising a primary business shall be restricted.

Residential Development Policies

- **In areas not lying within sanitary districts, the minimum lot size for a new AR-1 single-family home site in the Town is 15 acres.**
- **All new driveways and access easements will require review and approval by the Town. Driveways must be constructed prior to commencing construction.**
- **All new residential development, including driveways, will be required to conform to the natural limitations presented by the topography, soils, and vegetation of the land being developed.**
- **The Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.**

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

Residential Development Standards and Criteria

1. New lots should be created by dividing land along natural boundaries such as hills and woods.
2. When dividing a parcel of land, road access to the remaining parcel shall not be cut off.
3. When building roads and driveways, excessive cut and fill to meet grade standards is prohibited.
4. To preserve the visual quality and rural character of the Town, any new subdivisions on unwooded or highly exposed parcels of land should be approved on the condition that
 - a. Deed restrictions on each lot in the subdivision require the planting of deciduous and/or evergreen trees on each lot.
 - b. A landscape zone should be planned into the development so that the visual quality of the Town is preserved.
5. Lots should be laid out, to the greatest extent feasible, to achieve the following objectives:
 - a. On the most suitable soils for private on-site waste treatment systems installation.
 - b. On the least fertile soils for agricultural uses and in a manner which maximizes the useable area remaining for such agricultural use.
 - c. In locations least likely to block or interrupt scenic vistas, as seen from the public roadway(s).
 - d. To minimize conflict with agricultural activities.
6. Livestock other than domestic pets shall be kept on lots at least 5 acres in size to avoid conflicts with residential areas. The number of animal units shall be governed by Section 3.4 of the Iowa County Zoning Ordinance.
7. Overall residential density: one house per 40 acres.
8. Residential development must have plans submitted to the Plan Commission for review and approval prior to construction or sale of individual lots. Plans must meet criteria established in all Town and County land use ordinances and made available to prospective developers. (Criteria might include: road widths, grades, locations, turn radii, driveway locations, cut-and-fill slope limits, maximum slopes, etc.)
9. Minimum parcel size for AR-1: 15 acres.
10. Minimum platted parcel size for a residential subdivision of more than one (1) single-family home site shall be 5 acres. Maximum density: 1 unit per acre. (E.g. 5 units could be built on a parcel. Units could be clustered.) The density standard does not apply to areas lying within sanitary districts.
11. Additional roads to service residential development: at expense of developer. Roads to Town standards but to remain private.
12. Proposed mobile homes: Permitted only in mobile home parks as defined in Wisconsin statutes. Park plans must be submitted to the Plan Commission for review and approval prior to construction.
13. Buildings for recreation other than use as permanent dwellings may be reviewed and approved on a conditional basis. Single buildings shall meet criteria established in all Town and County land use ordinances. (Recreation development must have plans submitted for review and approval same as Item 8 above.)
14. Cluster platted or "Planned Complex Developments" minimizing adverse impacts on land, views, traffic, woods, and scenic sites shall be encouraged. Overall density in the Town shall be as in Item 7 above. (E.g. Available house permits cannot exceed total Town acreage divided by 40. Variances may be granted to developments meeting criteria in adverse impacts.)
15. The minimum parcel site for development will be 15 acres in conformance with all of the other policies set forth in the Comprehensive Plan. All building parcels will be required to meet the provisions of the Town's Land Division Ordinance.

Agriculture Policies

- **Understand that farm economics are cyclical and that prime agricultural soils and major infrastructure (e.g. farm buildings) investments should be preserved not only as a primary land use in the Town, but also for agricultural use in the future.**
- **Encourage and protect agricultural operations as a primary land use in the Town.**
- **Recognize that cyclical and short term economic operations as related to agriculture are a threat to long term farmland preservation.**
- **Allow opportunities for and encourage specialized forms of agriculture such as orcharding, truck farming, etc., as a way of preserving farmland.**

For more information on agricultural land in the Town of Wyoming, see Section E, Agricultural, Natural, and Cultural Resources Element and Map E.2.

Agricultural Standards and Criteria

1. Development will not be permitted on productive farmlands having a history of farming activity (including cropland and pastureland) and/or lands containing prime farmland soils defined as Class I, II, and III or as designated by the U.S. Soil Conservation Service. Farmland areas should be preserved in blocks as large as possible to ensure the economical use of the resource.
2. Development abutting active farm operations shall be fenced and contain set backs with the intent of reducing residential nuisance complaints that could limit agricultural practices.
3. Whenever possible, development in farmland areas should be limited to housing for owners/operators and their immediate family members.
4. Proposed developments shall be restricted to not less than 500 feet from any operating agricultural activity.
5. Farm-related housing shall occur on the least fertile soils for agricultural uses and in a manner which maximizes agricultural use of the remaining useable area.
6. New private driveways or roads shall not be permitted to cross or bisect productive farmlands unless aligned along existing lines, fences, or appropriate natural features such as a stream.
7. Utility extensions (electric power lines, telephone lines, gas distribution lines) may not cross-productive farmlands in a manner than will disrupt farming activities.
8. Certain large scale confinement or intensive farming operations, as set forth in the definitions section shall be considered commercial.
9. Erosion control practices shall be encouraged in accordance with recommendations of the U.S. Soil Conservation Service.

Commercial Development Policies

- **All commercial development shall be subject to review by the Town Plan Commission.**

Commercial development shall be subject to site plan and architectural review standards incorporated in the county zoning ordinance.

- **Developers must submit written impact statements assessing their development's impact on farms, farmland, natural resources, scenic qualities, Town roads, taxes, and opportunities for employment.**

See Section A, Issues and Opportunities Element for the Town's Vision Statement.

- **Strip commercial development along state and county highways shall be prohibited. New commercial development should be clustered, rather than "spot zones".**

Cross easements allowing frontage road access between businesses will be encouraged so that clustering of commercial development can be facilitated.

- **Highway commercial or tourist related commercial development should only be allowed in areas where they will not conflict with other land uses.**

For more information on economic development policies regarding tourism in the Town of Wyoming, see Section F, Economic Development Element.

- **Low impact cottage industry and home based businesses will be permitted on a case-by-case basis consistent with the character of the Town.**

See Section I, Implementation Element for the Town's commercial siting criteria.

EXISTING LAND USE

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

Table H.1 is a breakdown by percentage for land uses in Wyoming. As indicated by the Iowa County Tax Assessors Office, the Town is 54.6 percent Production Forest and DNR-MFL Forest land.

Table H.1 – Town Of Wyoming Land Use

Classification	Town of Wyoming Percent of Land Area
Agricultural	28.1%
Residential (Single- and Multi-Family)	1.1%
Commercial	1.7%
Manufacturing	0.0%
Production Forest	34.0%
DNR-MFL Forest	20.6%
Undeveloped (formerly Swamp/Waste)	8.4%
Other (Federal, State, County, School, Cemetery)	6.2%

(Source: Iowa County Tax Assessor Dept., SWWRPC)

Agricultural

Agriculture occupies 28.1 percent of the Town's land area. Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

Residential

As indicated by Map H.1 and Table H.1, residential land use accounts for 1.1 percent of the land area within the Town.

Commercial

Commercial refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment. The existing land use map does not differentiate between highway businesses, home occupations, or general businesses, but classifies all of the above as commercial. In the Town of Wyoming, commercial development occupies approximately 1.7 percent of the total land area.

Manufacturing

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

Forested

This classification is Production Forests and DNR-MFL Forests acreages combined. In Wyoming it is the largest classified land use. Map H.1 and Table H.1 show that approximately 54.6 percent of the land area in Wyoming is forest under these classifications.

Undeveloped

This classification refers to areas that were formerly classified as swamp/waste. It is open land includes bogs marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland. Approximately 8.4 percent of the total land in the Town of Wyoming is classified as undeveloped land.

Other

Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries, are classified as "other". Approximately 6.2 percent of land in the Town of Wyoming is listed under this classification. Refer to Maps E.2 and E.8, Section E, Agricultural, Natural, and Cultural Resource Element, and Table H.1 for more information.

LAND USE TRENDS**Table H.2: Town of Wyoming Land Use Assessment Statistics Iowa County – 1993**

Real Estate Class	# of Parcels	Land Value
Residential	301	\$837,000
Commercial	46	\$768,700
Manufacturing	N/A	N/A
Agricultural	620	\$5,103,300
Swamp & Waste	N/A	N/A
Forest	622	\$5,074,200

(Source: Wisconsin Department of Revenue-1993)

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

Real Estate Class	# of Parcels	Land Value
Residential	351	\$5,900,900
Commercial	34	\$1,058,100
Manufacturing	N/A	N/A
Agricultural	457	1,010,400
Swamp & Waste	N/A	N/A
Forest	575	\$17,154,700

(Source: Wisconsin Department of Revenue-2003)

LAND USE TRENDS - RESIDENTIAL

Residential land use occupies 1.1 percent of the Town of Wyoming. Table H.4 indicates changes in single-family residential units between 1990 and 2000 for the Town of Wyoming compared to Iowa County.

Table H.4: Town Of Wyoming Single Family Housing Unit Change

	1-Unit (1990)	1-Unit (2000)	% Change
Town of Wyoming	163	174	6.7%
Iowa County	6,632	7,796	17.6%

(Source: 1990 & 2000 US Census)

As indicated by Table H.4, the single housing units in Wyoming increased 6.7 percent between 1990 and 2000, while single housing units in Iowa County increased 17.6 percent.

IDENTIFICATION OF SMART GROWTH AREAS

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

LAND USE PROJECTIONS

Table H.5 shows future residential land use projections for the Town of Wyoming, derived from Section A, Issues and Opportunities of the Comprehensive Plan.

Table H.5: Land Use Projections 2000 - 2030

Projected Residential Land Use	2000	2010	2020	2030
Low Projection	145	148	148	149
Change in Number of Households	--	3	0	1
1 Dwelling Units Per 15 Acres	--	45	0	15
High Projection	145	159	170	181
Change in Number of Households	--	14	11	11
1 Dwelling Units Per 15 Acres	--	210	165	165

REDEVELOPMENT OPPORTUNITIES

No redevelopment opportunities were identified by the Plan Commission.

EXISTENCE OF BROWNFIELDS OR PROPERTIES SUITABLE FOR REDEVELOPMENT

The Wisconsin Department of Natural Resources maintains a database referred to as BRRTS (Bureau for Remediation and Redevelopment Tracking System). The database lists contaminated lands and sites and includes the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to us or otherwise discovered. Thirteen sites have been documented in the Town of Wyoming. The list includes 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: A discharge of a 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 complete database is available from the Department of Natural Resources Website. www.dnr.state.wi.us Activities on these sites including remediation is available for review on the website or by contacting the Wisconsin Department of Natural Resources. The following listings contain the DNR Activity Number, Activity Type, Activity Name, Municipality, County, and a Priority Level. As stated above, additional information is available from the Wisconsin Department of Natural Resources.

IOWA COUNTY LIST OF CONTAMINATED SPILLS AND SITES

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-050149	Spills	CTH H AT USH 14	ARENA	Iowa	
04-25-043953	Spills	HARTUNG BROS AIRSTRIP	ARENA	Iowa	
02-25-001321	ERP	HARTUNG BROS INC	ARENA	Iowa	High
02-25-001576	ERP	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-050751	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-188685	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-048157	Spills	HARTUNG BROS INC	ARENA	Iowa	
03-25-220745	LUST	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-194315	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-266748	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-047820	Spills	HIGH ST & WILLOW ST	ARENA	Iowa	
04-25-050778	Spills	HWY 14 2 M W OF ARENA	ARENA	Iowa	
03-25-264307	LUST	MUSCARELLO, PATRICIA	ARENA	Iowa	Unknown
03-25-000771	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low
09-25-294815	No Action Required	PEOPLES BANK OF MAZOMANIE PROPERTY	ARENA	Iowa	
04-25-049331	Spills	PINE RD .5 MI S OF HELENA RD	ARENA	Iowa	
03-25-002838	LUST	ROSIES SERVICE	ARENA	Iowa	Unknown
04-25-045074	Spills	1/3 MI E OF CNTY LINE S OF HWY 133	AVOCA	Iowa	
04-25-037287	Spills	CTH I & CTH PD	AVOCA	Iowa	
04-25-046411	Spills	MORREY CREEK - 100 YDS S OF D ST BR	AVOCA	Iowa	
03-25-001615	LUST	PENN HOLLOW CHEESE FACTORY	AVOCA	Iowa	High
04-25-432897	Spills	STH 133 DOT PROPERTY	AVOCA	Iowa	
04-25-046430	Spills	W SIDE OF STH 80 - .4 MI N OF AIDE	AVOCA	Iowa	
04-25-037929	Spills	.2 MI E OF CTH T & HWY 18	BARNEVELD	Iowa	
09-25-293029	No Action Required	BARNEVELD FIRE DEPT STATION	BARNEVELD	Iowa	
03-25-001989	LUST	BARNEVELD HIGH SCHOOL	BARNEVELD	Iowa	Low
09-25-295884	No Action Required	BARNEVELD MUNICIPAL GARAGE	BARNEVELD	Iowa	
04-25-049178	Spills	CTH K 1.75 MI N OF CTH H	BARNEVELD	Iowa	
04-25-043047	Spills	CTH K AT W BR BLUE MOUNDS CREEK	BARNEVELD	Iowa	
04-25-236550	Spills	EAGLE MART	BARNEVELD	Iowa	
04-25-038005	Spills	IHM RD 1 MI W OF 18	BARNEVELD	Iowa	
04-25-273119	Spills	MALY TRUCKING	BARNEVELD	Iowa	
02-25-000935	ERP	QUAD COUNTY COOP	BARNEVELD	Iowa	High
04-25-414564	Spills	RITCHIE IMPLEMENT	BARNEVELD	Iowa	
03-25-408065	LUST	STOP N GO	BARNEVELD	Iowa	
04-25-050086	Spills	W OF HWY K ON HWY 18/151 S SIDE	BARNEVELD	Iowa	
04-25-243762	Spills	HORSESHOE BEND RD	BLANCHARD	Iowa	
04-25-244732	Spills	5381 HWY K	BLUE MOUNDS	Iowa	
03-25-001236	LUST	WI DNR BLUE MOUND STATE PARK	BLUE MOUNDS	Iowa	Low
09-25-293817	No Action Required	GRISWOLD, GLENN	BOSCOBEL	Iowa	
09-25-293102	No Action Required	BLUE MOUND STATE PARK POOL	BRIGHAM	Iowa	
04-25-205380	Spills	E SIDE OF LEE DR .5 MI S OF LONGBERRY RD	BRIGHAM	Iowa	
04-25-171906	Spills	HWY 151 WB .1 MI W OF CTH ID	BRIGHAM	Iowa	

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Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-168690	Spills	WB HWY 151 .5 MI E OF CTH T	BRIGHAM	Iowa	
04-25-209061	Spills	HWY 130 .4 MI S OF HIMMEX HILL RD	CLYDE	Iowa	
04-25-235701	Spills	HWY 130 .5 MI S OF LIMMEX RD	CLYDE	Iowa	
03-25-001529	LUST	COBB ELEMENTARY SCHOOL	COBB	Iowa	Low
09-25-294492	No Action Required	FRITCH, MERLIN	COBB	Iowa	
04-25-052567	Spills	HWY 18 ~ 2 MI W OF COBB	COBB	Iowa	
03-25-002630	LUST	IOWA LAFAYETTE FS	COBB	Iowa	High
09-25-294423	No Action Required	MARK MOTORS	COBB	Iowa	
09-25-295008	No Action Required	RITCHIE MOTORS INC	COBB	Iowa	
09-25-295334	No Action Required	STOKELY USA - COBB	COBB	Iowa	
04-25-049934	Spills	W SPRING & TOWN CT	DARLINGTON	Iowa	
04-25-037937	Spills	.25 MI W OF EVANS QUARRY RD & HWY 1	DODGEVILLE	Iowa	
04-25-042300	Spills	1 MI FROM DODGEVILLE AT BRAY FARM	DODGEVILLE	Iowa	
04-25-251502	Spills	151 EXPRESS GAS STATION	DODGEVILLE	Iowa	
04-25-203532	Spills	3627 EVANS RD	DODGEVILLE	Iowa	
04-25-265475	Spills	409 E SPRING ST @ POLE 6-4-4-39	DODGEVILLE	Iowa	
04-25-049317	Spills	50 YDS E OF INTER KING/LANSEN LN	DODGEVILLE	Iowa	
04-25-052530	Spills	854 S MAIN ST	DODGEVILLE	Iowa	
09-25-306100	No Action Required	A&W RESTAURANT	DODGEVILLE	Iowa	
02-25-001456	ERP	ADVANCED PHOTONIX INC	DODGEVILLE	Iowa	High
03-25-001126	LUST	ANCHOR BANK	DODGEVILLE	Iowa	High
02-25-000937	ERP	BLANCHARDVILLE COOP OIL	DODGEVILLE	Iowa	High
03-25-001884	LUST	BLOOMFIELD MANOR	DODGEVILLE	Iowa	High
03-25-000139	LUST	BRAATEN OIL/FOOD SHOP	DODGEVILLE	Iowa	High
03-25-002656	LUST	COLLINS & HYING INC	DODGEVILLE	Iowa	Low
04-25-045724	Spills	CTH F 1 MI S OF HWY 39	DODGEVILLE	Iowa	
03-25-000326	LUST	DODGELAND HARVESTORE/WALNUT HOLLOW	DODGEVILLE	Iowa	Low
09-25-001460	No Action Required	DODGEVILLE	DODGEVILLE	Iowa	Unknown
02-25-001475	ERP	DODGEVILLE AGRI-SERVICE	DODGEVILLE	Iowa	Low
09-25-293972	No Action Required	DODGEVILLE CTY GARAGE	DODGEVILLE	Iowa	
04-25-043066	Spills	DODGEVILLE MUNICIPAL AIRPORT	DODGEVILLE	Iowa	
04-25-204092	Spills	DODGEVILLE TRUCK STOP	DODGEVILLE	Iowa	
02-25-000939	ERP	DODGEVILLE WATERWORKS	DODGEVILLE	Iowa	High
03-25-001107	LUST	FOUNTAIN STREET GARAGE	DODGEVILLE	Iowa	High
03-25-223070	LUST	FOUNTAIN STREET GARAGE	DODGEVILLE	Iowa	Unknown
03-25-002379	LUST	HICKS ESTATE PROPERTY	DODGEVILLE	Iowa	Low
04-25-050022	Spills	HWY 18/151 AT CTH Z W/ TO JOSEPH ST	DODGEVILLE	Iowa	
04-25-044247	Spills	HWY 23 - 10 MI N OF HOUSE ON THE RO	DODGEVILLE	Iowa	
04-25-246315	Spills	HWY 23 FROM HWY YZ N TO MILITARY RIDGE RD	DODGEVILLE	Iowa	
04-25-041187	Spills	IOWA CNTY COOP WAREHOUSE	DODGEVILLE	Iowa	
09-25-296448	No Action Required	IOWA CNTY HWY DEPT	DODGEVILLE	Iowa	
03-25-119806	LUST	IOWA CNTY HWY GARAGE	DODGEVILLE	Iowa	Low
04-25-043923	Spills	JACKS SERVICE CENTER	DODGEVILLE	Iowa	
03-25-002586	LUST	JACKS SERVICE CENTER	DODGEVILLE	Iowa	Low
09-25-294219	No Action Required	KOWALSKI-KIELER INC	DODGEVILLE	Iowa	
03-25-184263	LUST	KWIK TRIP INC	DODGEVILLE	Iowa	Unknown
09-25-296600	No Action Required	LANDS END	DODGEVILLE	Iowa	
09-25-296081	No Action Required	LOEFELHOLZ, PAULA	DODGEVILLE	Iowa	
04-25-264038	Spills	LOWER WYOMING VALLEY RD-SUB STATION	DODGEVILLE	Iowa	

Section H

Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
03-25-000143	LUST	MCDONALDS RESTAURANT	DODGEVILLE	Iowa	High
09-25-291877	No Action Required	MEDICAL CARE FACILITY	DODGEVILLE	Iowa	
02-25-337873	ERP	MOBIL OIL BULK PLT - FORMER	DODGEVILLE	Iowa	
09-25-294592	No Action Required	MORTON BLDGS	DODGEVILLE	Iowa	
07-25-426805	General Property	MR TS EASY STOP	DODGEVILLE	Iowa	
09-25-295924	No Action Required	MR TS EASY STOP	DODGEVILLE	Iowa	
03-25-001085	LUST	RANDYS MARATHON SERV STA	DODGEVILLE	Iowa	High
03-25-001841	LUST	SEAY MACK PROPERTY	DODGEVILLE	Iowa	Unknown
04-25-050141	Spills	SECTION LINE RD	DODGEVILLE	Iowa	
04-25-042688	Spills	SPREAD .5 MI ON HWY 130 S OF FLOYD	DODGEVILLE	Iowa	
04-25-051594	Spills	SPRING & UNION	DODGEVILLE	Iowa	
04-25-047460	Spills	SPRING VALLEY CREEK	DODGEVILLE	Iowa	
03-25-195795	LUST	ST JOSEPH PARISH SCHOOL	DODGEVILLE	Iowa	Low
04-25-391028	Spills	STH 151 & CTH D	DODGEVILLE	Iowa	
03-25-001108	LUST	TERRYS KERR MCGEE	DODGEVILLE	Iowa	High
02-25-001539	ERP	THOMAS OIL CO	DODGEVILLE	Iowa	High
04-25-052683	Spills	UNION & SPRING ST - IN STREAM	DODGEVILLE	Iowa	
04-25-050929	Spills	UNION/FOUNTIAN ST, SW CNR	DODGEVILLE	Iowa	
09-25-295575	No Action Required	UNITED METHODIST CHURCH	DODGEVILLE	Iowa	
03-25-001027	LUST	UNITED PARCEL SERVICE	DODGEVILLE	Iowa	High
04-25-191720	Spills	US ARMY RESERVE	DODGEVILLE	Iowa	
02-25-001698	ERP	WAGNER PROPERTY	DODGEVILLE	Iowa	High
04-25-043813	Spills	WDMP RADIO STATION FRONT YARD & HWY	DODGEVILLE	Iowa	
03-25-001241	LUST	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	Medium
03-25-002089	LUST	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	Low
04-25-037361	Spills	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	
09-25-293844	No Action Required	WI DNR GOVERNOR DODGE STATE PARK	DODGEVILLE	Iowa	
03-25-001680	LUST	WI DOT PROPERTY SITE #1	DODGEVILLE	Iowa	Low
03-25-001681	LUST	WI DOT PROPERTY SITE #2	DODGEVILLE	Iowa	Low
09-25-296175	No Action Required	ZIMMERMAN TRANSFER INC	DODGEVILLE	Iowa	
09-25-293092	No Action Required	BLACKHAWK BAIT SHOP	EDEN	Iowa	
04-25-179679	Spills	HWY 18 .2 MI W OF BLUE RIVER RD	EDEN	Iowa	
04-25-526131	Spills	TOWER RD	EDEN TN	Iowa	
04-25-042227	Spills	BAKER RD - N CITY LIMITS ST	EDMUND	Iowa	
04-25-049399	Spills	BAKERS ST	EDMUND	Iowa	
02-25-000934	ERP	INTERNATIONAL MINERALS & CHEMICAL CORP	EDMUND	Iowa	High
04-25-216128	Spills	W DITCH OF STH 39 S OF STH 18	EDMUND	Iowa	
09-25-297724	No Action Required	ARENA VIL & TN	ENA TN	Iowa	
04-25-232654	Spills	4837 TOWER RD POLE # 7127010	HIGHLAND	Iowa	
04-25-043294	Spills	CTH I - 1 MI S OF HIGHLAND	HIGHLAND	Iowa	
04-25-172034	Spills	CTH I 200' N OF FIRE LANE 500	HIGHLAND	Iowa	
03-25-002510	LUST	DONS TIRE SERVICE	HIGHLAND	Iowa	Medium
04-25-528389	Spills	DRAVES, MICHAEL PROPERTY	HIGHLAND	Iowa	
04-25-039739	Spills	DRY DOG RD	HIGHLAND	Iowa	
03-25-002297	LUST	HIGHLAND HIGH SCHOOL	HIGHLAND	Iowa	Low
09-25-296451	No Action Required	HIGHLAND SCHOOL	HIGHLAND	Iowa	
04-25-049964	Spills	HIGHLAND TN	HIGHLAND	Iowa	
02-25-211160	ERP	HIGHLAND TN GARAGE	HIGHLAND	Iowa	Low
03-25-002544	LUST	HIGHLAND TN GARAGE	HIGHLAND	Iowa	Medium

Section H

Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-179901	Spills	HWY 80 & CTH Q	HIGHLAND	Iowa	
04-25-278894	Spills	HWY 80 & CTH Q	HIGHLAND	Iowa	
02-25-116703	ERP	J & S LIQUID FERTILIZER	HIGHLAND	Iowa	Unknown
03-25-002200	LUST	MICHEK OIL CO BULK PLT	HIGHLAND	Iowa	Medium
03-25-002773	LUST	RICHGELS TRUCKING	HIGHLAND	Iowa	Low
03-25-248359	LUST	RICHGELS TRUCKING	HIGHLAND	Iowa	Low
02-25-000936	ERP	SCALES SALVAGE YARD	HIGHLAND	Iowa	Low
09-25-295512	No Action Required	TRAUSCH DISTRIBUTING CO	HIGHLAND	Iowa	
04-25-037197	Spills	HWY 39 .5 MI N OF CTH K	HOLLANDA	Iowa	
04-25-528371	Spills	2336 S CLAY HILL	HOLLANDALE	Iowa	
04-25-051441	Spills	307 COMMERCE ST	HOLLANDALE	Iowa	
03-25-241299	LUST	BLANCHARDVILLE COOP OIL	HOLLANDALE	Iowa	Unknown
04-25-047071	Spills	COMMERCE ST & MOSCOW ST	HOLLANDALE	Iowa	
03-25-002604	LUST	CORNER FEED & SUPPLY	HOLLANDALE	Iowa	High
03-25-257187	LUST	HOLLANDALE VIL	HOLLANDALE	Iowa	Unknown
09-25-297222	No Action Required	PECATONICA ELEMENTARY SCHOOL	HOLLANDALE	Iowa	
09-25-295634	No Action Required	VINCE WEIER PUMP SERVICE	HOLLANDALE	Iowa	
04-25-408386	Spills	MOORS SALVAGE & RECOVERY INC	KIELER	Iowa	
09-25-293552	No Action Required	EDMUND AG CENTER	LINDEN	Iowa	
03-25-000141	LUST	LARRYS SERVICE STATION	LINDEN	Iowa	Low
03-25-218049	LUST	LARRYS SERVICE STATION	LINDEN	Iowa	Low
03-25-178538	LUST	LINDEN CHEESE CO	LINDEN	Iowa	High
09-25-294024	No Action Required	IOWA GRANT HIGH SCHOOL	LIVINGSTON	Iowa	
03-25-151947	LUST	THE FRIENDLY PLACE	LIVINGSTON	Iowa	Unknown
04-25-049372	Spills	.1 MI W OF CNTY D ON HWY 39 W	MINERAL POINT	Iowa	
04-25-039355	Spills	114 SHAKERAG ST	MINERAL POINT	Iowa	
04-25-483979	Spills	66 LEE RD	MINERAL POINT	Iowa	
04-25-271205	Spills	743 USH 151	MINERAL POINT	Iowa	
04-25-052450	Spills	8118 MCKENNA RD	MINERAL POINT	Iowa	
03-25-152901	LUST	AMOCO QUIK STOP	MINERAL POINT	Iowa	Low
04-25-206408	Spills	BURR OAK RD & 3045 DRIVEWAY	MINERAL POINT	Iowa	
03-25-152147	LUST	CITGO	MINERAL POINT	Iowa	Low
04-25-233138	Spills	COMMERCE ST & OLD ARLINGTON RD (.1 M S)	MINERAL POINT	Iowa	
02-25-001660	ERP	DODGE POINT COUNTRY CLUB	MINERAL POINT	Iowa	Low
09-25-293476	No Action Required	DODGE POINT COUNTRY CLUB	MINERAL POINT	Iowa	
03-25-001422	LUST	FARMERS IMPLEMENT PROPERTY	MINERAL POINT	Iowa	Low
03-25-001066	LUST	FLEETGUARD INC NELSON DIV	MINERAL POINT	Iowa	Medium
04-25-391445	Spills	HWY 151 & COMMERCE ST	MINERAL POINT	Iowa	
04-25-045492	Spills	HWY 151 & DODGE ST	MINERAL POINT	Iowa	
04-25-171919	Spills	HWY 151 .2 MI S OF OAK PARK RD	MINERAL POINT	Iowa	
04-25-402178	Spills	HWY 18/151 OFF RAMP FOR HWY 23	MINERAL POINT	Iowa	
04-25-414573	Spills	INTERSECTION OF HWY 23 & 39	MINERAL POINT	Iowa	
03-25-193941	LUST	IOWA OIL CO - MINERAL PT SPEEDE SHOPPE	MINERAL POINT	Iowa	High
09-25-294035	No Action Required	J & D ANTIQUES	MINERAL POINT	Iowa	
04-25-047427	Spills	JORGENSEN, KEVIN PROPERTY	MINERAL POINT	Iowa	
03-25-113363	LUST	KWIK TRIP #768	MINERAL POINT	Iowa	High
03-25-000142	LUST	MARRS SHELL	MINERAL POINT	Iowa	Low
03-25-193953	LUST	MARRS SHELL	MINERAL POINT	Iowa	Low
04-25-039403	Spills	MEXEBURG CHEESE FACTORY	MINERAL POINT	Iowa	

Section H

Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
03-25-000247	LUST	MINERAL POINT ELEMENTARY SCHOOL	MINERAL POINT	Iowa	Medium
02-25-001305	ERP	MINERAL POINT ROASTER PILES	MINERAL POINT	Iowa	High
09-25-294558	No Action Required	MINERAL POINT STREET DEPT	MINERAL POINT	Iowa	
02-25-223076	ERP	POAD OIL	MINERAL POINT	Iowa	Unknown
09-25-296025	No Action Required	WAYS GENERAL REPAIR	MINERAL POINT	Iowa	
03-25-272518	LUST	RIDGE ST	MINERAL POINT	Iowa	Low
07-25-363752	General Property	RIDGE ST	MINERAL POINT	Iowa	
02-25-170991	ERP	ROSS SOIL SERVICE	MINERAL POINT	Iowa	Unknown
03-25-001168	LUST	WAYNES AMOCO	MINERAL POINT	Iowa	Low
04-25-049809	Spills	WP&L SUBSTATION NEAR HWY 23	MINERAL POINT	Iowa	
04-25-174419	Spills	ASAP REPAIR SHOP	MONTFORT	Iowa	
04-25-206254	Spills	N SIDE OF STH 78 100' W OF MOSCOW RD	MOSCOW	Iowa	
04-25-170504	Spills	AZIM RD 50 YSD N OF HWY 133	MUSCODA	Iowa	
04-25-046922	Spills	GOODWEILER LAKE - LOWER WISCONSIN	MUSCODA	Iowa	
04-25-443750	Spills	STH 151	N/A	Iowa	
04-25-047308	Spills	HWY 133 & 80	PULASKI	Iowa	
04-25-049965	Spills	1000 LOWER MIFFLIN RD	REWEY	Iowa	
04-25-052319	Spills	316 MAIN ST	REWEY	Iowa	
09-25-296841	No Action Required	BURNHAM LUMBER	REWEY	Iowa	
09-25-294190	No Action Required	KERR-MCGEE	REWEY	Iowa	
09-25-294964	No Action Required	REWEY ELEMENTARY SCHOOL	REWEY	Iowa	
04-25-438181	Spills	NEW CALIFORNIA RD	REWEY TN	Iowa	
03-25-187997	LUST	BADGER MART	RIDGEWAY	Iowa	High
04-25-038582	Spills	CTH T & PIKES PEAK RD	RIDGEWAY	Iowa	
09-25-294999	No Action Required	RIDGELAND FARM	RIDGEWAY	Iowa	
02-25-242037	ERP	RIDGEWAY VIL	RIDGEWAY	Iowa	Low
03-25-207263	LUST	TALLMAN SERVICE CENTER	RIDGEWAY	Iowa	Low
04-25-045413	Spills	HWY 151 .25 MI S OF CTH Y	SPRING GREEN	Iowa	
09-25-295408	No Action Required	SPRING GREEN RESTAURANT	SPRING GREEN	Iowa	
04-25-038814	Spills	SPRING GREEN TRUCK STOP	SPRING GREEN	Iowa	
03-25-217959	LUST	STAPLETON PROPERTY	SPRING GREEN	Iowa	Unknown
04-25-038304	Spills	STH 23	SPRING GREEN	Iowa	
04-25-044192	Spills	STH 23 W DITCH .2 MI S OF CTH C	SPRING GREEN	Iowa	
03-25-002165	LUST	TALIESEN COMPLEX	SPRING GREEN	Iowa	Low
03-25-002166	LUST	TALIESEN COMPLEX	SPRING GREEN	Iowa	Low
03-25-002167	LUST	TALIESEN COMPLEX	SPRING GREEN	Iowa	Low
03-25-000325	LUST	WI DNR TOWER HILL STATE PARK	SPRING GREEN	Iowa	Low
04-25-039752	Spills	WPL SUB STATION	SPRING GREEN	Iowa	
03-25-000144	LUST	WYOMING VALLEY SCHOOL	SPRING GREEN	Iowa	Low
04-25-042190	Spills	WYOMING VALLEY SCHOOL	SPRING GREEN	Iowa	
04-25-045782	Spills	HAYWARD CROSSING & HELENA RD	SPRING GREEN/ARENA	Iowa	
04-25-526975	Spills	HAYWARD CROSSING & HELENA RD	SPRING GREEN/ARENA	Iowa	
04-25-529054	Spills	CTH E, CTH G & LINDELL RD	UNKNOWN	Iowa	
04-25-038743	Spills	HWY 18	UNKNOWN	Iowa	
04-25-038857	Spills	OCONOMOWOC CANNING	UNKNOWN	Iowa	
04-25-042667	Spills	WISCONSIN CHEESEMAN INC	UNKNOWN	Iowa	
04-25-044732	Spills	HWY 195' W OF PRAIRIE RD	WALDWICK	Iowa	
04-25-118512	Spills	SCHLIMGEN TRANSFER	WALDWICK	Iowa	
02-25-000938	ERP	KLEMM TANK LINES	WYOMING	Iowa	Low

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-530905	Spills	SNEAD CREEK RD	WYOMING TN	Iowa	
04-25-051978	Spills	.1 MI N OF CTH A & HWY 151		Iowa	
04-25-050795	Spills	1.5 MI N OF HWY 18 ON HWY 23		Iowa	
04-25-039984	Spills	3 MI S OF MINERAL POINT - HWY 23		Iowa	
04-25-039799	Spills	300 YDS NE OF H WARDELL HOME		Iowa	
04-25-038576	Spills	BLUFF RIVER		Iowa	
04-25-037692	Spills	CTH Z & HWY 18/151		Iowa	
04-25-049813	Spills	FIELD #5		Iowa	
04-25-039740	Spills	HWY 151 - S OF MINERAL POINT		Iowa	
04-25-041693	Spills	HWY 23 AT DODGE ST		Iowa	
04-25-052054	Spills	MINERAL POINT HIGH SCHOOL		Iowa	
04-25-266933	Spills	NEXT TO OAK PARK WAYSIDE		Iowa	
04-25-043879	Spills	OLD HWY 18-151 W OF STOP LIGHT		Iowa	
04-25-042421	Spills	RED ROOSTER RESTAURANT		Iowa	
04-25-039182	Spills	RT 3 SPRINGGREEN		Iowa	
04-25-038536	Spills	STH 133 1.5 MI E OF CTH G		Iowa	
04-25-051786	Spills	WILLOW SPRINGS RD		Iowa	

EXISTING AND POTENTIAL LAND USE CONFLICTS

There are a variety of land uses that can potentially cause land use conflicts. There are two common acronyms used to describe land use conflicts – NIMBY’s (Not In My Back Yard) and LULU’s (Locally Unwanted Land Uses). One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations.

The presence of agriculture and non-rural land use in close proximity often generates conflict due to potential incompatibility. Agriculture can affect adjoining small rural lots, which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of agriculture enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name just a few.

- Potential Land Use Conflicts**

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

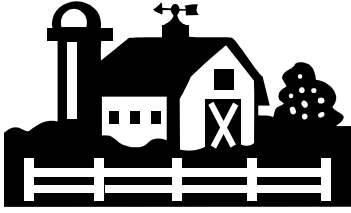
The Town identified highway businesses on State Highway 23, manufacturing/industry, and subdivision housing as current undesirable land uses in Wyoming. Noise and odors from agricultural and residential uses and noise problems from dogs and gunfire at the Rush Creek Sportsmen’s Club are existing land use conflicts. The Plan Commission anticipates that in the future, the Rush Creek Sportsmen’s Club will continue to be a source of noise conflicts.

INTEGRATED LAND USE

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

FUTURE LAND USE

Natural beauty, agriculture, recreational opportunities, and small town atmosphere were the top reasons why people choose to live in the Town of Wyoming. It stands to reason that people in Wyoming want to keep and improve their farms, maintain their homes and property, protect their investments, and improve their standard of living. However, existing homes and buildings will need remodeling, repairs, or improvements; new



buildings and homes will be constructed. In order to achieve its vision, Wyoming needs to preserve its rural character while exploring and expanding its recreational and cultural opportunities, protecting the Town's unique natural beauty that appeals to so many.

IMPLEMENTATION ELEMENT

EXECUTIVE SUMMARY

The purpose of this section is to explain how the comprehensive plan will be utilized to guide future growth and development in Wyoming and is intended to serve as the blueprint for the future. As change is inevitable, the plan may need to be amended to appropriately reflect major changes. Section I will review how each section of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. The final part of this Section is a discussion on how the plan will be updated at a minimum of once every ten years.

**Wisconsin State Statute 66.1001(2)(i)*****(i) Implementation.***

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

IMPLEMENTATION POLICIES

- **Enforce local ordinances to maintain the character of existing and future land uses within the Town of Wyoming.**

Local ordinances must be enforced consistently to maintain the character of the Town. Again the keyword is enforcement.

- **Update the Town of Wyoming comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

This plan needs to be updated at least once every ten years. Depending on development or other changes, the plan may need to be updated on a more frequent basis.

- **Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.**

Depending on what takes place in Wyoming in the next twenty years, this comprehensive plan and enforcement ordinance may need to be amended. This should be done with extreme caution. Amendments should not be made to simply avoid local planning pressure.

CONSISTENCY AMONG PLAN ELEMENTS

As required by Wisconsin State Statute 66.1001 all elements included in this plan are consistent with one another and no known conflicts exist. All nine elements included in this plan work to achieve the desired future for the Town of Wyoming.

PLAN ADOPTION

The first official action required to implement the Town of Wyoming comprehensive plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission adopts the plan by resolution, the Town Board then needs to adopt the comprehensive plan by ordinance as required by State Statute 66.1001. After the plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The plan will guide development in a consistent manner.

LOCAL ORDINANCES AND REGULATIONS

The intent of the local ordinances and regulations is to control development of land within the Town. By carefully applying these local ordinances and regulations the Town of Wyoming will be accomplishing policies of the comprehensive plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. The Town of Wyoming will continue to use the Iowa County Zoning Ordinance as a primary tool of enforcement.

PLAN AMENDMENTS

The Town Board can amend the Town of Wyoming Comprehensive Plan at any time. Amendments would be any changes to plan maps or text. Amendments may be necessary due to changes in Town policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the Town. Proposed amendments should be channeled through the local Plan Commission and then final action should occur at the Town Board.

PLAN UPDATES

As required by Wisconsin State Statute the comprehensive plan needs to be updated at least once every ten years. An update is different than an amendment, as an update is a major revision of multiple plan sections including maps. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

RURAL RESIDENTIAL SITING CRITERIA

The criteria below must be met in order to comply with the Town of Wyoming and Iowa County’s comprehensive plans. Items listed in Column A are standard across the County. Items in Column B are specific to the Town of Wyoming.

Table I.1: Town of Wyoming Rural Residential Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Wyoming Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)	<input type="checkbox"/>	<input type="checkbox"/>	1. Minimum Lot Size (Development must comply with the minimum lot size of 15 acres.)
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well (Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.)	<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway Standards (See the Town of Wyoming Driveway Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval (Written approval from the respective Town stating a driveway access would be permitted to this site)	<input type="checkbox"/>	<input type="checkbox"/>	3. Compliance with Town Ordinances (Development must comply with Town’s Building Siting Ordinance and Land Division Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)	<input type="checkbox"/>	<input type="checkbox"/>	4. Visual/Aesthetic Standards (Development must comply with Town’s Building Siting Ordinance and Land Division Ordinance.)
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)	<input type="checkbox"/>	<input type="checkbox"/>	5. Prime Soils (Development should avoid class I, II, III soils)
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)			
<input type="checkbox"/>	<input type="checkbox"/>	7. Compliance Town Criteria (The rezone must comply with the minimum number of Town standards required in Column B)			

COMMERCIAL SITING CRITERIA

Because commercial development can vary significantly from retail sales to heavy industrial, the criteria below are more general in nature. Individual towns may want to consider having more specific requirements for particular types of business. The concept here is similar to the process for rural residential siting criteria. Items listed in Column A are standard across Iowa County; items in Column B are specific to the Town of Wyoming.

Table I.2: Town of Wyoming Commercial Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Wyoming Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Septic System Requirement (Required space to accommodate a septic system and back up system – unless connected to a municipal system)	<input type="checkbox"/>	<input type="checkbox"/>	1. Feasibility of Business - Required
			<input type="checkbox"/>	<input type="checkbox"/>	– Business Plan: written plan required.
			<input type="checkbox"/>	<input type="checkbox"/>	– Financing: designate financing source.
			<input type="checkbox"/>	<input type="checkbox"/>	– Phased Development: part of business plan
			<input type="checkbox"/>	<input type="checkbox"/>	– Other: siting of business
<input type="checkbox"/>	<input type="checkbox"/>	2. Private Well (Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.)	<input type="checkbox"/>	<input type="checkbox"/>	2. Driveway/Access Approval Per Town Driveway Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	3. Access / Driveway Approval (Written approval from the respective town stating a driveway access would be permitted to this site)	<input type="checkbox"/>	<input type="checkbox"/>	3. Social Impacts Traffic patterns – including volume
			<input type="checkbox"/>	<input type="checkbox"/>	Aesthetics – refer to Building and Siting Ordinance.
			<input type="checkbox"/>	<input type="checkbox"/>	Sense of Neighborhood – refer to Building and Siting Ordinance.
			<input type="checkbox"/>	<input type="checkbox"/>	Potential Ancillary Development – refer to Building and Siting Ordinance
			<input type="checkbox"/>	<input type="checkbox"/>	Other - Signs
<input type="checkbox"/>	<input type="checkbox"/>	4. Floodplain (Rezone must conform to any state and federal floodplain standards)	<input type="checkbox"/>	<input type="checkbox"/>	4. Natural Resource Impacts Air Quality Impacts – include in business plan
			<input type="checkbox"/>	<input type="checkbox"/>	Water Quality Impacts – include in business plan
			<input type="checkbox"/>	<input type="checkbox"/>	Water Quantity – what amounts of water required?
			<input type="checkbox"/>	<input type="checkbox"/>	Erosion Potential – refer to Building and Siting Ordinance.
			<input type="checkbox"/>	<input type="checkbox"/>	Odor Impacts – include in business plan
			<input type="checkbox"/>	<input type="checkbox"/>	Noise Impacts – include in business plan
			<input type="checkbox"/>	<input type="checkbox"/>	Lighting Impacts– visual impacts

Table I.2 (cont.): Town of Wyoming Commercial Siting Criteria

Complies Does Not Comply		Column A Iowa County Criteria	Complies Does Not Comply		Column B Town of Wyoming Criteria
<input type="checkbox"/>	<input type="checkbox"/>	5. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)	<input type="checkbox"/>	<input type="checkbox"/>	5. Compliance with Town Land Use Map (No new commercial areas are designated.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)	<input type="checkbox"/>	<input type="checkbox"/>	6. Compliance with Town Ordinances (Development must comply with Town Ordinances.)
<input type="checkbox"/>	<input type="checkbox"/>	7. Social impacts (Traffic patterns; compatibility with neighboring land use; ancillary development potential.)	<input type="checkbox"/>	<input type="checkbox"/>	7. Other Criteria <ul style="list-style-type: none"> • The Town is not seeking nor designating new areas for commercial development. • HWY 23 to remain undeveloped as a scenic corridor. • No “adult” entertainment • No gambling casinos • No business parks • No industrial parks
<input type="checkbox"/>	<input type="checkbox"/>	8. Impact on natural resources (Erosion control plan; air quality; water quality; chemical infiltration of soils; erosion potential; noises; odors)	<input type="checkbox"/>	<input type="checkbox"/>	8.
<input type="checkbox"/>	<input type="checkbox"/>	9. Business Plan (Growth potential, market, financing, phased developments, etc)	<input type="checkbox"/>	<input type="checkbox"/>	9.
<input type="checkbox"/>	<input type="checkbox"/>	10. Compliance Town Criteria (The rezone must comply with the minimum number of Town standards required in Column B)	<input type="checkbox"/>	<input type="checkbox"/>	10.
<input type="checkbox"/>	<input type="checkbox"/>	11.	<input type="checkbox"/>	<input type="checkbox"/>	11.
<input type="checkbox"/>	<input type="checkbox"/>	12.	<input type="checkbox"/>	<input type="checkbox"/>	12.

IMPLEMENTATION MEASURES

The Town of Wyoming Comprehensive Plan Policy Summary Tables (below) list the Town's policies by element and provides spaces for actions, implementation groups, and timeline to implement various aspects of this comprehensive plan.

Table I.3: ISSUES AND OPPORTUNITIES**Goal: Establish Community Strengths, Weaknesses, Issues And Opportunities**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Protect and improve the health, safety, and welfare of residents in the Town of Wyoming.		Town Board Town Plan Commission	Ongoing
Preserve and enhance the quality of life for the residents in the Town of Wyoming.		Town Board Town Plan Commission	Ongoing
Protect and preserve the small community character of the Town of Wyoming.		Town Board Town Plan Commission	Ongoing

Table I.4: HOUSING**Goal: Adequate Range Of Housing Opportunities To Meet The Varied Needs Of Existing And Future Residents**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
As a rural scenic area with a low population and without access to existing infrastructure, the policy towards new housing will be		Town Board Town Plan Commission	Ongoing
Promote the preservation and rehabilitation of the existing housing stock in the Town of Wyoming.		Town Board Town Plan Commission	Ongoing
Utilize the Iowa County Zoning Ordinance and the Town of Wyoming's Section H, Land Use Element to maintain the rural character of the Town.		Town Board Town Plan Commission	Ongoing
Discourage residential development in areas where soils, slope, environmental, or other topographical limitations prove to be unsuitable.		Town Board Town Plan Commission	Ongoing
Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively plan for residential growth.		Town Board Town Plan Commission	Ongoing
Review new housing proposals and support those proposals and programs that meet the Town's housing needs and are consistent with the policies outlined in the comprehensive plan.		Town Board Town Plan Commission	Ongoing

Table I.5: TRANSPORTATION

Goal: Safe And Efficient Transportation Systems, Which Accommodate The Movement Of People And Goods			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Local Transportation Infrastructure & Issues	<ul style="list-style-type: none"> Improve bicycle/pedestrian accommodations. In the next 20 years (the planning window for the comprehensive planning process): Improve shoulders, ditch lines, and safety for roads that exceed ADT of 250. 	Town Board Town Plan Commission	Ongoing
Aesthetics	Throughout the Town of Wyoming's Comprehensive Plan, the focus is on retaining rural character, open spaces, and scenic beauty to maintain the town's rural setting. In addition to creating an attractive environment for those who live there (and those who commute through the area), it is also an asset that supports existing tourism and the cultural attractions that draw visitors.		
Cost	Maintenance and Improvements Funding.	Town Board Town Plan Commission	Ongoing

Table I.6: UTILITIES AND COMMUNITY FACILITIES

Goal: Maintain And Enhance Facilities And Services, Which Contribute To The Overall Well-Being Of The Community			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Remind town residents to test their wells each year so as to protect the drinking water supply.		Town Board Town Plan Commission	Ongoing
Remind Town residents to perform regular maintenance on their septic systems.		Town Board Town Plan Commission	Ongoing
Maintain a stormwater management strategy to protect ground and drinking water supplies.		Town Board Town Plan Commission	Ongoing
Develop a strategy for siting telecommunication ("cell") towers.		Town Board Town Plan Commission	Ongoing
Review existing capital improvements program annually and make adjustments to meet the future needs of the Town.		Town Board Town Plan Commission	Ongoing
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.		Town Board Town Plan Commission	Ongoing
Guide new growth to areas that are most efficiently served with utilities.		Town Board Town Plan Commission	Ongoing
Other community facilities or utilities important to the Town of Wyoming	<ul style="list-style-type: none"> The Town of Wyoming Town Hall is a former schoolhouse built in 1875. It is used for Town Board and Plan Commission meetings, elections, and occasional uses for other public and private meetings. There are folding tables and chairs available for community use. The DNR Ranger Station in the Tower Hill State Park is used by local DNR personnel and services, provides wildfire control. 	Town Board Town Plan Commission	Ongoing

Table I.7: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**Goal: Protect, Conserve, And Maintain A High Level Of Environmental Quality Throughout The Community**

Policies	Action – Plan	Key Groups of Implementation	Timeframe
Routinely remind residents of the importance of their agricultural, natural, and cultural resources and the need for continued protection of local open spaces to provide recreational opportunities.		Town Board Town Plan Commission	Ongoing
Build partnerships with local clubs and organizations in order to protect important natural areas.		Town Board Town Plan Commission	Ongoing
Enforce noxious weed control ordinances.		Town Board Town Plan Commission	Ongoing
Maintain proper separation distances between urban and rural land uses to avoid conflicts.		Town Board Town Plan Commission	Ongoing
Identify recharge areas for local wells and inventory potential contaminant sources.		Town Board Town Plan Commission	Ongoing
Restrict development from major drainage areas in order to aid in stormwater runoff and prevent flooding.		Town Board Town Plan Commission	Ongoing
Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, maintaining trails, and preserving the natural beauty of the area		Town Board Town Plan Commission	Ongoing
Utilize County, State, and Federal programs to conserve, maintain, and protect agricultural, natural, and cultural resources.		Town Board Town Plan Commission	Ongoing
Utilize non-profit land trust organizations that assist with conservation easements and other land conservation programs.		Town Board Town Plan Commission	Ongoing

Table I.8: ECONOMIC DEVELOPMENT**Goal: Promote Economic Development That Provides For A Healthy, Diversified, And Growing Economy**

Town Policies	Action – Plan	Key Groups of Implementation	Timeframe
Direct proposed office parks, industrial parks, and other business development to nearby communities with existing infrastructure		Town Board Town Plan Commission	Ongoing
Maintain highways as scenic corridors with no additional commercialization of rural highways		Town Board Town Plan Commission	Ongoing
Maintain rural scenic conditions that enhance the existing cultural, tourist, or recreation attractions or businesses. These entities along with their over 500,000 annual visitors or customers, are important contributors to the economy of the Spring Green area and Iowa County, and offer employment opportunities to town residents.		Town Board Town Plan Commission	Ongoing
Consider proposals for tourist related economic development that would maintain existing rural scenic conditions.		Town Board Town Plan Commission	Ongoing
Support home based business for residents, and support enhancements of existing tourist related businesses that are consistent with the goals and provisions of the Comprehensive Plan.		Town Board Town Plan Commission	Ongoing

Table I.8 (cont.): ECONOMIC DEVELOPMENT

Goal: Promote Economic Development That Provides For A Healthy, Diversified, And Growing Economy			
Town Policies	Action – Plan	Key Groups of Implementation	Timeframe
Support the overall economic development goals of the Spring Green area, Iowa County, and southwestern Wisconsin, as described in this element, by maintaining an inviting, appealing rural setting for the House on the Rock, House on the Rock Resort, Taliesin, American Players Theatre, Tower Hill State Park, Lower Wisconsin State Riverway, Rush Creek Sportsmens Club, and Endless Valley Riding Stables.		Town Board Town Plan Commission	Ongoing
All development, both existing and proposed, subject to the provisions of the town's Sign Ordinance.		Town Board Town Plan Commission	Ongoing
County Policies	Action – Plan	Key Groups of Implementation	Timeframe
The various interested communities, county representatives, and other parties including businesses and business organizations, should meet to discuss the creation of a countywide economic development corporation.			
All incorporated jurisdictions, as well as the county, should provide for annual funding of economic development needs, including, but not limited to membership dues in organizations that promote economic development beneficial to the county.			
Each community should create a community fund through the Community Foundation of Southern Wisconsin, especially if there is not an alternative vehicle for encouraging local charitable contributions that go toward overall community betterment.			
Utilize the availability of training programs to enhance local capacity building for purposes of community and economic development.			
Develop necessary information to market the community and the available business sites and available buildings within the community on the Internet.			
Work on tourism potential as tourism is one of the fundamental assets of Iowa County.			
Make historic preservation and tourism a fundamental economic development strategy of community and county efforts.			
Conduct a housing needs assessment in all areas interested in housing development, and make housing development a fundamental economic development strategy in areas where this is desired, but evaluate proposals by doing a feasibility analysis.			
Become familiar with new Tax Increment Financing (TIF) and the Tourism, Agriculture, Forestry (TAF) laws. This is pertinent for any jurisdiction, even towns, as there may be considerable opportunities for economic development.			

Table I.9: INTERGOVERNMENTAL COOPERATION

Goal: Promote Cooperative Relationships With Adjacent And Overlapping Jurisdictions			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Maintain established intergovernmental relationships.		Town Board Town Plan Commission	Ongoing
Explore new opportunities to cooperate with other local units of government.		Town Board Town Plan Commission	Ongoing
Examine agreements carefully and weigh the potential benefits and impacts.		Town Board Town Plan Commission	Ongoing
Establish written intergovernmental cooperation agreements.		Town Board Town Plan Commission	Ongoing

Table I.10: LAND USE POLICIES

Goal: Implement The Policies Of This Comprehensive Plan			
Environmental Protection Policies	Action – Plan	Key Groups of Implementation	Timeframe
Recognize the fact that lowlands, floodplains and wetlands are sensitive environmental features and are extremely important in preserving groundwater quality.		Town Board Town Plan Commission	Ongoing
Wetland and floodplain areas shall not be altered unless such alteration would result in an enhancement of the natural resources being disturbed. Recognize that these environmentally sensitive areas have soils with a limited capability of supporting development.		Town Board Town Plan Commission	Ongoing
Recognize that steep and/or wooded slopes are extremely sensitive environmental features that are vital in maintaining wildlife in the Town. Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion; disruption of important wildlife habitat and to keep maintenance costs for foundations, roads, utilities, and waster disposal systems to a minimum.		Town Board Town Plan Commission	Ongoing
Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.		Town Board Town Plan Commission	Ongoing
Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the Town.		Town Board Town Plan Commission	Ongoing
Construction practices that will protect surface water quality from siltation and pollution shall be required. This includes minimizing soil erosion both during and after construction.		Town Board Town Plan Commission	Ongoing
The Township will require all proposed public recreational development to conform to all of the policies and performance standards in this Land Use Element, particularly those aimed at protecting the agricultural character and farm vitality of the community.		Town Board Town Plan Commission	Ongoing
The Township intends to cooperate with and promote measures of erosion control recommended by the Iowa County Soil and Water Conservation District.		Town Board Town Plan Commission	Ongoing

Table I.10 (cont.): LAND USE POLICIES

Goal: Implement The Policies Of This Comprehensive Plan			
Town Character Policies	Action – Plan	Key Groups of Implementation	Timeframe
Recognize the critical role farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, the Wisconsin River, and archeological, and cultural features play in defining and enhancing the Town's distinctive rural character.		Town Board Town Plan Commission	Ongoing
Require new development to be harmonious with the surrounding natural landscape, particularly when building along or in view of scenic roads. This includes building set backs, natural or traditional colors and materials, and location of parking, signage, and landscaping.		Town Board Town Plan Commission	Ongoing
The Wisconsin River is a major natural and cultural resource that helps define Wyoming's distinctive character. Scenic vistas of the Wisconsin River should be preserved through scenic easements and building practices that do not diminish the quality of the vistas.		Town Board Town Plan Commission	Ongoing
Preserve natural roadside vegetation within the Town.		Town Board Town Plan Commission	Ongoing
Utilize the provisions of the Town's sign ordinance to help preserve the visual quality of the Town.		Town Board Town Plan Commission	Ongoing
Residential Development Policies	Action – Plan	Key Groups of Implementation	Timeframe
In areas not lying within sanitary districts, the minimum lot size for a new AR-1 single-family home site in the Town is 15 acres.		Town Board Town Plan Commission	Ongoing
All new driveways and access easements will require review and approval by the Town. Driveways must be constructed prior to commencing construction.		Town Board Town Plan Commission	Ongoing
All new residential development, including driveways, will be required to conform to the natural limitations presented by the topography, soils, and vegetation of the land being developed.		Town Board Town Plan Commission	Ongoing
The Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development.		Town Board Town Plan Commission	Ongoing
Agriculture Policies	Action – Plan	Key Groups of Implementation	Timeframe
Understand that farm economics are cyclical and that prime agricultural soils and major infrastructure (e.g. farm buildings) investments should be preserved not only as a primary land use in the Town, but also for agricultural use in the future.		Town Board Town Plan Commission	Ongoing
Encourage and protect agricultural operations as a primary land use in the Town.		Town Board Town Plan Commission	Ongoing
Recognize that cyclical and short term economic operations as related to agriculture are a threat to long term farmland preservation		Town Board Town Plan Commission	Ongoing
Allow opportunities for and encourage specialized forms of agriculture such as orcharding, truck farming, etc., as a way of preserving farmland.		Town Board Town Plan Commission	Ongoing

Table I.10 (cont.): LAND USE POLICIES

Goal: Implement The Policies Of This Comprehensive Plan			
Commercial Development Policies	Action – Plan	Key Groups of Implementation	Timeframe
All commercial development shall be subject to review by the Town Plan Commission.		Town Board Town Plan Commission	Ongoing
Developers must submit written impact statements assessing their development's impact on farms, farmland, natural resources, scenic qualities, Town roads, taxes, and opportunities for employment.		Town Board Town Plan Commission	Ongoing
Strip commercial development along state and county highways shall be prohibited. New commercial development should be clustered, rather than "spot zones".		Town Board Town Plan Commission	Ongoing
Highway commercial or tourist related commercial development should only be allowed in areas where they will not conflict with other land uses.		Town Board Town Plan Commission	Ongoing
Low impact cottage industry and home-based businesses will be permitted on a case-by-case basis consistent with the character of the Town.		Town Board Town Plan Commission	Ongoing

Table I.11: IMPLEMENTATION POLICIES

Goal: Implement The Policies Of This Comprehensive Plan			
Policies	Action – Plan	Key Groups of Implementation	Timeframe
Enforce local ordinances to maintain the character of existing and future land uses within the Town of Wyoming.		Town Board Town Plan Commission	Ongoing
Update the Town of Wyoming comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.		Town Board Town Plan Commission	Ongoing
Amend the local comprehensive plan and ordinances only after careful evaluation of existing conditions and potential impacts.		Town Board Town Plan Commission	Ongoing