

COMPREHENSIVE PLAN

Village of Ironton

Sauk County, Wisconsin



Table of Contents

Chapter One: Introduction	Page
1.0 Purpose of This Plan	1
1.1 Statement of Vision, Goals, Objectives, Policies	3
1.2 Village of Ironton Planning History	4
1.3 Public Participation	4
1.4 Regional Context	4
1.5 Jurisdictional Boundaries	5
1.6 Planning Area	5
Maps	
1.1 Regional Context	
1.2 Jurisdictional Boundaries	
1.3 Aerial Photography	
Chapter Two: Issues and Opportunities	
2.0 Purpose	6
2.1 Community Survey	6
2.2 Visioning Session	9
2.3 Open House / Intergovernmental Forum	9
2.4 Formal Consensus Process to Establish Goals, Objectives and Policies	9
<i>Table 2-1 Consensus Process Continuum</i>	
2.5 Village of Ironton Vision	11
Chapter Three: Population Inventory and Analysis	
3.0 Purpose	12
3.1 Regional Population and Housing Trends	12
<i>Table P1 Regional Population Trends</i>	
<i>Table P2 Regional Housing Unit Comparison</i>	
<i>Table P3 Average Household Size</i>	
3.2 Local Population and Housing Trends	14
<i>Charts P4 and P5 Occupancy Rate and Tenure Ironton 1990 vs. 2000</i>	
<i>Charts P6 and P7 Occupancy Rate and Tenure Sauk County 1990 vs. 2000</i>	
<i>Table P8 Age and Gender, Ironton and Sauk County</i>	
<i>Table P9 Ethnic Composition, Ironton and Sauk County</i>	
<i>Chart P10 Change of Populations per Age Bracket, 1990 to 2000</i>	
<i>Table P11 Change of Populations per Age Bracket</i>	
<i>Table P12 Length of Residency</i>	
3.3 Interpretation of Demographic Data	16
3.4 Population Projections	17
<i>Table P13 Population Projections, Village of Ironton</i>	
<i>Chart P14 Population Projections Based on Population Trends</i>	
<i>Chart P15 Population Projections Based on Housing Growth</i>	

Chapter Four: Housing	Page
4.0 Purpose	20
4.1 Housing Unit Trends	20
<i>Chart H1 Regional Housing Unit Comparison</i>	
4.2 Household Characteristics	20
<i>Table H2 Households by Type</i>	
<i>Chart H3 Average Household Size Comparison</i>	
4.3 Housing Stock Characteristics	21
<i>Table H4 Housing Units by Structural Type</i>	
<i>Table H5 Age of Housing Units</i>	
<i>Chart H6 Age of Existing Housing Units</i>	
4.4 Housing Affordability	23
<i>Chart H7 Household Income Levels</i>	
<i>Table H8 Affordable Housing Expenses per Income, Ironton, 1990</i>	
<i>Table H9 Affordable Housing Expenses per Income, Ironton, 2000</i>	
<i>Table H10 Distribution of Household Income, 2000</i>	
<i>Chart H11 Monthly Owner Costs</i>	
<i>Table H12 Monthly Owner Costs</i>	
<i>Chart H13 Monthly Mortgage Costs, Ironton, 1990</i>	
<i>Chart H14 Monthly Mortgage Costs, Ironton, 2000</i>	
<i>Charts H15 and H16 Monthly Rental Costs, Ironton 1990 and 2000</i>	
<i>Table H17 Housing Value, Ironton 2000</i>	
4.5 Housing Density	27
4.6 Local Population and Housing Trends	28
4.7 Projected Housing Needs Based on Population Projections	28
4.8 Housing Opportunities	29
4.9 Housing Programs and Resources	30
4.10 Housing Goal, Objectives and Policies	32
Chapter Five: Economic Development	
5.0 Purpose	34
5.1 Area Employment and Economic Activity	34
<i>Table E1 Sauk County Top 10 Manufacturers/Distributors by Employment</i>	
<i>Table E2 Top 10 Sauk County Non-Manufacturers by Employment</i>	
<i>Table E3 Regional Income Comparisons</i>	
<i>Table E4 Travel Expenditures and Economic Impact</i>	
5.2 Local Employment and Economic Activity	36
<i>Table E5 Educational Attainment</i>	
<i>Table E6 Distribution of Household Income, 2000</i>	
<i>Table E7 Labor Force and Employment</i>	
<i>Table E8 Employment by Industry, Village of Ironton</i>	
<i>Table E9 Employment by Industry, Sauk County</i>	
<i>Table E10 Community Patterns</i>	
5.3 Labor Force Forecast	40
<i>Table E11 Labor Force Projection #1 (Using Linear Projection)</i>	
<i>Table E12 Labor Force Projection #2 (Using Growth Projection)</i>	
<i>Table E13 Labor Force Projection #3 (Using Static Household Size Projection)</i>	
<i>Table E14 Labor Force Change by Age Group in Sauk County, 2000-2020</i>	
<i>Chart E15 Sauk County Labor Force Trends by Age 2000-2020</i>	

	<i>Table E16 Forecasted Labor Force by Age Group in Wisconsin, 2000-2020</i>	
5.4	Environmentally Contaminated Sites	43
5.5	Opportunities to Attract and Retain Business	43
5.6	Other Programs and Partnerships	44
5.7	Economic Development Goal, Objectives and Policies	46
Chapter Six: Utilities and Community Resources		
6.0	Purpose	47
6.1	Water Supply	47
6.2	Wastewater Treatment Facilities	47
6.3	Solid Waste Disposal/Recycling	47
6.4	Village Hall	47
6.5	Law Enforcement	47
6.6	Emergency Services	48
6.7	Library	48
6.8	Electric Generation and Power Distribution Systems	48
6.9	Telecommunications	48
6.10	Medical Facilities	48
6.11	Educational Facilities	48
6.12	Recreational Facilities	49
6.13	Churches	50
6.14	Utilities and Community Resources Goal, Objectives and Policies	50
Chapter Seven: Transportation		
7.0	Purpose	51
7.1	Principle Arterial, Collector Roadways and Local Roads	51
	<i>Tables T1 Ironton Roadway Classification System Definitions</i>	
	<i>Table T2 Ironton Roadway Classification System Descriptions</i>	
7.2	Airports	52
7.3	Elderly, Disabled and Veteran Transportation	52
7.4	Other Transportation Options	53
7.5	Review of State, Regional and Other Applicable Plans	54
7.6	Analysis of the Existing Transportation Systems and Plans	55
7.7	Transportation Goal, Objectives and Policies	55
Maps		
7.1	Transportation	
Chapter Eight: Agricultural, Natural and Cultural Resources		
8.0	Purpose	56
8.1	Agricultural Resources Inventory	56
8.2	Farmland Preservation Program	56
8.3	Agricultural Programs, Partnerships and Resources	56
8.4	Natural Resource Inventory	58
8.5	Soil Suitability	58
8.6	Topography and Slope	58
8.7	Environmentally Sensitive and Significant Resources	58
8.8	Woodlands	58

8.9	Drainage Basins	59
8.10	Floodplains	59
8.11	Wetlands	59
8.12	Groundwater Resources	59
8.13	Surface Waters of Ironton	59
8.14	Storm Water Management	60
8.15	Mineral Resources	60
8.16	Natural Programs, Partnerships and Resources	60
8.17	Cultural Resource Inventory	62
8.18	Historical and Cultural Programs and Resources	62
8.19	Agricultural, Natural and Cultural Resources Goal, Objectives and Policies	63

Maps

8.1	Prime Farmland – Slope Delineation
8.2	Environmentally Sensitive Areas
8.3	General Elevations
8.4	General Floodplain Areas

Chapter Nine: Intergovernmental Cooperation

9.0	Purpose	65
9.1	Village of Ironton	65
9.2	Town of Ironton	65
9.3	Current Intergovernmental Programs, Plans, Agreements and Opportunities	66
9.4	Current and Future Cooperative Planning Efforts	67
9.5	Intergovernmental Cooperation Goal, Objectives and Policies	68

Chapter Ten: Land Use

10.0	Purpose	69
10.1	Existing Land Use Categories	69
	<i>Table LU1 Existing Land Use Totals (Net Acres), 2007</i>	
10.2	Existing Land Use Pattern	70
10.3	Recent Development and Land Market Trends	70
	<i>Table LU2 Village of Ironton Equalized Values, 2002-2007</i>	
10.4	Zoning Classifications	71
10.5	Smart Growth Areas/Opportunities for Redevelopment	72
10.6	Existing and Potential Land Use Conflicts	72
10.7	Future Land Use Districts	73
10.8	Future Land Area Needs	75
	<i>Table LU3 Household Forecast: Static Household Size and Lands Needed</i>	
	<i>Table LU4 Commercial Lands Needed</i>	
10.9	Natural Limitations to Building and Site Development	76
10.10	Land Use Goal, Objectives and Policies	77

Maps

10.1	Existing Land Use
10.2	Zoning Districts
10.3	Future Land Use Map

Chapter Eleven: Implementation

11.0	Purpose	80
11.1	Plan Adoptions	80
11.2	Plan Monitoring, Amendments, and Update	80
11.3	Role of Implementation	81
11.4	Implementation Timeline and Recommendation Courses of Action	81
11.5	Consistency Among Plan Elements	84
11.6	Annual Review of Implementation Progress	84

Appendices

Appx A	Survey and Results
Appx B	Vision Session Results
Appx C	Public Participation Plan/Scope of Services
Appx D	Sources of Information
Appx E	Resolutions and Ordinances
Appx F	Traditional Neighborhood Design

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Village of Ironton

Vision Statement

The Village of Ironton would like to encourage new growth and development while maintaining its small town atmosphere. This vision statement has been created in order to preserve our community and assist in the creation of a village identity. As members of the comprehensive planning committee, we would like to capture the ideas of our citizens in creating this document.

The citizens and committee members have determined that we would like to prioritize these items in our vision statement:

- Create and promote a community identity based on the Village of Ironton's rich mining history.
- Preserve small town atmosphere
- Encourage growth and development by increasing opportunities for locally owned businesses.
- Identify opportunities for increased social activities for all ages to strengthen utilization of the village park system.
- Establish a greater sense of community by enhancing all modes of transportation.

With our positive and enduring spirit, the Village of Ironton will use this vision statement to guide future development to create a more vibrant, attractive, open and welcoming community.

Chapter 4: Housing

Housing Goal: Maintain existing housing stock and promote a range new housing options that compliment existing housing and promotes the traditional “small town” character of the Village.

Housing Objectives/Policies:

HO-1 Maintain and improve the Village’s existing housing stock.

HO-2 Encourage high quality construction and maintenance standard for new and existing housing.

HO-3 Provide for a wide range of housing types to serve residents of all income levels, ages and needs.

HO-4 Create options for traditional and alternative housing and developments.

HO-5 Encourage neighborhood design and locations that protect residential areas from incompatible land uses and promote the Village’s “small town” character.

HP-1 Ensure that public services can be provided to future developments in a safe, efficient and cost-effective manner.

HP-2 Develop and promote development guidelines that incorporate “traditional neighborhood design principles” to ensure quality neighborhood design and layout.

HP-3 Investigate grant programs and opportunities to provide funding options for redevelopment and maintenance of existing structures and when necessary, make an effort to obtain funding opportunities.

HP-4 The Village will periodically include options and funding opportunities in the Village newsletter to ensure residents are aware of available grants and other funding to maintain existing housing stock.

HP-5 Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development.

HP-6 Ensure that development utilizes design techniques that preserves environmental systems, promotes habitat connectivity and provides adequate stormwater management to protect the Village’s diverse natural resources.

HP-7 Continue to administer the Uniform Dwelling Code to ensure a high level of quality for all new construction.

HP-8 Encourage the preservation or improvement of historic features during the renovation/remodeling of recognized historic buildings or structures.

HP-9 Encourage and develop alternative housing options that will serve the elderly or people with special needs such as- dependency living arrangements, assisted living centers, skilled nursing centers, as well as other arrangements.

HP-10 Strengthen site and design guidelines for new manufactured and mobile home development.

Chapter 5: Economic Development

Economic Development

Economic Development Goal: Promote economic development opportunities that are appropriate to the character and are compatible with existing land uses in the Village.

Economic Development Objectives/Policies:

EDO-1 Be creative with economic incentives to draw business to Ironton and assist in the growth of present businesses.

EDO-2 Identify strategies to improve the variety of service oriented businesses to meet the needs of consumers.

EDO-3 Promote a friendly business atmosphere.

EDO-4 Improve parking options and safety for business in the Village.

EDO-5 Encourage multi-use business opportunities.

EDP-1 Work with Sauk County, the Sauk County Development Corporation, UW-Extension, other agencies and other communities to attract and retain businesses to ensure a healthy local and regional economy.

EDP-2 Promote the redevelopment and reuse of existing historical buildings in the Village's downtown to maintain connectivity and promote the Village of Ironton's identity.

EDP-3 Encourage the development of a gas station/ convenience store to meet the needs of consumers.

EDP-4 Explore strategies to promote the downtown as a commercial, civic and social center to assist in maintaining a "sense of place" and promote the Village's "small town" character.

EDP-5 Examine programs that will explore market opportunities and provide incentives that aim to spur economic development such as- Tax Incremental Financing, Business Improvement Districts or others that are similar.

EDP-6 Identify problems with quantity and safety of parking and examine ways to address concerns.

EDP-7 Develop an effective review and approval process to assist in making decisions that are fair and uphold the Village's desires.

EDP-8 Update ordinances to provide appropriate designation, type, scale, layout, character, adjacent impact and process for approval for a wide variety of commercial uses and alternative mixed use options.

Chapter 6 : Utilities and Community Resources

Utilities and Community Resources

Utilities and Community Resources Goal: Maintain and enhance community services to ensure a high level of service for all Village residents.

Utilities and Community Resources Objectives/Policies:

UCRO-1 Provide quality, accessible park, recreation, community center and open space facilities and services to meet the needs of all age groups.

UCRO-2 Ensure that basic public services such as- adequate police and fire protection, street services, sanitary sewer services, and education are made available to all residents.

UCRO-3 Maintain and update existing water and sewer facilities and infrastructure.

UCRO-4 Encourage logical, cost-efficient expansion and improvement of public utilities to serve well-planned development patterns.

UCRO-5 Promote park use and increase public awareness about community parks and facilities.

UCRP-1 Continue to maintain high-quality drinking water for the Village residents and maintain water infrastructure to protect the environment and ensure the health of all users.

UCRP-2 Explore strategies to ensure ground water protection, especially areas where groundwater contributes to the Village's well.

UCRP-3 When improving inadequate infrastructure, consider new technology options that are energy efficient, cost effective and are low-maintenance, where appropriate.

UCRP-4 Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.

UCRP-5 Cooperate with the Reedsburg School District in long-range planning and decision-making to reflect the Village's educational needs and desires.

UCRP-6 Support local emergency services and facilities by providing access to training, facilities, equipment and incorporating input from emergency services in future planning efforts and developments.

UCRP-7 Develop a capital improvement plan to identify future improvement for existing utilities or community facilities and establish a timetable to produce a desired schedule for improvement and to address future needs or expansion.

UCRP-8 Inform residents about parks and facilities available for recreation and other events.

Chapter 7: Transportation

Transportation

Transportation Goal: Provide a safe and efficient transportation system that serves multiple users.

Transportation Objectives/Policies:

TO-1 Repair and maintain streets to keep roads safe.

TO-2 Explore alternate transportation opportunities for persons who are elderly or have disabilities.

TO-3 Provide a continued safe route for all modes of transportation including: vehicles, bicycles and pedestrians.

TO-4 Create safe pedestrian accessibility throughout the Village.

TP-1 Support biking, walking and other alternative modes of transportation to serve neighborhoods, schools, parks and activity centers.

TP-2 Increase safe parking opportunities in the Village, especially on Highway 58.

TP-3 Supporting applications to federal and state programs and funding sources available to the County and the Village for transportation projects.

TP-4 Incorporate sidewalks, pedestrian or bicycle paths into new development or in areas where it is deemed appropriate.

TP-5 Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.

TP-6 Review local street and driveway specifications and require streets and driveways constructed to provide adequate access to emergency vehicles, snow plowing and sufficient safety to bicycles, vehicles and pedestrians.

TP-7 Ensure the safety of pedestrians by maintaining existing sidewalks and by providing adequate lighting on both roadways and walkways.

Chapter 8: Natural, Agricultural and Cultural Resources

Natural Resources

Natural Resources Goal: Protect and emphasize the importance of natural resources.

Natural Resources Objectives/Policies:

NRO-1 Protect significant natural areas and systems such as creeks, floodplains, wetlands, endangered species, groundwater, steep slopes, ridge tops and woodlands.

NRO-2 Identify and remedy sources of pollution that degrade natural resources in the Village.

NRO-3 Protect surface and groundwater in the Village's planning area.

NRP-1 Educate citizens on tools, programs and incentives that protect the natural environment.

NRP-2 Encourage developers to include green space & park area in their development plans.

NRP-3 Recommend the use of erosion control measures and stormwater management practices.

NRP-4 Continue to maintain high-quality drinking water for the Village residents and maintain water infrastructure to protect the environment and ensure the health of all users.

NRP-5 Protect natural wildlife habitats and promote the interconnectivity of natural corridors.

NRP-6 Encourage tree planting along streets in a safe way to maintain natural beauty in the Village.

Agricultural Resources

Agriculture Resources Goal: Preserve productive farmlands near the Village for continued agricultural use and rural character preservation.

Agriculture Resources Objectives/Policies:

ARO-1 Partner with the Town of Ironton to protect quality farmland and preserve farming as an occupation

ARO-2 Provide supportive economic opportunities for the local agricultural industry.

ARP-1 Protect prime agricultural lands when considering development proposals that requires the Village to annex land for expansion.

ARP-2 Encourage orderly, efficient development that minimizes conflicts between the Village and agricultural operations.

ARP-3 Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development in order to preserve farmland.

Cultural Resources

Cultural Resources Goal: Preserve the Village’s historic resources and identify new ways to promote its “small town” character.

Cultural Resources Objectives/Policies:

CRO-1 Promote the preservation of the Village’s cultural, historic and archeological resources that celebrate the area’s identity, especially it’s historical mining heritage.

CRO-2 Promote the historic downtown area as the Village’s community center.

CRP-1 Promote the redevelopment and reuse of existing historical buildings in the Village’s downtown to maintain connectivity and promote the Village of Ironton’s identity.

CRP-2 Explore strategies to promote the historic downtown as a commercial, civic and social center to assist in maintaining a “sense of place” and promote the Village’s “small town” character.

CRP-3 Partner with the Sauk County Historical Society to protect and promote the Village’s cultural and historic resources.

CRP-4 Investigate grant or other program opportunities for funding to rehabilitate or improve historically significant structures.

Chapter 9: Intergovernmental Cooperation

Intergovernmental Cooperation

Intergovernmental Cooperation Goal: Create and build on mutually beneficial intergovernmental relations with surrounding and overlapping governments.

Intergovernmental Cooperation Objectives/Policies:

ICO-1 Continue spirit of cooperation with other government agencies.

ICO-2 Continue to combine resources to lower costs.

ICO-3 Maintain partnership to support the fire department and emergency medical service.

ICO-4 Coordinate future planning efforts in areas of overlapping jurisdictions.

ICO-5 Improve communication between Village officials and residents.

ICP-1 Cooperate with the Reedsburg School District in long-range planning and decision-making to reflect the Village’s educational needs and desires.

ICP-2 Provide copies of this Comprehensive Plan and future amendments to all surrounding government jurisdictions.

ICP-3 Cooperate with other units of government regarding regional issues such as transportation, natural resource protection, agricultural resource protection, land use, and other.

ICP-4 Identify current or future conflicts in areas of overlapping jurisdictions.

ICP-5 Partner with WisDOT and the Sauk County Highway Department on future road corridor improvements and planning.

ICP-6 Coordinate on future improvement projects in areas of overlapping jurisdictions and determine if cost sharing opportunities are feasible.

ICP-7 Identify ways to increase opportunities for public input and involvement.

Chapter 10: Land Use (In progress)

Land Use

Land Use Goal: Promote a future land use pattern that protects natural resources and provides a range of uses that are consistent with the Village of Ironton's "small town" character.

Land Use Objectives/Policies:

LUO-1 Designate future lands for development that protect resources and can be publicly served in an efficient and cost-effective manner.

LUO-2 Ensure a desirable and compatible mix of land uses consistent with the Village's "small town" character.

LUO-3 Encourage development that is accessible and meets residents of all income levels, ages and needs.

LUO-4 (HO-3) Provide for a wide range of housing types to serve residents of all income levels, ages and needs.

LUO-5 (HO-4) Create options for traditional and alternative housing and developments.

LUO-6 (HO-5) Encourage neighborhood design and locations that protect residential areas from incompatible land uses and promote the Village's "small town" character.

LUO-7 (EDO-5) Encourage multi-use business opportunities.

LUO-8 (UCRO-4) Encourage logical, cost-efficient expansion and improvement of public utilities to serve well-planned development patterns.

LUO-9 (NRO-1) Protect significant natural areas and systems such as creeks, floodplains, wetlands, endangered species, groundwater, steep slopes, ridge tops and woodlands.

LUO-10 (CRO-2) Promote the historic downtown area as the Village's community center.

LUO-11 (ICO-4) Coordinate future planning efforts in areas of overlapping jurisdictions.

LUP-1 Plan for a sufficient supply of developable land for a variety of land uses consistent with Village of Ironton Comprehensive Plan's goals, objectives and policies.

LUP-2 Modify and implement existing ordinances in order to incorporate the Comprehensive Plan's goals, objectives and policies.

LUP-3 Guide new development to areas adjacent to existing development.

LUP-4 (HP-1) Ensure that public services can be provided to future developments in a safe, efficient and cost-effective manner.

LUP-5 (HP-5) Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development.

LUP-6 (HP-6) Ensure that development utilizes design techniques that preserves environmental systems, promotes habitat connectivity and provides adequate stormwater management to protect the Village's diverse natural resources.

LUP-7 (HP-9) Encourage and develop alternative housing options that will serve the elderly or people with special needs such as- dependency living arrangements, assisted living centers, skilled nursing centers, as well as other arrangements.

LUP-8 (HP-10) Strengthen site and design guidelines for new manufactured and mobile home development.

LUP-9 (EDP-2) Promote the redevelopment and reuse of existing historical buildings in the Village's downtown to maintain connectivity and promote the Village of Ironton's identity.

LUP-10 (EDP-4) Explore strategies to promote the downtown as a commercial, civic and social center to assist in maintaining a "sense of place" and promote the Village's "small town" character.

LUP-11 (EDP-8) Update ordinances to provide appropriate designation, type, scale, layout, character, adjacent impact and process for approval for a wide variety of commercial uses and alternative mixed use options.

LUP-12 (UCRP-2) Explore strategies to ensure ground water protection, especially areas where groundwater contributes to the Village's well.

LUP-13 (UCRP-4) Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.

LUP-14 (TP-1) Support biking, walking and other alternative modes of transportation to serve neighborhoods, schools, parks and activity centers.

LUP-15 (TP-4) Incorporate sidewalks, pedestrian or bicycle paths into new development or in areas where it is deemed appropriate.

LUP-16 (TP-5) Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.

LUP-17 (NRP-2) Encourage developers to include green space & park area in their development plans.

LUP-18 (NRP-5) Protect natural wildlife habitats and promote the interconnectivity of natural corridors.

LUP-19 (ARP-1) Protect prime agricultural lands when considering development proposals that requires the Village to annex land for expansion.

LUP-20 (ARP-2) Encourage orderly, efficient development that minimizes conflicts between the Village and agricultural operations.

LUP-21 (ARP-3) Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development in order to preserve farmland.

LUP-22 (CRP-1) Promote the redevelopment and reuse of existing historical buildings in the Village's downtown to maintain connectivity and promote the Village of Ironton's identity.

LUP-23 (CRP-2) Explore strategies to promote the historic downtown as a commercial, civic and social center to assist in maintaining a "sense of place" and promote the Village's "small town" character.

LUP-24 (ICP-4) Identify current or future conflicts in areas of overlapping jurisdictions.

Chapter 1

INTRODUCTION

Village of Ironton



The Village of Ironton, located in the northwestern part of Sauk County, is a small community characterized by its small town atmosphere and a strong sense of community pride. Unique natural features including wooded bluffs, the Little Baraboo River and its tributaries, wetlands, rolling agricultural lands and various open spaces actively contribute to the landscape and visual identity that shapes the Village. In the past decade, Ironton has seen population growth that is comparable to nearby communities and counties. Actively planning for the Village’s future provides an opportunity for the community to prioritize values and achieve goals that influence the quality of life in Ironton.

1.0 Purpose of this Plan

The purpose of the Village of Ironton Comprehensive Plan is to help guide local decision-making by:

- Identifying areas appropriate for development and preservation;
- Establish future land uses for specific areas within and in direct proximity of the Village;
- Identify strategies to attract and retain economic development that is compatible with the Villages identity and pursue redevelopment opportunities to revitalize the “village center”;
- Address transportation, utility and community facility needs to serve future land uses;

The Comprehensive Plan has been prepared in accordance with Wis Stat § 66.1001 and represents the work of a 14-member Comprehensive Planning Committee. Input from numerous other citizens of the Village and knowledgeable people from throughout Sauk County have been incorporated into the final Comprehensive Plan. The Plan itself is comprised of nine primary elements, which are noted below. Each of the elements becomes a chapter in the Plan to create a greater level of analysis based on some of the more important issues in the Village.

For each of these defined elements, minimum requirements of the comprehensive planning legislation are met and in many cases exceeded. In this Plan, a description of each element is provided under the purpose statement of each chapter, along with a primary goal, objectives and identified policies. Each chapter is accompanied by a series of charts, tables and maps to illustrate both background information and the intent of the identified goals, objectives and policies.

In addition to the nine required elements, the comprehensive planning legislation also set forth 14 goals for communities to reach both throughout and at the completion of their planning processes. Although these goals are not required, this Plan and planning process has accomplished them.

The nine elements and 14 goals of the comprehensive plan are noted below:

➤ **Nine Elements**

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agriculture, Natural and Cultural resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

➤ **Fourteen Goals**

1. Promoting redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures
2. Encouraging neighborhood designs that support a range of transportation choices
3. Protecting natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources
4. Protecting economically productive areas, including farmland and forests
5. Encouraging land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs
6. Preserving cultural, historic and archeological sites
7. Encouraging coordination and cooperation among nearby units of government
8. Building community identity by revitalizing main streets and enforcing design standards
9. Providing an adequate supply of affordable housing for all income levels throughout each community
10. Providing adequate infrastructure, public services and a supply of developable land to meet existing and future market demand for residential, commercial and industrial uses
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels
12. Balancing individual property rights with community interests and goals
13. Planning and development of land uses that create or preserve varied unique urban and rural communities
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

To guide the development of goals, objectives and policies, planning participants developed an overall Vision of how the Village should look and feel in the future. The input for the development of the Village's Vision was gathered through a 'Visioning Session', as well as through feedback from the Comprehensive Planning Committee. In addition to aiding with the development of the Plan's goals, objectives, and policies, the Vision is meant to assist the Village with the actual implementation of the Plan through the years. The Vision is primarily meant to serve as a grounding point for future decisions. It broadly and effectively addresses the needs, desires, and thoughts of residents and landowners in Ironton.

The highlight of the planning process was its reliance on extensive public participation and input, far exceeding the requirements of the comprehensive planning legislation. The legislation requires, at a minimum, one town-sponsored public hearing when the draft plan is ready for adoption. In contrast, this planning process focused heavily on public input to formulate a plan that best represents all interests in the Village. The process began with the appointment of a representative Comprehensive Planning Committee and continued with the administration of focus groups, a community-wide survey and vision session, an open house and numerous public meetings.

1.1 Statement of Vision, Goals, Objectives and Policies

Each Chapter in this Comprehensive Plan includes a primary goal followed by objectives and policies, which will provide future direction to the Village. Visions, goals, objectives and policies are defined as follows:

- A **Vision** is the expression of a community's overall desired future direction. The vision statement serves as the foundation for setting goals, objectives and policies.
- **Goals** are broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and are derived from the future Vision of a Town.
- **Objectives** suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of the goal. While achievement of an objective is not always easily measured, objectives are usually attainable through policies and specific implementation activities.

Policies are rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals and objectives of a Plan. Town decision-makers should use policies, including any housing density policy, on a regular basis. Success in achieving policies is usually measurable.

1.2 Village of Ironton Planning History

The Village of Ironton has no formal history of planning nor has the Village adopted a Development Plan or Land Use Plan. Village decisions affecting land use have been decided, in part, based upon an evaluation of individual land use proposals as well as past actions by the Village Board.

1.3 Public Participation

Public participation is an integral part of the comprehensive planning process. The process is designed in such a way that stakeholders in the Village guide the format, direction and policies of the final Plan. Public input is elicited at every step of the process. The Comprehensive Planning Committee, made up of residents from the Village, is the steering Committee for the process. Comprehensive Planning Committee members also assist in developing the Community Survey.

Prior to developing specific goals, objectives and policies, the residents and planning committee members developed an overall Vision of how the Village should look and feel like in the future. The “Visioning Session” was especially important in the eliciting of public participation in that it asked community participants and committee members to define and rank strengths, weaknesses, opportunities, and threats to the Village. It also asked them to rate photos of different types of housing development and community attributes so as to assess preferences for the visual character of the Village. The visioning process was designed to gather ideas about the future direction of the Village of Ironton so as to foster the development of the Plan’s goals, objectives and policies relative to specific resources. This process also effectively and broadly addressed the needs, desires, and thoughts of residents and landowners in the Village of Ironton and resulted in the creation of focus groups. The purpose of the various focus groups was to discuss and debate a specific plan element and to develop goals, objectives, and policies that relate to that element. It must be recognized, however, that the primary purpose of the Vision was to serve as a reference point for future decisions.

Near the close of the planning process, a Community Open House was organized so that all Village residents and stakeholders could come and comment on the Plan document before it was finalized. The Open House was followed by a Public Hearing to approve the final draft of the plan. The Public Hearing took place on

1.4 Regional Context

Map 1-1 Regional Context shows the relationship of the Village of Ironton to neighboring communities. The Village is located in the northwest portion of Sauk County. It is bordered entirely by the Town of Ironton. The Village of La Valle is located about 3 miles north of Ironton on State Highway 58.

State Highway 58 is the major transportation route in the Village. State Highway 58 runs north-south through the Village and serves as a major corridor entering Sauk County from the Village Wonewoc (Juneau County), passes through the Village of La Valle, intersects Ironton, winds southeast through the Village of Cazenovia and rural Richland County ending at US Highway 14 near the City of Richland Center.

1.5 Jurisdictional Boundaries

A result of the 2000 Federal Census population data required Sauk County to redistrict its supervisory district boundaries to achieve new districts of equal population. As a result of this effort, the Village of Ironton was assigned one supervisory district, Supervisory District 5. *Map 1-2 Jurisdictional Boundaries* depicts exact boundaries of Supervisory District 5.

The Village of Ironton is located entirely within the Reedsburg School District. *Map 1-2 Jurisdictional Boundaries* depicts the locations of this boundary. Emergency Service Districts are also depicted in *Map 1-2 Jurisdictional Boundaries*.

1.6 Planning Area

The Planning area, identified on various maps that accompany the Plan, includes land within the Village and adjacent lands in the Town of Ironton. As a general point of reference, *Map 1-3 Aerial Photography/Parcel Boundaries* indicates the boundary of the planning area and shows an overlay of tax parcels on an air photo.

Chapter 2 ISSUES & OPPORTUNITIES



2.0 Purpose

The Village of Ironton Comprehensive Plan Committee, comprised of members of the Village board and area residents, took part in several efforts aimed at identifying issues and opportunities facing the Village of Ironton. These efforts included a community Visioning Workshop and Open House, a public survey, focus group work, an intergovernmental cooperative forum, an open house to view the Comprehensive Plan draft, and a public hearing on the final Comprehensive Plan. A more in depth discussion and summary of each of these activities will take place in this chapter.

In addition to these efforts, all meetings of the Planning Committee were posted in compliance with the open meeting law, and updates of the planning process were given at each Village Board meeting.

2.1 Community Survey

As part of the process, the Comprehensive Planning Committee developed and administered a community wide survey. The survey questions were developed to ascertain the opinions and perceptions of residents and landowners on the issues and opportunities in their Village.

During the summer of 2006, 98 surveys were mailed to residents and landowners in the Village of Ironton. Of the 98 surveys mailed 23, or about 23%, were returned. This response rate is average for a survey of this nature, due to its length and the types of questions asked. A copy of the cover letter to the survey as well as a tally of responses is located in *Appendix A*. A summary of the more significant results of the survey can be noted as follows:

➤ Quality of Life

Defining and maintaining a certain quality of life in Ironton is an encompassing concept shared by among all residents and visitors to Ironton. Participants were asked if they thought the quality of life in Ironton was excellent and 50% indicated they agreed with that statement. Another way to define quality of life is to find out why people choose to live where they do and, more importantly, why they choose to continue to live there. To better define quality of life, the survey asked participants to list their most important reasons for living in Ironton. From all of the responses, most respondents indicated that they settled in Ironton for the small town atmosphere. Other responses included the affordable cost of living, quiet, close to employment and family.

➤ Housing

Housing is an important part of how a community grows. Housing need is one aspect that should be examined when planning for future types and locations of housing. Participants were asked to identify housing needs in Ironton by indicating what types of housing is desired. Overall, 82% of respondents indicated that more single family homes are needed, 41% thought more duplexes are needed and 41% would like to see more elderly or assisted living facilities. Affordability of housing is also a concern for a community. Generally, 78% of respondents agreed that housing was affordable in Ironton.

➤ **Economic Development**

Economic development provides a objective measurement to gauge the quality of life in a community. It also, along with other elements, influences new growth and redevelopment within a community. Survey respondents were asked to provide a number of opinions pertaining to economic development, more specifically type and location of development, as well as downtown or “village center” economic opportunities.

In terms of current economic vitality, respondents were asked if existing features in the downtown, as well as features along Highway 58 were adequate. More than 40% of respondents indicated that most of the existing downtown features were adequate and at least 38% of survey participants thought existing features along the highway were adequate. Mix of business seemed to be the main concern, around 50% of citizens surveyed indicated that the variety may not be adequate in the downtown area and along the major highways. Survey participants were also asked if certain types of businesses were currently adequate. Most respondents indicated various commercial, service, agricultural, professional office, tourism, arts, daycare and grocery type businesses were not adequate. More detailed comments identified need for a convenience store or a small grocery so residents wouldn't have to leave town to buy necessity items.

The “village center” area is where most of the historic and current economic opportunities are located. Generally, this area is considered one of the building blocks of the village's identity and may be a focus of future plans for economic opportunities. Survey participants were asked to provide input on future economic opportunities in the “village center” area of Ironton. Seventy-seven percent of respondents would like to see the “village center” preserved and enhanced and fifty-four percent of survey participants indicated they would like to see aesthetic guidelines applied to new construction in the “village center” area.

➤ **Utilities and Community Resources**

This category of the survey evaluated residents' satisfaction with services, utilities, community facilities, village staff and library opportunities. Overall, survey participants either strongly agreed, agreed or were neutral in that community facilities utilities and services were adequate. When asked about what public facilities are needed in the Village, over 60% of the response either agreed or strongly agreed that picnic areas/shelters and playground equipment are needed.

More specific questions were asked in regards to services provided by law enforcement and village staff. In general, a majority of survey participants found the services provided by the public works employees and the village administrative staff to be adequate, on the other hand, respondents were split in their evaluation of the adequacy of law enforcement services. Another question was asked to gather opinions on options for funding future public facilities. Nineteen respondents indicated the village should investigate state/federal grant opportunities for that kind of project. Others preferred private fundraising (7 respondents), or special assessments (3 respondents).

➤ **Natural and Agricultural Resources**

Survey participants were asked to rank the importance of protecting various natural resources in their community, ranging from general resources such as wetlands, woodlands, and forests to more specific resources such as scenic views, undeveloped hills and overall rural character. Generally upwards of 81% of respondents either strongly agreed or agreed that protecting natural resources is important. Notably, the protection of air quality ranked the highest with 95% of respondents strongly agreeing or agreeing that this resource should be protected. The protection of floodplains ranked the lowest with 80% of respondents strongly agreeing or agreeing that they should be protected. The survey also asked participants to identify concerns they had in regards to water quality. Overall, at least 42% of respondents either strongly agreed or agreed that the quality of drinking water, groundwater, surface water runoff (non-agricultural) or agricultural runoff was a concern.

➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily municipal streets) within the Village. Ninety-five percent of respondents indicated that they strongly agree or agree that the overall road network meets the needs of citizens while 90% felt that road conditions were adequate for intended uses. When asked if there are any transportation facility needs or problems that need to be addressed, about 25% of respondents either agreed or disagreed while 50% of respondents had no opinion.

➤ **Land Use**

Land Use is the one element that recognizes the interconnectedness of all of the other elements of a comprehensive plan and ties them all together. Land Use also addresses some of the larger issues in a community, and a study of land use concerns can give specific direction to mitigate land use conflicts by posing standards and procedures that apply to everyone equally. To gain a broader perspective of some of the top land use issues in the Village, the survey asked participants to list the most important land use issues in Ironton. Through this listing, future residential and commercial growth, were the issues that were expressed the most.

➤ **General Opinions**

In addition to specific questions asked of the survey participants, there were some more ‘open-ended’ questions. Among these, participants were asked what they want Ironton to look like in 20 years. Overall, a large majority of respondents indicated that they wanted Ironton to look like it does now with improvements and maintenance to existing structures. When participants were asked what they felt was the biggest issue facing the Village of Ironton in the next several years many responses were given, however a reoccurring theme centered on concerns with attracting businesses, building maintenance and redevelopment.

2.2 Visioning Session

The Village held a Visioning Session Workshop on March 20, 2007. The purpose of the session was to involve residents and landowners in the Village of Ironton to take part in defining what they believe Ironton should be in the future. In total, around 20 residents took part in the session.

The Vision Session was structured in such a way that participants had an opportunity to express their thoughts on the evolution of a future vision for Ironton. Participants also had an opportunity to identify what they perceive to be the Village's Strengths, Weaknesses, Opportunities and Threats (SWOT's) as related to the future vision as well as the nine elements defined in the comprehensive planning legislation.

Some of the more common responses included:

- **Strengths:** Adequate improvements and services, small community character, park and recreation facilities, historical mining background.
- **Weaknesses:** Unkept properties, no village focal point, no convenience businesses (gas, grocery), lack of commercial businesses.
- **Opportunities:** Youth activities, recreation opportunities, community identity, elderly housing, room to grow.
- **Threats:** Area villages attract more consumers/businesses, Highway 58, no local emergency services.

Equally important to identifying the Village's SWOT's, participants had the opportunity to begin developing a Village Vision Statement. To develop the Vision statement, key vision themes were identified in three separate working groups on large boards. The boards were then compared with the collective group to identify the common 5 themes that appeared on all three boards. These themes not only contributed to the village's overall vision statement, but also served as the 5 major points considered during the planning process. Generally, the 5 major points were as follows:

- Maintain small town atmosphere/ Retain small town atmosphere;
- Improve all forms of transportation – sidewalks- wider streets;
- Promote community identity based on Village history;
- Create multi-use business opportunities;
- Elderly, kid friendly community, multi-generational community;

Overall, utilizing public input, the Vision Session aimed to create a Vision for the village as well as provide direction to the Comprehensive Plan Committee with the development of the plans goals, objectives and policies. The results and process utilized for the Vision Session can be noted in Appendix B.

2.3 Open House/Intergovernmental Forum

ADD HERE

2.4 Formal Consensus Process to Establish Goals, Objectives and Policies

The planning committee utilized a formal consensus process to discuss and agree on all goals, objectives and policies, including the Village's density policy. The Committee chose this process over a vote of a majority for the following reasons:

- First, it was the intent of the comprehensive planning process to incorporate the views of all the community's citizens. These views have been expressed in three primary ways, including the community-wide survey, the vision session and the Comprehensive Plan Committee, which was charged with representing all views in the community.
- Second, the consensus process is based on the premise that it is better to involve every person who is affected by a decision in the decision-making process. This is true for several reasons. First, the decision would reflect the will of the entire group, not just the leadership or majority. Second, the people who carry out the plans will be more confident in their work. Through its recognition of all interests, the plan will stand the test of time.
- Third, the consensus process required active cooperation, disciplined speaking and listening, and respect for the contributions of every Committee member, all of which occurred under a defined structure. This structure aimed to ensure that everyone in the group had an opportunity to feel comfortable sharing their opinions and ideas and to explore resolutions with the hope that ideas build upon each other, generating new ideas until the best decision emerges.

The definition of consensus utilized by the Village during this planning is as follows:

“Our definition of consensus aims for complete agreement and support among those present (or, where members absent have voiced their opinion). This is complete consensus. Due to the small size of the committee, it was decided that complete consensus would be preferred. During a discussion, Table 2-1 on the next page could be used to build consensus, but all members of the committee present must be in complete agreement for the idea to move forward.”

Table 2-1 Consensus Process Continuum was utilized with the aforementioned definition when deciding upon plan goals, objectives and policies including Village of Ironton land use policies.

Table 2-1 Consensus Process Continuum

Endorse	Endorse With a minor Point of contention	Agree with Reservation	Abstain	Stand Aside	Formal disagreement but will go with the majority	Block
“I like it”	“Basically I like it”	“I can live with it”	“I have no opinion”	I don’t like this but I don’t want to hold up the group”	“I want my disagreement to be noted in writing but I’ll support the decision”	“I veto this proposal”

2.5 Village of Ironton Vision

The Village of Ironton would like to encourage new growth and development while maintaining its small town atmosphere. This vision statement has been created in order to preserve our community and assist in the creation of a village identity. As members of the comprehensive planning committee, we would like to capture the ideas of our citizens in creating this document.

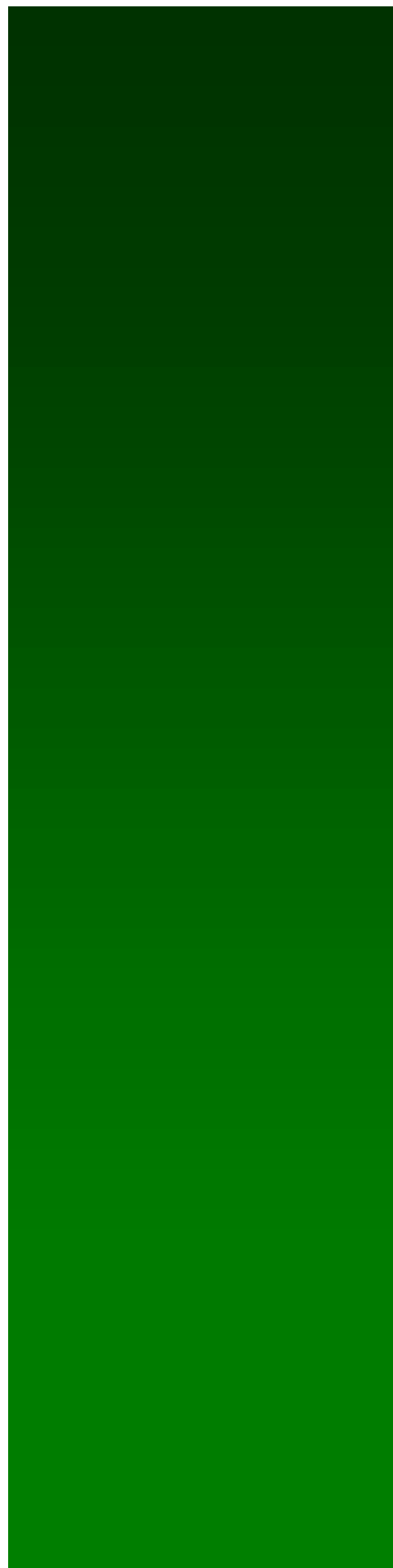
The citizens and committee members have determined that we would like to prioritize these items in our vision statement:

- *Create and promote a community identity based on the Village of Ironton’s rich mining history.*
- *Preserve small town atmosphere*
- *Encourage growth and development by increasing opportunities for locally owned businesses.*
- *Identify opportunities for increased social activities for all ages to strengthen utilization of the village park system.*
- *Establish a greater sense of community by enhancing all modes of transportation.*

With our positive and enduring spirit, the Village of Ironton will use this vision statement to guide future development to create a more vibrant, attractive, open and welcoming community.

Chapter 3 POPULATION INVENTORY & ANALYSIS

Village of Ironton



3.0 Purpose

The Population Inventory and Analysis Chapter of the Comprehensive Plan gives an overview of the pertinent demographic trends and background information necessary to develop an understanding of the changes taking place in the Village of Ironton. In this chapter we will examine the population profile of Ironton. The population profile includes features that affect community dynamics and processes such as regional trends in population, housing units and persons per household, as well as local trends of housing occupancy, population composition, age distribution and length of residency. In analyzing these trends and projections, citizens of the Village of Ironton will gain a more complete understanding of future planning issues that should be addressed within this Comprehensive Plan.

3.1 Regional Population and Housing Trends

In evaluating changes in population and housing units in the Village of Ironton, it is important to consider how these changes compare to regional and local trends. Recognizing similarities and differences in potential future growth between Ironton and nearby towns will allow the Village of Ironton to create a Comprehensive Plan unique to its specific issues and goals.

➤ Population

Since 1990, the Village of Ironton’s population increased significantly when compared to the previous two decades. From 1990 to 2000, **Table P1 Regional Population Trends** shows that the population increased by 25.0%. However, in looking at the past thirty years, it is evident that the Village of Ironton’s population has been fairly inconsistent until the recent decade. From 1970 to 1980 the population increased by 5.64% and from 1980 to 1990 it decreased by 2.91%. Ironton’s recent population growth trend is in relatively similar to state, regional and county population trends during the same 10-year period. Both Sauk County and Wisconsin have exhibited population increases over the past 30 years, which continued at a notably higher rate from 1990 to 2000. From 1990 to 2000, Sauk County’s population increased by roughly 17.56% compared to the State’s overall increase of 9.65%. In comparing Ironton with its neighboring Villages and Towns in **Table P1**, Ironton is somewhat similar to the trends experienced by the other Villages of similar size over the thirty-year period. Notably, the Village of Loganville grew by 38.69%, while the Villages of Lime Ridge (16.75%) and La Valle (20.68%) both experienced a decrease in population when compared to Ironton’s increase 28.21% during that time. The Town of Ironton saw a decrease of 1.22% in population during that same 30-year period.

Table P1: Regional Population Trends

Regional Population Trends														
Year	V. of Ironton		V. of Lime Ridge		V. of La Valle		V. of Loganville		Town of Ironton		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	195		203		411		199		658		39,057		4,400,000	
1980	206	5.64%	191	-5.91%	412	0.24%	239	20.10%	643	-2.28%	43,469	11.30%	4,700,000	6.82%
1990	200	-2.91%	152	-20.42%	446	8.25%	228	-4.60%	585	-9.02%	46,975	8.07%	4,891,769	4.08%
2000	250	25.00%	169	11.18%	326	-26.91%	276	21.05%	650	11.11%	55,225	17.56%	5,363,675	9.65%
Overall Change 1970 - 2000	55	28.21%	-34	-16.75%	-85	-20.68%	77	38.69%	-8	-1.22%	16,168	41.40%	963,675	21.90%
Average Change Per 10 Years	18	9.40%	-11.33333	-5.58%	-28	-6.89%	26	12.90%	-2.666667	-0.41%	5,389	13.80%	321,225	7.30%

Source: US Census 2000

➤ **Housing Units**

Table P2 Regional Housing Unit Comparison shows U.S. Census and Wisconsin DOA data for the number of housing units in the Village of Ironton from 1980 through 2000. These counts are then compared to housing counts for the neighboring Villages as well as to Sauk County and the State of Wisconsin. The number of housing units in the Village from 1980 through 2000 increased at a fairly inconsistent rate. From 1980 to 1990 the number of housing units increased by 9.78% from 92 to 101 units. From 1990 to 2000, housing units decreased by 2 units, equaling a 1.98% rate decrease. Comparing Ironton with regional housing unit changes, Ironton has had a smaller housing unit growth rate than other communities. In general, the number of housing units from 1980 to 2000 in a few neighboring communities have increased, with the Town of Ironton showing the largest net growth at 29.24%, followed closely by the Villages of Loganville (27.96%) and Lime Ridge with a growth rate of 24.14% over that same period. The Village of La Valle, however witnessed a decrease of 6.71% in housing units. Most communities featured in this comparison have seen growth equivalent to the State of Wisconsin (24.53%) during the same 20-year period.

Table P2: Regional Housing Unit Comparison

Regional Housing Unit Comparison														
Year	V. of Ironton		V. of Lime Ridge		V. of La Valle		V. of Loganville		Town of Ironton		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1980	92		62		149		93		171		17,454		1,863,897	
1990	101	9.78%	69	11.29%	180	20.81%	107	15.05%	201	17.54%	20,439	17.10%	2,055,774	10.29%
2000	99	-1.98%	77	11.59%	139	-22.78%	119	11.21%	221	9.95%	24,297	18.88%	2,321,144	12.91%
Total Change (1980-2000)	7	7.61%	15	24.19%	-10	-6.71%	26	27.96%	50	29.24%	6,843	39.21%	457,247	24.53%

Source: US Census Data and WI DOA Statistics

➤ **Average Household Size**

According to the US Census data depicted in **Table P3 Average Household Size**, the average household size for the Village of Ironton has increased from 2.3 persons per household in 1990 to 2.81 in 2000. Also, as shown in **Table P3**, comparable Villages have experienced a small decrease or no change in household size which may suggest that they are seeing an influx of families with children which has a large impact on Villages with a smaller overall population. Looking at **Table P3**, one can see that the trend in average household size in the Village is much different than the trend that is seen in Sauk County. Sauk County has seen a decrease from 2.61 in 1990 to 2.51 people per household in 2000. In terms of the regional data, Sauk County and rural Towns are experiencing an overall decrease in household size that may suggest married couples may be having fewer children than in the past or may be indicative of the empty nest phenomenon.

Table P3: Average Household Size

Average Household Size - Persons Per Household														
Year	Village of Ironton		V. Lime Ridge		V. La Valle		V. Loganville		Town of Ironton		Sauk County		Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1990	2.30		2.45		2.59		2.35		3.20		2.61		2.61	
2000	2.81	18.15%	2.45	0.00%	2.47	-4.86%	2.32	-1.29%	3.11	-2.89%	2.51	-3.98%	2.50	-4.40%

Source: US Census 2000

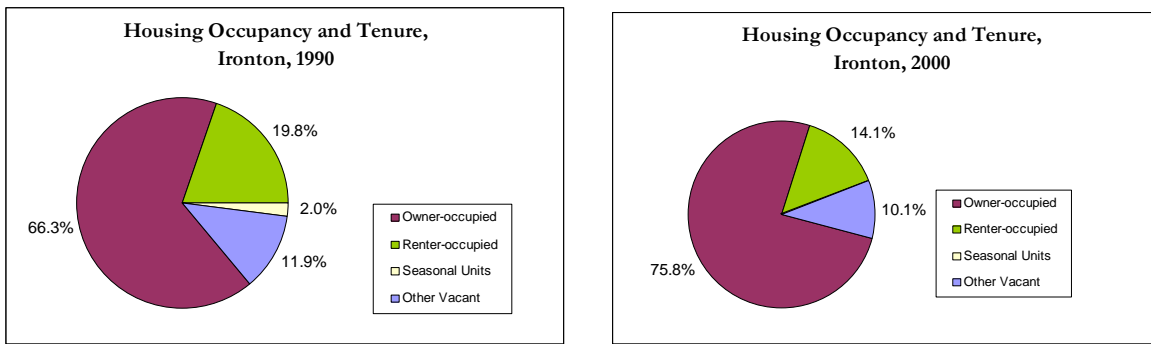
3.2 Local Population and Housing Trends

A look at local demographics profiles illustrates local trends and conditions, and provides insight as to the types of services both wanted and required by the community. The local trends section includes an examination of occupied housing, population composition, population by age bracket, and length of residency.

➤ Occupied Housing

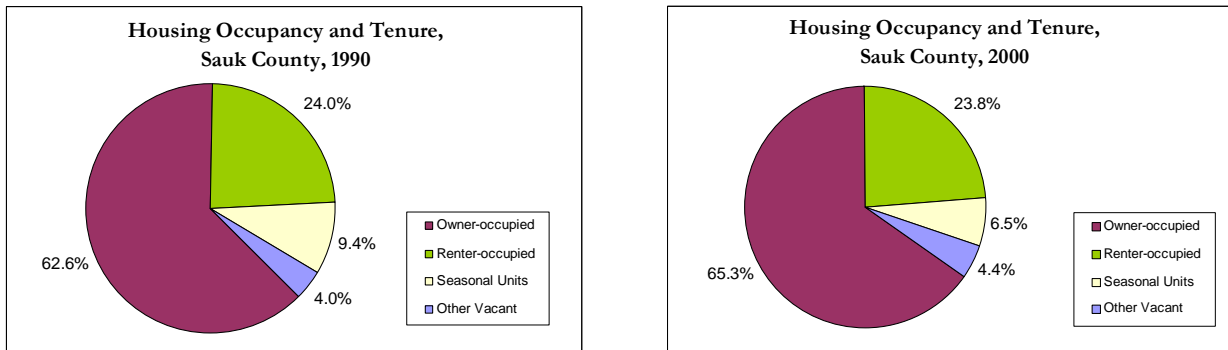
Determining the number of all housing units, the number of these units occupied, and the number of persons per occupied household will help to develop an understanding of population trends. In Ironton, the number of housing units decreased from 101 in 1990 to 99 in 2000, the number of occupied housing units increased from 86.14% in 1990 to 89.9% in 2000. Occupancy rate trends for both Ironton and Sauk County are noted for the years 1990 and 2000 on *Charts P4 through P7*.

Charts P4 and P5: Occupancy Rate and Tenure Ironton 1990 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000.

Charts P6 and P7: Occupancy Rate and Tenure Sauk County 1990 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000

➤ Population Composition: Age, Gender and Race

Median age is defined as the age at which half of the population is above and half is below. *Table P8 Age and Gender, Ironton and Sauk County* shows the median age in Ironton at 32.3 during 2000. This is slightly lower than the median age of Sauk County at 37.3 for the same time period. In both Ironton and Sauk County, there was a slight change in the female population percentage from 1990

to 2000. Also evident from this chart is that the percentage of the population over 65 years of age is noticeably lower within the Village in comparison to Sauk County. This, in addition to a lower median age, indicates the general population in Ironton is slightly younger than the rest of Sauk County.

Table P8: Age and Gender, Ironton and Sauk County

Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Village of Ironton	Sauk County	Village of Ironton	Sauk County	Village of Ironton	Sauk County	Village of Ironton	Sauk County
1990, per census	Not available	34.2	28.00%	27.19%	22.50%	15.77%	45.50%	50.79%
2000, per census	32.3	37.3	32.00%	26.00%	11.60%	14.50%	49.20%	50.60%

Source: US Census 2000

Table P9 Ethnic Composition, Ironton and Sauk County shows that from 1990 to 2000 there was a small decrease in the Caucasian population in the Village of Ironton along with a slight decrease in Sauk County. On the other hand, both Ironton and Sauk County experienced a slight increase within the Hispanic and African American populations.

Table P9: Ethnic Composition, Ironton and Sauk County

Year	Percent White		Percent Native American and Alaska Native		Percent Hispanic (of any race)		Percent Asian		Percent African American		Percent Other	
	Village of Ironton	Sauk County	Village of Ironton	Sauk County	Village of Ironton	Sauk County	Village of Ironton	Sauk County	Village of Ironton	Sauk County	Village of Ironton	Sauk County
1990, per census	100.0%	98.5%	0.0%	0.6%	0.0%	0.4%	0.0%	0.2%	0.0%	0.1%	0.0%	0.2%
2000, per census	97.6%	98.0%	0.0%	1.1%	1.6%	1.2%	0.0%	0.3%	2.4%	0.4%	0.0%	0.7%

Source: US Census 2000

* Composition may equal more than 100% because some may report more than one ethnicity.

➤ **Population per Age Bracket**

Chart P10 and Table P11 Change of Populations per Age Bracket breaks

down the changes in population by age brackets for both the Village of Ironton and Sauk County from 1990 to 2000. Generally, this chart shows that Ironton is experiencing a greater percentage of growth in the teenage and early retiree bracket and less growth in the elderly age bracket. When compared to Sauk County population changes, definite growth trends in the teenage age and early retiree age groups can be seen, especially in the 10-19 age group. In Ironton, the age brackets that experienced a decline from 1990 to 2000 were the 70-79 and 80 and older age brackets. The lower population numbers in the 20-29 age bracket, generally seen in Sauk County, implies that once children reach the young adult stage they leave home. This trend isn't as prevalent in Ironton than it is in the rest of the County.

Chart P10: Change of Populations per Age Bracket

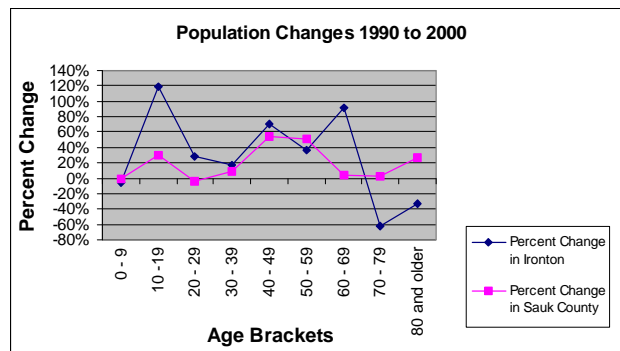


Table P11: Change of Populations per Age Bracket

Village of Ironton	Age Group	0 - 9	10 - 19	20 - 29	30 - 39	40 - 49	50 - 59	60 - 69	70 - 79	80 and older	Total
	1990, Ironton		35	27	18	36	20	14	12	29	9
2000, Ironton		33	59	23	42	34	19	23	11	6	250
Percent Change in Ironton		-5.71%	118.52%	27.78%	16.67%	70.00%	35.71%	91.67%	-62.07%	-33.33%	25.00%

Source: US Census 2000

➤ **Length of Residency**

According to sample data included in the 2000 census, 8.7% of Town residents moved into Ironton in or before 1969. **Table P12 Length of Residency** shows that 27.17% of those surveyed moved to the Village between the years 1970 and 1989. Since 1990, 64.13% of people surveyed moved to the Village. It is evident from this data that the Village of Ironton has been experiencing an influx of people into the Town since 1995.

Table P12: Length of Residency

Length of Residency, Village of Ironton		
Year	Ironton, per 2000 census	Sauk County, per 2000 census
1969 or earlier	8.70%	12.70%
1970-1979	13.04%	12.90%
1980-1989	14.13%	20.00%
1990-1994	11.96%	20.30%
1995-1999	52.17%	34.20%

Source: US Census 2000

3.3 Interpretation of Demographic Data

The first historic trend that will be analyzed here is the Village of Ironton’s population increase since 1990. Explaining population trends can be very difficult because population change is often linked to specific and complex factors including economic conditions, local politics, land availability and the geophysical setting of the Village in addition to more apparent birth, death, immigration and emmigration rates.

With that being said, the Village of Ironton experienced a 25.0% increase in population between 1990 and 2000 (50 individuals according to the 2000 US Census). One obvious reason for this increase can be clearly attributed to the increase in household size from 1990 to 2000. If you multiply the average household size of 2.81 persons in 2000 by the number of housing units (99), most of the increase is realized.

The following scenario exemplifies this issue: The population of the Village of Ironton in 2000 was 250 as reported by the U.S. Census Bureau. If we use the average decrease of housing units over the last 10 years (-2 units) and a static household size of 2.81, we can estimate that the population in the year 2020 to be approximately 269. The average household size in 2000 was 2.81 as reported by the U.S. Census Bureau a increase from 2.30 in 1990. If the average household size continues to increase at this rate, by the year 2020 the average household size will be at approximately 3.83. Now, let us consider the number of housing units these statistics represent. In 2020, with a population of 269 and an average household size of 3.83, the number of housing units would be approximately 70. However, if the average household size remains constant at 2.81 with a population of 269, the number of housing units would be 95, a difference of 25 housing units. In this case, the rapid increase in household size holds significance. Similarly consider what would happen if the average household size of the Village of Ironton were the same as that of Sauk County at 2.51. In 2020, with a population of 269 and an average household size of 2.51, the approximate number of housing units would be 107. This represents a difference of 12 housing units from the scenario in which the average household size remains constant. One can easily see from this example the importance that average household size plays in determining the amount of housing and new development needed to support a growing population.

3.4 Population Projections

Given the relatively large increase of population over the last 10-year period in the Village of Ironton, it is relatively safe to assume that populations may continue to increase in the future. However, the exact rate of increase is not known, nor can it be predicted with complete accuracy. Estimates of future growth for the Village of Ironton are necessary for effective planning. To estimate future population growth for the Village of Ironton, two population projection methods were utilized. The first is a standard approach, which considers a linear projection, growth (or exponential) projection, and the projection provided by the Wisconsin Department of Administration. The second method is a housing-driven population projection. Both methods are explained in more detail below.

➤ Standard Population Projection Methods

- **Linear Projection.** The linear growth model is the most basic of projection methods. The linear model works by drawing a straight, best-fit line through historic data points and extending that line out to future data points.
- **Growth Projection.** The growth projection works in the same manner as the linear projection except that it applies an exponential growth curve to the data. Using the exponential growth method, the rate of population change in each subsequent year increases or decreases at a rate greater than the previous year. This method assumes the population will grow (or decline) without inhibition.
- **Department of Administration Projection Method.** The DOA projection method works in the same manner as the linear projection model except that it gives more weight or influence to more recent years' data. This method calculates a projection (best-fit line) for three historic time periods: 1980-2003, 1990-2003 and 2000-2003. Each projection is then averaged together for a final projection. By averaging the three projections, population change that has occurred in the more recent time period is given more influence. This projection method is based on the premise that recent population trends, from the last 5 or 10 years for example, are more realistic for explaining future population growth than older trends, from 20 or 30 years ago. In some cases, this method can result in gross over- or underestimations of population growth. For example, consider a town of 500 where 5 new residents are added in one year. If this same rate of growth is applied over the next 20 years the town will swell to 600 people. What if, however, you lost 3 residents in the next year? If you apply this average rate of growth (2 people/year) you would have an increase of only 40 people in the next 20 years. The DOA method dampens the effect of very immediate population fluxes by including the three historic time periods. In addition, the DOA method adjusts for abnormal rates of change, such as annexations.

➤ Housing-Driven Population Projections

The housing-driven population projections calculate future population growth based on expected housing growth and the current or expected persons per household. In some instances, this method is a fairly accurate tool, especially when coupled with one of the methods above to serve as a check and balance. The method is best summarized by the following equation:

$$\begin{aligned} & [(\# \text{ housing units}) \times (\text{occupancy rate}) \times (\# \text{ people/housing unit})] \\ & \quad = \text{population projection} \end{aligned}$$

However, the caveat to housing-driven projections is that calculations are based on the assumption that populations grow based on the availability of housing stock. A similar method is widely used to

calculate population growth based on employment growth. People often move to an area for a new job, but are less likely to move their family because of more readily available housing. Housing is usually created due to demand, and not the other way around.

Table P13 Population Projections, Village of Ironton highlights a number of possible projections utilizing the different methods discussed above. Population projections for the year 2020 range from 209 to 320. Projections for the year 2030 range from 205 to 355. As can be noted, these projections have a range of over 100 and are, therefore, highly variable.

Table P13: Population Projections, Village of Ironton

Village of Ironton Population Projections													
Year, Source	Year	Historic Population	Percent Change	Linear (1970-2000)	Growth (1970-2000)	Linear (1980-2000)	Growth (1980-2000)	Static household size	Limited household size	Household size trend	DOA (2002 est.)	DOA (2003 est.)	
1970, per census	1970	195		195	195	195	195	195	195	195	195	195	
1980, per census	1980	206	5.64%	206	206	206	206	206	206	206	206	206	
1990, per census	1990	200	-2.91%	200	200	200	200	200	200	200	200	200	
2000, per census	2000	250	25.00%	250	250	250	250	250	250	250	250	250	
2010, projection	2010			252	253	263	264	240	213	283	258	264	
2020, projection	2020			268	272	285	291	235	209	320	272	283	
2025, projection	2025			276	282	296	305	232	207	338	279	293	
2030, projection	2030			284	292	307	320	230	205	355	286	303	

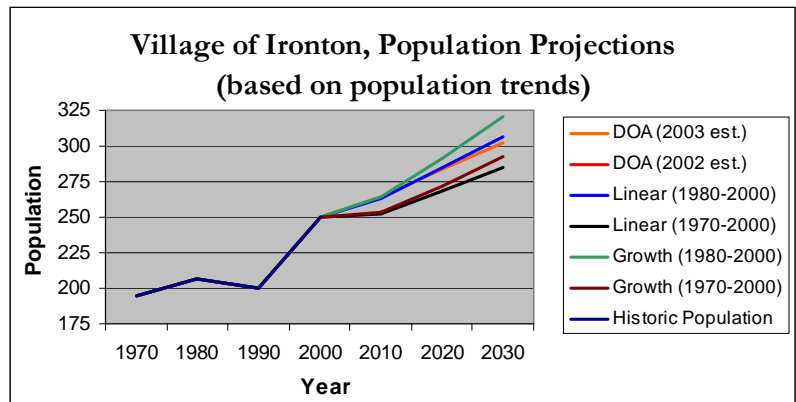
Source: U.S. Census Bureau, 1960-2000, and Wisconsin Department of Administration - Demographic Services Center

➤ **Population Projections**

Chart P14 Population Projections shows three projection methods that are based on population trends. The projections based on population growth include linear, growth, and DOA projection models. The linear and growth models (using data since 1980) result in population projections of 307 (linear) and 320 (growth) by the year 2030. The DOA method, which places emphasis on more recent population changes, estimates a smaller population increase as compared to the linear and growth models, predicting a population of 303 by 2030 for the Village of Ironton.

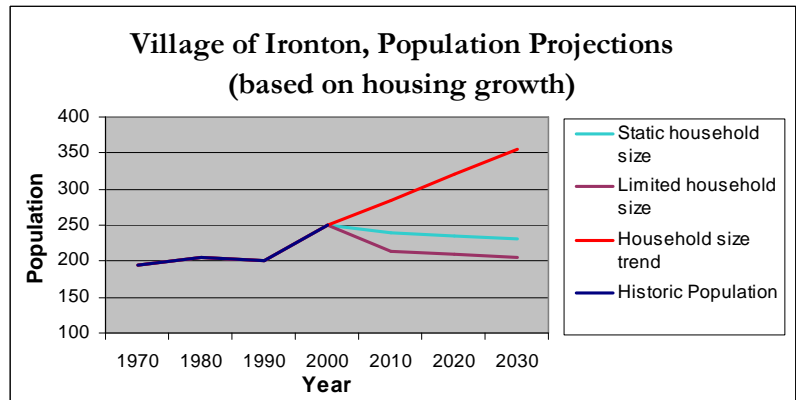
Population projections based on the historic and projected number of housing units coupled with a projected occupancy rate tells a similar story for the Village of Ironton. Housing unit projections assumed a rate of decline equal to that occurring between 1990 and 2000 of 1.98% (a decrease of 3

Chart P14: Population Projections Based on Population Trends



Source: U.S. Census, Wisconsin DOA

Chart P15: Population Projections Based on Housing Growth



Source: U.S. Census, Wisconsin DOA

housing units between 1990 and 2000). Using this rate of decline, total housing units in the Village of Ironton are estimated to decline to 95 in 2020 and 93 in 2030.

The static household size projection assumes the average household size (or persons per household) remains constant at the value observed in 2000 (2.81 persons per household). The projection yields a population of 235 by 2020 and 230 by 2030. The limited household size projection holds the county average of 2.5 persons per household constant, producing a population projection of 209 by the year 2020 and 205 by the year 2030. The household size trend projection adjusts household size based on a 18.15% increase per 10 years. For example, this projection assumes that from the year 2000 to 2010, household size would increase from 2.81 persons per household to 3.32 persons per household. This produces a projected population of 320 in 2020 and 355 in 2030. These results are depicted in *Chart P15 Population Projections based on Housing Growth*.

➤ Population Projection Analysis

Population projections based on historic population trends and those based on trends in household size produced similar projections as can be seen in *Charts P9* and *P10* above. Both projection methods illustrate different rates of population growth or loss. The DOA projection method, because it places more weight on population trends from 1990-2000, may be an accurate assessment of future populations due to the more recent growth increase experienced by the Village. Conversely, the linear and growth methods may be least reliable due to the fact that they utilize population changes since 1980, which was minimal during that decade and then increased dramatically in the 1990's.

The projection types based on housing units and average household size take into consideration that housing units are increasing within the Village while average household size is decreasing. If housing units and occupancy rates continue to increase or maintain status quo, the population for the Village will increase as shown in the *Chart P10*. Although it difficult to ascertain when population growth trends will change, it is almost certain that from this point on, the population in the Village of Ironton will continue to grow in the general sense. The rate of growth experienced over the last 10 years may continue and even increase over time, as more and more people are attracted to the community.

Chapter 4 HOUSING

Village of Ironton



4.0 Purpose

Household and housing stock characteristics, both past and present, can be examined to assess whether a community is providing an adequate housing supply to meet the needs of its residents. This section of the Comprehensive Plan describes and analyzes the Village of Ironton’s primary housing characteristics such as the number of housing units, occupancy rate, structural type, age and value of existing housing structures, and household income and expenses. This section also describes what constitutes ‘affordable’ housing and further includes a compilation of objectives and policies that ensure a continued housing supply that provides a range of housing opportunities. Portions of this chapter refer to **Chapter 3: Community Inventory and Analysis**.

4.1 Housing Unit Trends

Between 1990 and 2000, the Village of Ironton experienced a decrease of approximately 0.3 housing units per year while the number of total (occupied and vacant) housing units in Ironton decreased from 101 to 99, a decrease of 1.98%. This rate of decrease contrasts Sauk County’s housing unit increase of 18.88% and is very different than the population growth rate of 25% between the years 1990 and 2000 in the Village of Ironton (see **Chapter 3: Community Inventory and Analysis**, for a full account). Stagnant growth or possibly decline in housing units and an influx of families moving into Ironton (2.81 average household size) are factors that may cause this discrepancy. In comparison to nearby Villages and Towns, the Village of Ironton is experiencing a trend that is somewhat in-between the Village of La Valle (-22.78%) and the Villages of Lime Ridge (11.59%) and Loganville (11.21). Ironton’s housing unit percent decrease between 1990 and 2000 was much different than that experienced by both Sauk County and the state of Wisconsin, indicating stagnant housing growth within the Village.

Chart H1: Regional Housing Unit Comparison

Regional Housing Unit Comparison														
Year	V. of Ironton		V. of Lime Ridge		V. of La Valle		V. of Loganville		Town of Ironton		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1980	92		62		149		93		171		17,454		1,863,897	
1990	101	9.78%	69	11.29%	180	20.81%	107	15.05%	201	17.54%	20,439	17.10%	2,055,774	10.29%
2000	99	-1.98%	77	11.59%	139	-22.78%	119	11.21%	221	9.95%	24,297	18.88%	2,321,144	12.91%
Total Change (1980-2000)	7	7.61%	15	24.19%	-10	-6.71%	26	27.96%	50	29.24%	6,843	39.21%	457,247	24.53%

Source: US Census Data and WI DOA Statistics

➤ **Occupancy Rate**

According to the Department of Housing and Urban Development (HUD), an overall vacancy rate of roughly 2% (or occupancy rate of 98%) is ideal for providing consumers an adequate choice in housing. As cited in **Chapter 3: Population Inventory and Analysis**, during 1990, 86.14% or 87 of the 101 available housing units in the Village of Ironton were occupied compared to an 86.61% occupancy rate in Sauk County. During 2000, occupancy in the Village of Ironton increased slightly at 89.9%, or 89 of the 99 available housing units, while Sauk County increased to an 89.1% occupancy rate. While vacancy rates remained relatively the same, it is predicted that the occupancy rate within the Village of Ironton will remain much higher than the occupancy rate within Sauk County and surrounding Towns due to the predominately higher density residential uses that occur in the Village.

4.2 Household Characteristics

Household characteristics may influence not only the type of housing stock needed, but also the types of services and commodities utilized. **Table H2 Households by Type** describes a variety of household

characteristics. Occupied housing units in the Village of Ironton comprised of family households increased from 52 in 1990 (59.77%) to 66 in 2000 (74.16%). Single parent householders also increased slightly from 10 in 1990 (11.49%) to 13 in 2000 (14.61%). Householders 65 or over decreased and non-family households decreased in both number and in percentage. In comparison, Sauk County saw increased numbers in every category from 1990 to 2000, while the Village of Ironton experienced an increase in most categories, but saw a decrease in householders 65 and over.

Table H2: Households by Type

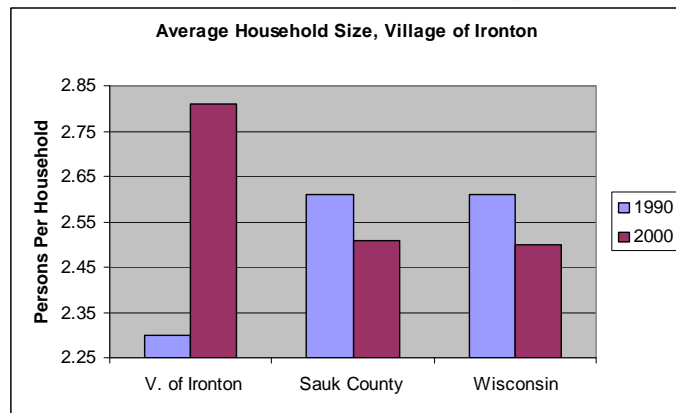
Households by Type								
	Village of Ironton				Sauk County			
	1990	% of Total Households, 1990	2000	% of Total Households, 2000	1990	% of Total Households, 1990	2000	% of Total Households, 2000
Family Households	52	59.77%	66	74.16%	12,701	71.74%	14,863	68.67%
Married	42	48.28%	53	59.55%	10,906	61.61%	12,284	56.75%
Single Parent	10	11.49%	13	14.61%	1,307	7.38%	1,745	8.06%
Non Family	35	40.23%	23	25.84%	2,156	12.18%	6,781	31.33%
Living in Group Quarters	0	0.00%	0	0.00%	684	3.86%	881	4.07%
With Individuals 65 or older	45	51.72%	21	23.60%	2,157	12.18%	5,361	24.77%
Total Households	87	100.00%	89	100.00%	17,703	100.00%	21,644	100.00%

Source: US Census, 1990 and 2000.

➤ **Average Household Size**

The average household size or persons per households in Ironton has increased dramatically from 2.30 persons in 1990 to 2.81 in 2000, an increase of 18.15%. As displayed in **Chart H3 Average Household Size Comparison**, the Village of Ironton’s average household size is higher than that of both Sauk County and the state of Wisconsin. A comparison of average household size between the Village of Ironton and neighboring Towns and Villages may be found in **Chapter 3: Population Inventory and Analysis**.

Chart H3: Average Household Size Comparison



Source: U.S. Census Bureau

4.3 Housing Stock Characteristics

In 2000, 75.4% of the homes in the Village of Ironton were single family homes, there were no mobile homes, 11.8% were classified as 2- to 4-unit structures, and 12.7% were classified as structures with more than 4 units. In 2000, Sauk County was comprised of 72.61% single-family homes, 8.6% mobile homes, and 18.79% multiple-unit housing. When compared to 1990 statistics, single-family and 2- to 4- unit housing has decreased slightly while the percentage of housing with more than 4 units has increased.

Table H4: Housing Units by Structural Type

Housing Units, Structural Type						
	Total Housing Units	% Single Family Home	% Mobile Home	% with two to four units	% with five to nine units per structure	% with ten or more units per structure
Ironton, 1990	101	72.28%	25.74%	1.98%	0.00%	0.00%
Ironton, 2000	99	71.70%	24.20%	4.10%	0.00%	0.00%
Sauk County, 1990	20,439	71.98%	10.20%	10.74%	3.02%	4.06%
Sauk County, 2000	24,297	72.61%	8.60%	10.00%	4.10%	4.50%

Source: US Census Bureau, 2000

➤ **Age of Housing Stock**

The age of the community's housing stock can be used as a measure of the general condition of the community's housing supply. This information can also provide insight into upkeep costs, the ease of remodeling, and housing resale value in a community. Building quality at the time of initial construction is also an important factor. Generally, housing constructed prior to 1939 has reached an age where continued maintenance and major repairs may be needed. In comparison, housing built in the 1980's may need upgrading as well, due to a decrease in construction and material quality during that time.

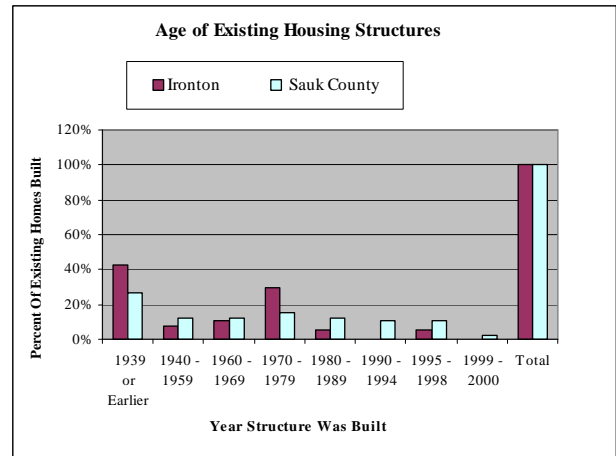
Chart H6: Age of Existing Housing Units shows that 42.27% of the existing owner occupied housing within the Village of Ironton was built prior to 1939 while only 10.3% of owner occupied homes units were built after 1980. The percentage of existing homes in the Village of Ironton (49.5%) built prior to 1959 is much greater than that of the percentage of Sauk County homes built in this time period (38.3%). From 1980 to 2000 a greater percentage of homes were built in Sauk County than the Village of Ironton.

Table H5: Age of Housing Units

Age of Existing Housing Structures				
Year Unit Was Built	Number of Units in Ironton	Ironton	Number of Units in Sauk County	Sauk County
1939 or Earlier	41	42.27%	6,737	26.54%
1940 - 1959	7	7.22%	3,000	11.82%
1960 - 1969	10	10.31%	3,021	11.90%
1970 - 1979	29	29.90%	3,764	14.83%
1980 - 1989	5	5.15%	3,021	11.90%
1990 - 1994	0	0.00%	2,621	10.32%
1995 - 1998	5	5.15%	2,628	10.35%
1999 - 2000	0	0.00%	595	2.34%
Total	97	100.00%	25,387	100.00%

Source: US Census Bureau, 2000

Chart H6: Age of Existing Housing Units



Source: U.S. Census, 2000

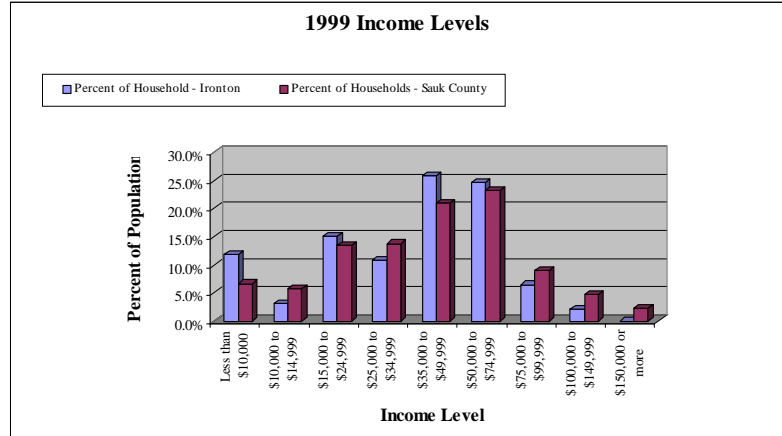
4.4 Housing Affordability

Examining household incomes, expenses and housing values provides insight into the types of housing structures that currently exist in the Village of Ironton and those that are needed in the community.

➤ **Income Per Household**

During 1999, the median household income for Ironton was \$38,438, which was slightly lower than the median income for Sauk County at \$41,941. Of the 93 occupied households in Ironton, 24 (25.8%) were in the \$35,000 to \$49,999 income bracket. Another 23 (24.7%) of the households were in the \$50,000 to \$74,999 income bracket. This is more than the Sauk County average, with 21.03% of the households in the \$35,000 to \$49,999 income bracket and slightly less than the 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Chart H7: Household Income Levels



Source: U.S. Census 2000

Affordable monthly housing expenses (or mortgage payments) are considered to be 30% of the monthly gross income. This amount can be calculated using the following equation: affordable monthly mortgage expense = .3 * monthly gross income (where the monthly gross income is the annual gross income divided by 12). In order to determine if the gross annual income is considered to be in the low or moderate-income brackets, the following Department of Housing and Urban Development (HUD) definitions may be used. As **Table H8** on the following page illustrates, extremely low income (ELI) is defined as less than 30% of the household median gross income (HMI) or $ELI = .3 * HMI$. Very low income (VLI) is 30% to 50% of the HMI. Low income (LI) is defined as 50% to 80% of the HMI and moderate income (MI) is 80% to 100% of the HMI.

Given that the HMI for Ironton is \$38,438, the extremely low-income range is anyone earning less than \$11,531 (rounded to less than \$10,000) per year. According to the 2000 census, 11.8% of the households in Ironton were in this range and could afford monthly housing expenses of \$250 or less. Three point two of the households in Ironton fell in the very low-income range and could afford monthly housing expenses of \$250 to \$375. Households in the low-income range made up approximately 15.1% of the households in Ironton, and these households are reportedly able to afford \$375 to \$625 in housing expenses each month. Households in the moderate-income range comprised 10.8% of the households in Ironton, and could afford monthly housing expenses of between \$625 to \$875.

Table H8: Affordable Housing Expenses per Income, Village of Ironton 1990

Ironton 1990			
Household Median Income (HMI) = \$16,250			
Household Income Category	Rounded Description	Percent of the Population	Housing payment per month based on the 30% of income standard
Extremely low income (below 30% of HMI)	< \$5,000	13.0%	\$125 or less
Very low income (30% to 50% of HMI)	\$5,000-\$10,000	20.0%	\$125-\$250
Low income (50% to 80% of HMI)	\$10,000-\$15,000	15.0%	\$250-\$375
Moderate (80% to 100% of HMI)	\$15,000-\$20,000	17.0%	\$375-\$500

Source: US Census 1990

Table H9: Affordable Housing Expenses per Income, Ironton 2000

Ironton 2000			
Household Median Income = \$38,438			
Household Income Category	Rounded Description	Percent of the Population	Housing payment per month based on the 30% of income standard
Extremely low income (below 30% of HMI)	< \$10,000	11.8%	250 or less
Very low income (30% to 50% of HMI)	\$10,000-\$15,000	3.2%	\$250-\$375
Low income (50% to 80% of HMI)	\$15,000-\$25,000	15.1%	\$375-\$625
Moderate (80% to 100% of HMI)	\$25,000-\$35,000	10.8%	\$625-\$875

Source: US Census, 2000

Table H10: Distribution of Household Income, 1999

Distribution Household Income - 2000	% of Households		
	Village of Ironton	Sauk County	Wisconsin
Less than \$10,000	11.8%	6.7%	3.5%
\$10,000 to \$14,999	3.2%	5.8%	3.0%
\$15,000 to \$24,999	15.1%	13.4%	9.1%
\$25,000 to \$34,999	10.8%	13.8%	11.6%
\$35,000 to \$49,999	25.8%	21.0%	18.7%
\$50,000 to \$74,999	24.7%	23.2%	27.6%
\$75,000 to \$99,999	6.5%	9.1%	14.1%
\$100,000 to \$149,999	2.1%	4.7%	8.5%
\$150,000 or more	0.0%	2.3%	3.9%
Median Household Income	\$38,438	\$41,941	\$43,791
No. of Households	93	21,647	2,086,304
Aggregate Income	\$3,685,700	\$1,076,409,500	\$112,374,261,000
Average Household Income	\$39,631	\$49,726	\$53,863

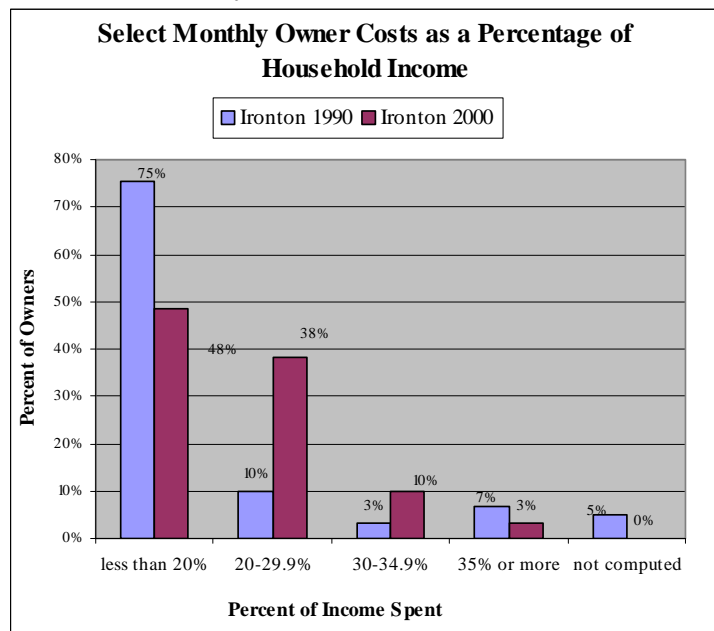
Source: US Census 2000, Housing Wisconsin.

*The income range is the calculated household income range rounded to the nearest income bracket as provided in the 2000 Census. Therefore, the percent of households in this income range is also an approximate number.

➤ **Owner Costs**

Chart H11 and Table H12 Monthly Owner Cost depict housing costs in relation to overall income using a sample population from the Village of Ironton to better understand housing affordability in the Town. Housing affordability has decreased slightly between 1990 and 2000. During this timeframe, the percentage of homeowners whose housing costs exceeded 30% of the household income increased by 3.5% (from 9.8% in 1990 to 13.3% in 2000). In 2000, approximately 86.6% of the owner-occupied houses in the Village of Ironton spent 30% or less of their household income on housing costs. This statistic is slightly down from 85.2% in 1990.

Chart H11: Monthly Owner Costs



Source: U.S. Census 1990-2000

Table H12: Monthly Owner Costs

Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of income	Ironton 1990		Ironton 2000	
	number of units	percent of units	number of units	percent of units
less than 20%	46	75%	29	48%
20-29.9%	6	10%	23	38%
30-34.9%	2	3%	6	10%
35% or more	4	7%	2	3%
not computed	3	5%	0	0%
total units	61	100.00%	60	100.00%

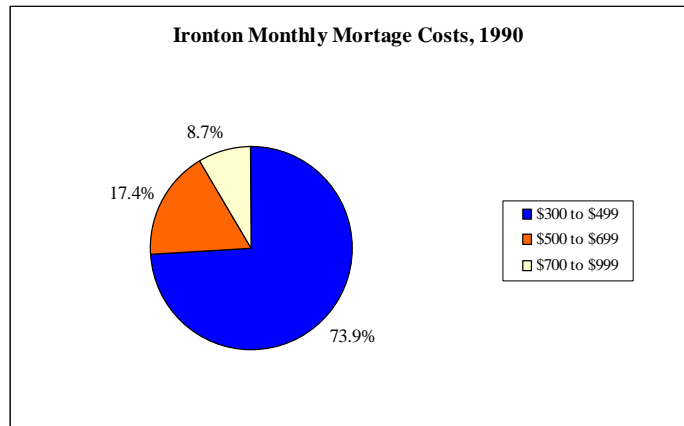
Source: U.S. Census 1990-2000

➤ **Mortgage Costs**

Although mortgage costs are only one of many monthly housing expenses, this section narrows its focus by concentrating on them. Comparisons of monthly mortgage costs from 1990 to 2000 are broken down for the Village of Ironton in *Charts H13 and H14*. In 1990, about 73.9% of the sampled households spent less than \$500 in monthly mortgage costs, while in 2000 this number decreased to 20.5%.

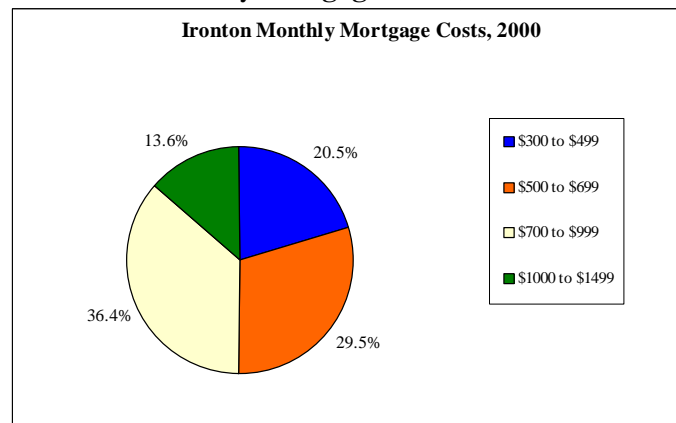
In 2000, the categories of \$500-\$699 and \$700-\$999 both made up about 36.4% of mortgage payments. As depicted in the chart, there were no households that reported monthly mortgages of more than \$1,000 in 1990, while 13.6% of mortgage payments in 2000 were greater than \$1,000. In comparing these two charts, it is easy to see that monthly mortgage costs are increasing significantly in the Village of Ironton. This may be due to increasing property values, or additional home repair expenses. With increasing mortgage costs, it is expected that the amount of affordable housing in the Town will decrease if this trend continues.

Chart H13: Monthly Mortgage Costs, Ironton 1990



Source: U.S. Census, 1990

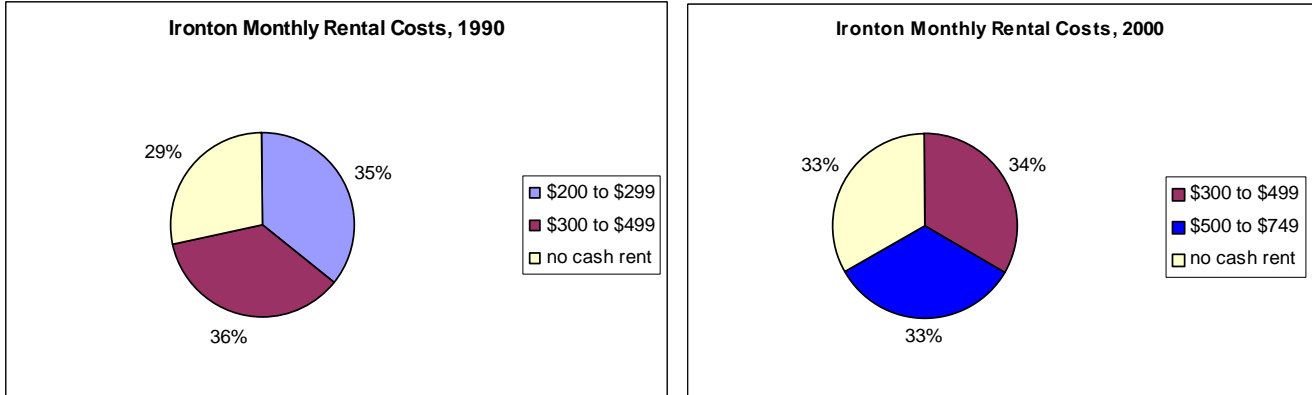
Chart H14: Monthly Mortgage Costs, Ironton 2000



Source: U.S. Census, 2000

It is also important to consider monthly rental costs when analyzing the affordability of housing in a community. **Charts H15 and H16** compare monthly rental costs in the Village of Ironton between 1990 and 2000. Rent payments remained equally distributed in all categories when payments are compared from 1990 and 2000. The only substantial change is the increase in the amount of rent each resident is paying per month. It is evident from these statistics that the affordability of monthly rental payments is decreasing in the Town.

Charts H15 and H16: Monthly Rental Costs, Ironton 1990 and 2000



Source: U.S. Census 1990 and 2000.

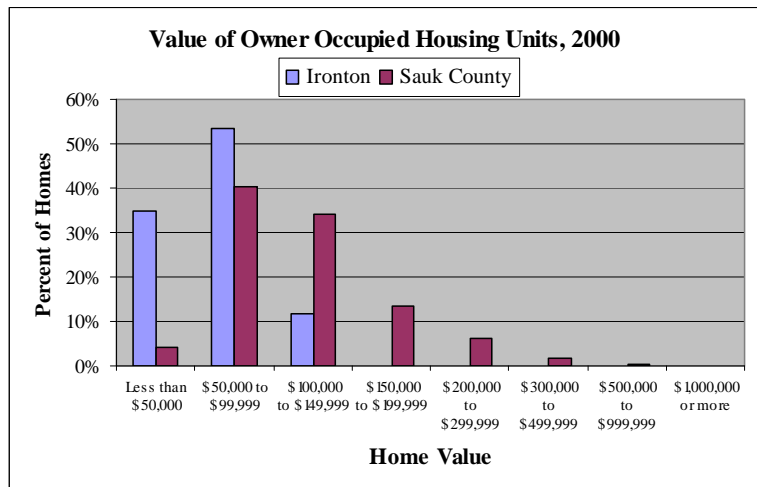
➤ **House Values**

A sample of housing values in Ironton during 2000 ranged from less than \$50,000 to \$149,999. The median home value in Ironton in 2000 was \$67,500, which was much lower than the median house value in Sauk County of \$107,500. According to the 2000 U.S. Census, **Chart H14 Housing Value, Ironton 200** compares the housing values for the Village of Ironton with those of Sauk County. Approximately 88.3% of the homes in the Village of Ironton are less than \$100,000, whereas the percentage of homes valued between \$100,000 to 149,000 is 1.16% in Ironton compared to Sauk County’s 34.11% in this category. There are no homes valued over \$150,000 in Ironton, whereas 21.57% homes in Sauk County fall into that category. Statistics for housing value are based on a sample population and do not include all owner-occupied housing units.

4.5 Housing Density

Housing density can be defined in a number of ways. Density, when discussing land use in its simplest definition, is the number of housing units per total area of land. This numerical value is commonly referred to as housing density. Density can also be defined as number of people per total area of

Table H17: Housing Value, Ironton 2000



Source: U.S. Census, 2000

land, or population density. A community's density can be used to provide additional insight into development patterns and provides relevant background information as the Village of Ironton determines its future development policies and practices. In 2000, with a population of 250 persons and a land area of approximately .33 square miles, the Village of Ironton's population density would equal 757.6 persons per square mile or 1.17 people per acre. A calculation can also be made to determine the housing density of the Village in 2000 by dividing the number of housing units (99) by the total land area. This would equate to 300 houses per square mile or approximately one home per .46 acres.

4.6 Local Population and Housing Trends

To understand population and housing trends in the Village of Ironton and the impacts these trends will have on the future of the community, it is necessary to examine the population projections discussed in the previous chapter. The growth of the population will drive housing development in the Village. If the average household size continues to increase in the Village, the number of housing units needed to accommodate the population may decrease or remain at the status quo. From 1990 to 2000, the Village experienced a decrease of 1.98% in housing units. If this trend continues, the need for 2 more housing units will be eliminated by the year 2010. From 2010 to 2020, the need for an additional 2 housing units will be eliminated if the 1.98% decrease rate remains constant. In many cases, if the occupancy rate in the community increases, it can be assumed that the number of new homes needed for the population will decline. However, over the last decade the occupancy rate in the Village has only increased by 3.76%. By analyzing this rate, a substantial increase in occupancy rate may not be anticipated; therefore future population growth may require additional housing units based on increased need.

4.7 Projected Housing Needs Based on Population Projections

As noted in *Chapter 3 Population Inventory and Analysis* two methods of population projections are utilized. Population Projection 1 involved a comparison between a linear and growth method, along with a method used by the Wisconsin Department of Administration. Population Projection 2 uses a method that combines the historic projected number of new housing units coupled with a projected occupancy rate. The following includes the projected number of housing units needed based on Population Projection 1 as well as a reiteration of housing units needed, identified under Population Projection 2 and based on the historic number of housing units actually built.

➤ Population Projection 1

- **DOA Projection (2003 est.)** projects a total population of 283 persons in the year 2020. At this rate of growth and a constant of 2.5 persons per household (the County average), the Village would add 33 people or essentially 13 houses assuming the occupancy rate remains the same. By 2030, based on 2.5 persons per household, the Village will need 21 total housing units to accommodate 303 persons.
- **Linear Model (1980-2000) and Growth Model (1980-2000)** both show an average increase in population to 288 persons, or 38 additional people in 2020. Assuming a constant of 2.5 persons per household (the County average), there will be a need for 15 more housing units by the year 2020. By 2030, based on 2.5 persons per household, the Village will need 25 more housing units to accommodate 64 extra persons.

➤ Population Projection 2

- **Static Household Size** accounts for the historic increase in persons per household from 2.30 in 1990 to 2.81 persons per household as identified by the 2000 census. Combining this factor with the 99 total housing units in the Village in 2000 yields a population projection of

235 persons by 2020 and 230 persons by 2030. This decrease in population translates into an elimination of 5 houses needed by 2020 and 7 houses by 2030.

- **Limited Household Size** holds the County average of 2.5 persons per household constant, producing an increase in population size to 209 by 2020 and 205 persons by 2030. This method eliminates the need for 16 houses by 2020 and 18 houses by 2030.
- **Household Size Trend** adjusts the average household size based on a 18.15% increase every 10 years. For example, this projection assumes that from the year 2000 to 2010, average household size would decrease from 2.81 persons per household to 3.32 persons per household. This produces a projection of 320 persons in 2020 and 355 persons by 2030. This method yields a need for 21 additional houses by 2020 and 24 houses by 2030.

➤ **General Housing Needs Analysis**

In reviewing the housing projection methods based on Population Projections 1 and 2, it appears as though the most logical housing projections are those that produce a relatively steady increase in population through the years 2020 and 2030 respectively. Under Population Projection 1, the linear and growth models present a realistic increase in population and corresponding housing units by the year 2030. Population Projection 2 recognizes that all three analyses closely represent the linear and growth models in projected housing units added by the year 2030. With this analysis, it appears as though the DOA projection under Population Projection 1 may be the most realistic method to represent future population growth in the Village of Ironton until the year 2030 when compared to the relative ‘closeness’ of all of the other projection methods.

Realistically, housing units will be added to the Village of Ironton through the year 2020 and beyond. It is difficult to predict exact population and housing need increases, so it may be appropriate to set ranges for predicted growth. The ranges can then be utilized by planners to identify lands needed to accommodate this growth. (See *Chapter 11 Land Use* for more information on planning for development.)

4.8 Housing Opportunities

Housing opportunities and need can be difficult to analyze as numerous factors such as location, employment opportunities, affordability, community amenities, utility infrastructure and others all contribute to the success of the housing market in a community. The Village has experienced a reasonably inconsistent amount of housing growth during the last 20 years, which indicates the previously discussed influencing factors have contributed to somewhat adequate amount housing opportunities in Ironton at certain times.

Examining the availability of buildable lots during an identified timeframe is one of the ways to determine if housing opportunities in the Village have been adequate. The Village of Ironton was originally platted in 1853 with an addition to the original plat occurring in 1857. Since that date, no additional plats have been recorded within the incorporated Village limits. According to information obtained from the Sauk County Treasurer’s Office, there were approximately 126 parcels in the Village limits in 2006. As mentioned above, Census information reported that there were approximately 100 housing units in the Village in 2000. When compared, it would seem that there is an opportunity for infill. In addition, a mobile home park which exists in the southwest corner of the Village has additional room for expansion. Finally, additional room for growth also exists within the Village limits to the west of Street West and between STH 58 and State Street. This low housing growth data would seem to suggest two possible scenarios, either there is a low demand for new housing lots or an inadequate supply.

➤ **Existing Housing Opportunities**

Almost 27% of the Village is currently zoned to accommodate housing. Twenty-two percent of the lots that are zoned residential are currently vacant, which may provide opportunities for future housing. Existing lots and structures can also provide redevelopment opportunities for future single family, multi family, and special needs housing opportunities.

➤ **Additional Housing Opportunities**

Infill development has been supported throughout the comprehensive planning process. This policy would encourage future development to occur on vacant lots, or newly created lots within the Village incorporated limits where existing services are currently provided or can easily be accessed. Annexation of future lands is not recommended due to environmental limitations (floodplain, wetlands, prime-farmland) on lands located adjacent to the Village and the incurred cost of providing services to additional areas of development.

4.9 Housing Programs and Resources

Listed below are some examples of housing assistance programs available to Village of Ironton residents:

➤ **U.S. Department of Housing and Urban Development (HUD)**

Section 811 – provides funding to nonprofit organizations for supportive housing for very low-income persons with disabilities who are at least 18 years of age

Section 202 – provides funding to private nonprofit organizations and consumer cooperatives for supportive housing for very low-income persons age 62 and older

Section 8 – major program for assisting very low-income families, elderly and disabled individuals to afford housing on the private market. Participants are responsible for finding their own housing. Funding vouchers are distributed through Public Housing Authorities that deliver the vouchers to eligible applicants.

Section 8/SRO – provides funding to rehabilitate existing structures to create single room occupancy (SRO) housing for homeless individuals of very low income, with shared spaces.

Hope VI – provides grants to Public Housing Authorities to destroy severely distressed public housing units and replace them with new units or dramatically rehabilitate existing units. It hopes to relocate residents in order to integrate low and middle-income communities. It also provides community and supportive services.

Public Housing – the goal is to provide rental housing for low-income families, elderly and disabled individuals. Rents are based on resident's anticipated gross annual income less any deductions.

HOME – provides formula grants to states and localities that communities use to fund a range of activities that build, buy, or rehabilitate affordable housing units for rent or ownership.

Section 502 – makes loans to low- and very low-income households in rural areas to build, repair, renovate, or relocate houses, including mobile/manufactured homes. Funds can be used to purchase and prepare sites and to pay for necessities such as water supply and sewage disposal.

Section 515 – provides direct, competitive mortgage loans to provide affordable multifamily rental housing for very low-, low- and moderate-income families, and elderly and disabled individuals. It is primarily a direct mortgage program but funds can also be used to improve land and water and waste disposal systems.

Section 514/516 – loans and grants used to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture and those involved in on-farm processing. Funds can be used to purchase a site or leasehold interest in a site, to construct or repair housing, day care facilities, or community rooms, to pay fees to purchase durable household furnishings and pay construction loan interest.

➤ **State of Wisconsin – Department of Administration (Bureau of Housing)**

Home Rehabilitation and Accessibility (HRA) – provides Federal HOME funds to participating agencies to make repairs and improvements needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.

Home Buyer Rehabilitation (HBR) – funds provided through local agencies for the lowest income households either in grant or loan formats for a wide variety of local affordable housing activities.

Rental Housing Development (RHD) – Provides additional information to HUD’s HOME program for requirements on funding. These funds are used to provide direct competitive mortgages in order to establish affordable multi-family housing for very low-, low- and moderate-income families, and elderly and disabled individuals.

Rental Housing Development (RHD) – funds provided through HUD’s HOME program to make repairs or improvements to rental units leased to persons who have low or very low incomes.

Housing Cost Reduction Initiative (HCRI) – funds set aside to assist low or moderate income persons or families to secure affordable, decent, safe and sanitary housing by defraying some of the housing costs.

Community Development Block Grants (CDBG) – funds made available to local units of government that are deemed most in need of assistance for housing rehabilitation and/or limited other housing activities. The funds are awarded to a local governmental unit, which in turn, provides zero interest, deferred payment loans for housing assistance to low- to moderate-income homeowners.

Community Development Block Grant - Emergency Assistance Program (CDBG-EAP) - Funds are to be directed to eligible units of government throughout the State that are in need of assistance due to a natural or manmade disaster. Funds are to be used to provide housing assistance to low- to moderate-income homeowners to address the damage caused by the disaster.

- **Wisconsin Housing and Economic Development Authority (WHEDA)** offers two specific programs to assist individuals with their homeownership needs: HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no

prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.

- **Other Programs** – Other programs that may be considered for housing assistance are provided by various agencies throughout the State, including Rural Development components of the U.S. Department of Agriculture and Sauk County.

4.10 Housing Goal, Objectives and Policies

Housing Goal: Maintain existing housing stock and promote a range new housing options that compliment existing housing and promotes the traditional “small town” character of the Village.

Housing Objectives/Policies:

HO-1 Maintain and improve the Village’s existing housing stock.

HO-2 Encourage high quality construction and maintenance standard for new and existing housing.

HO-3 Provide for a wide range of housing types to serve residents of all income levels, ages and needs.

HO-4 Create options for traditional and alternative housing and developments.

HO-5 Encourage neighborhood design and locations that protect residential areas from incompatible land uses and promote the Village’s “small town” character.

HP-1 Ensure that public services can be provided to future developments in a safe, efficient and cost-effective manner.

HP-2 Develop and promote development guidelines that incorporate “traditional neighborhood design principles” to ensure quality neighborhood design and layout.

HP-3 Investigate grant programs and opportunities to provide funding options for redevelopment and maintenance of existing structures and when necessary, make an effort to obtain funding opportunities.

HP-4 The Village will periodically include options and funding opportunities in the Village newsletter to ensure residents are aware of available grants and other funding to maintain existing housing stock.

HP-5 Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development.

HP-6 Ensure that development utilizes design techniques that preserves environmental systems, promotes habitat connectivity and provides adequate stormwater management to protect the Village’s diverse natural resources.

HP-7 Continue to administer the Uniform Dwelling Code to ensure a high level of quality for all new construction.

HP-8 Encourage the preservation or improvement of historic features during the renovation/remodeling of recognized historic buildings or structures.

HP-9 Encourage and develop alternative housing options that will serve the elderly or people with special needs such as- dependency living arrangements, assisted living centers, skilled nursing centers, as well as other arrangements.

HP-10 Strengthen site and design guidelines for new manufactured and mobile home development.

HP-11 Encourage the adoption of Traditional Neighborhood Design (TND) principles. (see Appendix F)

Chapter 5

ECONOMIC DEVELOPMENT



5.0 Purpose

As part of this planning process, the Village of Ironton has identified a desire to foster local independent business ventures as they relate to the service industry and everyday support businesses that will also provide diverse employment opportunities for residents of all ages. The Village has also recognized the importance of ensuring quality development that is not only attractive, but of a mix and location to attract consumers. This Chapter provides an overview of economic activity both in the Village and for Sauk County overall. It also provides a listing of local and state programs focused on economic development.

5.1 Area Employment and Economic Activity

An overall look at commuting patterns, regional employment and income characteristics, tourism economic impacts and agriculture economic impacts provides insight to the county’s economic vitality.

➤ **Employment Characteristics in Ironton and Sauk County**

Sauk County provides many employment opportunities, as is reflected in the low unemployment rates, occupation type and major employers in the area. According to the State of Wisconsin Department of Workforce Development (DWD), the Sauk County Annual Average Unemployment Rate for 2004 was 4.2%. Unemployment for Sauk County 2003 was 4.3%. The DWD does not break down employment trends for individual Villages, however the 2000 census identified that 4 persons (or 3.1% of the population) from the Village of Ironton were unemployed while 125 persons (or 67.6% of the population) were employed. The remaining 56 people (or 30.3%) either claim disability or are retired.

➤ **Area Economic Viability and Employment Opportunities**

The potential for economic opportunities within commuting distance of Ironton continues to improve. A number of communities including Reedsburg, Baraboo, Sauk City / Prairie du Sac and Spring Green are host to a number of Tax Increment Finance Districts (TIF) to facilitate the industrial tax base and high-end manufacturing jobs. The agricultural, retail sales and services sectors of the economy are also strong. Tourism is playing an increasing role in this area with the relative proximity to unique natural features, recreation and the strong hospitality businesses located in the Wisconsin Dells.

Table E1: Sauk County Top 10 Manufacturers/Distributors by Employment

Employer	Product	Employees	Location
Lands' End	Clothing/Distribution & Telemarketing	1,000-1,700 peak	Reedsburg
Grede Foundries, Inc.	Ductile Iron Castings	835	Reedsburg
R.R. Donnelly	Commercial Printing	680	Baraboo
Sysco Food Services of Baraboo	Wholesale Food Distribution	600	Baraboo
Flambeau Inc.	Plastics	550	Baraboo
Seats, Inc.	Seating	520	Reedsburg
Cardinal IG	Insulated Glass	486	Spring Green
Cardinal CG	Coated Glass	350	Spring Green
Milwaukee Valve Co. - PDS Division	Brass Foundry	320	Prairie du Sac
Teel Plastics	Plastics	280	Baraboo

Source: Sauk County Development Corporation, 2005

Table E2: Top 10 Sauk County Non-Manufacturers by Employment

Employer	Product	Employees	Location
Ho-Chunk Casino, Hotel & Convention Center	Gaming, Hotel, Convention Center	1,700	Town of Delton
Wilderness Lodge	Hotel/Resort	1,500	Village of Lake Delton
Kalahari Resort & Convention Center	Hotel/Resort/Convention Center	980 to 1,280	Village of Lake Delton
Sauk County	Government	664	City of Baraboo
Noah's Ark	Water Park	550	Village of Lake Delton
Baraboo School District	Education	520	City of Baraboo
St. Claire Hospital	Health Care	484	City of Baraboo
Sauk Prairie Memorial Hospital & Clinics	Health Care	465	Villages of Prairie du Sac / Sauk City
Sauk Prairie School District	Education	450	Villages of Prairie du Sac / Sauk City
Reedsburg Area Medical Center	Health Care	433	City of Reedsburg

Source: Sauk County Development Corporation, 2005

The major county employers provide diverse employment opportunities for residents of the Village of Ironton. **Tables E1 and E2** show the top 20 employers during 2002, divided into Manufacturers/Distributors and Non-Manufacturers. While most of the county is within commuting distance of Ironton, the major employment areas of Baraboo, Sauk Prairie, and Reedsburg are within the average commute time of 50 minutes from Ironton. Of the top 20 employers, the Baraboo area contains Baraboo Sysco Foods, R. R. Donnelly, Flambeau Plastic, Teel Plastics, Sauk County Government, Baraboo School System and St. Clare Hospital, together employing 3,778 persons. In the Sauk City-Prairie du Sac area, Milwaukee Valve, Sauk Prairie School

District and Sauk Prairie Memorial Hospital together employ 1,235 persons. In the Spring Green area, Cardinal IG and Cardinal CG employ 836 persons. Of the top 20 in the Reedsburg area are Land's End, Grede Foundries, Seats Inc., Reedsburg Area Medical Center and Reedsburg School Systems, together employing 3,488 persons. The Town of Delton has the Ho-Chunk Casino, Hotel and Convention Center with 1,700 employees and the Village of Lake Delton has the Kalahari Resort and Convention Center, Noah's Ark and Wilderness Lodge together with 3,330 employees.

In addition to business opportunities outside of the Village, the Village of Ironton does continue to provide a number of jobs in several different sectors including the- service, retail and agriculture industries.

➤ **Area Income Comparison**

According to the Census, the median income for residents in Ironton was \$38,438. **Table E3 Regional Income Comparisons**, shows that compared to the neighboring Villages, the County and the State, only the Village of La Valle has the about the same median income while the County and State had a higher median income. The Village of Ironton ranked in the middle when compared to some of the neighboring Villages in terms of median household income, notably the Villages of Lime Ridge and La Valle.

Table E3: Regional Income Comparisons

Household Income in 1999	Income Distribution, Regional Comparison, 1999						
	Village of Ironton	Sauk County	Wisconsin	Village of Lime Ridge	Village of LaValle	Village of Loganville	Town of Ironton
Less than \$15,000	15.10%	12.50%	12.90%	9.70%	17.20%	13.90%	11.80%
\$15,000 to \$24,999	15.10%	13.40%	12.70%	5.60%	12.30%	17.60%	16.30%
\$25,000 to \$49,999	36.60%	34.80%	31.30%	45.80%	36.90%	42.60%	32.50%
\$50,000 to \$74,999	24.70%	23.20%	22.80%	27.80%	27.00%	20.40%	21.70%
\$75,000 to \$99,999	6.40%	9.10%	10.90%	4.20%	3.30%	5.50%	9.90%
\$100,000 or more	2.10%	7.00%	9.40%	6.90%	3.30%	0.00%	7.80%
Total Households	93	21,647	2,086,304	72	122	108	203
Median Household Income	\$ 38,438.00	\$ 41,941.00	\$ 43,791.00	\$ 41,500.00	\$ 36,250.00	\$ 34,688.00	\$ 41,705.00

Source: US Census, 2000, DP-3

➤ **Tourism Economic Impact and Opportunity**

According to the 2006 Wisconsin Department of Revenue report on tourism, Sauk County is the third most popular tourism destination in the State, behind Milwaukee and Dane counties. The overall statewide economic impact of travelers is broken down in several ways. Direct impacts, the employee wages and taxes paid from establishments where travelers purchase goods or services, and indirect impacts, the money spent by these employees on goods and services in the area, add up to the total economic impact.

Looking at Wisconsin traveler expenditures by category, more than half of the total expenditures are on shopping and recreation (including event and entertainment fees, wagering, sightseeing and cultural events) expenditures. Food expenditures represent 26% and lodging expenses represent 13% of the total estimated traveler expenditures. Seven percent of Wisconsin traveler expenditures were on transportation within the State (Wisconsin Department of Tourism, 2006). In Sauk County, forty-seven percent of traveler expenditures occurred in summer, 38% percent of expenditures were in the winter/spring season and 15% of expenditures were during the fall season.

Table E4 Travel Expenditures and Economic Impact, shows that the Wisconsin Department of Tourism estimated traveling expenditures at approximately \$1.06 billion dollars during 2006, slightly down from \$1.07 billion from 2005 for Sauk County. This expenditure supported 27,369 jobs.

Table E4: Travel Expenditures and Economic Impact

Travel Expenditures and Economic Impact							
	2006 Expenditures	2005 Expenditures	Percent Change	Full-Time Job Equivalents	Resident Income	State Revenues	Local Revenues
Sauk County	1,062,560,911	1,073,249,866	-1.01%	27,369	668,855,047	135,290,765	46,309,431
State of WI	11,950,050,300	12,825,549,905	-7.33%	327,759	7,252,659,000	1,479,880,000	586,374,000

Source: Wisconsin Department of Tourism, 2006

The west-central part of Sauk County has many opportunities for recreational, cultural, historical and nature based tourism. Some of the sites near the Village of Ironton include: Mid Continent Railroad Museum, Maple Hill Apple Orchard, the Wisconsin River, Devil’s Lake State Park, Natural Bridge State Park, Cedar Grove Cheese, Carr Valley Cheese, the 400 State Bike Trail, Lakes Redstone and Dutch Hollow, Hemlock and White Mound County Parks, and a variety of other campgrounds and horseback riding stables, as well as nearby hunting grounds, snowmobile, hiking and biking trails.

With the Village of Ironton’s proximity to so many tourism locations, the potential for the Village to add to its economic base in this category is quite substantial, particularly by offering a mix of business that compliment or cater to the patrons of these surrounding tourism opportunities. Specifically, the Village has identified a desire to encourage hospitality, retail and service oriented opportunities located along Highway 58 with a specific goal of redeveloping the downtown business district.

5.2 Local Employment and Economic Activity

The Village of Ironton and Sauk County provide many local employment opportunities as is reflected in the education levels, labor force and occupation characteristics of Ironton.

➤ **Education, Income Levels and Employment Activity**

Table E5 Educational Attainment, Ironton

shows that the percentage of Ironton residents with at least a high school diploma increased by 21.7% during 1990 and 2000, a little more than the rate of Sauk County at 8.8%. The percentages of those with a Bachelor’s Degree increased slightly for Ironton from 1990 to 2000 by roughly 1.3%.

Table E5 Educational Attainment

Education Levels	Educational Attainment, 1990-2000			
	High School Diploma or Higher, Village of Ironton	Bachelors Degree or Higher, Village of Ironton	High School Diploma or Higher, Sauk County	Bachelors Degree or Higher, Sauk County
1990	48.40%	1.30%	74.70%	12.90%
2000	70.10%	2.60%	83.50%	17.60%

Source: U.S. Census 1990-2000

➤ **Income Levels**

As detailed in the Housing Chapter, of the 93 sampled households in Ironton, 24, (25.8%) were in the \$35,000 to \$49,999 income bracket. Another 23 (24.7%) of the households were in the \$50,000 to \$74,999 income bracket. This is a higher rate than Sauk County, with 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Another tool in the assessment of income distribution is the comparison of the median household income with the average household income for a particular year. A median value represents the middle value in an ordered list of data values. It divides the values into two equal parts with one half of the values falling below the median and one half falling above the median. An average value is found by dividing a sum of values by its total number of values. Average household income is calculated by dividing aggregate household income by the number of households in a given geographic area for a given year. Aggregate household income is the sum of the incomes of a sample of households in a given geographic area.

Table E6 Distribution of Household Income, 2000 shows that in 2000, the median household income for the Village of Ironton was \$38,438 while the average household income was \$39,631. The ratio of the

Table E6: Distribution of Household Income, 2000

Distribution Household Income - 2000	% of Households		
	Village of Ironton	Sauk County	Wisconsin
Less than \$10,000	11.8%	6.7%	3.5%
\$10,000 to \$14,999	3.2%	5.8%	3.0%
\$15,000 to \$24,999	15.1%	13.4%	9.1%
\$25,000 to \$34,999	10.8%	13.8%	11.6%
\$35,000 to \$49,999	25.8%	21.0%	18.7%
\$50,000 to \$74,999	24.7%	23.2%	27.6%
\$75,000 to \$99,999	6.5%	9.1%	14.1%
\$100,000 to \$149,999	2.1%	4.7%	8.5%
\$150,000 or more	0.0%	2.3%	3.9%
Median Household Income	\$38,438	\$41,941	\$43,791
No. of Households	93	21,647	2,086,304
Aggregate Income	\$3,685,700	\$1,076,409,500	\$112,374,261,000
Average Household Income	\$39,631	\$49,726	\$53,863

Source: US Census 2000

average to the median income is 1.03. As a comparison, the Village of Loganville’s median household income is \$34,688, the Village of Lime Ridge’s is \$41,500, the Village of La Valle’s is \$36,250 and the Town of Ironton’s is at \$41,705.

From 1990 to 2000, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.17 to 1.19, the State from 1.19 to 1.23. This implies that the number of values on the upper end of the spectrum has increased slightly during the past decade.

➤ Employment

Table E7 Labor Force and Employment shows that, of the 250 persons in Ironton during 2000, 186 persons age 16 or older are in the labor force, and an additional 56 persons age 16 or older are not in the labor force. Of those in the labor force, 4, or 3.1%, are unemployed. This is slightly less than the unemployment rate for Sauk County of 4.2%, according to the 2000 Census.

Table E7: Labor Force and Employment

Labor Force Status, 1990-2000				
Category	Village of Ironton, 1990	Village of Ironton, 2000	Sauk County, 1990	Sauk County, 2000
Population 16 years and over	170	185	35,509	42,480
Not in Labor Force	89	56	11,018	12,085
In labor force	81	129	24,491	30,395
Percent in labor force	47.6%	69.7%	69.0%	71.6%
Armed Forces	0	0	34	21
Civilian labor force	81	129	24,457	30,374
Employed	81	125	22,987	29,108
Unemployed	0	4	1,470	1,266
Unemployment Rate	0.0%	3.1%	6.0%	4.2%

Source: U.S. Census, 1990, 2000, Table P-3

While assessing the types of employment opportunities in the Village of Ironton **Table E8 Employment by Industry, Village of Ironton** shows that the educational, health and social services, manufacturing, and retail industries have all experienced substantial growth and are major employers for residents in the Village. **Table E9 Employment by Industry, Sauk County** provides a comparison to the region.

Table E8: Employment by Industry, Village of Ironton

Village of Ironton, Employment by Industry, 1990-2000							
Industry	Village of Ironton, 1990	Village of Ironton 1990, Percent of Employed Population	Village of Ironton, 2000	Village of Ironton 2000, Percent of Employed Population	Change in number of employees per industry, 1990-2000	Change in percent employment per industry, 1990-2000	Rate of growth of industry, 1990-2000
Agriculture, Forestry, Fishing and Hunting, and Mining	5	6.2%	2	1.6%	-3	-4.6%	-60.0%
Construction	0	0.0%	12	9.6%	12	9.6%	new industry
Manufacturing	34	42.0%	49	39.2%	15	-2.8%	44.1%
Wholesale trade	5	6.2%	2	1.6%	-3	-4.6%	-60.0%
Retail trade	12	14.8%	16	12.8%	4	-2.0%	33.3%
Transportation and warehousing, and utilities	6	7.4%	2	1.6%	-4	-5.8%	-66.7%
Information	0	0.0%	0	0.0%	0	0.0%	new industry
Finance, insurance, real estate, and rental and leasing	4	4.9%	2	1.6%	-2	-3.3%	-50.0%
Professional, scientific, management, administrative, and waste management services	3	3.7%	0	0.0%	-3	-3.7%	-100.0%
Educational, health and social services	8	9.9%	20	16.0%	12	6.1%	150.0%
Arts, entertainment, recreation, accommodation and food services	0	0.0%	6	4.8%	6	4.8%	new industry
other services (except public Administration)	4	4.9%	12	9.6%	8	4.7%	200.0%
Public Administration	0	0.0%	2	1.6%	2	1.6%	new industry
Industry Total	81	100.0%	125	100.0%	44	0.0%	54.3%

Source: US Census 1990, 2000. Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

Table E9: Employment by Industry, Sauk County

Sauk County, Employment by Industry, 1990-2000						
Industry	Sauk County 1990	Sauk County 1990 Percent of Employed Population	Sauk County, 2000	Sauk County 2000, Percent of Employed Population	Change in number of employees per industry, 1990-2000	Change in percent employment per industry, 1990-2000
Agriculture, Forestry, Fishing and Hunting, and Mining	2,458	10.7%	1,557	5.3%	-901	-5.3%
Construction	1,751	7.6%	2,282	7.8%	531	0.2%
Manufacturing	5,528	24.0%	5,554	19.1%	26	-5.0%
Wholesale trade	888	3.9%	935	3.2%	47	-0.7%
Retail trade	3,757	16.3%	3,843	13.2%	86	-3.1%
Transportation and warehousing, and utilities	865	3.8%	1,150	4.0%	285	0.2%
Information	268	1.2%	425	1.5%	157	0.3%
Finance, insurance, real estate, and rental and leasing	945	4.1%	1,255	4.3%	310	0.2%
Professional, scientific, management, administrative, and waste management services	1,381	6.0%	1,521	5.2%	140	-0.8%
Educational, health and social services	3,105	13.5%	5,130	17.6%	2,025	4.1%
Arts, entertainment, recreation, accommodation and food services	242	1.1%	3,525	12.1%	3,283	11.1%
other services (except public Administration)	1,144	5.0%	915	3.1%	-229	-1.8%
Public Administration	655	2.8%	1,016	3.5%	361	0.6%
Industry Total	22,987	100.0%	29,108	100.0%	6,121	0.0%

Source: US Census 1990, 2000 Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

➤ **Commuting Patterns**

In terms of commuting patterns, the 2000 Census indicates that all of Ironton residents commute to work, 92.68% drive alone while 7.32% carpool. The average commuting time to work is approximately 20.9 minutes for residents in Ironton, very similar to 20.3 minutes when compared with Sauk County.

Commuting patterns in rural villages are typically reflective of employment that may or may not be found within the Village. In this case, it seems the percent of commuters driving alone has increased, which may indicate that more residents are not working at home or within the Village. The number of residents who commute alone increased from 67.9% in 1990 to 92.68% in 2000 (an increase of 24.78%), and the number of residents who work at home and who no longer walk to work experienced a total decrease of 19.75%.

Table E10: Commuting Patterns

Commuting Patterns	V. of Ironton 1990	Percent V. of Ironton, 1990	Sauk County 1990	Percent Sauk County, 1990	V. of Ironton 2000	Percent V. of Ironton, 2000	Sauk County 2000	Percent Sauk County, 2000
Drove Alone	55	67.90%	16,004	70.42%	114	92.68%	22,213	77.41%
Carpooled	10	12.35%	2,952	12.99%	9	7.32%	3,196	11.14%
Public Transportation	0	0.00%	87	0.38%	0	0.00%	139	0.48%
Walked	4	4.94%	N/A		0	0.00%	1,116	3.89%
Other Means	0	0.00%	185	0.81%	0	0.00%	230	0.80%
Work At home	12	14.81%	3,498	15.39%	0	0.00%	1,800	6.27%
Total	81	100.00%	22,726	100.00%	123	100.00%	28,694	100.00%
Average Travel Time (minutes)	N/A		N/A		20.9		20.3	

Source: U.S. Census 1990-2000

Note: The category "walked" and "work at home" are combined in the U.S. Census 1990 data.

Local Employment Opportunities

Within the Village of Ironton several small businesses exist. Some of the more prominent businesses are two bars, North of the Border and The Cowboy Bar as well as McCullick Heating and Air Conditioning.

➤ Local Child Care Facilities

The population of 0-9 year olds in the Village of Ironton decreased between 1990 and 2000, but that could be expected to change since the population of young householders (ages 20-29 and 30-39) increased from 1990 to 2000, indicating a potentially consistent local demand for childcare services. Persons per household have also increased from 2.30 in 1990 to 2.81 in 2000, which further indicates a potential demand for childcare. According to State of Wisconsin records, there is currently one licensed family childcare facility located in Ironton. However, there appears to be an adequate supply of childcare in the Village, given the fact there are also several facilities located in the nearby communities of Reedsburg and Loganville.

5.3 Labor Force Forecast

In addition to forecasting future population and housing levels, it is important to determine the future employment outlook for the Village. A labor force forecast helps a community understand the age and gender make-up of their future workforce (people between the ages of 15 and 64), the size of their future workforce and how this will affect the overall population and the demand for certain future jobs in a community. A future workforce profile also assists a Village in planning for desired future levels and types of employment within the economy of an area. Typically, a workforce projection is based upon an analysis of the age group distribution and change in a population over time. However, it is difficult to complete these projections for the Village of Ironton due to insufficient Census data on future age distribution at the village level.

Despite the lack of data, there are alternate approaches for preparing a possible “best guess” future labor force scenario for the Village of Ironton. One such method involves a comparison of the population projections for the Village (detailed in *Chapter 3 Population Inventory & Analysis*) with its historic labor force trends (see *Table E9 Labor Force and Employment*). As demonstrated in *Tables E11, E12 and E13 Labor Force Projections*, an average percent of population participation in the labor force was calculated using labor force and population numbers from 1990 and 2000 Census data. This percent was then applied to each future population projection scenario developed in this Chapter in order to estimate the 2010 and 2025 labor force numbers.

Table E11: Labor Force Projection #1 (Using Linear Projection)

Labor Force Projection #1: Village of Ironton					
Year	Census			Projections	
	1990	2000		2010	2025
Population	200	250	Population Projection #4 (Growth)	264	305
Labor Force (persons 16 and over)	170	185	Historic Average % Population in Labor Force (1980-2000)	210	242
% Population in Labor Force	85%	74%	80%	80%	80%
Change in number of persons in Labor	N/A	15	N/A	25	33
% Change in Labor Force	N/A	9%	N/A	13%	16%

Source: US Census Data and DOA Population Projections

Table E12: Labor Force Projection #2 (Using Growth Projection)

Labor Force Projection #2: Village of Ironton					
Year	Census Data			Projections	
	1990	2000		2010	2025
Population	200	250	Population Projection #3 - (Linear)	263	296
Number of Persons in Labor Force	170	185	Historic Average % Population in Labor Force (1980-2000)	205	231
% Population in Labor Force	85%	74%	80%	80%	80%
Change in number of persons in Labor	N/A	15	N/A	20	26
% Change in Labor Force	N/A	9%	N/A	11%	13%

Source: US Census Data and DOA Population Projections

Table E13: Labor Force Projection #3 (Using Static Household Size Projection)

Labor Force Projection #3 - Village of Ironton					
Year	Census Data			Projections	
	1990	2000		2010	2025
Population	200	250	Population Projection #4 (Static HH)	240	232
Number of Persons in Labor Force	170	185	Historic Average % Population in Labor Force (1980-2000)	187	181
% Population in Labor Force	85%	74%	80%	80%	80%
Change in number of persons in Labor	N/A	15	N/A	2	-6
% Change in Labor Force	N/A	9%	N/A	1%	-3%

Source: US Census Data and DOA Population Projections

The projections displayed above report only on size change (number of workers) in the labor force. The actual labor force size change in the Village of Ironton will depend on the age structure of the labor force, immigration and emigration. As a result, Projections #1 through #3 may vary greatly from the actual labor force statistics in the future.

Another “best guess” can be made as to the possible future age group distribution in the Village of Ironton based on data for age group trends in Sauk County from 2000 to 2020. This assumes that the Village of Ironton will experience changes in age group categories parallel to those occurring in Sauk County. **Table E14 Labor Force Change by Age Group in Sauk County, 2000-2020** and **Chart E15 Sauk County Labor Force Trends by Age 2000-2020** show the age group data forecast for the Sauk County labor force. In looking at **Table E14**, notable trends include the older age groups (55-61, 62-69 and 70+) showing the greatest amount of increase and the 35-54 age group, the age group in their prime earning years, showing the least change (1%). According to **Table E14**, the age group 62-69 grows the most, exhibiting a 106% increase (or 1,482 people). From 2000 to 2020, the age group 55-61 increases by 86% (or 2,481 people) and the age group 70+ increases by 29% (or 1,644 people).

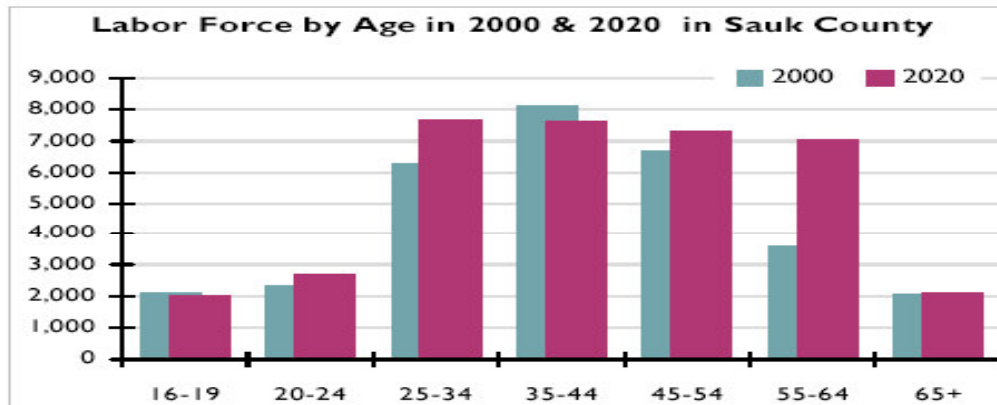
Table E14: Labor Force Change by Age Group in Sauk County, 2000-2020

Forecasted Labor Force by Age Group in Sauk County, 2000-2020										
Age Groups	2000	2005	2010	2015	2020	Forecasted Labor Force Change from 2000-2020 (number of persons)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (number of persons)	Projected Population Change from 2000-2020 (percent)	
16-19	2,122	2,314	2,112	2,015	2,025	-97	-5%	-140	-4%	
20-24	2,346	2,922	3,167	2,863	2,719	373	16%	434	16%	
25-34	6,261	6,134	6,803	7,758	7,671	1,411	23%	1,599	23%	
35-54	14,746	15,545	15,552	14,942	14,940	194	1%	216	1%	
55-61	2,870	3,677	4,527	5,179	5,351	2,481	86%	3,124	86%	
62-69	1,398	1,570	1,970	2,469	2,880	1,482	106%	3,526	105%	
70+	748	751	763	824	965	217	29%	1,644	27%	
Total, 16 and Over	30,491	32,914	34,894	36,049	36,551	6,060	20%	10,403	24%	

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

Chart E15 clarifies that within the 35-54 age group, those 35 to 44 will decrease and those 45 to 54 will increase over the next twenty years within the county. It also emphasizes the large increase in the older population 55-64.

Chart E15: Sauk County Labor Force Trends by Age 2000-2020



Source: Sauk County Workforce Profile, www.dwd.state.wi.us/lmi/cp_pdf/S111cpw.pdf

Table E14 also demonstrates general workforce trends. Overall, the workforce in Sauk County is expected to increase by 20% or 6,060 people from 2000 to 2020. In comparing this number to the overall projected population increase of 10,403 people, it is evident that about 60% of the new population will be part of the labor force. This is a lower participation rate than that recorded by the Bureau of Labor Statistics for all workforce participation in Sauk County: 86.5%. It is also evident in **Table E14** that the population 16 and older in Sauk County is expected to grow 4% faster than the labor force of people 16 and older. However, when compared to the State of Wisconsin labor force projections by age group (shown in **Table E16 Forecasted Labor Force by Age Group in Wisconsin, 2000-2020**), it is evident that Sauk County shows less of a gap (4%) between expected population growth and expected labor force participation than the State of Wisconsin (6%) and that the labor force in Sauk County is projected to grow more quickly than the state labor force (20% vs 11%).

Table E16: Forecasted Labor Force by Age Group in Wisconsin, 2000-2020

Forecasted Labor Force by Age Group in Wisconsin, 2000-2020										
Age Group	2000	2005	2010	2015	2020		Forecasted Labor Force Change from 2000-2020 (numeric)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (numeric)	Projected Population Change from 2000-2020 (percent)
16-19	204,474	209,459	205,313	190,368	193,314		-11,160	-5%	-17,822	-5%
20-24	291,507	327,964	335,817	328,731	304,855		13,349	5%	16,360	5%
25-34	600,925	590,998	644,596	689,271	689,754		88,829	15%	103,995	15%
35-54	1,386,418	1,429,481	1,392,374	1,332,601	1,312,861		-73,556	-5%	-86,884	-5%
55-61	236,733	299,752	361,141	405,905	417,308		180,575	76%	254,493	76%
62-69	101,251	111,407	137,344	170,602	196,085		94,834	94%	283,480	93%
70+	49,489	50,502	51,952	56,215	66,101		16,612	34%	158,573	30%
Total, 16 and Over	2,870,797	3,019,563	3,128,535	3,173,693	3,180,278		309,481	11%	712,195	17%

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

5.4 Environmentally Contaminated Sites

The Comprehensive Planning Legislation requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites.

Currently, there are no open remediation sites listed in the WisDNR’s database located in the Village of Ironton.

5.5 Opportunities to Attract and Retain Business

As stated earlier, it will be important for Ironton to encourage sustainable local service and support based independent business that offer a broad range of employment opportunities. The Village has potential opportunities to enhance its economic position and attract businesses that are sustainable and serve a variety of clientele.

Much like other communities in Sauk County, Ironton is affected by a lack of local businesses where goods and services can be purchased. The outcome leads to missed opportunities for the community to retain some of that wealth and consumers that must drive to other communities to do the majority of their shopping. The establishment essential local services would assist in retaining economic tax base for the Village and offer increased convenience to the consumer by reducing the reliance on an automobile

for long trips to make purchases. To provide assistance in achieving a more localized economy, the Village must develop strategies for attracting and retaining local businesses, which may involve creating incentives and partnering with the Sauk County Development Corporation.

The rapidly growing tourism industry also provides economic opportunities for numerous Sauk County communities. Ironton is located in an area of Sauk County that has potential to access the artisan, agricultural, historical, natural beauty and hospitality subsidiaries of the tourism economy. The Village has an opportunity to develop downtown business guidelines that incorporate unique historical features and redevelop some of the historical downtown structures to create a location that has the potential to ‘stand out’ from other area communities. Other “niche market” businesses such as bed and breakfasts, artisan products and locally made/direct to market shops might be a successful compliment to the tourism industry and establish Ironton as a must visit destination.

5.6 Other Programs and Partnerships

➤ Sauk County Development Corporation

Sauk County Development Corporation’s mission is to promote and retain the diverse economic vitality of Sauk County and its individual communities.

➤ Wisconsin Department of Commerce

Provides a broad range of financial resources to help businesses and communities undertake economic development. These programs include:

- **Community Development Block Grant (CDBG) – Economic Development Program**
Provides grants to communities to promote local job creation and retention.
- **CDBG – Public Facilities** helps eligible local governments upgrade community facilities, infrastructure, and utilities to benefit lot to moderate income residents
- **Rural Economic Development Program** offers low-interest loans for businesses with fewer than 25 employees.
- **US Small Business Administration (SBA)** provided loan guarantees that are used in conjunction with bank financing to improve loan terms.
- **Wisconsin Housing and Economic Development Authority (WHEDA)** a program that buys down commercial interest rates, enabling Wisconsin lenders to offer short-term, below-market rate loans to small, minority- or women-owned businesses.
- **Industrial Revenue Bonds (IRDs)** are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities – cities, villages, and Villages are authorized to issue IRDs.
- **Major Economic Development Program (MED)** is designed to provide financial assistance for Wisconsin business startup or expansions.
- **Customized Labor Training Program (CLT)** encourages businesses to invest in the retooling and upgrading of equipment in order to increase the productivity of its labor force by providing a grant of up to 50% of the cost of a workforce training program.

- **Technology Development Fund Program (TDF)** is designed to provide assistance to businesses embarking on technical research projects aimed at developing new products or processes, or improving existing products or processes.
- **Forward Wisconsin** is a non-profit economic development-marketing corporation for the State of Wisconsin. This organization creates marketing strategies aimed at luring businesses and industry from other states within the United States and other countries throughout the world to improve the corporate climate in Wisconsin. The organization assists in locating companies throughout the State, based on those companies' needs. Assistance is available to aid with community development projects and marketing.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin which provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

5.7 Economic Development Goal, Objectives and Policies

Economic Development Goal: Promote economic development opportunities that are appropriate to the character and are compatible with existing land uses in the Village.

Economic Development Objectives/Policies:

EDO-1 Be creative with economic incentives to draw business to Ironton and assist in the growth of present businesses.

EDO-2 Identify strategies to improve the variety of service oriented businesses to meet the needs of consumers.

EDO-3 Promote a friendly business atmosphere.

EDO-4 Improve parking options and safety for business in the Village.

EDO-5 Encourage multi-use business opportunities.

EDP-1 Work with Sauk County, the Sauk County Development Corporation, UW-Extension, other agencies and other communities to attract and retain businesses to ensure a healthy local and regional economy.

EDP-2 Promote the redevelopment and reuse of existing historical buildings in the Village's downtown to maintain connectivity and promote the Village of Ironton's identity.

EDP-3 Encourage the development of a gas station/ convenience store to meet the needs of consumers.

EDP-4 Explore strategies to promote the downtown as a commercial, civic and social center to assist in maintaining a "sense of place" and promote the Village's "small town" character.

EDP-5 Examine programs that will explore market opportunities and provide incentives that aim to spur economic development such as- Tax Incremental Financing, Business Improvement Districts or others that are similar.

EDP-6 Identify problems with quantity and safety of parking and examine ways to address concerns.

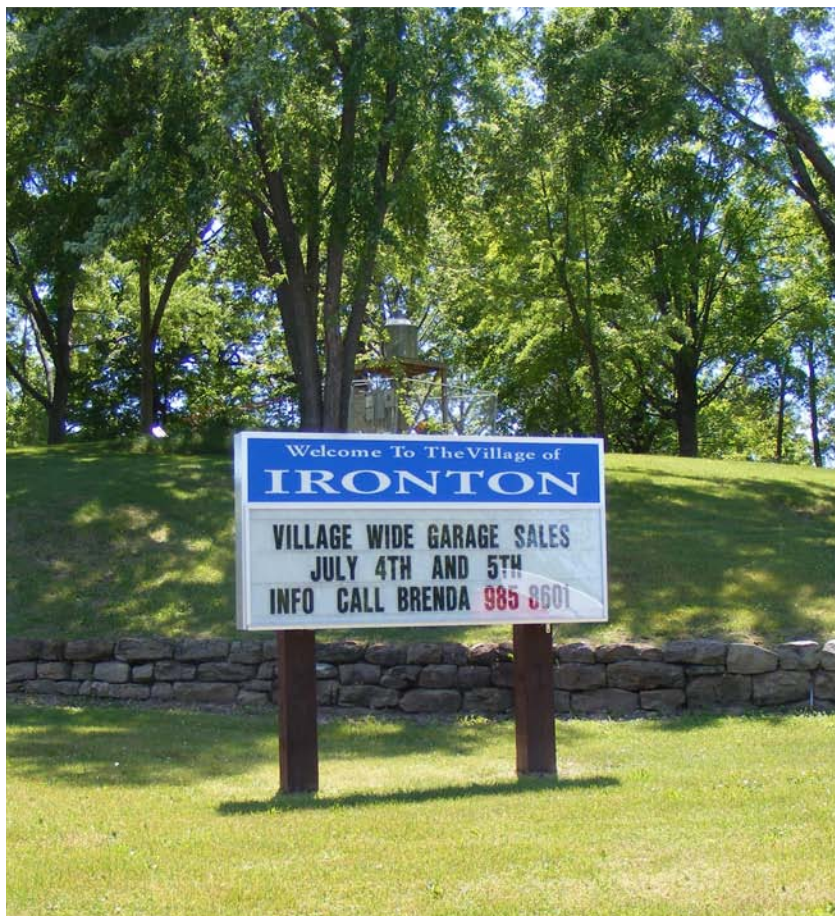
EDP-7 Develop an effective review and approval process to assist in making decisions that are fair and uphold the Village's desires.

EDP-8 Update ordinances to provide appropriate designation, type, scale, layout, character, adjacent impact and process for approval for a wide variety of commercial uses and alternative mixed use options.

Chapter 6

UTILITIES & COMMUNITY RESOURCES

Village of Ironton



6.0 Purpose

The Village of Ironton supports and utilizes an effective array of utilities (such as electric, heating, phone and Internet service) and public facilities (including parks, wastewater treatment, churches and an elementary school). The Village also supports and utilizes services provided by both the County and School District. This section of the Plan summarizes the Village's utilities, public facilities and significant community resources.

6.1 Water Supply

All residents in the Village of Ironton are served by one public municipal well. **Map 8-2 Environmentally Sensitive Areas** shows the location of the well and the respective 50 and 100-year Zones of Contribution. The Zones of Contribution (ZOC) primarily indicate that any water deposited on the surface or subsurface via a POWTS drainage field will at a later date be drawn upon by the municipal well. The ZOC's are broken down into 50 and 100 year time frames. Recognizing that this draw will occur, the Village has set policy that examines certain types and densities of development in the ZOC areas. Furthermore, it is recommended that concentrated septic system development in this area, should this area be subdivided and remain in the Town of Ironton, be evaluated by a hydrological study to ensure that the municipal wells are protected.

6.2 Wastewater Treatment Facilities

Overall, the disposal of domestic wastewater in the Village is handled through the use of the village wastewater treatment plant. Treatment of wastewater is filtered and the solids removed. Solid waste is then transported out of the Village and the remaining water is pumped to a drainage field, shared with the Village of Cazenovia, located west of the Village of Ironton. The capacity and capabilities of the facility will need to be expanded in the future as new residential subdivision activity and annexations are expected to occur along the boundaries of the Village.

6.3 Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning & Zoning conducted an inventory to verify the number of active and inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 15 active landfill sites throughout the County, including sites for brush disposal. In addition, more than 40 sites were identified as abandoned sites. Of those 40 sites, none are located in the Village of Ironton.

Currently, the Village of Ironton contracts with Town & Country, which provides solid waste and recycling services for Village residents.

6.4 Village Hall

The Ironton Village Hall is located at 600 State Street. The Village Hall can be rented for private events.

6.5 Law Enforcement

The Sauk County Sheriff's Department, headquartered in Baraboo, Wisconsin, serves the Village of Ironton. According to the 2004 Sauk County Budget, there are approximately 60 personnel employed by Sauk County Sheriff's Department that would be considered part of their police force, including the sheriff, chief deputy, patrol deputies, sergeants, lieutenants, detectives, and communications personnel. The Village of Ironton is also serviced by the new Sauk County Law Enforcement Center/Jail, which opened in 2003.

6.6 Emergency Services

Emergency medical services are provided by the Cazenovia Ambulance Service. The Village is also served in a first responder capacity by the Cazenovia Volunteer Fire Department.

6.7 Library

The Village of Ironton and surrounding communities are served by the South Central Wisconsin Library System through Sauk County. The closest branch for Ironton residents is the Reedsburg Public Library, which is located at 370 Vine Street, just south of the Reedsburg City Hall. It is owned and maintained by the City of Reedsburg. It was constructed in 1998 and provides public access to books and other reading materials, the internet, children's programs, audio/video equipment rental, study rooms and several meeting/conference rooms for public use. A portion of the operation expenses of the Library are provided by Sauk County through its annual budget process, which then assures that the resources are available to the public at no cost. The library is also connected to the South Central Library System, which allows for the inter-library loan of library materials between libraries in the network.

6.8 Electric Generation and Power Distribution Systems

Alliant provides electric service to the Village. To meet the state's growing electricity use, many existing transmission lines will need upgrading and many new lines and substations will need to be constructed. Future planning from ATC indicates there will be several upgrades in Sauk County in the next few years to address low voltage issues caused by an increase in demand.

6.9 Telecommunications

The LaValle Telephone Cooperative provides phone service to the Village of Ironton. There is a growing trend in cellular telephone use throughout the county and, with this demand, comes local issues regarding electronic interference, aesthetics, and community impacts associated with this service.

6.10 Medical Facilities

The Village of Ironton is primarily served by three medical facilities including the Reedsburg Area Medical Center located at 2000 North Dewey Avenue which provides a modern facility with 53 acute care beds, 50 long-term care beds, and eight day care surgery beds. The Emergency Department at the Reedsburg Medical Center is staffed 24-hours a day with specially trained emergency room physicians. St Joseph's Community Health Services and Hospital located at 400 Water Avenue in Hillsboro provides range of health services including nursing home care and emergency stabilization service for a rural population of roughly 18,000 people. Hess Memorial Hospital (part of Mile Bluff Medical Center) located at 1050 Division Street in Mauston provides evening and weekend Urgent Care and 24-hour emergency care. The Hess Hospital/Medical Center is the only hospital located in Juneau County and provides service to roughly 55, 000 people.

6.11 Educational Facilities

➤ Primary Educational Facilities

The Village of Ironton is located within the Reedsburg School District. The Reedsburg School District has eight public schools: Reedsburg High School located at 1100 S. Albert Avenue, Webb Middle School located in Reedsburg at 707 N. Webb Avenue; Pineview Elementary School located in Reedsburg at 1121 8th Street; South Elementary School located in Reedsburg at 420 Plum Avenue; Westside Elementary School located in Reedsburg at 401 Alexander Avenue; Ironton-La Valle Elementary School located in La Valle at 109 River Street; Rock Springs Elementary located in Rock Springs at 306 Elm Street and Ironton Elementary School located at S4864 State Road 23 in the Village Ironton. The majority of the

school age children in the Village of Ironton attend school in the Reedsburg School District. The public schools in this district serve approximately 2,469 students in grades K-12. Recent construction projects have included a new high school and an addition to the Westside Elementary.

According to Reedsburg School Administration, due to the construction of the new high school and the addition to Westside Elementary School, the school system has no current overcrowding issues. South Elementary School remains the oldest structure in the district, but will remain in use for the foreseeable future.

- **Parochial Schools**

In addition to the public primary educational facilities, the City of Reedsburg also has three private schools, which include: Sacred Heart Catholic School located at North Oak Street, and St. Peter's Lutheran School located at 346 N. Locust Street. Total enrollment of these institutions is approximately 393 students in grades K-11.

- **Secondary Educational Facilities**

The Village of Ironton is within commuting distance of several two-year year college campuses including:

UW-Baraboo/Sauk County and UW-Richland Center/Richland County. The University of Wisconsin-Baraboo/Sauk County (UW-B/SC) is one of thirteen University of Wisconsin Colleges (UWC) two-year campuses. The UW Colleges (UWC) serves over thirteen thousand students across the State of Wisconsin. UW-B/SC provides student-centered, freshman-sophomore liberal arts programming, which can serve as the foundation for virtually any University of Wisconsin major. UW-B/SC offers the Associate of Arts and Science degree which satisfies the general education requirements at any UW campus. Classes are taught by outstanding faculty who are dedicated to teaching and committed to their fields of study. Over 80% of the UW Colleges faculty hold the highest degrees possible in their fields of study. With the lowest tuition in the UW System and an average class size of 21, UW-B/SC offers the kind of access to instructors that is typically reserved for upper-level students at larger university campuses. The UW-B/SC campus community includes approximately 700 students and 90 faculty and staff. UW-B/SC also offers a number of baccalaureate degree completion programs in collaboration with four-year UW institutions. Additionally, the UW-B/SC Office of Continuing Education provides non-credit and credit life-long learning and outreach opportunities in collaboration with the University of Wisconsin-Extension. The University of Wisconsin-Richland is also a UWC campus.

Madison Area Technical College / Reedsburg has over 4,000 students served annually. MATC Reedsburg provides technical and workplace skills training. The college awards associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in accounting, administrative assistance, business mid-management, business software application, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool and die. MATC also offers customized labor training for local businesses.

6.12 Recreational Facilities

The Village of Ironton maintains two local parks, Ironton Ball Park and Ironton Village Park. The Ball Park is located in the northeast portion of the Village and has facilities that include a pavilion, restrooms, a playground and a baseball diamond. Facilities at Village Park, located in the central portion of the Village, feature playground equipment.

6.13 Churches

Ironton United Methodist Church is located at 491 Mill Street in the Village of Ironton.

6.14 Utilities and Community Resources Goal, Objectives and Policies

Utilities and Community Resources Goal: Maintain and enhance community services to ensure a high level of service for all Village residents.

Utilities and Community Resources Objectives/Policies:

UCRO-1 Provide quality, accessible park, recreation, community center and open space facilities and services to meet the needs of all age groups.

UCRO-2 Ensure that basic public services such as- adequate police and fire protection, street services, sanitary sewer services, and education are made available to all residents.

UCRO-3 Maintain and update existing water and sewer facilities and infrastructure.

UCRO-4 Encourage logical, cost-efficient expansion and improvement of public utilities to serve well-planned development patterns.

UCRO-5 Promote park use and increase public awareness about community parks and facilities.

UCRP-1 Continue to maintain high-quality drinking water for the Village residents and maintain water infrastructure to protect the environment and ensure the health of all users.

UCRP-2 Explore strategies to ensure ground water protection, especially areas where groundwater contributes to the Village's well.

UCRP-3 When improving inadequate infrastructure, consider new technology options that are energy efficient, cost effective and are low-maintenance, where appropriate.

UCRP-4 Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.

UCRP-5 Cooperate with the Reedsburg School District in long-range planning and decision-making to reflect the Village's educational needs and desires.

UCRP-6 Support local emergency services and facilities by providing access to training, facilities, equipment and incorporating input from emergency services in future planning efforts and developments.

UCRP-7 Develop a capital improvement plan to identify future improvement for existing utilities or community facilities and establish a timetable to produce a desired schedule for improvement and to address future needs or expansion.

UCRP-8 Inform residents about parks and facilities available for recreation and other events.

Chapter 7

TRANSPORTATION

Village of Ironton



7.0 Purpose

Transportation networks affect development patterns in a community. Effective systems allow people and goods to move efficiently for employment and marketing, and provide a first opportunity for tourists to view the scenic landscapes and history of an area both locally and regionally.

Transportation options within the Village are primarily limited to Village Streets, and State roads, which are utilized by automobile, farm machinery and occasional bike traffic. Future development within the Village, as well as adjacent to the Village may require Village street improvements and expansion of major corridors that may see an increase in traffic volume. Other transportation options both within and outside of the Village are varied and include airports, special service transportation, recreational transportation, and trucking. This section summarizes existing transportation options available to Village residents as well as conditions of Village Streets, State and County roads. *Map 7-1 Transportation* shows the location of all transportation options in the Village.

7.1 Principal Arterial, Collector Roadways and Local Roads

Transportation routes can be classified by both form and function. *Table T1 Ironton Roadway Classification System Definitions* identifies each road in the Village by its classification and purpose. *Table T2 Ironton Roadway Classification System Descriptions* describes the location of each of these roads including its potential users.

Table T1: Ironton Roadway Classification System Definitions

Village of Ironton Roadway Classification System (Definition)		
Road	Classification	Definition
I-90/94, U.S. Hwy 12, 14	Principal Arterial	Principal Arterials serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers.
State Road 58	Minor Arterial	Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to rural collectors.
Remaining Village Streets	Local Roads	Comprise all facilities not on one of the higher systems. They primarily provide direct access to land and access to order systems. Local roads offer the lowest level of mobility, and through traffic movements are discouraged.

Source: Wisconsin DOT

Table T2: Ironton Roadway Classification System Descriptions

Village of Ironton Roadway Classification System (Description)		
Road	Classification	Description
I-90/94	Regional Interstate Roadway Principal Arterial	Located 25 miles northeast of the Village of Ironton, Interstate 90/94 serves as a regional controlled-access facility within Wisconsin. It is considered a backbone route, according to the Corridors 20/20 Plan, connecting major population and economic centers
U.S. Hwy 12, 14	Regional Interstate Roadway Principal Arterial	Located 20 miles east of Ironton, Highway 12 serves as a principal north-south arterial, connecting Wisconsin Dells with Dane County and carrying a large volume of both local and through traffic. Located 5 miles south of Ironton, Highway 14 serves as an east-west arterial between the cities of Madison to Richland Center to Rochester, Minnesota.
State Road 58	Regional State Roadway Minor Arterials	State Road 58, traverses the Village of Ironton from north to south and serves as a arterial connecting Mauston to Richland Center.
Remaining Village Streets	Local Roads	Village streets provide access to homes and business in the Village and may be utilized for alternative transportation opportunities such as- biking or walking. These roads are maintained by the Village.

Source: Wisconsin DOT

7.2 Airports

Although there are no airports located in the Village of Ironton, three area airports are available for small passenger and freight service: The Tri-County Airport, the Reedsburg Municipal Airport and Baraboo-Dells Municipal Airport.

The Tri-County Airport, located off County Road JJ, is jointly owned and operated by the Counties of Richland, Iowa and Sauk and provides passenger and cargo service.

The Reedsburg Municipal Airport is paved with lighted runways of 4,900 and 2,650 feet in length. It is designated as a “Transport/Corporate” airport facility intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes used in commuter air service.

The Baraboo Dells Municipal Airport is located about 13 miles away from the Village of Reedsburg near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It is jointly owned and managed by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton, and the Village of Delton. Improvements to the terminal building and hangars were recently completed, and additional expansion is planned for the future.

The airport is equipped with paved and lighted runways suitable for recreational and small business aircraft. It also offers privately owned hangars on site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities.

The Dane County Regional Airport, located on the east side of the City of Madison, provides larger air carrier and passenger service and is approximately 1.5 hours from the Village.

7.3 Elderly, Disabled and Veteran Transportation

Sauk County offers several specialized transportation assistance programs for persons who are elderly, disabled or veterans within the Village of Ironton.

Persons who are elderly and disabled that are unable to transport themselves and who do not have family members or friends to drive them can take advantage of the Volunteer Driver Program by contacting the Sauk County Commission on Aging. This service is provided for medical, nutritional and personal business reasons. Individuals available for driving are encouraged to call.

Veterans in need of transportation assistance to a Veteran's Hospital or Clinic should contact the Veterans Service Office.

7.4 Other Transportation Options

➤ Trucking

Trucking service is accommodated by the region's transportation network. There are several privately owned trucking operations within this area that meet the needs of the residents.

➤ Rail

The Village is indirectly served by the Wisconsin and Southern rail line that connects Madison to the east and to Prairie du Chien and the Wisconsin River on the west, a contractor of the Union Pacific Railway, serves the Village of Ironton via a connection in the City of Reedsburg. The rail line travels through the Cities of Baraboo and Madison and crosses the Wisconsin River in the Village of Merrimac. This is a Class 2 line rated for 25 mph service. Amtrak in Wisconsin Dells on the Canadian Pacific Railway provides passenger rail service to the area.

➤ Bicycle and Recreational Trails

The 400 Recreational Trail, which begins in downtown Reedsburg, stretches for 22 miles along the Baraboo River between Reedsburg and Elroy. The trail is part of a 117-mile trail system that includes the Elroy-Sparta Trail, the La Crosse River Trail, and the Great River Trail in west-central Wisconsin. The 400 Trail was built on an abandoned railroad grade with packed limestone screenings and planked surface bridges. The trail is maintained by the Wisconsin Department of Natural Resources and is managed by the Wildcat Mountain State Park office.

In 1990, the Wisconsin DNR created a management plan for the 400 Trail. The plan provides background information on the trail system including goals, annual objectives and additional benefits of the trail.

➤ State of Wisconsin

The State of Wisconsin provides for vanpooling opportunities with the requirement that at least two State employees are part of the pool. Once this criterion is met, any individual may become part of the vanpool.

7.5 Review of State, Regional and Other Applicable Plans

The following is a review of local, state and regional plans and studies relevant to the Village that may affect the overall transportation system. The Village of Ironton's transportation element incorporates these plans into the comprehensive plan in varying degrees to ensure an accurate reflection of the overall transportation system.

➤ **Translinks 21: A Multimodel Transportation Plan for Wisconsin's 21st Century (November, 1995)**

This plan provides a broad planning 'umbrella', including an overall vision and goals for transportation systems in Wisconsin for the next 25 years. The Plan recognizes U.S. Highway 12 as a 'Corridors 2020 Connector' route that is vital to the economic prosperity of the State. It also provides grant funding for local governments to develop transportation corridor management plans to deal with growth issues, State funding to assist small communities with transportation services for the elderly and disabled, and provides for a statewide assessment program for local road improvements.

➤ **Wisconsin State Highway Plan (February, 2000)**

This plan focuses on the State Trunk Highway routes in Wisconsin (State Roads). Although the plan does not identify specific projects, it does set forth broad strategies and policies to improve the State's highway system. The plan also includes three main categories of emphasis: pavement and bridge preservation, traffic movement, and safety.

➤ **2006-2012 Sauk County Highway Improvement Plan**

The Highway Improvement Program for Sauk County identifies and prioritizes specific county road improvement projects for the next six years. There are no scheduled County or State Highway improvements scheduled in Ironton during this time frame.

➤ **Wisconsin Bicycle Transportation Plan 2020 (1998)**

The Wisconsin Bicycle Transportation Plan 2020 sets forth three initiatives for bicycle transportation in Wisconsin: 1) a plan for improving conditions of bicycling, 2) clarification of the Wisconsin Department of Transportation's role in bicycle transportation, and 3) establishes policies for further integrating bicycling into the current transportation system. The Department of Transportation State Bicycle Plan does not currently identify any Priority Routes in the Village of Ironton.

➤ **Wisconsin Pedestrian Policy Plan 2020 (March, 2002)**

This is a policy document created by the Wisconsin Department of Transportation that presents statewide and local measures to increase walking and promote pedestrian safety. The goals of the Plan are to increase the number and improve the quality of walking trips, reduce the number of pedestrian crashes and fatalities, and increase the availability of pedestrian planning and design guidance for state and local officials and citizens. The key State objective identified in the plan is to work with local governments and other interested stakeholders to increase accommodations for pedestrian travel to the extent possible along and across State highways. There are no recommendations specific to Sauk County.

7.6 Analysis of the Existing Transportation Systems and Plans

As previously described, the Village of Ironton's transportation system consists primarily of municipal streets, and state roads. State Road 58 is a major roadway that serves as a regional connector and sees a substantial amount of traffic. Alternatively, village streets serve individual homes and businesses and see

considerably less traffic volumes. Residents in Ironton have numerous transportation options within the Village and County and at this time it appears the needs of the majority residents are being met.

➤ **Traffic Volumes**

Average Daily Traffic Volumes (2002) on State Road 58 recorded east of the Village in Ironton indicated there was a volume of 1800 vehicles per day in that location, which is fairly typical for that highway classification.

➤ **Road Improvement Schedule**

According to the Wisconsin 6-year Highway Improvement Program, State Road 58 from Cazenovia to Ironton is scheduled to be reconstructed for safety reasons in 2009. Recently, the Wisconsin Department of Transportation has completed a highway resurfacing and roadway reconstruction project on State Highway 58 from Ironton to La Valle in 2004.

7.7 Transportation Goal, Objectives and Policies

Transportation Goal: Provide a safe and efficient transportation system that serves multiple users.

Transportation Objectives/Policies:

TO-1 Repair and maintain streets to keep roads safe.

TO-2 Explore alternate transportation opportunities for persons who are elderly or have disabilities.

TO-3 Provide a continued safe route for all modes of transportation including: vehicles, bicycles and pedestrians.

TO-4 Create safe pedestrian accessibility throughout the Village.

TP-1 Support biking, walking and other alternative modes of transportation to serve neighborhoods, schools, parks and activity centers.

TP-2 Increase safe parking opportunities in the Village, especially on Highway 58.

TP-3 Supporting applications to federal and state programs and funding sources available to the County and the Village for transportation projects.

TP-4 Incorporate sidewalks, pedestrian or bicycle paths into new development or in areas where it is deemed appropriate.

TP-5 Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.

TP-6 Review local street and driveway specifications and require streets and driveways constructed to provide adequate access to emergency vehicles, snow plowing and sufficient safety to bicycles, vehicles and pedestrians.

TP-7 Ensure the safety of pedestrians by maintaining existing sidewalks and by providing adequate lighting on both roadways and walkways.

Chapter 8

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Village of Ironton



8.0 Purpose

The Village of Ironton is an integral part of the agricultural support structure in Sauk County. While active agriculture operations may not take place within the Village limits, Ironton still plays an active role in the agriculture economy and land resource protection. The Village of Ironton and vicinity is also home to many unique natural features in resources. From ecologically rich floodplains and wetlands, to majestic wooded bluffs, these resources reflect and influence Ironton's identity and rich heritage. In addition to natural resources, Ironton has many historic and cultural attributes. These attributes provide insight into the Village's past and serve to ground the community as it builds upon its future. This section of Ironton's plan highlights agricultural, natural and cultural resources and provides a platform for the establishment and implementation of programs that ensure the protection of the resources within.

8.1 Agricultural Resources Inventory

Agriculture is the primary economic activity in Sauk County. Preserving agricultural resources is critical to maintain the vitality of this economic sector. There are significant blocks of productive agricultural soils present within the Village's planning area (see *Map 8-1 Prime Farmland*). The U.S. Soil Conservation Service ranks soil suitability for different uses into eight capability classes, with Class I soils being considered productive farmland. An important goal of this plan is to help preserve the extent and integrity of this resource as long as possible, while accommodating well-planned, high-quality, compact urban development. This will mean gradual urbanization of some areas on good soils surrounding the Village, particularly in areas where sanitary sewer can be provided at a reasonable cost. In other areas, where the cost effective provision of urban services is not possible, long-term agricultural preservation is called for.

8.2 Farmland Preservation Program

The Farmland Preservation Program was established by the State of Wisconsin and was designed to help local governments that wish to preserve farmland through local planning and zoning, by providing tax relief to farmers who participate. In the late 1970's, Sauk County produced a Farmland Preservation Plan as a requirement to enter into the program. The Town of Ironton, which surrounds the Village of Ironton, adopted Exclusive Agriculture zoning in 1986, qualifying the Town's farmers to take full advantage of this program. As a result, the Town had 92 participants enrolled in the program in 2006, covering 13,418 acres of farmland. In comparison, there is approximately 22,509 acres of land within the Town of Ironton. This level of participation appears to be indicative of a strong farming economy as well as an agricultural community wishing to continue farming as a way of life. Another benefit of this program is the requirement that each property also have a soil conservation plan.

8.3 Agricultural Programs, Partnerships and Resources

- **Farmland and Ranch Land Protection Program (FRPP)** provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.
- **Conservation Reserve Program (CRP)** is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.

- **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA's FSA.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options, including a permanent easement, a 30-Year Easement or a Restoration Cost Share Agreement.
- **Environmental Quality Incentives Program (EQIP)** provides a voluntary conservation program for farmers and ranchers that promote both agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.
- **Farmland Preservation Program** which provides tax credits to farms of 35 acres or more under Exclusive Agriculture Zoning, having a farm income of not less than \$6000 for each of the last three years, and which operations are in compliance with county soil and water conservation programs.
- **Wisconsin's Use Value Tax System** provides tax relief to agricultural landowners by assessing property value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. The Wisconsin Department of Commerce administers this program.
- **Wildlife Abatement and Claim Program** is a county-administered program to assist landowners with excessive levels of agricultural crop damage from deer, bear, geese, or turkey.
- **SavorWisconsin.com** is a program offshoot of Governor Doyle's "Grow Wisconsin" initiative, designed to enhance the state's economy. To help accomplish this, several steps have been taken to emphasize the purchase of locally grown, produced, and manufactured products to support Wisconsin's local producers and businesses. With this, SavorWisconsin.com started in late 2002 and is guided by DATCP, UWEX and the Wisconsin Apple Growers Association. The website highlights and promotes many of Wisconsin's smaller and independent agricultural producers as well as agriculture-related events Statewide.

8.4 Natural Resource Inventory

The connection to surrounding natural resources helps define Ironton's identity and contributes to the overall quality of life for its residents. Natural resources within the Village and its surrounding area are listed below.

8.5 Soil Suitability

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. According to the U.S. Soil Conservation Service, two major soil classifications occur in the Village of Ironton and surrounding area.

- **Curran Silt Loam series** soils are nearly level, somewhat poorly drained and are often associated with drainageways, outwash plains and low stream terraces. In most areas the soils are subject to ponding during wet periods and after heavy rains. Permeability is low in this soil while the available water capacity is high. Unless drained, this soil has a water table depth between 1-3 feet of the surface wet periods. If drained, this soil is suited to crop production, hay and pasture. This soil is suited to trees, but is poorly suited to building and septic tank absorption fields because of the high water table and frequent flooding.
- **Tama Silt Loam** soils are gently sloping, well-drained and often located on convex ridgetops, foot slopes and benches. Most areas are irregular and oblong in shape and range from 3 to 95 acres. Permeability is moderate in the Tama soil and the water holding capacity is very high. With high organic matter content, this soil has a high productivity rating. This soil is suited to crop production, hay and pasture. This soil is moderately suitable for dwellings, but it may be limited due to a lack of sufficient strength and stability which can be overcome by replacing the soil with suitable base material.

8.6 Topography and Slope

The examination of topography is necessary to help determine where development should be avoided or where certain constraints may exist. Ironton lies within the unglaciated or driftless area of southern Sauk County. Surrounding lands and more specifically near the southern portion of the Village feature sandstone bluffs that may have steep slopes that are not suitable for intensive development. Floodplains and flat surfaces shaped by the Little Baraboo River and Furnace Creek are present in other areas of the Village, specifically in the northern portion of the Village. General elevations can be found on **Map 8-3 General Elevations**.

8.7 Environmentally Sensitive and Significant Resources

The Village of Ironton has identified environmentally sensitive areas of land having slopes greater than 12%, lands along the Little Baraboo River and Furnace Creek, surface waters, floodplains, wetlands, hydric soils, and groundwater recharge areas. The Village has further recognized that any land use proposed will have an impact on these areas and should be minimized as much as possible. **Map 8-2 Environmentally Sensitive Areas** shows the location of the aforementioned components of this subsection with the exception of floodplain, which is shown on **Map 8-4 General Floodplain Areas**.

8.8 Woodlands

According to the land use inventory compiled in **Map 10-1 Existing Land Use**, there are no significant areas classified as forest or woodland. Woodlands in the vicinity of the Village (in the Town of Ironton) are primarily concentrated on top of the sandstone bluffs near the southern portion of the Village.

8.9 Drainage Basins

The Village of Ironton is located in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. More specifically, the Village is located within the Crossman Creek and Little Baraboo River Sub-Watershed within the Wisconsin River drainage basin.

8.10 Floodplains

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to a 100-year flood event (1% chance of occurring in any year). All areas subject to flooding are not necessarily reflected in mapped floodplains. The State requires County and municipal regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both upstream and downstream property damage as well as reduced governmental costs in relation to disaster relief. Floodplain areas in Ironton are primarily located along the Little Baraboo River and Furnace Creek, which incorporates a portion of the northern part of the Village and land that makes up the ballpark in the northwestern part of the Village. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on **Map 8-4 General Floodplain Areas**.

8.11 Wetlands

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. The majority of the Village's wetlands are associated with the Little Baraboo River. Historically, the greatest threat to these wetlands has been drainage for agricultural purposes. All known wetland areas over 2 acres in size have been mapped and can be referenced on **Map 8-2 Environmentally Sensitive Areas**.

8.12 Groundwater Resources

As in most of Sauk County, groundwater remains the major source of fresh water. In Ironton, groundwater is supplied by the sandstone and dolomite aquifer prevalent in western Sauk County. This yields a reliable average of 400-500 gallons per minute.

The Little Baraboo River watershed is the host for the municipal well that serves Ironton. The zones of contribution are identified areas where rainwater that falls to the surface will become groundwater and part of a community's potable water supply. The zones of contribution have been broken down into 5, 50 and 100-year time frames. This timeframe indicates that when rainwater falls to the surface and becomes groundwater, it will be subsequently be utilized by the Village's residents. Identifying zones of contribution is the precursor to the establishment of a wellhead protection program. Wellhead protection aims to encourage or require compatible land uses in the zones of contribution areas to protect contaminants from entering the public water supply and to also ensure continued quantities of water.

8.13 Surface Waters of Ironton

Little Baraboo River is located in the northern portion of the Village of Ironton, while the headwaters originate in the Town of Woodland further to the northwest. The Little Baraboo River flowage includes a total of 11 miles from its sources near Valton to its final junction with the Baraboo River south of the Village of La Valle.

Furnace Creek, a tributary to the Little Baraboo River, is located near the eastern portion of the Village of Ironton and runs south-north along Iron Street.

8.14 Storm Water Management

Managing storm water has a significant impact on the surface water resources in the Village of Ironton. Currently, construction site erosion control is regulated by the State of Wisconsin Uniform Dwelling Code and is enforced by the Village's building inspector.

8.15 Mineral Resources

The Village does not have any mineral extraction sites, but Sauk County has a vast array of material that is beneficial to communities within the County. County mineral resources that are suitable for mineral extraction include dolomite bluff caps that are present in the western portion of the county, Baraboo Quartzite located in the north-central part of the county and sand that is found in river and stream wash-out areas prevalent near the Wisconsin River, historic glacial wash-out areas and other rivers and streams. Currently, Sauk County has 35 active mineral extraction operations that provide quartzite, aggregate, sand and other materials used for a variety of applications.

8.16 Natural Programs, Partnerships and Resources

- **The Nature Conservancy (TNC)** first came to the Baraboo Bluffs in the early 1960s at the request of local residents and university professors who knew how ecologically unique the area was and who wanted the Conservancy's help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and is staffed out of a Baraboo Office. The Conservancy protects lands through education programs and work activities, Land/Forest Management Programs, voluntary agreements, acquisition of lands and through purchase of development rights.
- **Sauk County Natural Beauty Council**, which is administered by the Sauk County Department of Planning & Zoning, involves itself in projects such as environmental displays at local fairs and Earth Day events, the promotion and protection of significant environmental resources through resolutions and letters, sponsoring clean ups at the local landfills, and administering prairie burns and plantings.
- **Sauk County Department of Land Conservation** coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Department places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, nonpoint water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management, and further strives to promote the awareness of natural resources and their value to the citizens of Sauk County. The Department is involved in the administration of Earth Day activities, and coordinates with school districts to teach children about natural resources and conservation.
- **Sauk County Department of Planning & Zoning** strives to protect and promote the health, safety and general welfare of all citizens and visitors of Sauk County and to protect Sauk County's physical and natural resources through the professional administration and equitable enforcement of numerous Sauk County Codes and Ordinances. The Department places an emphasis on preparing communities, particularly Towns, for the future by protecting and enhancing the quality of life through education, state-of-the-art planning practices and code enforcement techniques. The Department also aids Towns in the development of Comprehensive Plans, plan updates, plan interpretation and plan implementation.

- **County Land & Water Resource Management (LWRM) Plan Implementation** is a cost share and technical assistance program to landowners installing best management practices. These programs help to reduce soil erosion, protect water quality and conserve county-identified natural resources. Landowners can contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.
- **Wisconsin Forest Landowner Grant Program** is a State program administered by the Wisconsin Department of Natural Resources Bureau of Forestry, which provides assistance to private landowners to protect and enhance their forested lands, prairies and waters. Landowners must receive written approval from the Department of Natural Resources (DNR) and be identified as the landowner in a Forest Stewardship Plan or in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of cost of eligible practices.
- **Community Financial Assistance (CFA)** is a Wisconsin Department of Natural Resources program that administers grants and loans to local governments and interested groups to develop and support projects that protect health and the environment, and provide recreational opportunities.
- **Partnership for Fish and Wildlife Management**, a US Fish and Wildlife Services program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program. Any privately owned land is potentially eligible for restoration under this program.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost-effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options inclusive of a permanent easement, 30-Year Easement or a Restoration Cost share Agreement.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages the creation of high quality wildlife habitat to support wildlife populations of national, state, tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to restore and maintain upland, wetland, riparian, and aquatic habitats on their property.
- **Managed Forest Law Property Tax Program** is a DNR program that provides tax incentives for approved forest management plans. The MFL can ease the burden of property taxes for forest landowners with at least 10 acres of woods that meet specific requirements. The program is intended to foster timber production on private forests while recognizing other values of forests.
- **Forestry Incentive Program** provides cost sharing for landowners with no more than 1000 acres for tree planting, site preparation, timber stand improvements, and related practices on non-industrial private forest lands. This is a federal NRCS program administered by the Wisconsin Department of Natural Resources.
- **National Wildlife Turkey Federation** has a variety of programs to benefit wild turkey habitat, management, conservation and education.
- **Pheasants Forever** provides assistance with habitat restoration through five major programs: food plots, nesting cover, woody cover, land purchase and wetland restoration projects.

- **Prairie Enthusiasts** is a private nonprofit organization committed to the protection and management of native prairie and savanna in the Upper Midwest, providing educational activities and opportunities to aid landowners in the identification and management of prairie remnants. Work parties assist with brush clearing and removal of invasive species.
- **Aldo Leopold Foundation** strives to promote the protection of natural resources and to foster an ethical relationship between people and land. Programs involve restoration and land protection through partnerships with more than 30 organizations and educational programs for private landowners and public land managers.

8.17 Cultural Resource Inventory

Each generation of inhabitants have helped shape the Village of Ironton and influence how the Village looks and contributes to the current quality of life that Ironton residents enjoy. Preservation of historic structures maintains a “sense of place” and identity that makes Ironton unique. The Village of Ironton has eight sites included in the Wisconsin Architecture and History Inventory (AHI), although none of them are listed in the National Register. Ironton’s historic inventory can be viewed in *Table ANC1 Ironton Architecture and Historic Inventory*.

Table ANC1: Ironton Architecture and Historic Inventory

Location	Historic Name
NE Corner of 1st and Furnace St	
NE Corner of Furnace and 2nd St	
SW Corner of Mill and State St	
Mill St, W Side, 100’ S of State St	
Block Bounded by Mill, State, Furnace and Main St	Liberty Square
NW Corner of Mill and 1st St	
NE Corner of State and Furnace St	Sandgren House
NW Corner of State and Mill St	Jonas Tower House

Source: State of Wisconsin Historical Society

8.18 Historical and Cultural Programs and Resources

- **Sauk County Historical Society** protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.
- **Sauk County Arts, Humanities and Historic Preservation Committee** provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.
- **State of Wisconsin Historic Preservation Programs** provide several opportunities for cost sharing through grant and subgrant programs, through the Wisconsin Historical Society. These programs are dependent on variable annual funding sources.
- **Historic Preservation Subgrants** are available to governments and non-profit organizations for surveys to identify and evaluate historical, architectural and archaeological resources. These properties and districts can then be nominated to the National Register of Historic Places.
- **Historic Preservation Tax Credit for Income-Producing Historic Buildings** is available to those who apply for and receive project approval before beginning physical work on the rehabilitation of historic buildings.
- **Historic Homeowner's Tax Credits** are available to those who apply for and receive project approval before beginning work on rehabilitating non-income personal residences.

- **Archaeological Sites Property Tax Exemption Program** provides tax exemption for owners of archaeological sites listed in the National or State Register of Historic places.
- **Jeffris Family Foundation** provides funding for bricks and mortar rehabilitation projects in Wisconsin's smaller communities.
- **Save America's Treasures** is a federal grant program for governments and non-profit organizations.

8.19 Agricultural, Natural and Cultural Resources Goal, Objectives and Policies:

Agriculture Resources Goal: Preserve productive farmlands near the Village for continued agricultural use and rural character preservation.

Agriculture Resources Objectives/Policies:

ARO-1 Partner with the Town of Ironton to protect quality farmland and preserve farming as an occupation

ARO-2 Provide supportive economic opportunities for the local agricultural industry.

ARP-1 Protect prime agricultural lands when considering development proposals that requires the Village to annex land for expansion.

ARP-2 Encourage orderly, efficient development that minimizes conflicts between the Village and agricultural operations.

ARP-3 Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development in order to preserve farmland.

Natural Resources Goal: Protect and emphasize the importance of natural resources.

Natural Resources Objectives/Policies:

NRO-1 Protect significant natural areas and systems such as creeks, floodplains, wetlands, endangered species, groundwater, steep slopes, ridge tops and woodlands.

NRO-2 Identify and remedy sources of pollution that degrade natural resources in the Village.

NRO-3 Protect surface and groundwater in the Village's planning area.

NRP-1 Educate citizens on tools, programs and incentives that protect the natural environment.

NRP-2 Encourage developers to include green space & park area in their development plans.

NRP-3 Recommend the use of erosion control measures and stormwater management practices.

NRP-4 Continue to maintain high-quality drinking water for the Village residents and maintain water infrastructure to protect the environment and ensure the health of all users.

NRP-5 Protect natural wildlife habitats and promote the interconnectivity of natural corridors.

NRP-6 Encourage tree planting along streets in a safe way to maintain natural beauty in the Village.

Utilities and Community Resources Goal: Maintain and enhance community services to ensure a high level of service for all Village residents.

Utilities and Community Resources Objectives/Policies:

UCRO-1 Provide quality, accessible park, recreation, community center and open space facilities and services to meet the needs of all age groups.

UCRO-2 Ensure that basic public services such as- adequate police and fire protection, street services, sanitary sewer services, and education are made available to all residents.

UCRO-3 Maintain and update existing water and sewer facilities and infrastructure.

UCRO-4 Encourage logical, cost-efficient expansion and improvement of public utilities to serve well-planned development patterns.

UCRO-5 Promote park use and increase public awareness about community parks and facilities.

UCRP-1 Continue to maintain high-quality drinking water for the Village residents and maintain water infrastructure to protect the environment and ensure the health of all users.

UCRP-2 Explore strategies to ensure ground water protection, especially areas where groundwater contributes to the Village's well.

UCRP-3 When improving inadequate infrastructure, consider new technology options that are energy efficient, cost effective and are low-maintenance, where appropriate.

UCRP-4 Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.

UCRP-5 Cooperate with the Reedsburg School District in long-range planning and decision-making to reflect the Village's educational needs and desires.

UCRP-6 Support local emergency services and facilities by providing access to training, facilities, equipment and incorporating input from emergency services in future planning efforts and developments.

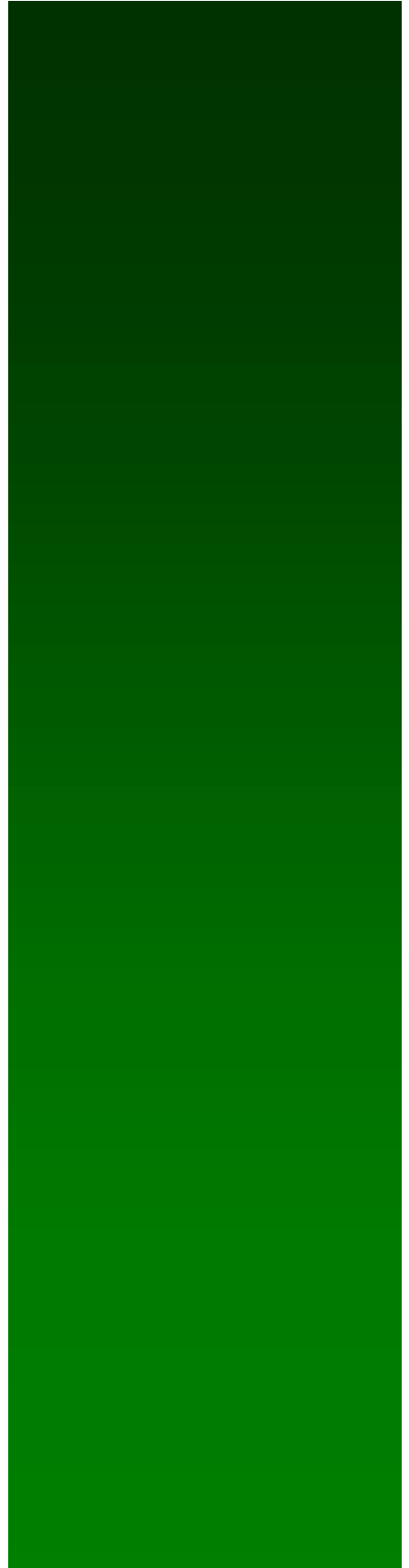
UCRP-7 Develop a capital improvement plan to identify future improvement for existing utilities or community facilities and establish a timetable to produce a desired schedule for improvement and to address future needs or expansion.

UCRP-8 Inform residents about parks and facilities available for recreation and other events.

Chapter 9

INTERGOVERNMENTAL COOPERATION

Village of Ironton



9.0 Purpose

In order to achieve the overall vision in the Village of Ironton, including creating and promoting a community identity, encouraging growth and development by increasing opportunities for locally owned businesses, and identifying opportunities for increased social activities for all ages to strengthen utilization of the village park system, the Village must interact with many agencies and governmental units. Intergovernmental cooperation is a **key element to the Village of Ironton's planning process**. The Village not only shares common boundaries with the Town of Ironton, but also services with other surrounding communities such as- schools, fire protection services, emergency medical services, roads, rivers, groundwater, recycling programs, and rural-based economies.

In an effort to provide a regional framework for this multi-jurisdictional planning project, this chapter contains a compilation of background information, goals, objectives, policies and recommended programs for joint planning and decision making with other jurisdictions.

9.1 Village of Ironton

The Village of Ironton was incorporated from the Town of Ironton in the west-central portion of Sauk County. With an estimated 250 residents in 2007, Ironton ranks twelfth out of the thirteen villages in the County in population. Ironton enjoys a strategic location along State Road 58. The majority of the housing stock in the Village consists of historic dwellings constructed in a traditional village setting. Ironton has a history of land use regulation, administering its own zoning ordinance. The Village began its comprehensive plan in 2006 in coordination with other Sauk County communities in the spirit of the Smart Growth Planning program.

9.2 Town of Ironton

The Town of Ironton completely surrounds the Village of Ironton. The Town is located in the west-central part of the County and had an estimated 2007 population of 672. The Town of Ironton with the assistance of the Sauk County Planning and Zoning Department is currently developing a Comprehensive Plan in accordance with Wisconsin Statutes 66.1001 and is anticipating its adoption in 2008. Prior to the development of this plan, the Town was under the guidance of its 1986 Agricultural Preservation Plan. The 2008 Draft Town of Ironton Comprehensive Plan allows the Town to guide growth, development, and preservation and includes precise guidelines for plan implementation, future review and amendments. Important aspects of this Plan include: providing opportunities to preserve open space land for ecological, recreational, and aesthetic reasons; and future directives to develop and utilize tools such as- cluster development, density policy, Transfer of Development Rights, new lot and home sighting standards, and achieve a balance between proposed development and agricultural opportunities.

9.3 Current Intergovernmental Programs, Plans, Agreements and Opportunities

➤ **Sauk County 20/20 Development Plan (1998)**

In 1999, the Sauk County Board of Supervisors adopted the *Sauk County 20/20 Development Plan*. The Development Plan is a policy document that presents a vision statement, goals, and policies on six major planning issues: community change, economic development, farmland preservation, housing, natural resources and transportation. By design, this plan does not contain a county future land use plan map. Individual Town plans and other land use plan maps will comprise the various implementation chapters of the Development Plan. The 20/20 Plan also recommends that the County prepare comprehensive rewrites of its Zoning Ordinance and Land Division and Subdivision Regulations Ordinance to reflect the values of the Plan. It also recommends that the County study innovative land use approaches such as purchase of development rights (PDR), transfer of development rights (TDR), and conservation subdivision design as ways to preserve farmland and natural resource areas while respecting private property rights. Finally, the Plan recommends that the County adopt an erosion control/storm water management program, a groundwater protection program, and a highway access control ordinance.

➤ **Memorandum of Agreement concerning US Highway 12 between Middleton and Lake Delton, Wisconsin (March, 1999)**

The Memorandum of Agreement (MOA) is an agreement between Sauk County, Dane County, the State of Wisconsin, WisDOT, the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency USEPA), the U.S. Fish and Wildlife Service (USFWS), the National Park Service (NPS), and The Nature Conservancy (TNC). The agreement includes commitments and timeframes for Highway 12 improvements in Dane and Sauk Counties, protection of the Baraboo Range National Natural Landmark, farmland preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

1. "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City]..."
2. "WisDOT will exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:

1. The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies. " The Special BRNNL Stewardship Fund " will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match..." Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the Villages, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.
2. The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL"

➤ **Highway 12 Corridor Growth Management Plan (October, 2003)**

As part of the USH12 MOA, funding was provided to address growth-related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee formed, consisting of members of Sauk County, the Ho-Chunk Nation, and local governments along the Hwy 12 corridor. In March of 2002, the Committee hired a consulting firm to assist with the preparation of *Highway 12 Corridor Growth Management Plan*. The *Growth Management Plan* focuses on issues such as complementary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion. The planning process developed an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County as well as a vision and recommendation for rural areas that may be affected by the corridor. Overall, the Vision for the rural areas seeks to limit large-scale development to protect the economic viability of farming, and the natural beauty and rural character of the area. The Plan also suggests tools and recommendations to achieve this vision. Although the Village of Ironton was not a part of the Highway 12 Local Planning Assistance Advisory Committee, it is included as part of the Plans General Planning Area. This area includes communities that are not directly located along Highway 12, but will probably experience some secondary or “spin-off” impacts from future Highway 12 expansions.

9.4 Current and Future Cooperative Planning Efforts

➤ **Town of Ironton**

It is anticipated that the Village of Ironton will be represented in the implementation or update of the Town of Ironton comprehensive plan. Further cooperative efforts may be needed to address future development proposals within the Smart Growth areas identified in both the Town of Ironton and Village’s comprehensive plan.

➤ **Sauk County**

The Village of Ironton should continue to work with Sauk County, particularly with the development of future county plans related to land use, agriculture, economic development, intergovernmental cooperation and natural resource protection which can aid the Village with the implementation of their Comprehensive Plan policies. Furthermore, the Village should continue to work with Sauk County and adjacent communities to ensure that the integrity of Ironton’s Comprehensive Plan is not compromised by neighboring community decisions and vice versa.

9.5 Intergovernmental Cooperation Goal, Objectives, and Policies

Intergovernmental Cooperation Goal: Create and build on mutually beneficial intergovernmental relations with surrounding and overlapping governments.

Intergovernmental Cooperation Objectives/Policies:

ICO-1 Continue spirit of cooperation with other government agencies.

ICO-2 Continue to combine resources to lower costs.

ICO-3 Maintain partnership to support the fire department and emergency medical service.

ICO-4 Coordinate future planning efforts in areas of overlapping jurisdictions.

ICO-5 Improve communication between Village officials and residents.

ICP-1 Cooperate with the Reedsburg School District in long-range planning and decision-making to reflect the Village's educational needs and desires.

ICP-2 Provide copies of this Comprehensive Plan and future amendments to all surrounding government jurisdictions.

ICP-3 Cooperate with other units of government regarding regional issues such as transportation, natural resource protection, agricultural resource protection, land use, and other.

ICP-4 Identify current or future conflicts in areas of overlapping jurisdictions.

ICP-5 Partner with WisDOT and the Sauk County Highway Department on future road corridor improvements and planning.

ICP-6 Coordinate on future improvement projects in areas of overlapping jurisdictions and determine if cost sharing opportunities are feasible.

ICP-7 Identify ways to increase opportunities for public input and involvement.

Chapter 10 LAND USE

Village of Ironton



Purpose

10.0 The Land Use Chapter of the Comprehensive Plan is one of the most important components of the plan, second only to the Implementation chapter, which establishes an action plan for the local municipality. The Land Use chapter recognizes that the goals, objectives and policies under each of the previous chapters either directly or indirectly impact land use within the Village. In doing this, the Village officially recognizes the direct relationship between chapter policies and land use decisions. Second, the Land Use chapter offers an opportunity to address issues that are specific to land use such as the current use of the land, designated future land use, land divisions, building permits, and development guidelines.

10.1 Existing Land Use Categories

Map 10-1 Existing Land Use, along with the following descriptors, will aid in the understanding of existing land uses in the Village and surrounding Township. The information provided in this section will serve as baseline data for future studies. **Table LU-1 Existing Land Use Totals (Net Acres), 2007** summarizes each of the land use designations within the limits of the Village of Ironton.

Table LU-1 Existing Land Use Totals (Net Acres), 2007

Land Use Designations	Acres	Percent
Village Single Family Residential	46.52	21.9%
Mixed Residential	7.45	3.5%
Commerical	1.99	0.9%
Public Use / Institutional	4.61	2.2%
Agriculture & Open Space	144.1	67.8%
Wetlands	0	0.0%
Public Open Space	7.78	3.7%
Forest	0	0.0%
Surface Water*	0	0.0%
TOTAL	212.45	100%

*While there is surface water present within the Village, there is not a substantial amount to be representative in this case.

Source: Sauk County Planning & Zoning

Existing Land Use Designations

Village Single Family Residential: single-family residential development served by a public sanitary sewer system with a general lot size of less than one acre.

Rural Single Family Residential: single-family residential development at densities between 1 housing unit per acre and 1 housing unit per 35 acres that is typically served by private on-site waste disposal systems.

Mixed Residential: a general variety of two-family units, apartments, multiple family housing, and mobile home parks.

Commercial: commercial uses generally limited to- retail, service, and office-based designations.

Public Use / Institutional: public use buildings, schools, churches, religious institutions, utilities, healthcares facilities and other civic uses.

Agriculture & Open Space: cropland, farmsteads, pasture, open spaces, agricultural based businesses, agricultural support buildings and accompanying single family residential development.

Wetlands: wetlands identified by the Wisconsin DNR’s “Wisconsin Wetland Inventory”.

Public Open Space: publicly owned land designated as a park, natural area, scenic area or other publicly owned recreation area.

Forest: privately owned forest land that may include private recreation uses or single-family residential development at densities between 1 housing unit per acre and 1 housing unit per 35 acres, covered with coniferous or deciduous trees.

Surface Water: lakes, rivers, flowages and perennial streams.

10.2 Existing Land Use Pattern

Human and natural influences have shaped the Village of Ironton's existing land use patterns and most likely, will impact future land uses and land use decisions. Transportation corridors including State Road 58 help define the Village's historic settlement pattern. The Little Baraboo River and its associated wetlands and floodplain impacts land use patterns in the north and west portions of the Village, as does a dramatic change in elevation just south of the Village.

Single-family residential homes are the predominant land use in the Village of Ironton. Traditional single-family homes are located through out the Village.

10.3 Recent Development and Land Market Trends

As mentioned in *Chapter 3 Population Inventory and Analysis*, Census data illustrates that the Village experienced a slight decline in housing growth in the last decade. According to Census data, the Village lost approximately 2 housing units from 1990 to 2000. To again recap the regional comparison of Ironton to neighboring Villages, the Village of Ironton exhibited a rate of housing growth between 1980-2000 much lower than that of the neighboring Villages and the Town of Ironton as well as Sauk County and the State of Wisconsin. During this 20-year census period, an average of more than one new residence was constructed per every other year in the Village, excepting La Valle. More recently in the Village of Ironton, 9 new single family permits were issued from 2000 to 2006 according to information received from the Village Clerk, which is significantly different than the housing statistics provided per census information between 1990 to 1999.

One of the first explanations to consider when comparing the Village's housing growth with that of the surrounding Villages is the availability of buildable lots during the identified timeframes. The Village of Ironton was originally platted in 1853 with an addition to the original plat occurring in 1857. Since that date, no additional plats have been recorded within the incorporated Village limits. According to information obtained from the Sauk County Treasurer's Office, there were approximately 126 parcels in the Village limits in 2006. As mentioned above, Census information reported that there were approximately 100 housing units in the Village in 2000. When compared, it would seem that there is an opportunity for infill. In addition, a mobile home park which exists in the southwest corner of the Village has additional room for expansion. Finally, additional room for growth also exists within the Village limits to the west of Street West and between STH 58 and State Street. This low housing growth data would seem to suggest two possible scenarios, either there is a low demand for new housing lots or an inadequate supply. This data will be furthered explored in the housing chapter of this plan.

According to area real estate agents and as evidenced by property list prices on the open real estate market, values of property have increased somewhat in the Village of Ironton. This trend is evidenced by the continued increase in the value of land only (not including improvements). According to the Wisconsin Department of Revenue, from 2002 to 2007 land values, residential land values have increased by 51.5% while commercial and values have increased by 13%. Agricultural land values have dropped 20%, which similar to the decline in other land values reflects use value assessment changes or overall demand for a specific use. *Chart LU 3 Village of Ironton Equalized Land Values, 2000-2005* represents changes in land value over time.

Table LU2: Village of Ironton Equalized Values, 2002-2007

Equalized Land Values for the Village of Ironton					
Year	Residential	Commercial	Agricultural	Other	Total
2002	\$697,800	\$76,700	\$25,600	\$9,000	\$809,100
2007	\$1,439,000	\$88,200	\$21,300	\$1,000	\$1,549,500

Source: Wisconsin Department of Revenue

10.4 Zoning Classifications

The Village of Ironton adopted a zoning ordinance in 1963, this ordinance was revised in 1993. Zoning districts and their description are listed as follows-

R-1 Single Family Residential- provides for single-family residential land uses in urban areas served by public sewers that protects the integrity of residential areas by prohibiting incompatible residential land uses.

R-2 Single Family Mixed Residential - provides for residential land uses, including- single-family, two-family and existing mobile homes.

R-3 Multiple Family Residential- provides appropriate areas for multi-family land uses only in urban areas served by public sewers.

B-1 Central Business- provides an area for the business needs of the community and creates an area of specialized retail and services business.

B-2 Highway Business District- provides an area for the businesses oriented towards the highway user, tourist, or temporary visitors to the Village.

M-1 Manufacturing District- provides for industry and manufacturing areas suited for industry based on location, topography, existing streets and potential for utilities and relationships to other uses.

A Agriculture- delineates and protects areas best suited for agriculture and provides for controlled growth.

C Conservancy- preserves the natural, state of scenic areas in the community and prevents the uncontrolled, misplaced, uneconomical spread of residential, business, or other development. Also prevents soil and water pollution by discouraging intensive development of marginal and floodplain lands so as to prevent potential hazards to public and private property.

A comparison of *Map 10-2 Zoning Districts* and *Map 10- 1 Existing Land Use* indicates a strong correlation between a parcels existing land use and they way that parcel is zoned. Future land uses and policies described in this plan may require changes in the zoning ordinance be effectively implemented.

10.5 Smart Growth Areas/ Opportunities for Redevelopment

Smart Growth Areas are statutorily defined as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs.

Based on this definition and through an examination of the Village as part of this planning process, the smart growth area for residential development includes vacant lots within the Village limits that are suitable for residential development, the redevelopment of existing suitable lots and land that is located in the *Agricultural Holding / Transition Area* if the development meets criteria specified in this plan.

The commercial smart growth area includes redevelopment of existing commercial properties located in the proposed *Downtown Business / Civic District* and land that is located in the *Agricultural Holding / Transition Area* if the development meets criteria specified in this plan.

➤ Criteria for Evaluating Development Impacts in Smart Growth Areas

In order to ensure efficient and cost effective development patterns in Smart Growth Areas, a set of criteria for each proposed development is listed below. It is the intent of both the developer and Village to utilize these criteria when considering new developments in the Smart Growth Areas. The criteria are not all-inclusive, but ask broad questions about development proposals to ensure that they are appropriate in location, size and scale and that utility and transportation provisions will be feasible, safe, and effective. These criteria will also help the Village evaluate development proposals to ensure that appropriate upgrades are made to affected utilities and local transportation routes and that any upgrades required by the Village as part of the approval of any development in a Smart Growth Area are the fiscal responsibility of the developer.

1. Adequate public facilities to accommodate development either exist or will be provided within a reasonable amount of time.
2. Public facilities and services needed to accommodate development will not place an unreasonable burden on the affected local units of government. Affected units of government may include the Village of Ironton, Town of Westfield, Fire and Ambulance Districts, the School District, and Sauk County.
3. Public facilities and services needed to accommodate development will not have significant negative impacts on environmentally sensitive areas, including wetlands, streams, species-rich habitats, steep slopes, and large tracts of forest.

10.6 Existing and Potential Land Use Conflicts

There are no *significant existing* land use conflicts present within the Village, or conflicts between the Village of Ironton and the Town of Ironton. Future conflicts between non-farm residential development and surrounding farms could become increasingly common in the Town of Ironton. Other potential rural land uses that could conflict with neighboring uses include large-scale commercial farm operations, feedlots, nonmetallic mining operations, and rural manufacturing plants. As growth occurs in the area there will likely be increasing land use conflicts. Urban and suburban residential, and commercial land use development will require the conversion and possible fragmentation of more farmland, woodlots and open fields in the Town. In order to maintain a defined edge between the Town of Ironton and the Village of Ironton, new large-scale residential, commercial, and industrial developments are encouraged to be located within or adjacent to the Village.

10.7 Future Land Use Districts (locations correspond with *Map 10-3 Future Land Use Districts*)

The future land use districts as shown on *Map 10-3 Future Land Use Districts* is intended to aid the Village of Ironton in making land use decisions pertaining primarily to rezone requests and subdivision plats. It is also intended that decisions about future land uses in the Village be consistent with this *Map* and that any decision not consistent with this *Map* not be permissible until such time that a map amendment has been completed as part of an amendment to the *Village of Ironton Comprehensive Plan*. Future land uses designated in this *Plan* also correspond to the following descriptions:

Agricultural Holding / Transition Area

This designation includes open space that may be present inside the Village, as well as peripheral areas outside the current Village limits. The policies in this plan specifically recognize lands within ¼ mile of the Village as the primary growth area. This Plan recognizes that any development should correspond with the traditional Village layout relative to street and pedestrian patterns to ensure that when and if this development is annexed, connectivity can be made with Village infrastructure.

Development occurring in these areas may be mixed use (commercial, residential and industrial), should follow traditional neighborhood design concepts, and utilize community septic facilities. This method of waste disposal not only promotes up-to-date technologies to ensure that wastewater is being treated, but also provides a convenient and cost effective end-of-pipe connection should the Village annex the subdivision and at that time require the use of a public sanitary sewer system.

To carry forth the process identifying these areas as future mixed-use development, it is envisioned that the Town's Plan Commission and Village Council discuss options and work toward setting up respective intergovernmental agreements. At a minimum, the following concepts will need to be addressed and agreements established:

1. Development guidelines relative to requiring connected streets via the adoption of an official map by both the Village and Town. The official map will provide for the location of new streets, utilities and park space that must be included in subdivision proposals. The official map will ensure connectivity as well as adequate and cost effective placement of public utilities (i.e., sewer lines, lift stations, electrical, stormwater facilities etc.)
2. Pictorial representations of architecture and placement of new housing and businesses that depict the future look of the village areas as envisioned by the Village and Town. This may include concepts such as front porches facing the road vs. garages, encouragement of a particular architectural style and material use, greenspace placement etc.
3. Designation of lands for redevelopment or new lands for development via a future land use map to be located in both the Village's and Town's Comprehensive Plan. This map will serve to better define each municipality's smart growth areas and should be the same based on agreement for future growth areas.

Compatible Village Zoning: Agriculture District

Compatible County Zoning: Exclusive Agricultural

Commercial

This designation includes current commercial areas in the Village, as well as planned future areas. Future land use potential include office, institutional, retail, hospitality and tourism based businesses.

Compatible Village Zoning: Central Business District, Highway Business District

Downtown Business / Civic

This designation includes current commercial, public use, and residential areas in the Village, as well as planned future areas. The intent of this district is to create and enhance a historic downtown civic area that allows a range of commercial, residential and institutional uses. Future land use potential include office, institutional, retail, hospitality and tourism based businesses; single-family residential; and public uses and offices.

Compatible Village Zoning: Central Business District, Highway Business District, R-1 Residential

Single-Family Residential

This designation includes current single-family residential areas in the Village, as well as planned future areas. New single-family residential development should incorporate “traditional neighborhood design” techniques to complement historic Village development and increase land use efficiency.

Compatible Village Zoning: R-1 Residential, R-2 Mixed Residential

Multiple Family Residential

This designation includes current multiple family residential areas in the Village, as well as planned future areas.

Compatible Village Zoning: R-2 Mixed Residential, R-3 Multifamily Residential

Public Use

This designation includes current public use areas in the Village, as well as planned future areas.

Compatible Village Zoning: R-1 Residential, R-2 Mixed Residential, Agriculture District

Public Open Space

This designation includes current public open space areas in the Village, as well as planned future areas.

Compatible Village Zoning: R-1 Residential, R-2 Residential, Agriculture, Conservancy

Wetland / Floodplains

This designation consists of the mapped floodplain and wetland areas. Future uses in this area should be consistent with Floodplain and Shoreland-Wetland Regulations.

Compatible Village Zoning: The compatible zoning shall be the same as the underlying land use district designated on *Map 10-3 Future Land Use Districts* with the exception that Wetlands and Floodplains are zoned under the Village’s Floodplain and Shoreland-Wetland Zoning Ordinance

10.8 Future Land Area Needs

Predicting future land area needs for residential, commercial, and agricultural uses involves a process of projecting trends into the future to determine the demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. Once these projections are made, quantities of land can then be accurately identified on a future land use map. In order to study the demand of future land uses in Ironton two factors will be considered. The first of these factors looks at population projections over time. And the second factor utilizes assumptions that population and development pressure will increase in the Village given the increased development in Sauk County. Future land uses are broken down into residential, commercial and agricultural.

➤ **Future Residential Land Area Needs**

According to the population projections under *Chapter 3 Population Inventory and Analysis* and *Chapter 4 Housing* it is reasonable to assume that the population will continue to increase in the Village of Ironton. This increase may in turn cause an increased demand for housing in the Village. To realistically determine the number of new homes that will be needed through the year 2030, one must make a few assumptions. First, based on *Table P3: Average Household Size*, it is apparent that population increases represent households with a static household size. Using this information, it is unlikely that household sizes will decrease rapidly in size in the Village and will likely remain constant. Using these two assumptions, the *Static Household Size* population projection assumes the average household size (or persons per household) remains constant at the value observed in 2000 (2.81 persons per household). *Table LU3 Household Forecast: Household Size Trend and Lands Needed* correlates population increases to average household size to determine a projected number of new households. Currently, 54 acres within the Village is used for housing, that translates to 1.8 homes per acre, additional land needed in this projection represents this assumption.

Based on this projection, there is no demand (negative) for new future residential land uses within the Village. It is important to note that the Village currently has approximately 24 vacant residential lots with a total area of about 13 acres. Although some of these existing vacant lots may not be suitable for development, the Village conceivably has adequate existing residential lots to accommodate additional residential housing development through the year 2030.

Table LU3: Household Forecast: Static Household Size and Lands Needed

Year	Population	Average Household Size	Number of Housing Units	Additional Residential Acres Needed
1990, per census	200	2.3	101	
2000, per census	250	2.81	99	54 (currently)
2010, Projection	240	2.81	85	-7
2020, Projection	235	2.81	83	-8
2025, Projection	232	2.81	82	-9
2030, Projection	230	2.81	81	-9

Source: US Census and Sauk County Planning & Zoning

➤ **Future Commercial Land Area Needs**

To determine the amount of land needed for future commercial land uses, it must be assumed that the existing proportions of commercial -to- residential land uses will continue into the future. These projections also assumed similar densities of commercial uses that exist today.

Table LU4: Commercial Lands Needed

Year	Population	Additional Residential Land Needed	Ratio of Commercial to Residential	Additional Commercial Acres Needed
1990, per census	200			
2000, per census	250	54 (currently)	.04 (currently)	2 (currently)
2010, Projection	240	-7	0.04	-1
2020, Projection	235	-8	0.04	-1
2025, Projection	232	-9	0.04	-1
2030, Projection	230	-9	0.04	-1

Source: Sauk County Planning & Zoning

Based on this projection, there is no demand (negative) for new future commercial land uses within the Village. It is important to note that the Village currently has approximately .5 acres currently zoned or used as commercial that is undeveloped. Although some of these existing undeveloped sites may not be suitable for development, the Village conceivably has adequate existing commercial sites to accommodate additional commercial development through the year 2030.

➤ **Future Agricultural Land Area Needs**

Land devoted to agriculture and open space in the Village totals 144 acres. Agricultural uses within the Village limits are thought to be temporary uses until future residential, or commercial uses are appropriate for those areas. Moreover, agricultural activities are viewed by the Village as more appropriate in the adjacent Town. There is little demand for agricultural land within the Village and, consequently, agricultural land uses will steadily decline. Within the planning area, the Town of Ironton is planning for a significant portion of their land base to remain in agricultural use over the next 20 years.

10.9 Natural Limitations to Building and Site Development

Natural limitations to development vary depending on where in the Village development is being proposed. Generally speaking, the Little Baraboo River and Furnace Creek, which traverses the northern portion of the Village, includes a related floodplain area depicted on **Map 8-4 General Floodplain Areas** and wetlands noted on **Map 8-2 Environmentally Sensitive Areas**. Other natural limitations to development include steep slopes that are present just south of the Village and prime farmland that may be present near the previously mentioned floodplains and wetlands.

10.10 Land Use Goal, Objectives and Policies

Land Use Goal: Promote a future land use pattern that protects natural resources and provides a range of uses that are consistent with the Village of Ironton’s “small town” character.

Land Use Objectives/Policies:

LUO-1 Designate future lands for development that protect resources and can be publicly served in an efficient and cost-effective manner.

LUO-2 Ensure a desirable and compatible mix of land uses consistent with the Village’s “small town” character.

LUO-3 Encourage development that is accessible and meets residents of all income levels, ages and needs.

LUO-4 (HO-3) Provide for a wide range of housing types to serve residents of all income levels, ages and needs.

LUO-5 (HO-4) Create options for traditional and alternative housing and developments.

LUO-6 (HO-5) Encourage neighborhood design and locations that protect residential areas from incompatible land uses and promote the Village’s “small town” character.

LUO-7 (EDO-5) Encourage multi-use business opportunities.

LUO-8 (UCRO-4) Encourage logical, cost-efficient expansion and improvement of public utilities to serve well-planned development patterns.

LUO-9 (NRO-1) Protect significant natural areas and systems such as creeks, floodplains, wetlands, endangered species, groundwater, steep slopes, ridge tops and woodlands.

LUO-10 (CRO-2) Promote the historic downtown area as the Village’s community center.

LUO-11 (ICO-4) Coordinate future planning efforts in areas of overlapping jurisdictions.

LUP-1 Plan for a sufficient supply of developable land for a variety of land uses consistent with Village of Ironton Comprehensive Plan’s goals, objectives and policies.

LUP-2 Modify and implement existing ordinances in order to incorporate the Comprehensive Plan’s goals, objectives and policies.

LUP-3 Guide new development to areas adjacent to existing development.

LUP-4 (HP-1) Ensure that public services can be provided to future developments in a safe, efficient and cost-effective manner.

LUP-5 (HP-5) Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development.

-
- LUP-6 (HP-6) Ensure that development utilizes design techniques that preserves environmental systems, promotes habitat connectivity and provides adequate stormwater management to protect the Village's diverse natural resources.
- LUP-7 (HP-9) Encourage and develop alternative housing options that will serve the elderly or people with special needs such as- dependency living arrangements, assisted living centers, skilled nursing centers, as well as other arrangements.
- LUP-8 (HP-10) Strengthen site and design guidelines for new manufactured and mobile home development.
- LUP-9 (EDP-2) Promote the redevelopment and reuse of existing historical buildings in the Village's downtown to maintain connectivity and promote the Village of Ironton's identity.
- LUP-10 (EDP-4) Explore strategies to promote the downtown as a commercial, civic and social center to assist in maintaining a "sense of place" and promote the Village's "small town" character.
- LUP-11 (EDP-8) Update ordinances to provide appropriate designation, type, scale, layout, character, adjacent impact and process for approval for a wide variety of commercial uses and alternative mixed use options.
- LUP-12 (UCRP-2) Explore strategies to ensure ground water protection, especially areas where groundwater contributes to the Village's well.
- LUP-13 (UCRP-4) Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.
- LUP-14 (TP-1) Support biking, walking and other alternative modes of transportation to serve neighborhoods, schools, parks and activity centers.
- LUP-15 (TP-4) Incorporate sidewalks, pedestrian or bicycle paths into new development or in areas where it is deemed appropriate.
- LUP-16 (TP-5) Prepare and adopt an Official Map to reserve right of ways for future transportation corridors, parks and other utility and public uses.
- LUP-17 (NRP-2) Encourage developers to include green space & park area in their development plans.
- LUP-18 (NRP-5) Protect natural wildlife habitats and promote the interconnectivity of natural corridors.
- LUP-19 (ARP-1) Protect prime agricultural lands when considering development proposals that requires the Village to annex land for expansion.
- LUP-20 (ARP-2) Encourage orderly, efficient development that minimizes conflicts between the Village and agricultural operations.
- LUP-21 (ARP-3) Promote the redevelopment of vacant or open lots within the Village limits as an alternative to annexing land for future development in order to preserve farmland.

LUP-22 (CRP-1) Promote the redevelopment and reuse of existing historical buildings in the Village's downtown to maintain connectivity and promote the Village of Ironton's identity.

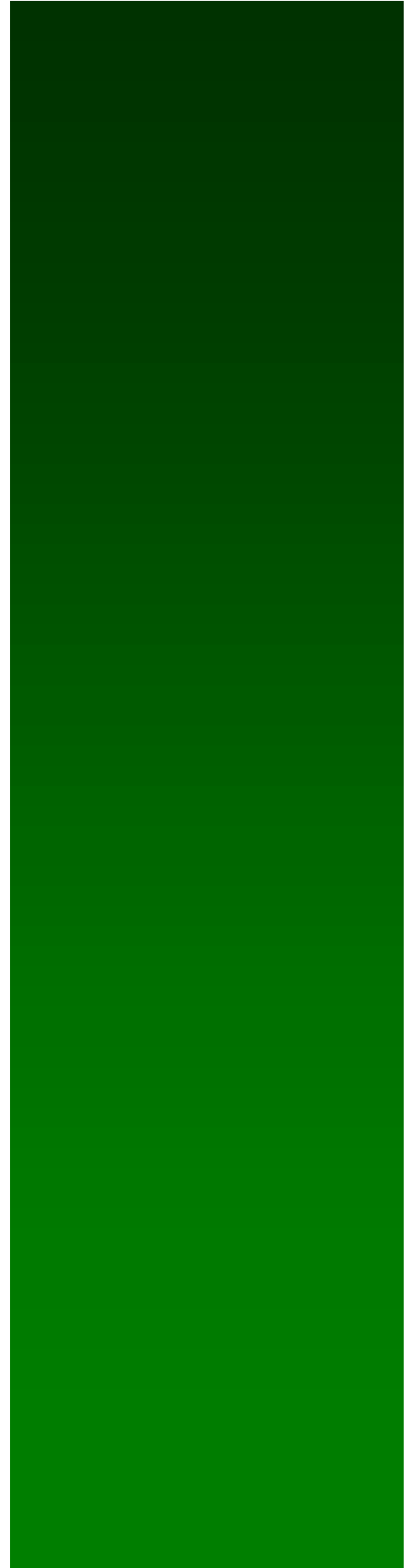
LUP-23 (CRP-2) Explore strategies to promote the historic downtown as a commercial, civic and social center to assist in maintaining a "sense of place" and promote the Village's "small town" character.

LUP-24 (ICP-4) Identify current or future conflicts in areas of overlapping jurisdictions.

Chapter 11

IMPLEMENTATION

Village of Ironton



11.0 Purpose

A number of the policies in this Comprehensive Plan will not be implemented automatically, and follow-up actions will be required for the Plan to become a reality. However, by default, many of the plan policies have been developed in such a manner that, by themselves, they provide specific guidance to the Village with everyday decision-making. Therefore, the Village of Ironton Comprehensive Plan has two roles. One of these roles is to provide everyday guidance for decision making by the Village, and the other is to provide specific direction for carrying forth projects that will aid the Village with the full realization of its vision, goals and objectives.

This section is meant to provide guidance for the general process of adopting the Comprehensive Plan as well as more specific detail on how and when amendments will be made to the Plan. This section also provides a ‘timeline of implementation’ of all policies in the plan and recommendations, where needed, as to whom will be implementing these policies. This section defines the suggested implementation roles of the Plan Commission and the Village Board.

11.1 Plan Adoption

The Village of Ironton Comprehensive Plan must be adopted in a manner that recognizes a commitment to implement each policy within the Plan. The Plan itself will also be adopted as an ordinance, which will allow the Village to enforce its vision, goals, objectives, and policies. The Village has also included all of the basic elements of Comprehensive Planning and has achieved all 14 goals of the ‘Smart Growth’ legislation.

In addition to this achievement, the development of this plan included an extensive public participation component, which ensured numerous opportunities for residents, landowners, and neighboring governments to give input. Also, the Village of Ironton Comprehensive Plan Committee consisted of people from all interests and backgrounds, ensuring that the plan was developed by the people and for the overall good of the Village. The public participation plan and scope of services to the planning process are noted in *Appendix C*.

The final Comprehensive Plan will be reviewed by the Plan Commission, which will forward its recommendations to the Village Board for final Village approval. Upon Village approval, the Plan will be forwarded on for acknowledgement by the Sauk County Board. Once acknowledged by the county board, the Plan will finally be submitted to the State of Wisconsin, Department of Administration.

11.2 Plan Monitoring, Amendments, and Update

The Village should regularly evaluate its progress towards achieving the policies in this Comprehensive Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the Plan.

➤ Plan Monitoring

The Village should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions based on the recommendation/policies of the Village of Ironton Comprehensive Plan. More specifically, for each proposal that comes before the Village, any recommendation by the Village’s Plan Commission and final action by the Village Board should reference any and all plan policies utilized as part of the review and decision-making process. This reference may come in the form of a resolution or minutes officially adopted by the Village.

➤ **Plan Amendments**

Amendments may be deemed appropriate or necessary in the years following the adoption and implementation of this Comprehensive Plan. Amendments are generally defined as either minor or major. Minor amendments generally include changes to maps or general text. Major amendments are defined as any change to plan policies. Therefore major amendments will require, at a minimum, a public hearing to garner input from the community regarding the amendment(s).

➤ **Plan Update**

The State comprehensive planning law requires that the Comprehensive Plan be updated at least every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Further, on January 1, 2010, “any program or action that affects land use” will have to be consistent with locally-adopted comprehensive plans- including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the Village should update its Comprehensive Plan before the year 2018 (i.e., ten years after 2008). The Village should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

11.3 Role of Implementation

➤ **Village Board**

The Village Board will provide for general oversight of the Plan Commission’s activities relative to selecting and guiding Comprehensive Plan Implementation Committee participants. The Village Board will also consider any current proposals and ensure that they are consistent with this Plan as well as consider Plan Commission recommendations for such proposals. Like Plan Commission members, Village Board members are encouraged to take an active role as members of the Implementation Committee.

➤ **Plan Commission**

It is intended that the primary body responsible for the implementation of this Comprehensive Plan be the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision-making. It is also recommended that the Plan Commission take the role of identifying policies within the Plan to support its recommendation to the Village Board. The second form of implementation recognizes the role of the Plan Commission to select participants for the Comprehensive Planning Implementation Committee and guide the work of this Committee. This work should be based on the premise that this Committee will be the ‘work-horse’ behind the implementation of many Plan policies. It is highly recommended that Plan Commission members, in addition to simply guiding the Implementation Committee, become members of this Committee themselves.

11.4 Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Village should complete in order implement this Comprehensive Plan. This summary has been broken down by each element and elements’ policies to include a minimum recommended course of action and timeframe for implementation. Each policy has also been assigned a representative body charged with the primary implementation of the policy.

HOUSING

Policy	Implementation Timeframe	Representative Body
HP-1	2008-ongoing	Plan Commission/Village Board
HP-2	2008-2011	Plan Commission/ Village Board
HP-3	2008-ongoing	Plan Commission/Village Board
HP-4	2008-ongoing	Plan Commission/Village Board
HP-5	2008-ongoing	Plan Commission/Village Board
HP-6	2008-ongoing	Plan Commission/Village Board
HP-7	2008-ongoing	Plan Commission/Village Board
HP-8	2008-ongoing	Plan Commission/Village Board
HP-9	2008-ongoing	Plan Commission/Village Board
HP-10	2008-2011	Plan Commission/Village Board

ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body
EDP-1	2008-ongoing	Plan Commission/Village Board
EDP-2	2008-ongoing	Plan Commission/ Village Board
EDP-3	2008-ongoing	Plan Commission/Village Board
EDP-4	2008-ongoing	Plan Commission/Village Board
EDP-5	2008-ongoing	Plan Commission/Village Board
EDP-6	2008-2011	Plan Commission/Village Board
EDP-7	2008-2011	Plan Commission/Village Board
EDP-8	2008-2011	Plan Commission/Village Board

UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body
UCRP-1	2008-ongoing	Plan Commission/ Village Board
UCRP-2	2008-ongoing	Plan Commission/Village Board
UCRP-3	2008-ongoing	Plan Commission/Village Board
UCRP-4	2008-2011	Plan Commission/Village Board
UCRP-5	2008-ongoing	Plan Commission/Village Board
UCRP-6	2008-ongoing	Plan Commission/Village Board
UCRP-7	2008-2011	Plan Commission/Village Board
UCRP-8	2008-ongoing	Plan Commission/Village Board

TRANSPORTATION

Policy	Implementation Timeframe	Representative Body
TP-1	2008-ongoing	Plan Commission/ Village Board
TP-2	2008-ongoing	Plan Commission/ Village Board
TP-3	2008-ongoing	Plan Commission/Village Board
TP-4	2008-ongoing	Plan Commission/Village Board
TP-5	2008-2011	Plan Commission/Village Board
TP-6	2008-2011	Plan Commission/Village Board
TP-7	2008-ongoing	Plan Commission/Village Board

NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
NRP-1	2008-ongoing	Plan Commission/Village Board
NRP-2	2008-ongoing	Plan Commission/Village Board
NRP-3	2008-ongoing	Plan Commission/Village Board
NRP-4	2008-ongoing	Plan Commission/Village Board
NRP-5	2008-ongoing	Plan Commission/Village Board
NRP-6	2008-ongoing	Plan Commission/Village Board

AGRICULTURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
ARP-1	2008-ongoing	Plan Commission/Village Board
ARP-2	2008-ongoing	Plan Commission/Village Board
ARP-3	2008-ongoing	Plan Commission/Village Board

CULTURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
CRP-1	2008-ongoing	Plan Commission/Village Board
CRP-2	2008-ongoing	Plan Commission/ Village Board
CRP-3	2008-ongoing	Plan Commission/Village Board
CRP-4	2008-ongoing	Plan Commission/Village Board

INTERGOVERNMENTAL COOPERATION

Policy	Implementation Timeframe	Representative Body
ICP-1	2008-ongoing	Plan Commission/Village Board
ICP-2	2008-ongoing	Plan Commission/ Village Board
ICP-3	2008-ongoing	Plan Commission/Village Board
ICP-4	2008-ongoing	Plan Commission/Village Board
ICP-5	2008-ongoing	Plan Commission/Village Board
ICP-6	2008-ongoing	Plan Commission/Village Board
ICP-7	2008-ongoing	Plan Commission/Village Board

LAND USE

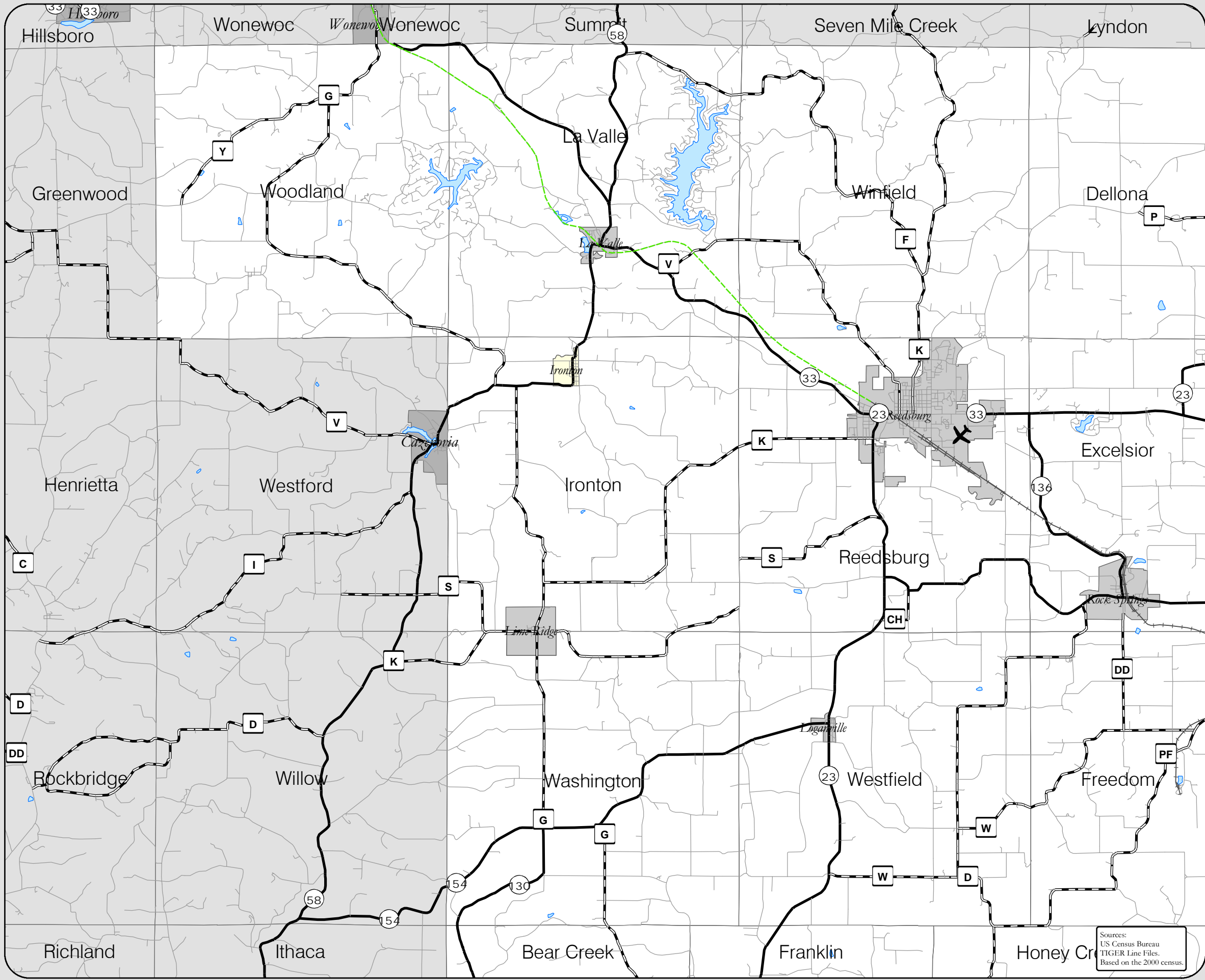
Policy	Implementation Timeframe	Representative Body
LUP-1	2008-ongoing	Plan Commission/Village Board
LUP-2	2008-ongoing	Plan Commission/ Village Board
LUP-3	2008-ongoing	Plan Commission/Village Board

11.5 Consistency Among Plan Elements

The State Comprehensive Planning statute requires that the implementation element “describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the Comprehensive Plan.” Preparing the various elements of the Village of Ironton Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

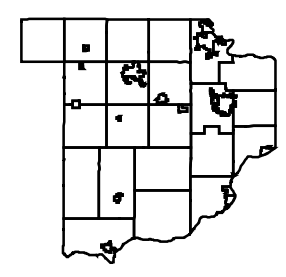
11.6 Annual Review of the Implementation Progress

It is intended that prior to each annual meeting, the Plan Commission and Village Board jointly review the Vision, Goals, Objectives and Policies of this Comprehensive Plan to ensure that the Plan has been adhered to and to ensure its continued implementation. It is also intended that an update be provided at each annual meeting, which summarizes both how and when policies of the Village of Ironton Comprehensive Plan have been/will be implemented. This process of review and summary will also offer the Plan Commission and Village Board an opportunity to identify the policies that may be implemented with the assistance of any additional appointed Committee to complete tasks.



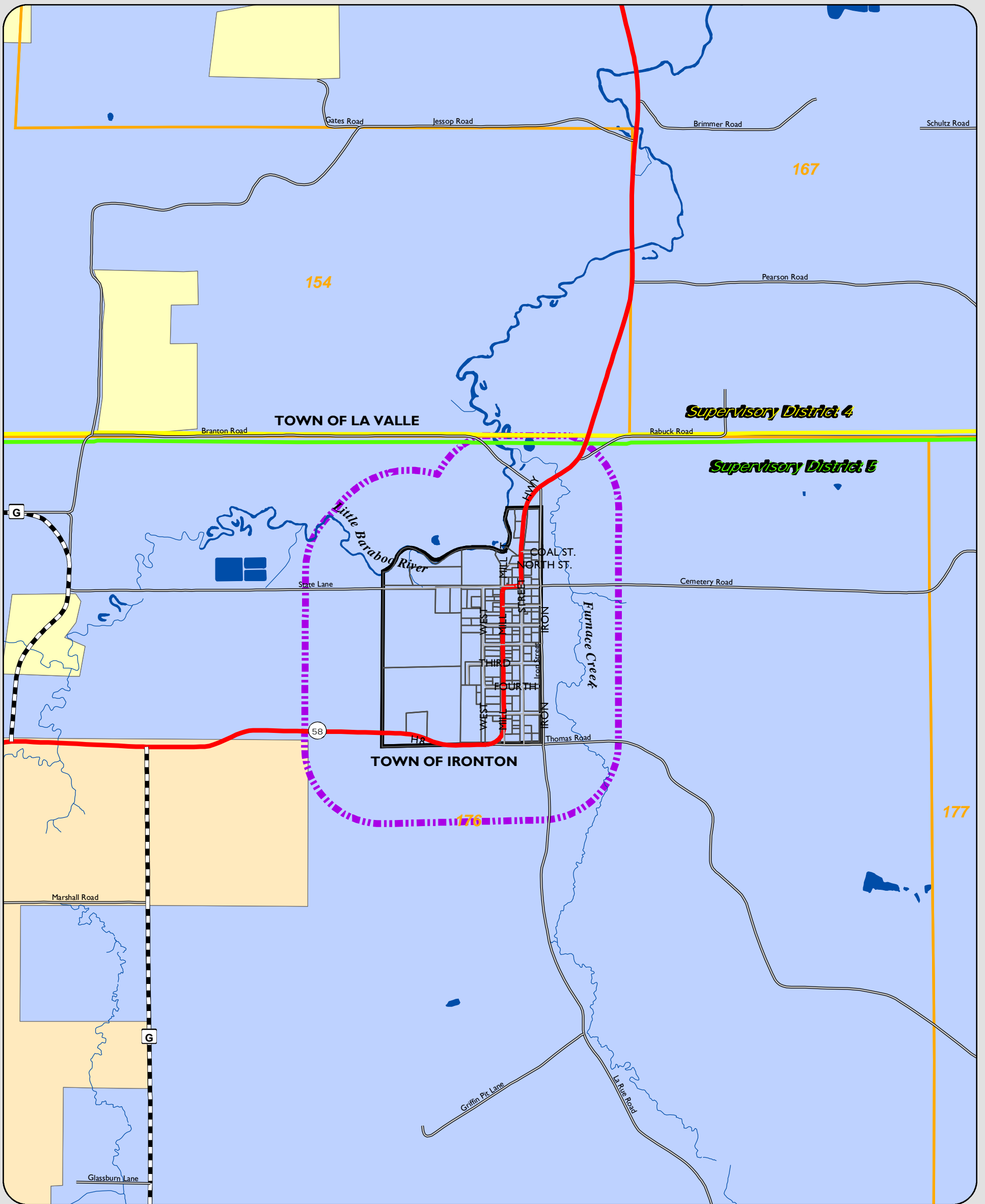
Regional Context
Legend

- Airport
- Town Roads/Municipal Streets
- United States Highway
- State Highway
- County Highway
- Railroad
- Recreation Trail
- County Boundaries



SAUK COUNTY
0 0.5 1 2

Sources:
US Census Bureau
TIGER Line Files.
Based on the 2000 census.



Jurisdictional Boundaries

Legend

School Districts

- Reedsburg
- Wonewoc-Union Center
- Weston

Supervisory Districts

- District 4
- District 5
- District 6
- District 22

Emergency Service Districts

- Emergency Service Districts

Boundaries

- Parcel Boundary
- Village of Ironton
- Town Boundaries
- Planning Area

Transportation

- State Highway
- County Highway
- Town Road
- Municipal Street

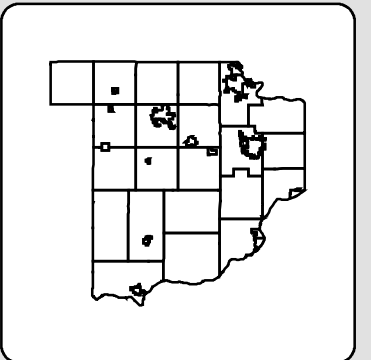
Emergency Dist. No.	FIRE	EMS
154	LA VALLE	CAZENOVIA
167	LA VALLE	REEDSBURG
176	CAZENOVIA	CAZENOVIA
177	REEDSBURG	REEDSBURG
182	HILLPOINT	REEDSBURG

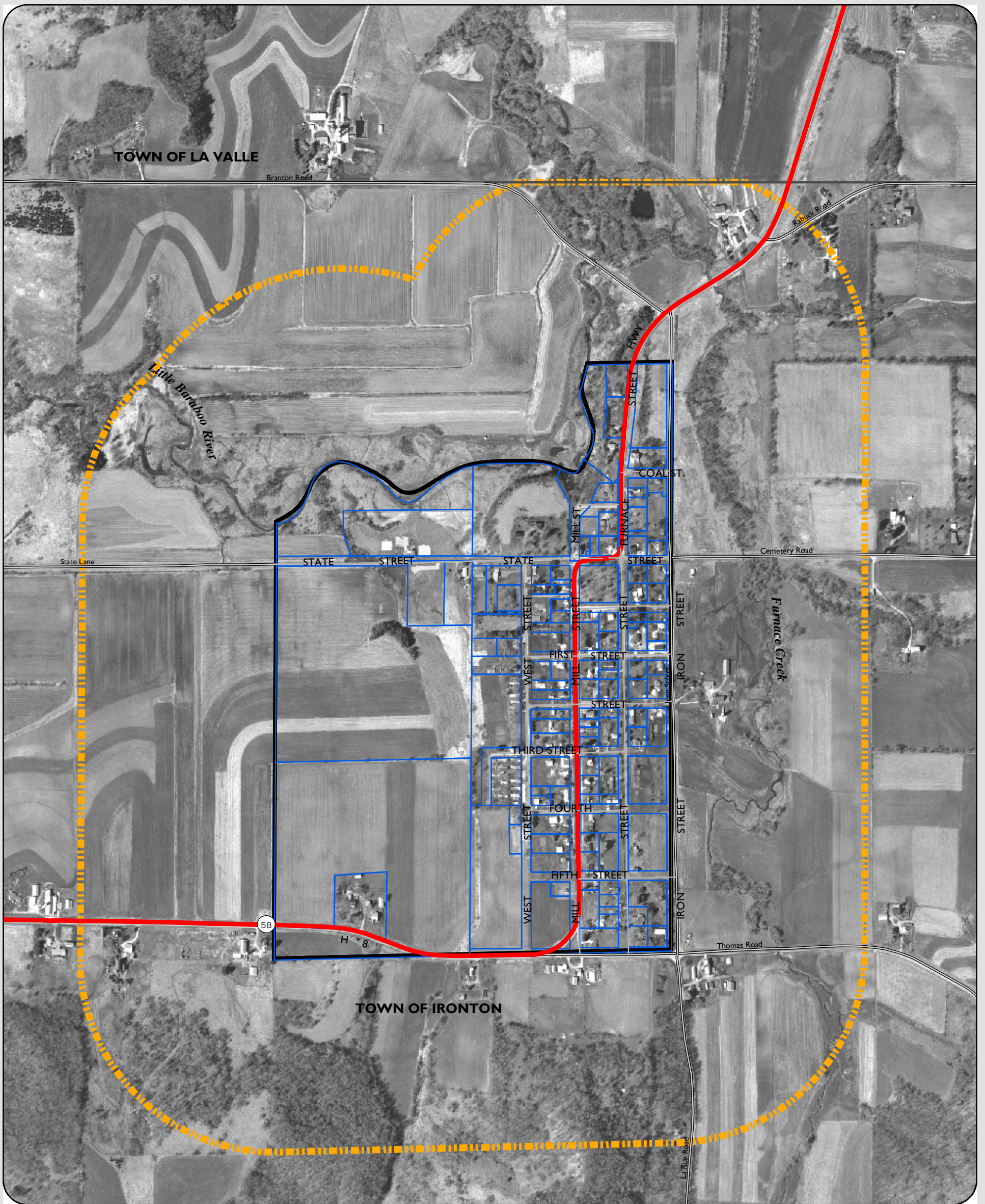
Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department.



Village of Ironton Comprehensive Plan

Map
1-2





Aerial Photography

Legend

- | Boundaries | Transportation |
|--------------------|------------------|
| Parcel Boundary | State Highway |
| Village of Ironton | County Highway |
| Town Boundaries | Town Road |
| Planning Area | Municipal Street |

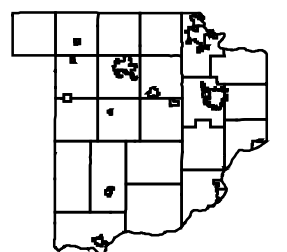


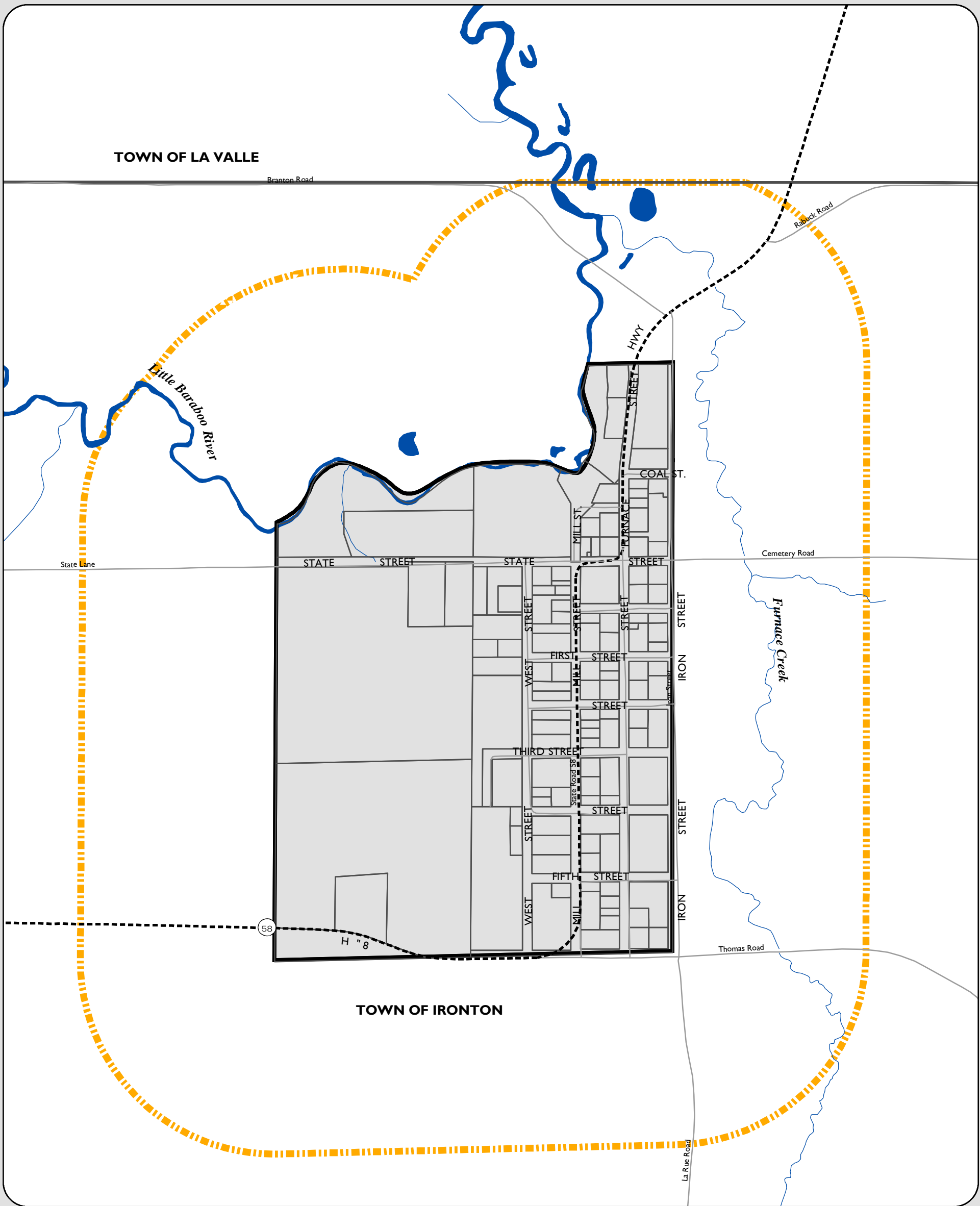
Village of Ironton Comprehensive Plan

Map
1-3



Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department.





Transportation

Legend

Functional Classification

- Principal Arterials - Interstate
- Principal Arterials - Other
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads
- Recreation Trails

Boundaries

- Parcel Boundary
- Village of Ironton
- Town Boundaries
- Planning Area

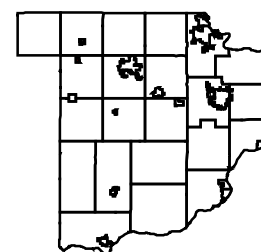
Feet
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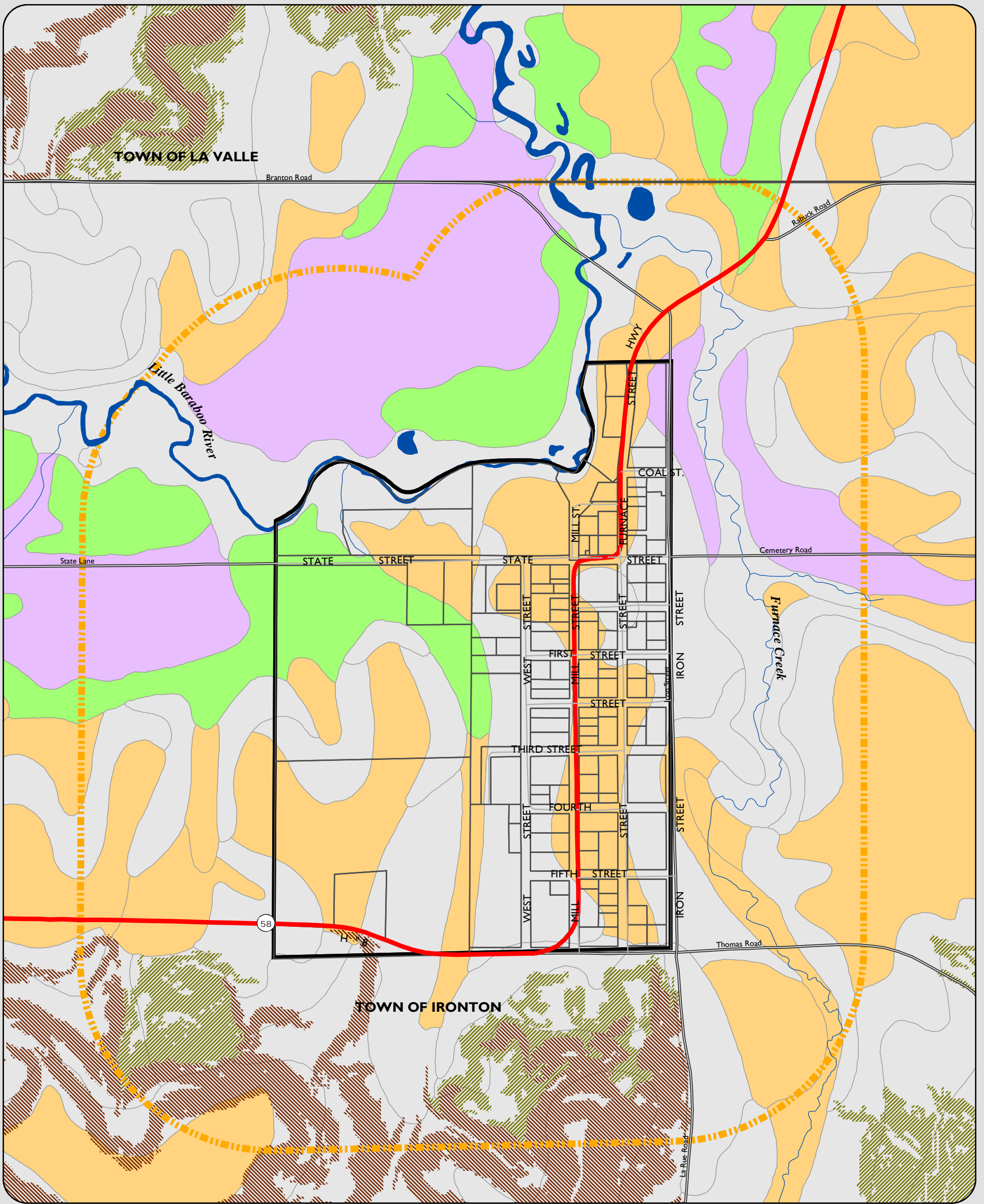


Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department.

Village of Ironton
Comprehensive Plan

Map
7-1





Prime Farmland - Slope Delineation

Legend

Prime Farmland

- Prime farmland
- Prime if drained
- Prime if drained and not flooded
- Prime if not flooded
- Not prime farmland

Slope

- Slopes > 12%
- Slopes > 20%

Boundaries

- Parcel Boundary
- Village of Ironton
- Town Boundaries
- Planning Area

Transportation

- State Highway
- County Highway
- Town Road
- Municipal Street

Feet
0 300 600

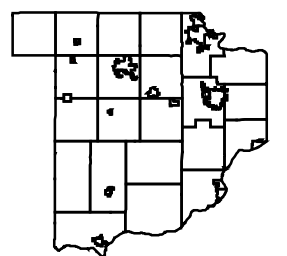


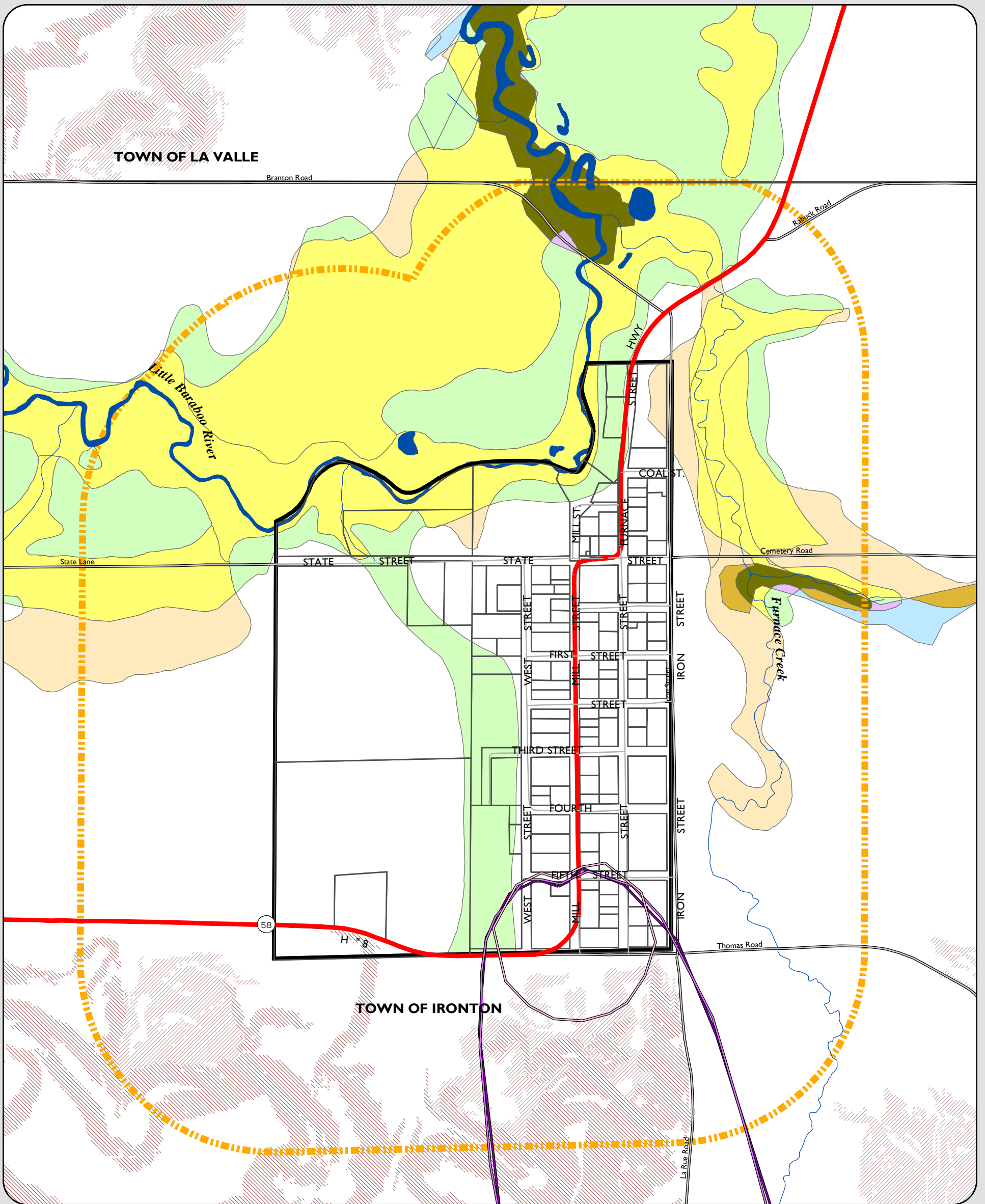
Generally, land capabilities 1-3 are considered prime farmland. However, with each land classification certain soils have limitations such as slope, erosion, flooding, or drought. So a soil class of 1-3, which generally would be considered prime farmland may not be officially labeled as prime farmland, because it has one of the limitations listed above.

Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department.

Village of Ironton Comprehensive Plan

Map
8-1





Environmentally Sensitive Areas

Legend

Sensitive Areas

- Surface Water
- Wetlands Only
- Floodplains Only
- Hydric Soils Only
- Floodplains & Hydric Soils
- Wetlands & Floodplains
- Wetlands & Hydric Soils
- Wetlands & Hydric Soils & Floodplains

Slope

- > 12%
- > 20%

5 Year

- 5 Year
- 50 Year
- 100 Year

Boundaries

- Parcel Boundary
- Village of Ironton
- Town Boundaries
- Planning Area

Transportation

- State Highway
- County Highway
- Town Road
- Municipal Street

Feet
0 300 600

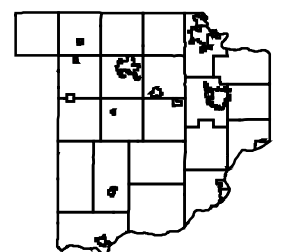


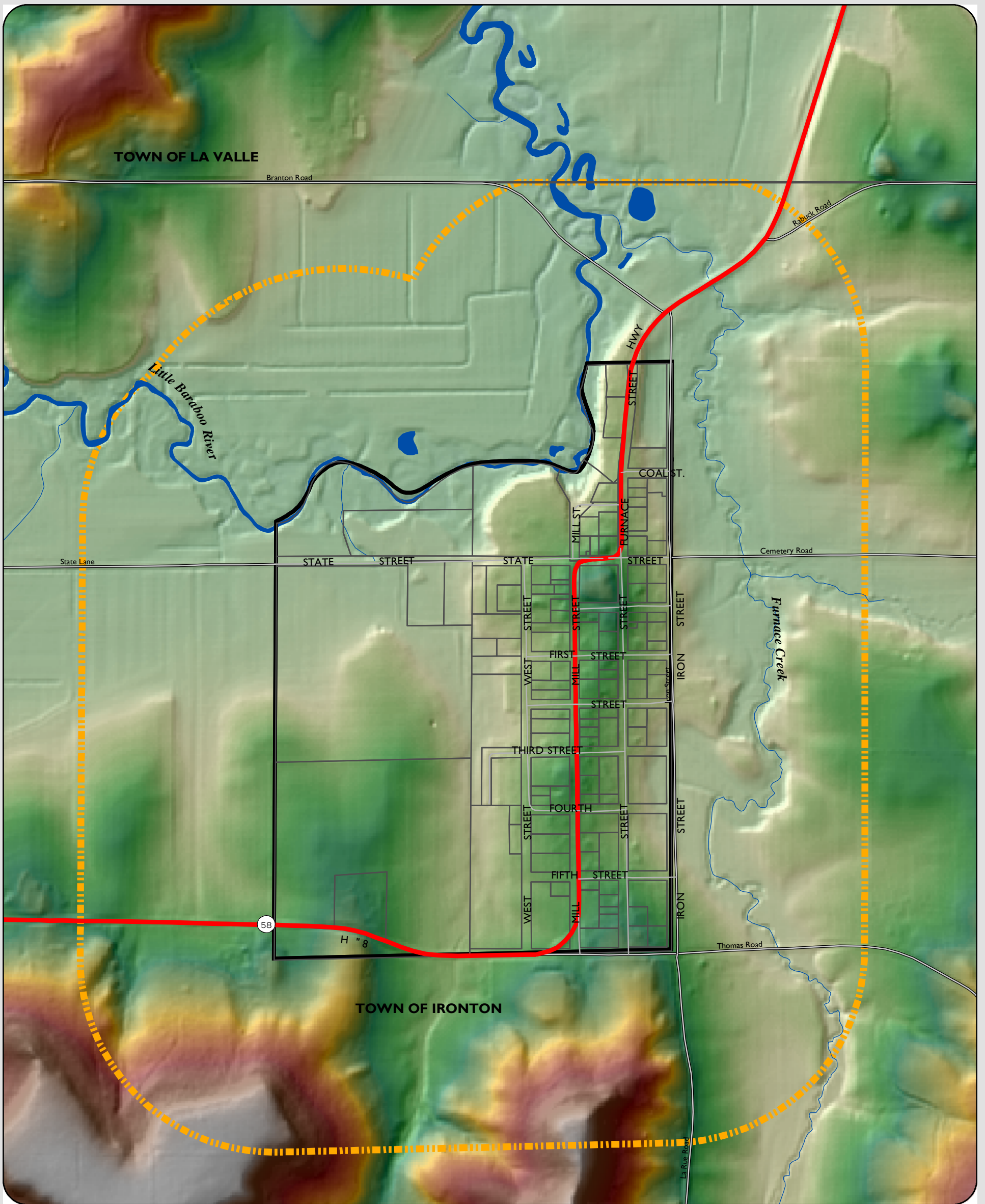
Zones of Contribution indicate groundwater recharge areas that correspond to the Village of Ironton well. Each time period indicates the extent of the recharge area.

Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department. Environmental Corridor, and Zones of Contribution interpretation courtesy of NRCS, USDA, USGS and Wisconsin DNR.

Village of Ironton Comprehensive Plan

Map
8-2

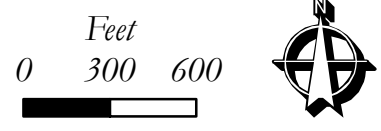




General Elevations

Legend

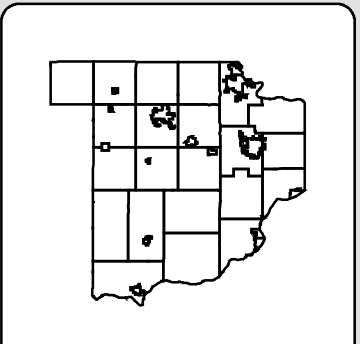
Elevation	Boundaries	Transportation
High : 1285.92	Parcel Boundary	State Highway
Low : 873.43	Village of Ironton	County Highway
	Town Boundaries	Town Road
	Planning Area	Municipal Street

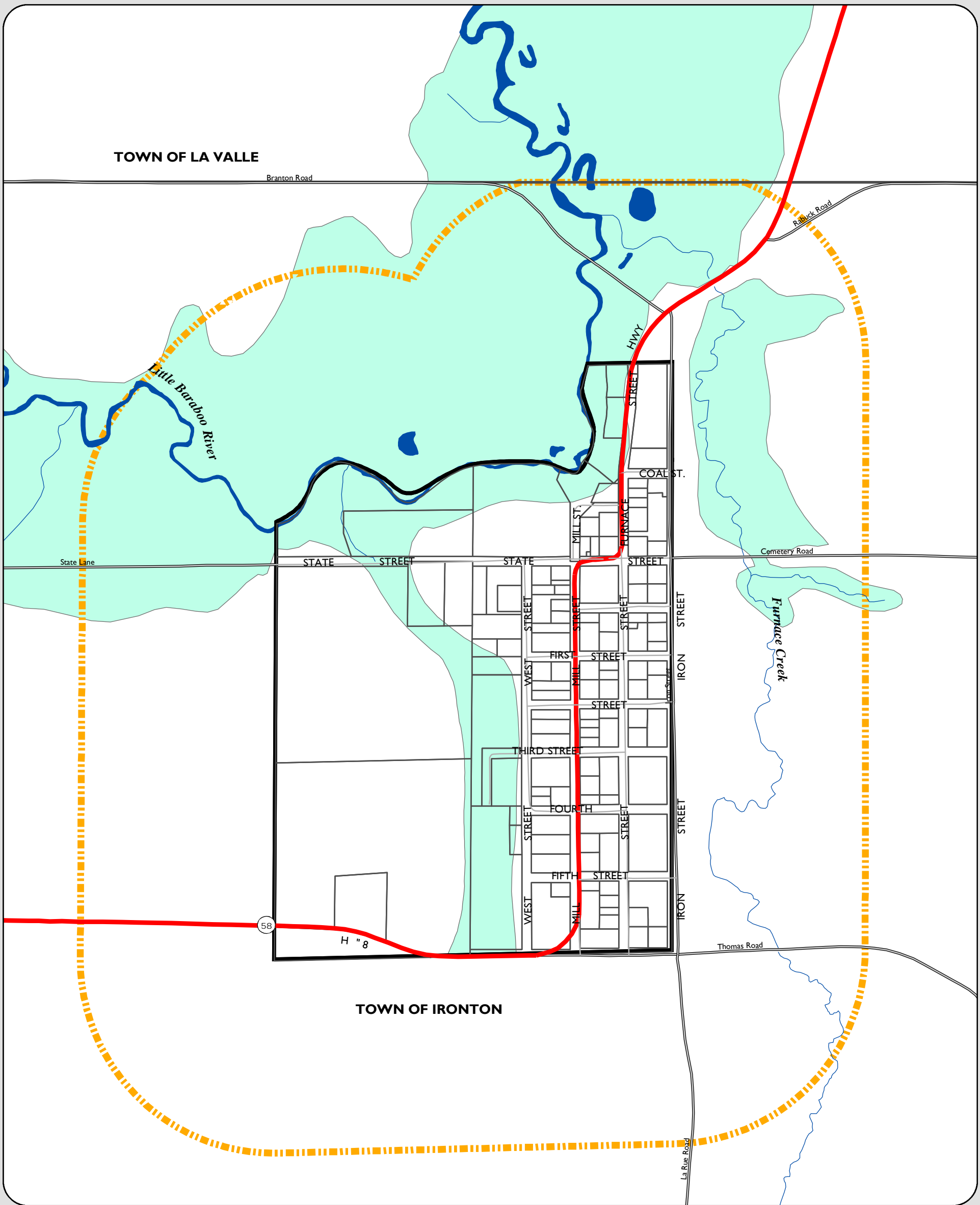


**Village of Ironton
Comprehensive Plan**

Map
8-3

Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department. Elevation information derived from the Sauk County LIDAR elevation dataset, 2005.





General Floodplain Areas


Legend

Floodplain

 General Floodplain Areas

Boundaries

 Parcel Boundary


 Village of Ironton

 Town Boundaries

 Planning Area

Transportation

 State Highway

 County Highway

 Town Road

 Municipal Street

Feet
0 300 600

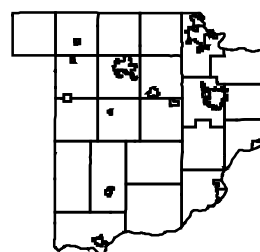


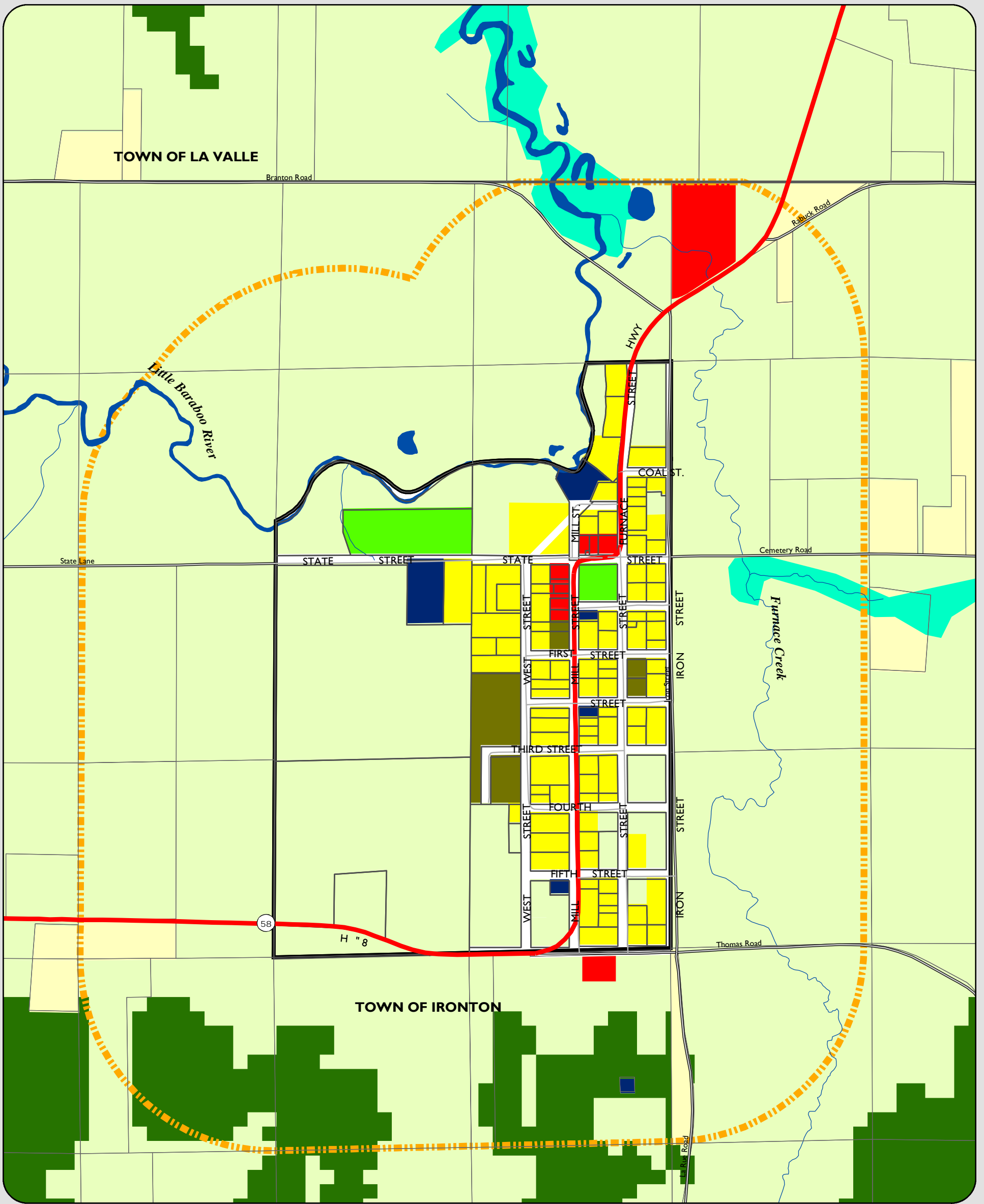
Village of Ironton
Comprehensive Plan

Map
8-4



Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department. 100-Year Floodplain information digitized by Vandewalle and Associates. This map is not approved by FEMA. To make a floodplain determination, consult an official FEMA map.


















Existing Land Use

Legend





Existing Land Use Designations

	Village Single Family Residential		Public Use / Institutional
	Rural Single Family Residential		Agriculture & Open Space
	Mixed Residential		Wetlands
	Commercial		Public Open Space
	Industrial		Forest

Boundaries

	Parcel Boundary
	Village of Ironton
	Town Boundaries
	Planning Area

Transportation

	State Highway
	County Highway
	Town Road
	Municipal Street

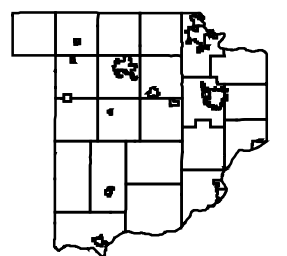
Sources:
 Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department.
 Land Use Information provided by 2005 Tax Assessment and Zoning Records.

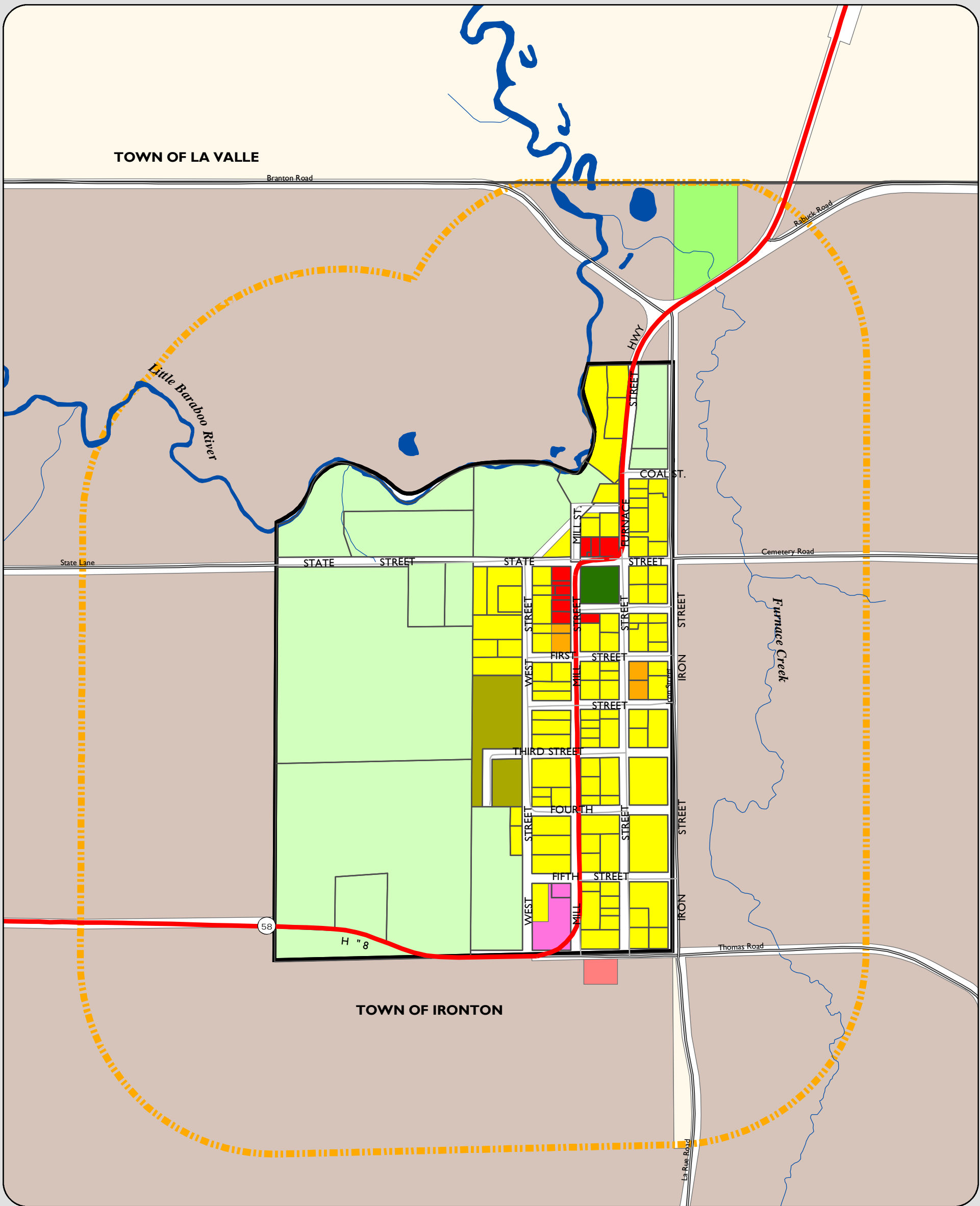
Feet
 0 300 600



Village of Ironton Comprehensive Plan

Map
 10-1





Zoning Districts

Legend

Village Zoning Districts

- Single Family Residential
- Single Family Mixed Residential
- Multiple Family Residential
- Central Business
- Highway Business
- Manufacturing
- Conservancy
- Agricultural

Town Zoning Districts

- Exclusive Agricultural
- Resource Conservancy 5
- Agricultural
- Commercial

Boundaries

- Parcel Boundary
- Village of Ironton
- Town Boundaries
- Planning Area

Transportation

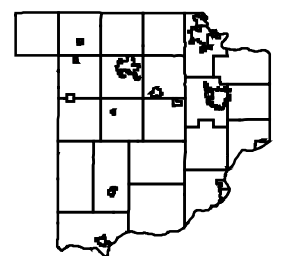
- State Highway
- County Highway
- Town Road
- Municipal Street

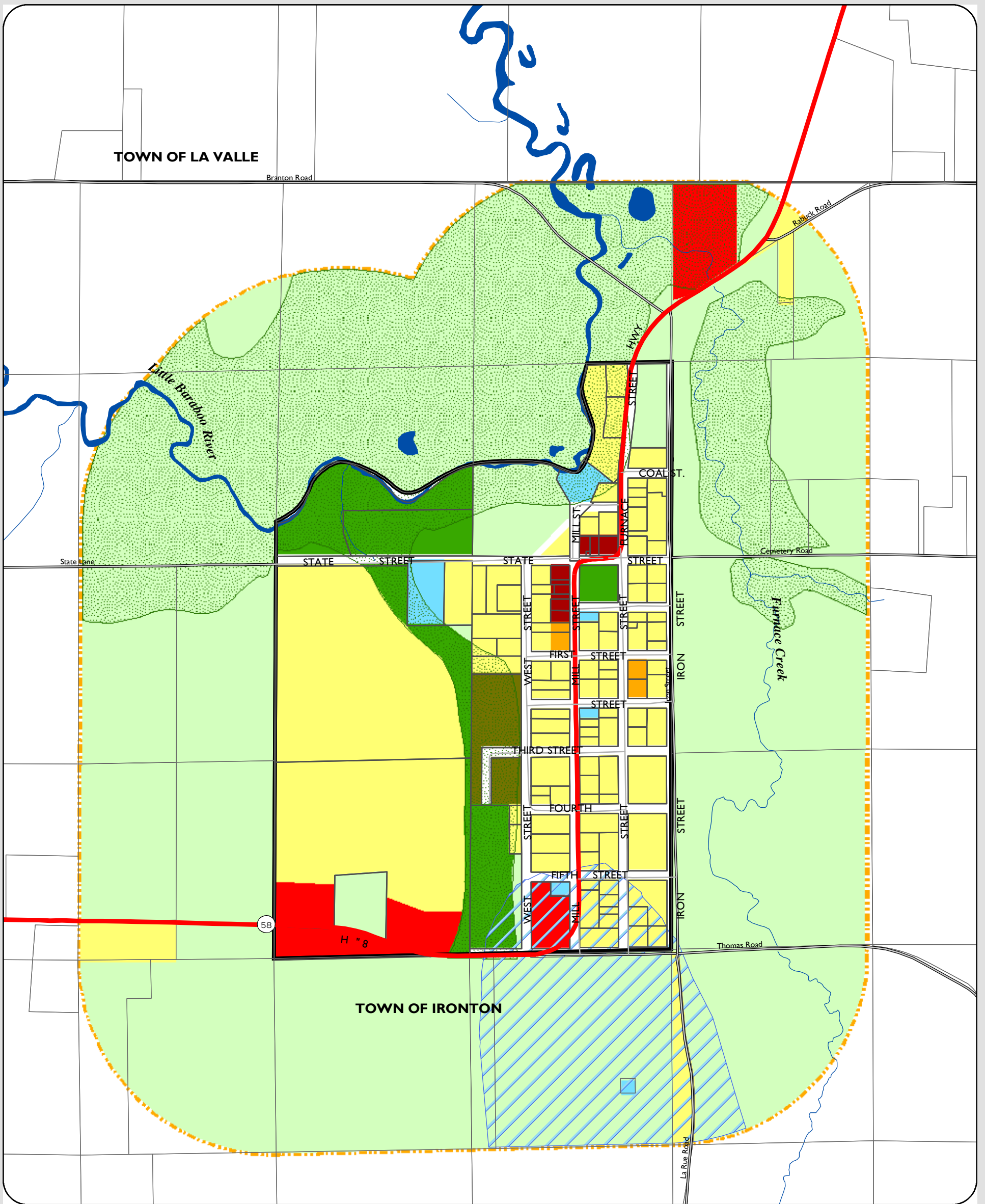


Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department.

Village of Ironton Comprehensive Plan

Map
10-2





Future Land Use Map

Legend

Future Land Use Districts

- Agricultural Holding / Transition Area
- Commercial
- Downtown Business / Civic
- Single-Family Residential

- Multiple Family Residential
- Mixed Use
- Public Use
- Public Open Space
- Wetland / Floodplains
- Wellhead Protection Priority

Boundaries

- Parcel Boundary
- Village of Ironton
- Town Boundaries
- Planning Area

Transportation

- State Highway
- County Highway
- Town Road
- Municipal Street

Feet
0 300 600

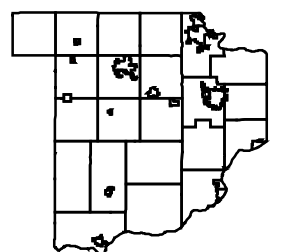


Village of Ironton Comprehensive Plan

Map
10-3



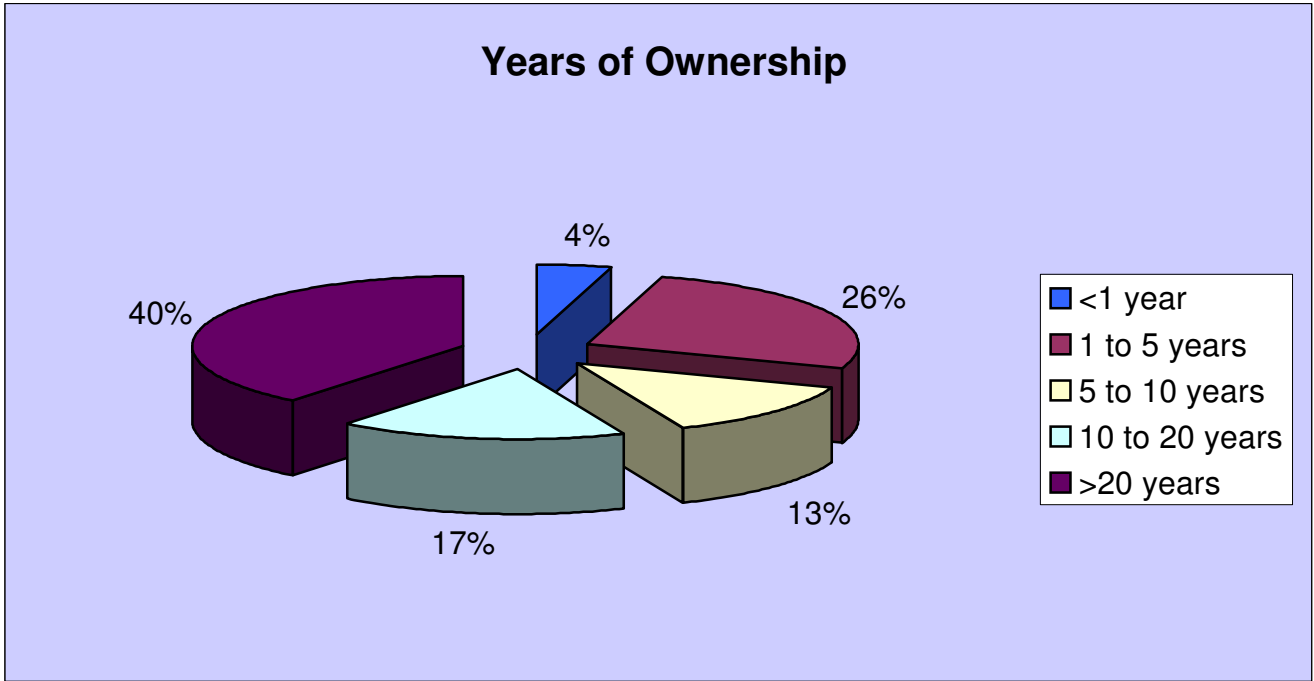
Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department.



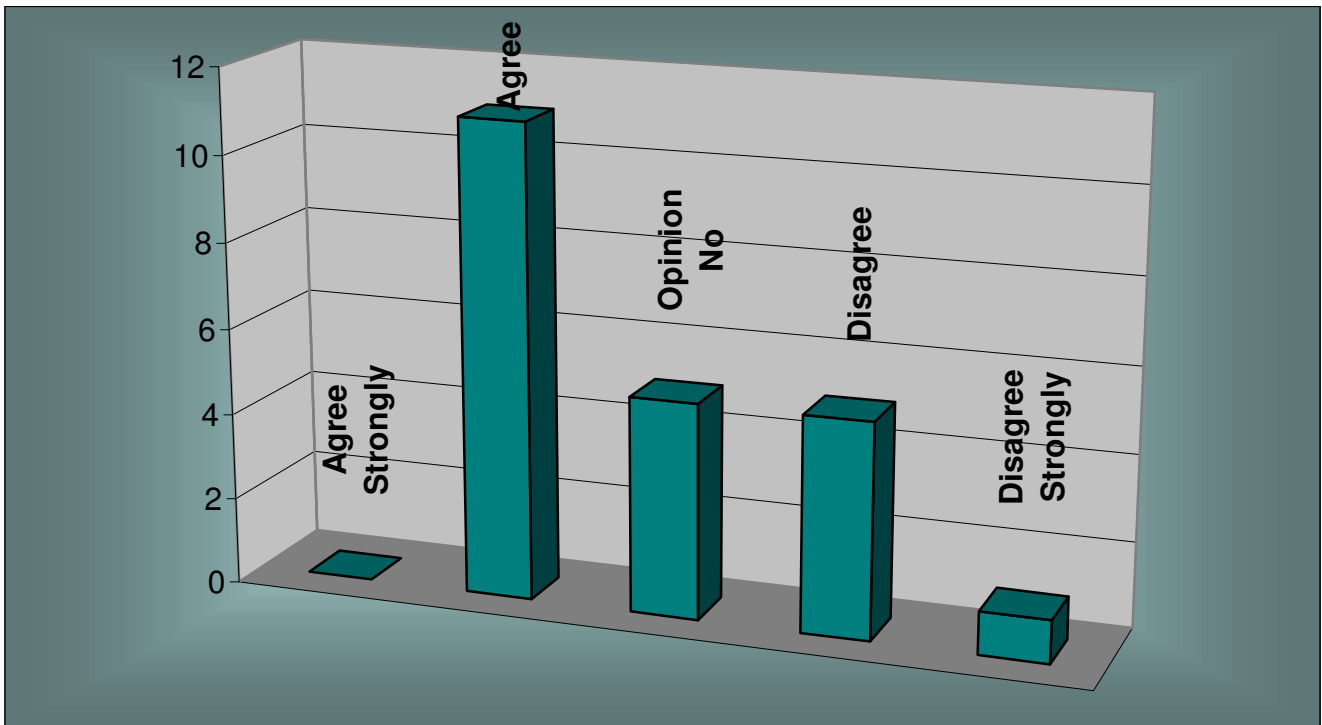
Village of Ironton Community Survey Results

98 sent/23 Returned

Question 1. How long have you owned or rented property in the Village of Ironton?



Question 2. The quality of life in the Village of Ironton is excellent?

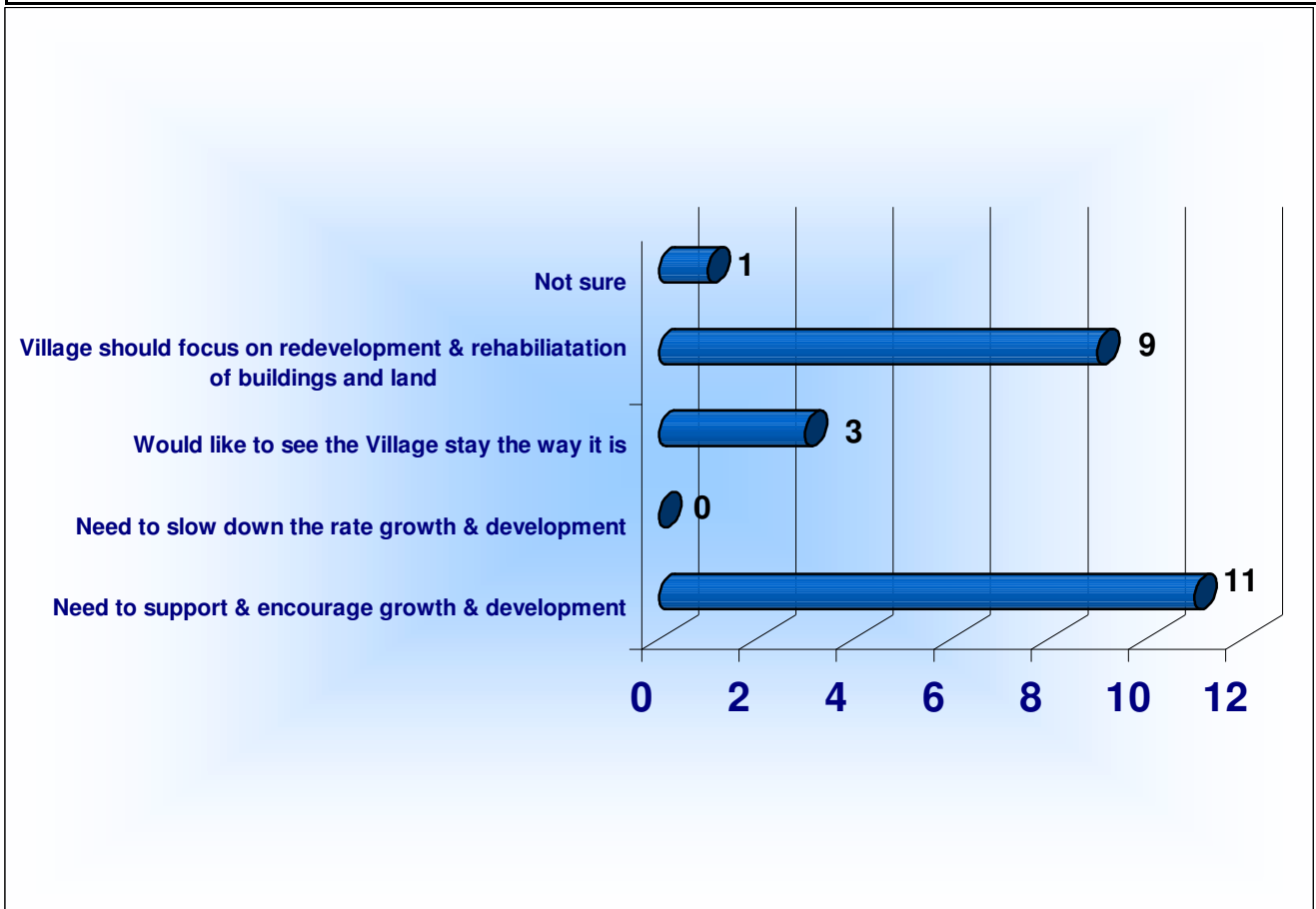


Village of Ironton Community Survey Results

Question 3. What are the most important reasons to live in the Village of Ironton?

Cost of living (affordable housing). Small community feel.
Like smaller town atmosphere. Near family. Lower taxes (in the past, not today).
Small town environment.
We do not live there at the present time. We own land. We plan to build in the future.
Small community. Cost of living.
Near family. Employment. Small town.
Small town, "close to living in the country". Was lower taxes. Privacy.
Near family and employment. Good place for kids. Price.
Country feel. Our house. Family
Cost of living. Grew up here. Small town.
Husband's hometown. Quietness, beauty of hillsides trees.
Open spaces. Friends. Close to family
Cost of living
Quiet and peaceful for the most part.
We moved here for peace and quiet.
Rural character. Cost of living. Near family and friends
Quiet. Town living with country scenery. Near employment and family

Question 4. How would you describe your thoughts towards future growth and development in the Village of Ironton?

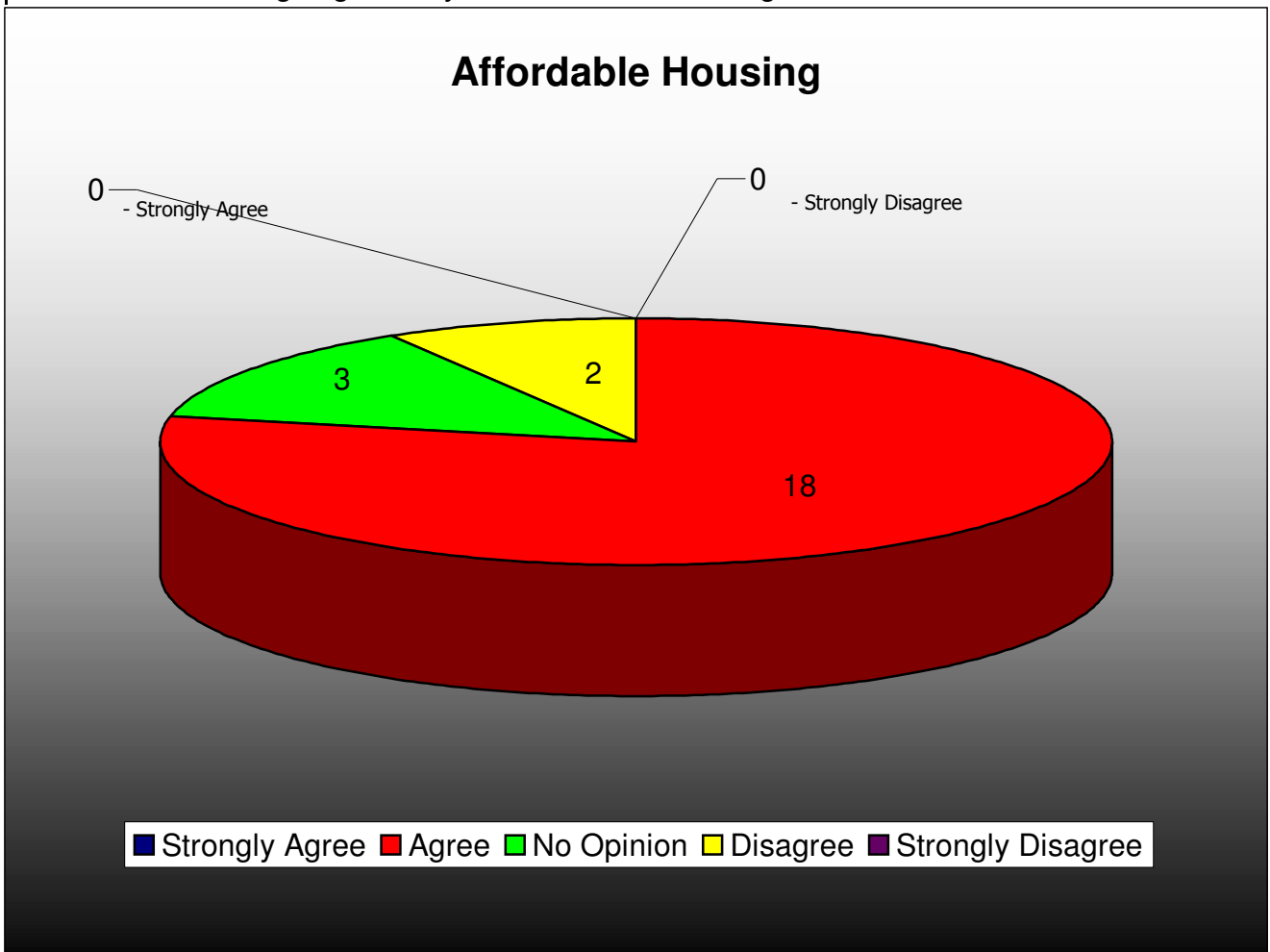


Question 5. The Village of Ironton needs more...

	<u>Strongly</u> <u>Agree</u>	<u>Agree</u>	<u>No</u> <u>Opinion</u>	<u>Disagree</u>	<u>Strongly</u> <u>Disagree</u>
A. Single family homes	5	9	2	1	0
B. Duplexes (2 units)	1	6	5	3	2
C. Mobile homes	0	0	2	7	7
D. Elderly/Assisted living	3	4	4	4	2
E. Rental housing (3+ units)	1	3	5	5	2
F. Condominiums	0	1	5	5	3
G. Other	2	1	0	0	0

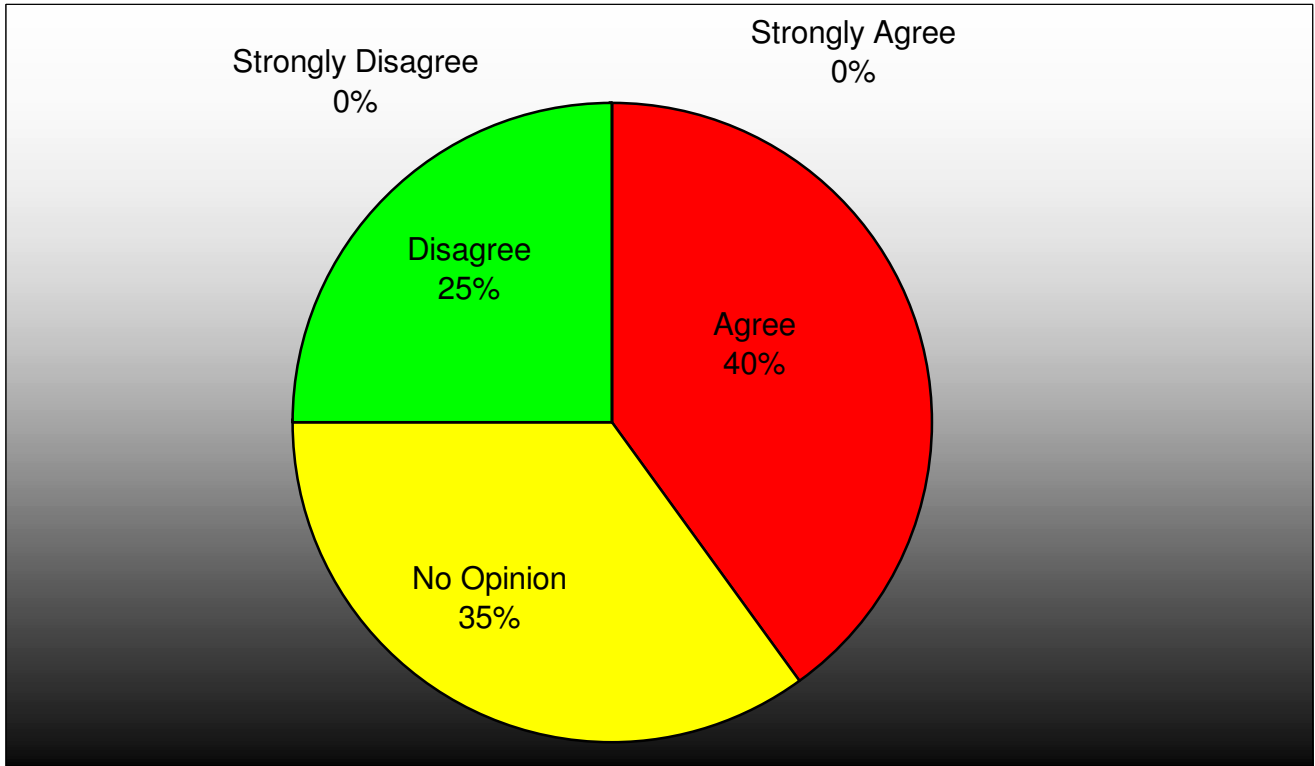
Comment: Stores, gas stations and empty lots

Question 6. Housing is generally affordable in the Village of Ironton.

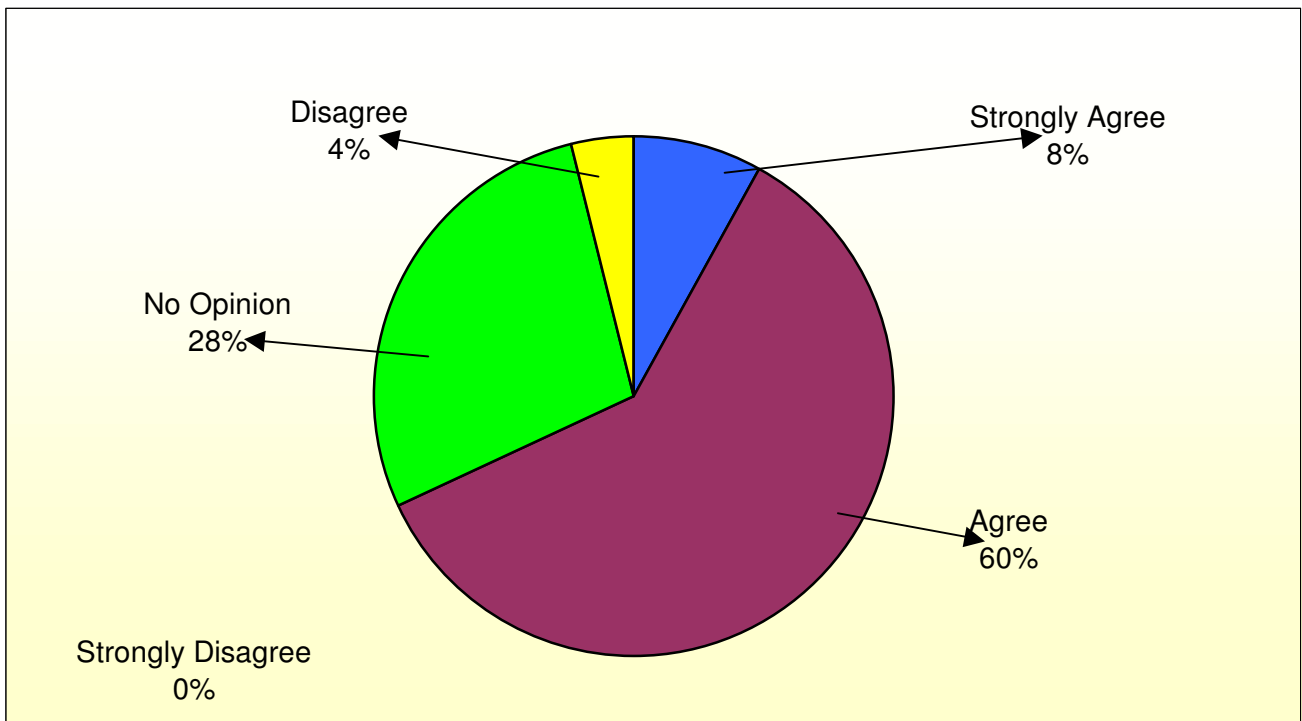


Village of Ironton Community Survey Results

Question 7. Existing housing stock in the Village of Ironton is adequate.



Question 8. Village of Ironton should protect and promote buildings, sites & artifacts of historical importance.



Village of Ironton Community Survey Results

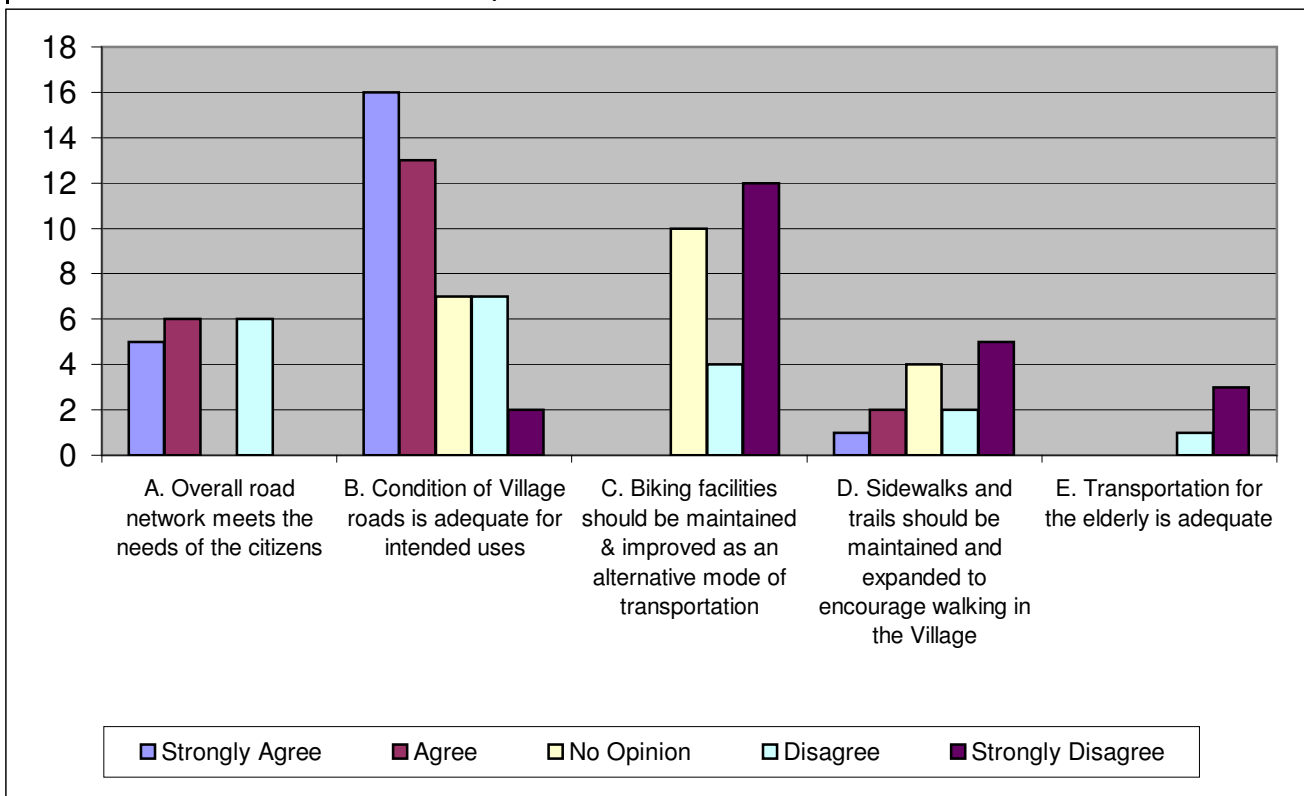
Question 9. Water quality issues are of concern....

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Overall drinking water quality	6	9	2	5	0
B. Groundwater pollution	4	8	7	2	0
C. Surface water pollution due to	3	6	8	4	0
D. Surface & groundwater quality	3	7	7	4	0

Question 10. Natural resources important to protect...

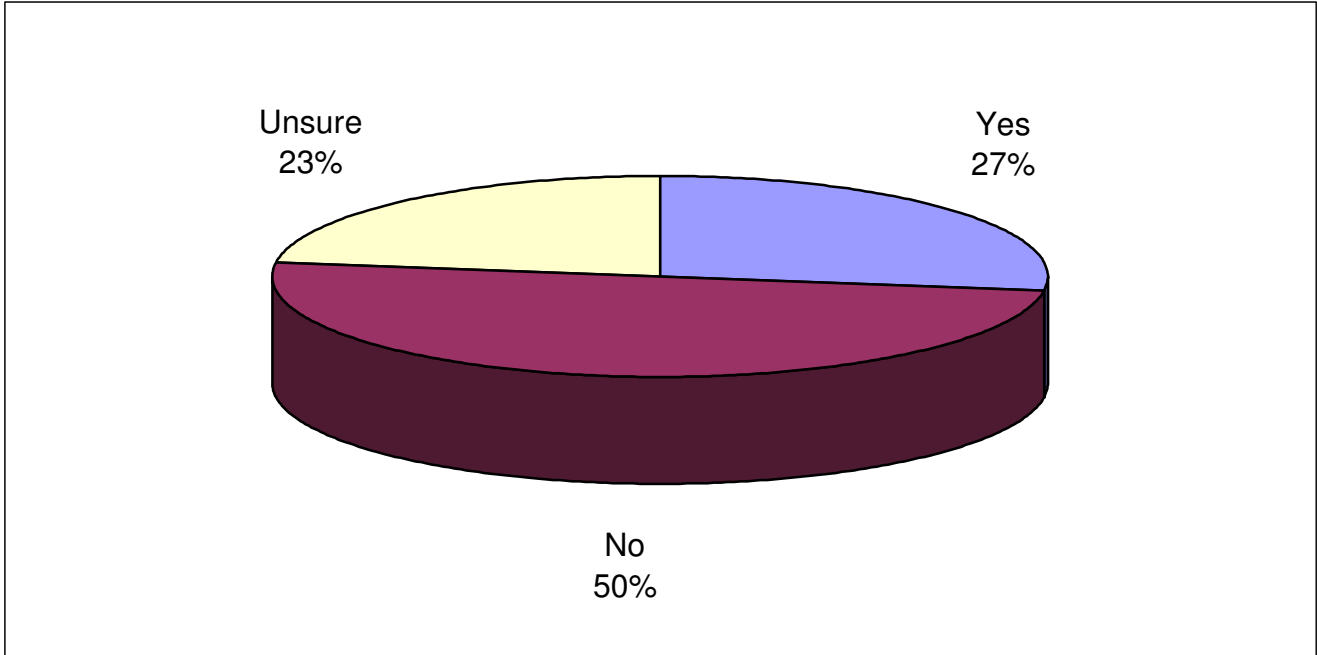
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Air quality	9	12	1	0	0
B. Farmland	8	12	2	0	0
C. Floodplains	4	14	4	0	0
D. Hillside/Steep slopes	5	13	3	0	0
E. Natural areas	6	13	3	0	0
F. Rural character	9	10	2	0	0
G. Scenic views	9	10	3	0	0
H. Water quality of lakes,	7	13	2	0	0
I. Wetlands	6	11	4	0	0
J. Woodlands	5	15	2	0	0
K. Other	0	0	0	0	0

Question 11. Statements on transportation facilities....



Comments : 108 Furnace has got to go. It's and eyesore! And a nuisance. It's a dump. It's a trailer setting right down the middle of what should be Dana and my property line there's no room for three vehicles and 3 dogs on 1 small lot.

Question 12. Transportation facility has problems that need to be addressed.



Comments: On the corner over.

Keep them damn horses off main roads and get them to keep to the horse route so we don't have horse exhaust all over town.

Side streets are narrow, no place to walk, cars speed down side street.

3 way stops on Thomas Road and Old Ironton Road are very dangerous

More traffic control on Hwy 58.

108 Furnace Street

Village of Ironton Community Survey Results

Question 13. Are the following types of businesses adequate in the village?

	<u>Strongly</u> <u>Agree</u>	<u>Agree</u>	<u>No</u> <u>Opinion</u>	<u>Disagree</u>	<u>Strongly</u> <u>Disagree</u>
A. Commercial development	0	1	7	6	7
B. Industrial development	0	2	8	6	4
C. Market/Grocery store	2	2	1	8	8
D. Professional office/service	0	3	5	8	3
E. Arts & entertainment	0	1	5	11	3
F. Tourism/Hospitality	0	2	4	11	3
G. Agriculture supply/service	0	1	4	11	4
H. Restaurants	0	1	3	10	7
I. Daycare	1	2	7	6	4
J. Convenience store	2		2	11	6
K. Other	0	0	0	0	0

Comments: Ironton doesn't have a place to buy milk or gas. The bars need to go.

Village of Ironton Community Survey Results

Question 14. If you agree or strongly agree with choices in question 13, what suggestions do you have?

Try to encourage small businesses to move here, a grocery store would be great and restaurant too. Right now the village offers nothing.

When an opportunity comes the village board needs to be really aware they need to do something to keep the village. We got a new village building for trucks, meetings, etc. When most of us didn't even know it was happening. Details were never communicated.

It could be good to have a convenience store in Ironton, If it could work for the community.

Ironton has no stores. You need to go to LaValle or Cazenovia to get milk or gas. And hope the store is still open.

There is no adequate business, no gas, no grocery, only a bar now.

I suggest all we need is a gas station with a convenience store.

Try to put a convenience store around town.

I believe if we had a gas station/convenience store it would get business because of all the short cut roads to Reedsburg outside of the town.

Its hard here we are just far enough away from all the things but not far enough so they are need to bring in here.

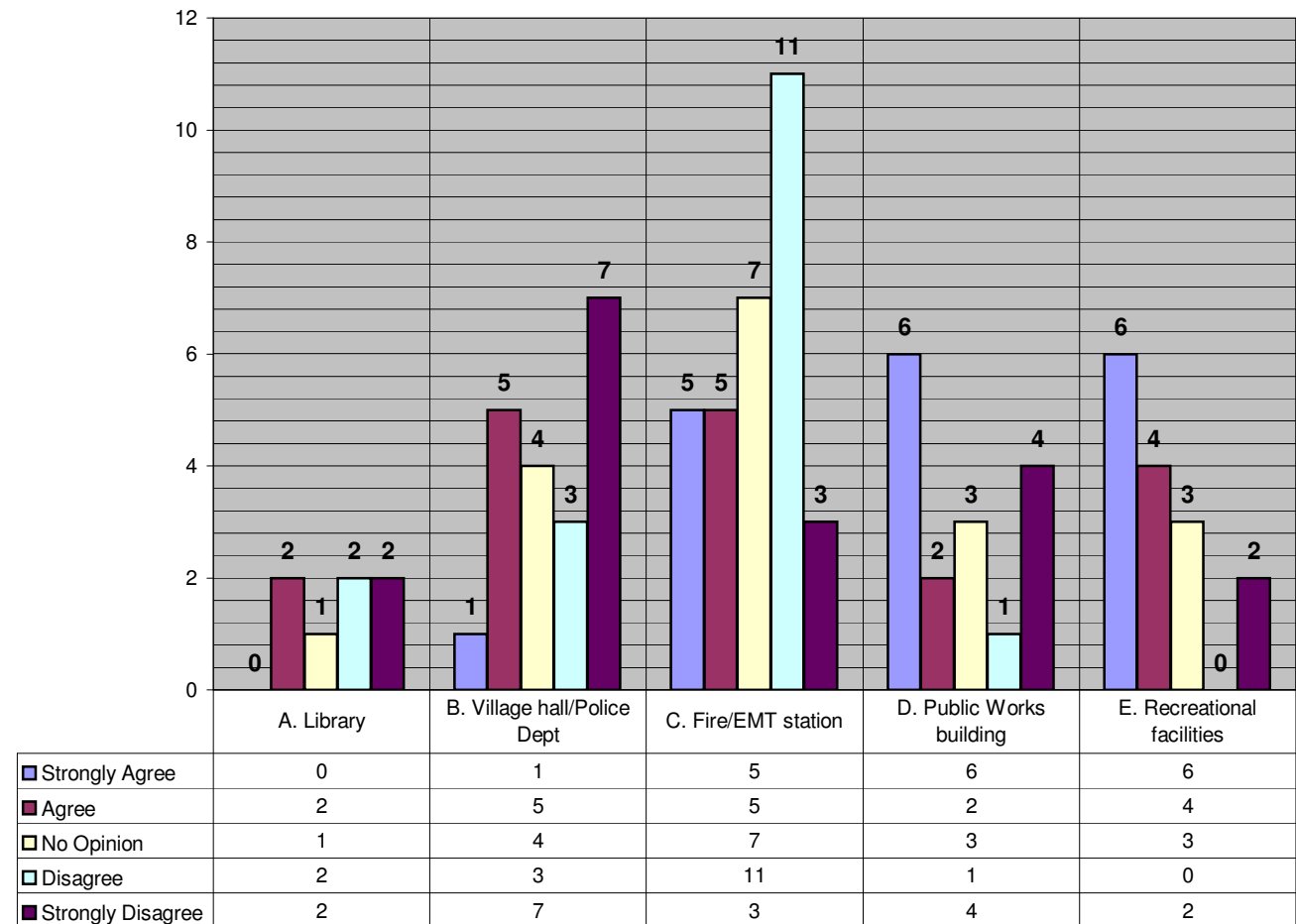
I think that we need a place in Ironton where you can walk to or ride bike to get to grocery and gas rather than always having to drive three miles one way to get the stuff you need.

A gas station and a quick stop grocery store is needed.

No facilities except bars.

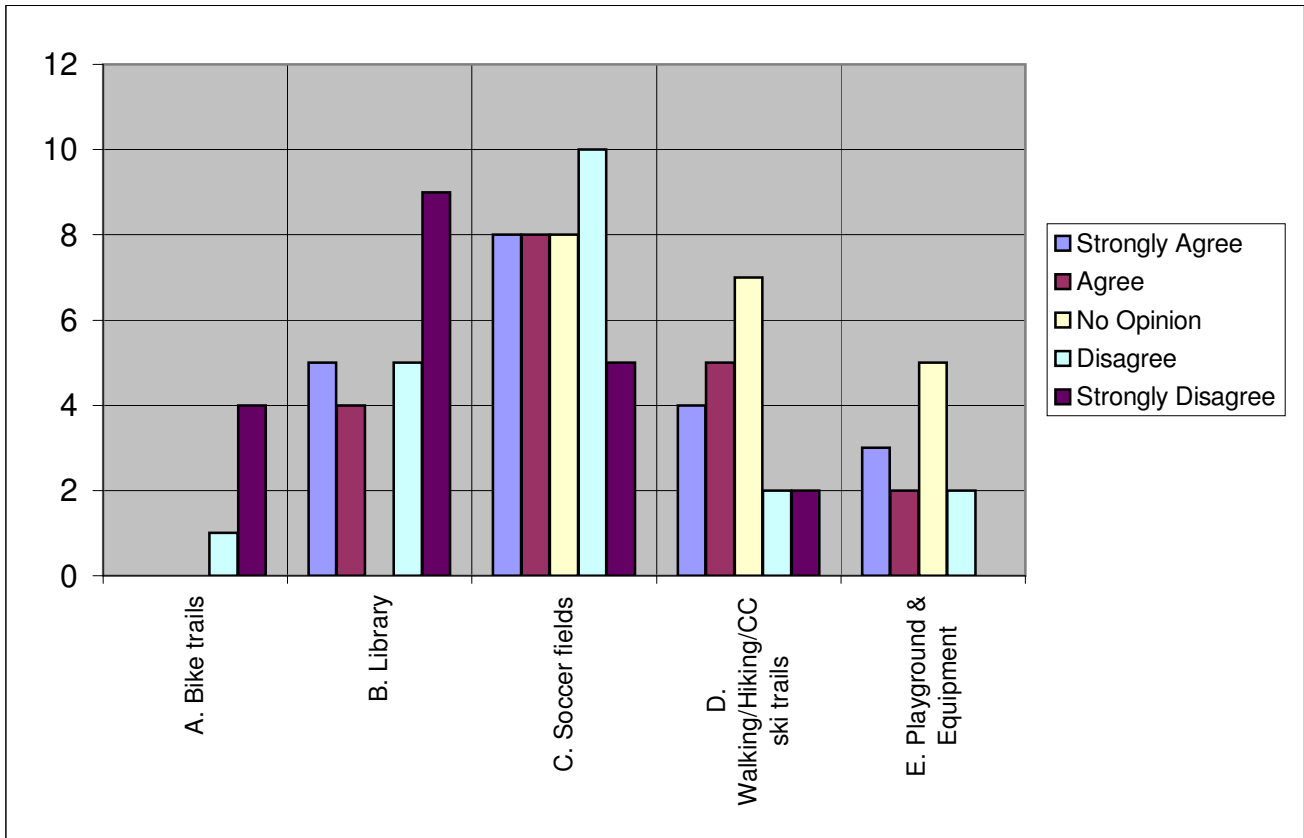
Convenience store and gas station.

Question 15. Are these community facilities adequate in the village?



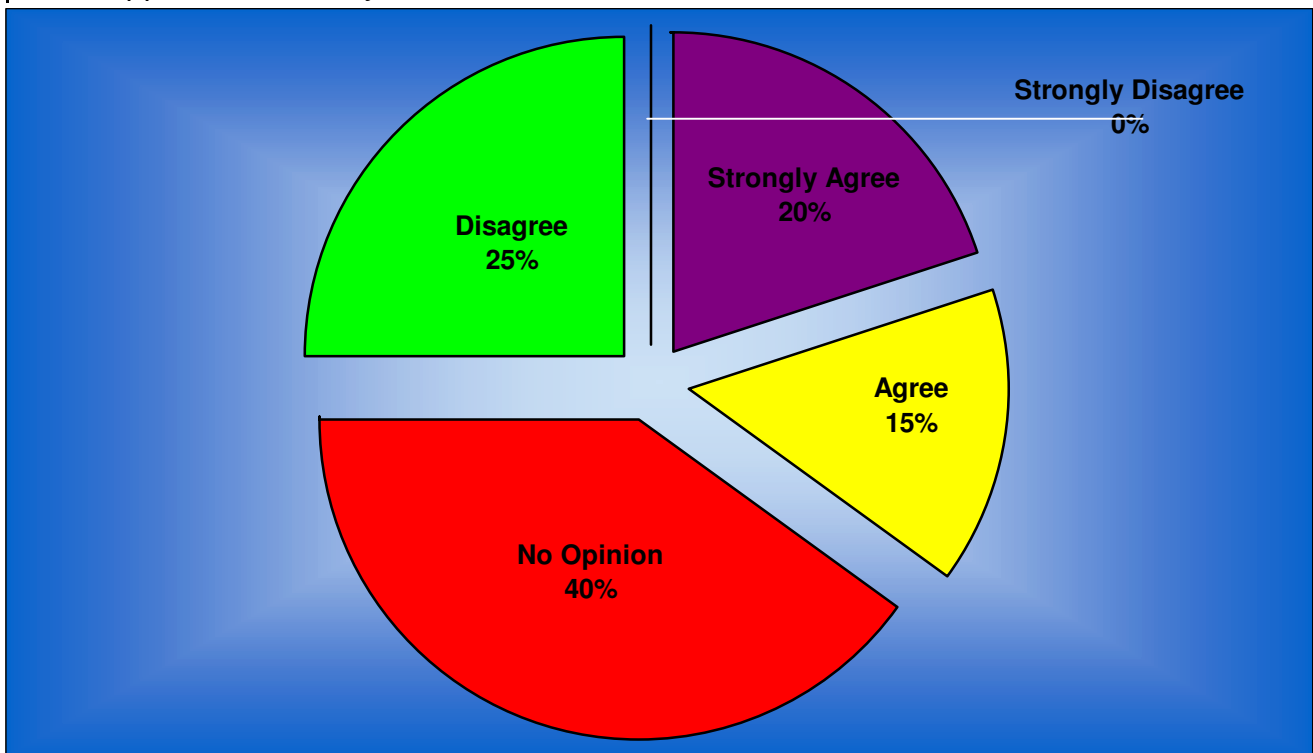
Village of Ironton Community Survey Results

Question 16. The need for the following should be a high priority.



Comments: Basketball courts. Remove 108 Furnace Street

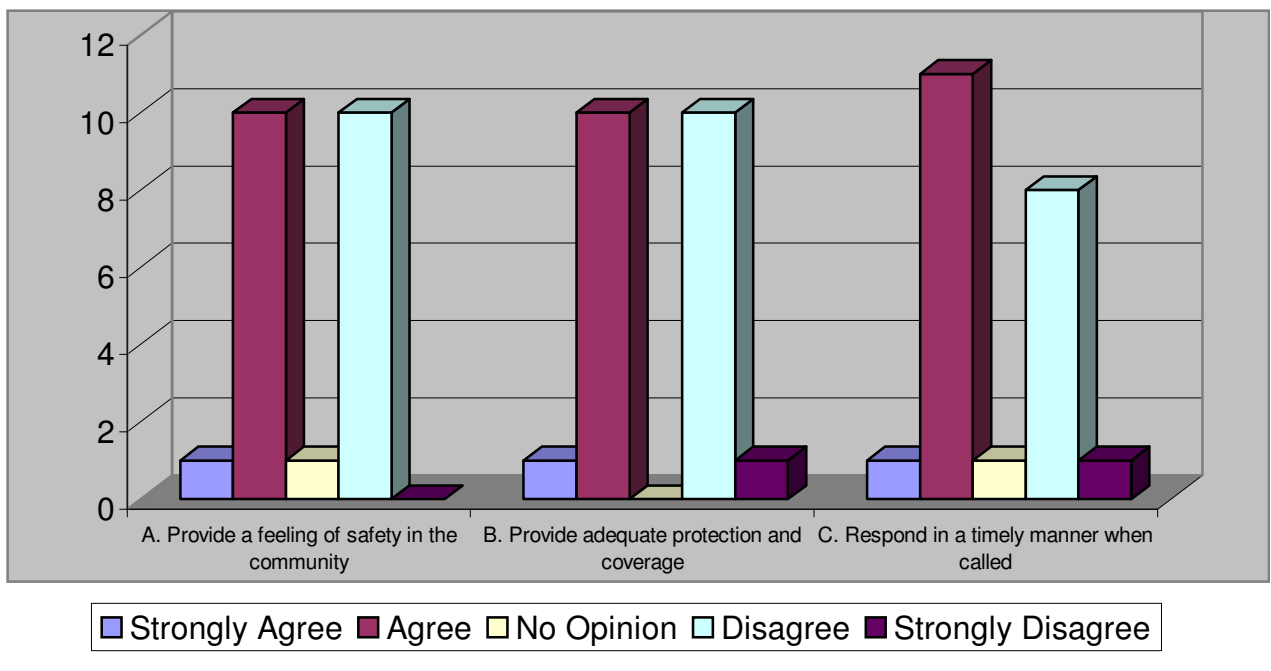
Question 17. The Village of Ironton's community facilities have adequate provisions for handicapped accessibility.



Village of Ironton Community Survey Results

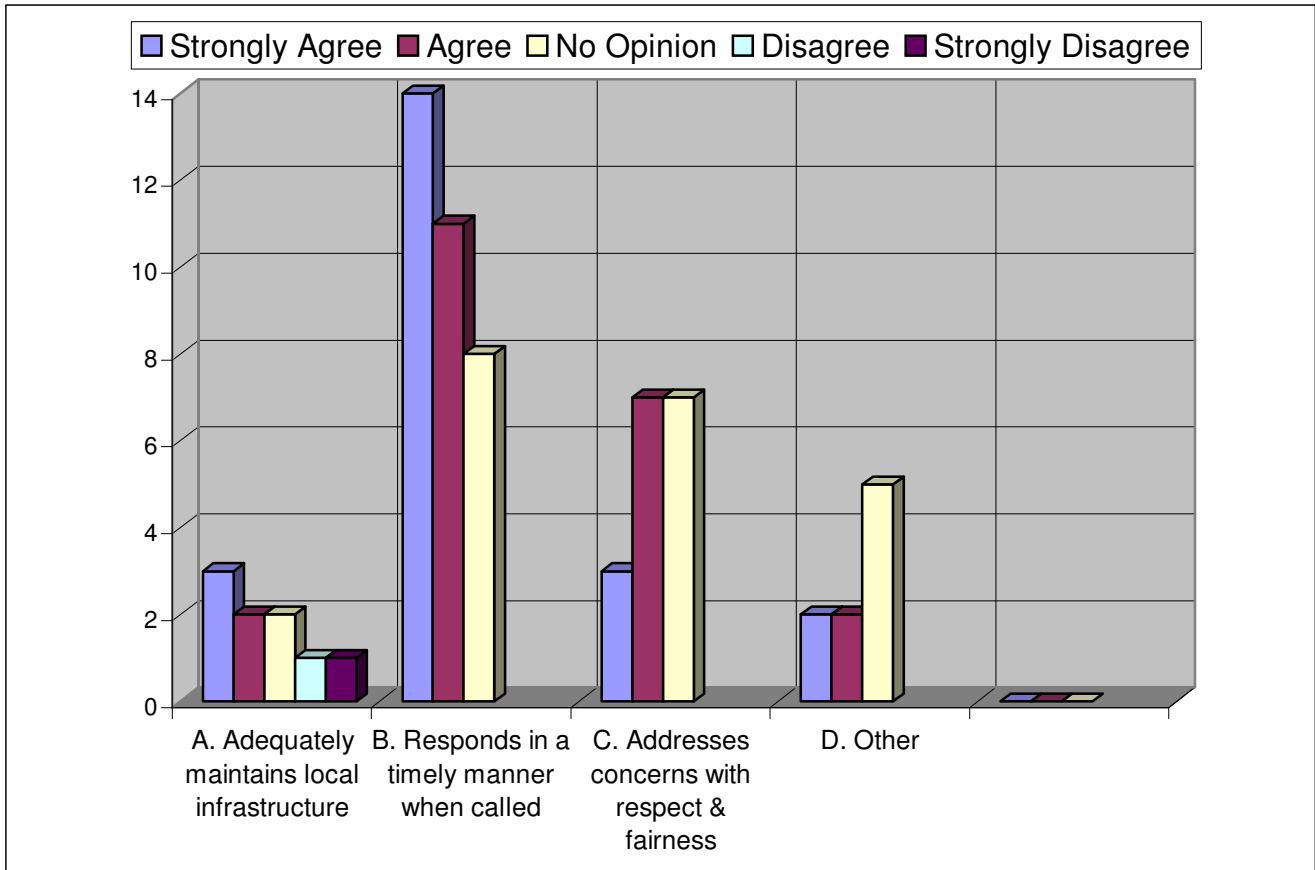
Question 18. Law enforcement services for the Village....





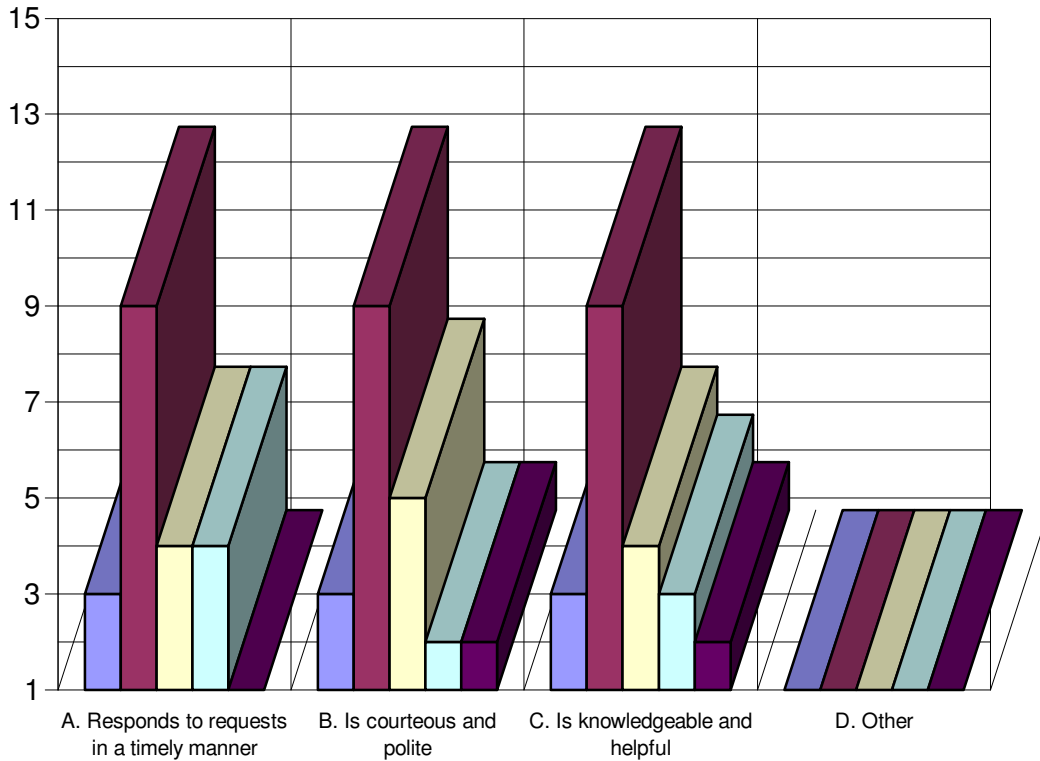
Comments: Watch speeding in town. Sauk County doesn't have enough deputies.

Question 19. Village of Ironton's Public Works Department....



Village of Ironton Community Survey Results

Question 20. In general, the Village of Ironton's Administrative staff...



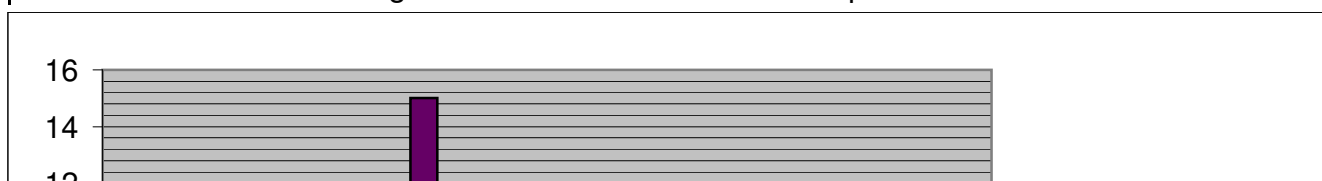
Comments: Can't or won't do anything about 108 Furnace Street

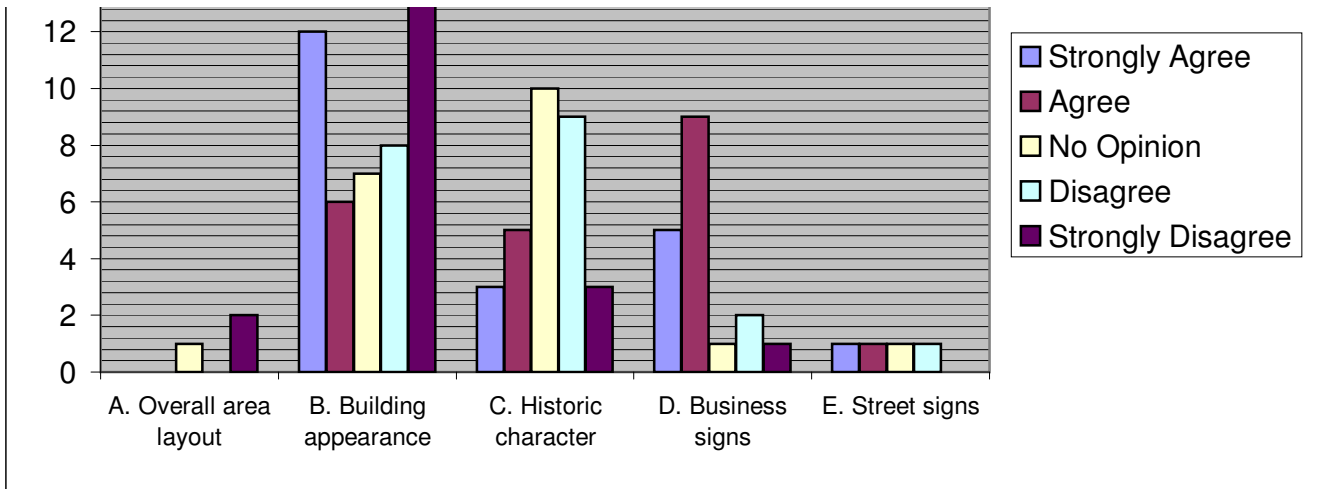
Question 21. The following services are adequate...

	<u>Strongly Agree</u>		<u>No Opinion</u>		<u>Strongly Disagree</u>
	<u>Agree</u>	<u>Disagree</u>	<u>Agree</u>	<u>Disagree</u>	<u>Disagree</u>
A. Ambulance service	2	14	4	2	0
B. Fire department	2	15	4	2	0
C. Library programs	0	2	13	5	1
D. School system	1	16	5	0	0
E. Park & Rec opportunities	2	10	5	5	0
F. Storm water management	1	7	11	1	0
G. Garbage collections/drop off	5	14	2	1	0
H. Recycling program	4	13	3	1	1
I. Electrical service/supply	4	12	6	0	0
J. Telephone service	4	13	4	0	0
K. Cable service	2	4	9	5	0
L. Internet service	2	8	9	1	0
M. Cell phone service	1	8	9	2	0
N. Other	0	0	0	0	0

Village of Ironton Community Survey Results

Question 22. The following features in downtown are adequate...





Question 23. Choices about future direction for the Village of Ironton...

	<u>Strongly Agree</u>	<u>Agree</u>	<u>No Opinion</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
A. New housing should be	6	13	2	1	1
B. The Village should annex land	1	6	8	4	3
C. The Village should promote	0	2	3	13	4
D. Neighborhood preservation	0	5	6	8	3
E. The Village should support	2	4	9	5	2
F. The Village should continue to	2	12	7		1
G. The communities should	3	7	9	2	1

Question 24. The following features along Hwy 23 and County Rd B within the Village are adequate.

	<u>Strongly Agree</u>	<u>Agree</u>	<u>No Opinion</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
A. Overall area layout	0	12	4	5	0
B. Building appearance	0	8	3	8	2
C. Business signs	0	10	6	4	0
D. Street signs	2	15	3	1	0
E. Sidewalks	1	12	2	4	2
F. Business parking lots	0	8	8	5	0
G. Traffic flow circulation	0	17	4	1	0
H. Business landscaping	0	10	6	4	1
I. Trees/Streetscape	0	14	5	1	1
J. Lighting of buildings/parking	0	11	7	3	0
K. Mix of business	0	3	6	7	3

Village of Ironton Community Survey Results

Question 25. What are the most important land use issues in the Village of Ironton?

Tighter and enforced regulations on trailer court. Enforce lawn-mowing ordinance. Trim trees over sidewalks so one can walk. New development for businesses. Allow more diverse land use. Obtain new and knowledgeable staff to administer land use. Keeping the rural features. Keeping open spaces for parks and green spaces. Eliminate the mobile home park. Keeping historical park.

Housing. Parks. New business.

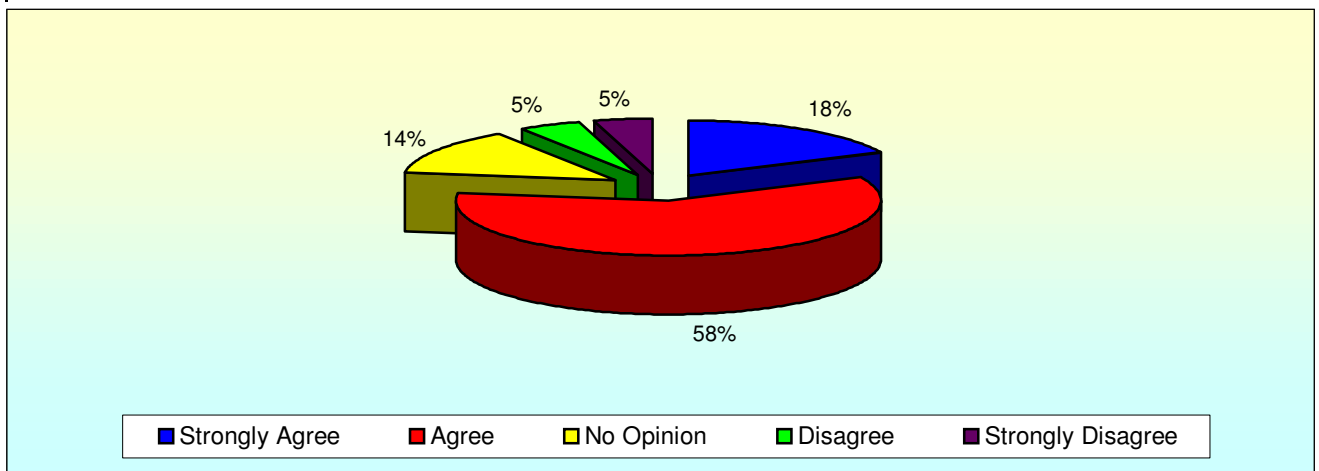
Housing. Business development.

Encourage single-family dwellings.
 Vacant buildings.
 Storing of property on lots with a shed or shelter.
 Residential housing. Parks. Farming
 Do not allow people to live in the old commercial area and old store building up town. Fix storefronts. New homes
 Housing. Gas station. Grocery store.
 Business. Residential.
 108 Furnace St. needs to be cleared out!
 Single-family homes. Recreation. New businesses.
 Parks. Housing. Business

Question 26. Which following design features for new residential neighborhoods do you support for the Village?

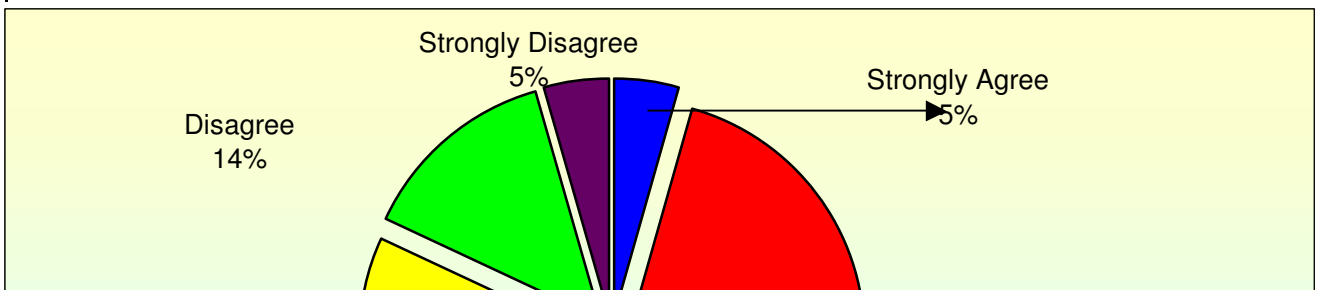
Features:	# of responses
Sidewalks	16
Bike paths	3
Street Trees	14
Alleys	0
Decorative street lighting	7
Narrower streets	1
Neighborhood parks	6
Front porches & other	3
Neighborhood schools	2
Shopping centers within walking	8

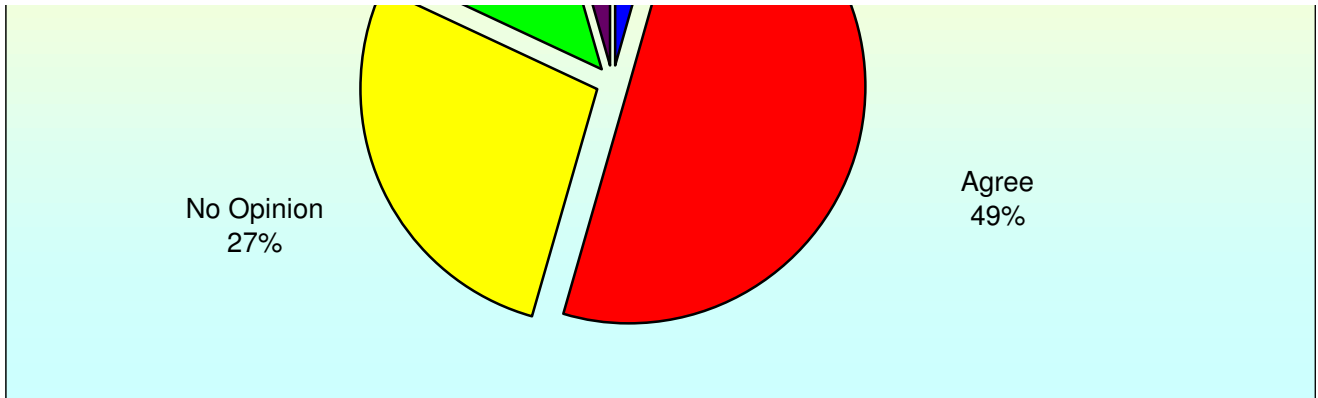
Question 27. Should the Village of Ironton preserve and enhance the "Village Center" area?



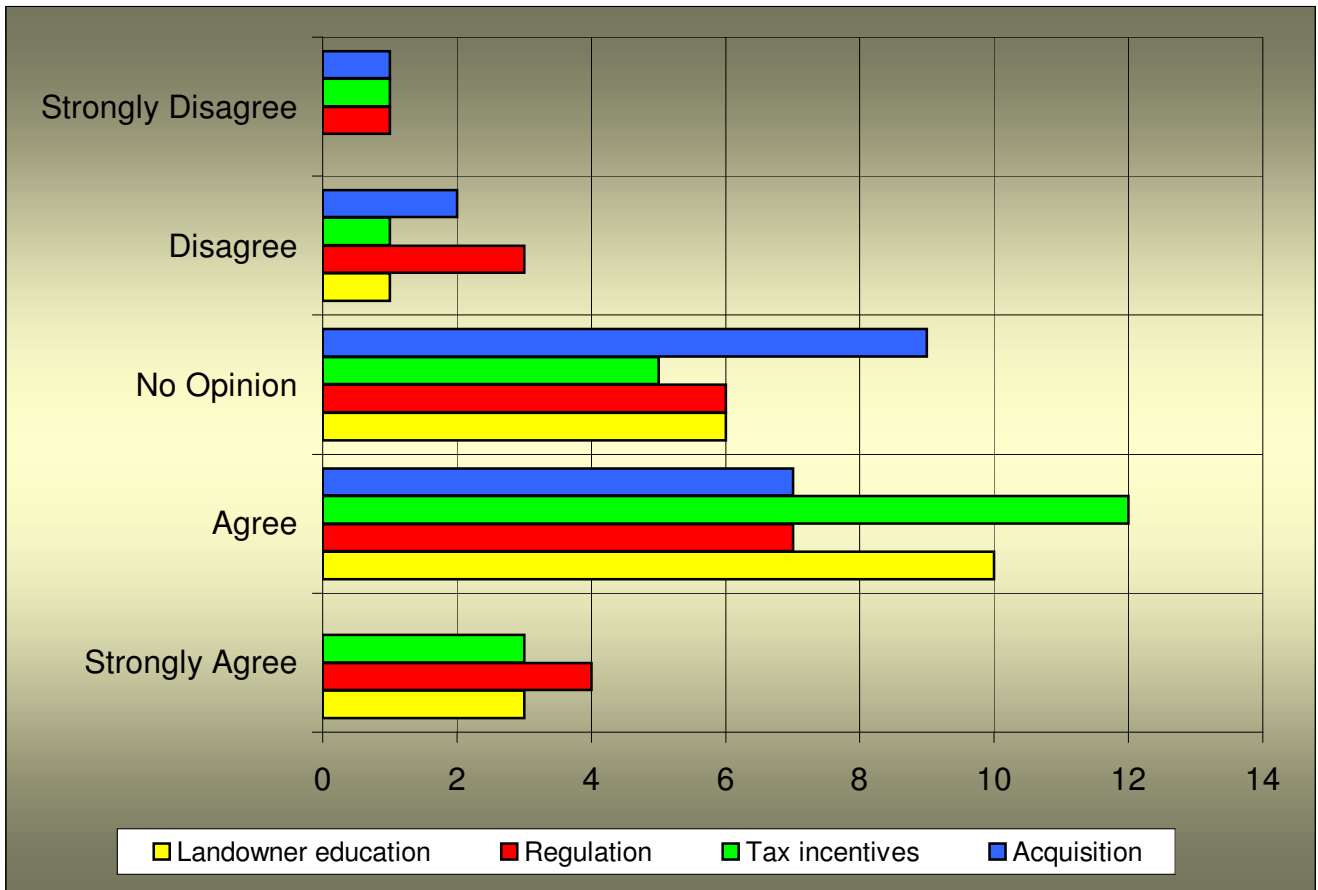
Village of Ironton Community Survey Results

Question 28. Should the Village of Ironton apply aesthetic guidelines to new construction in the "Village Center" area?



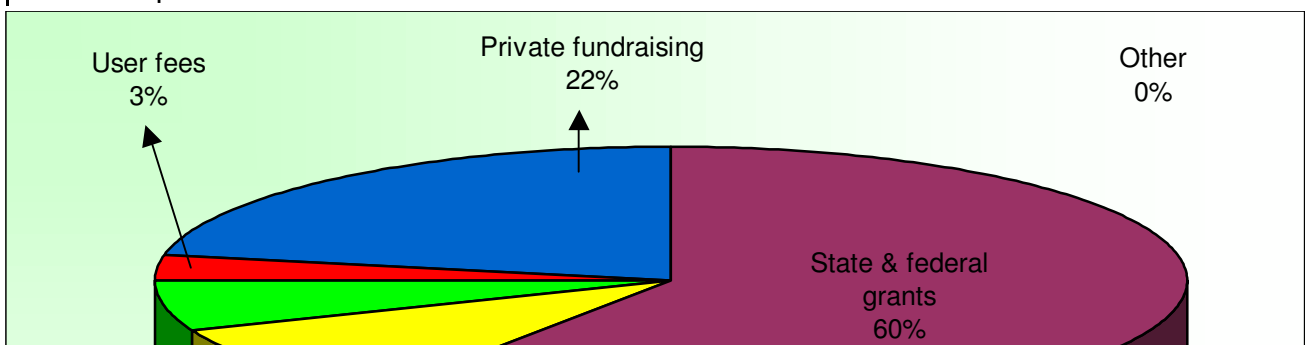


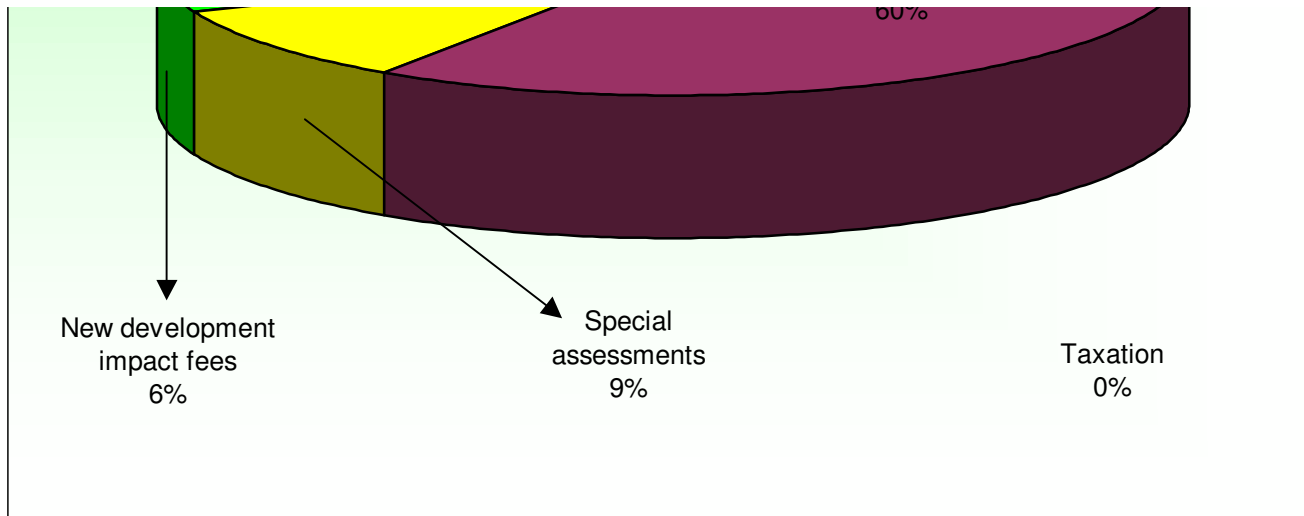
Question 29. The following should be used to achieve the goals of growth management and resource protection in the Village.



Village of Ironton Community Survey Results

Question 30. The Village of Ironton should consider the following ways of financing future needs for public facilities....





Question 31. What is the biggest issue facing the Village of Ironton over the next several years?

- Bringing in some small businesses so that we have something to offer.
- Get rid of uptown empty buildings (old store).
- Cleaning up some places that are eye sores.
- No stores. No gas station. Poor mobile home park management. Problems with ATVs on streets and trespassing with these vehicles.
- Keeping taxes down and maintenance up with minimal cost.
- Making living in the Village more attractive by offering incentives for living here.
- Housing deterioration.
- I feel that the town will soon shrink in size, we wish to move because of taxation like we live in Reedsburg, when we have no business but bars, and restricted regulations like no pools 12 inches or over without a fence, but yet it can't be a privacy fence.
- Housing growth.
- A store, and the sidewalks.
- Older ones dying off.
- Growth – Housing for seniors. Use ballpark such as youth baseball, horseshoe and volleyball tournaments. Exercise room and class for seniors. Keeping Village square as it is a landmark.
- Need new sober management.
- Safety of children crossing 58 to get school bus. Speed on 58 through town. Keep branches and trees off sidewalks.
- Commercial development.
- Getting rid of junky looking houses.

Village of Ironton Community Survey Results

Question 32. What do you want the Village of Ironton to look like in 20 years?

- A small community that is well preserved (not rundown) that has something to offer its residents and visitors.
- To have a convenience store.
- Well kept.
- A small rural village, with the park as it is, as a historical area.
- More housing, more stores, churches, etc.
- A beautiful small community.
- Convenience store, better park equipment, some cleaning up of personal property and houses fixed.
- Pretty much as today.
- Growing and well kept up.
- Building repainted with street landscaping so that when people drive through Ironton they want to come back rather thinking that it's a low poverty town

Be kept neat and clean.

Rural and peaceful.

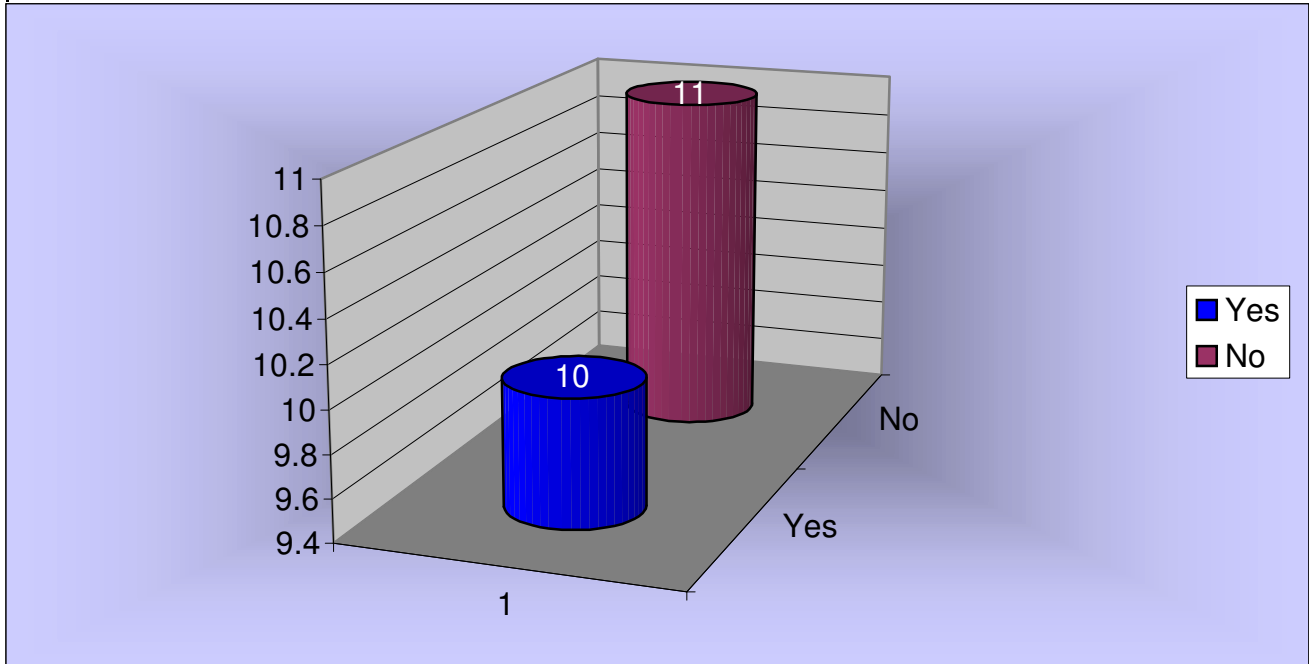
Quiet and peaceful.

The same normal upkeep only.

Still a small town with a few more conveniences. Older homes kept up and new housing. Good sidewalks. A gas station / convenience store.

No different just cleaned up more.

Question 33A. Does the Village Board & staff communicate adequately with residents?



Comments:

They really do not listen and tend to make decisions on their own. Complaints are not always attended to.

They should have sent out a notice for the new town hall, some people have jobs and can't make meetings.

Clicky

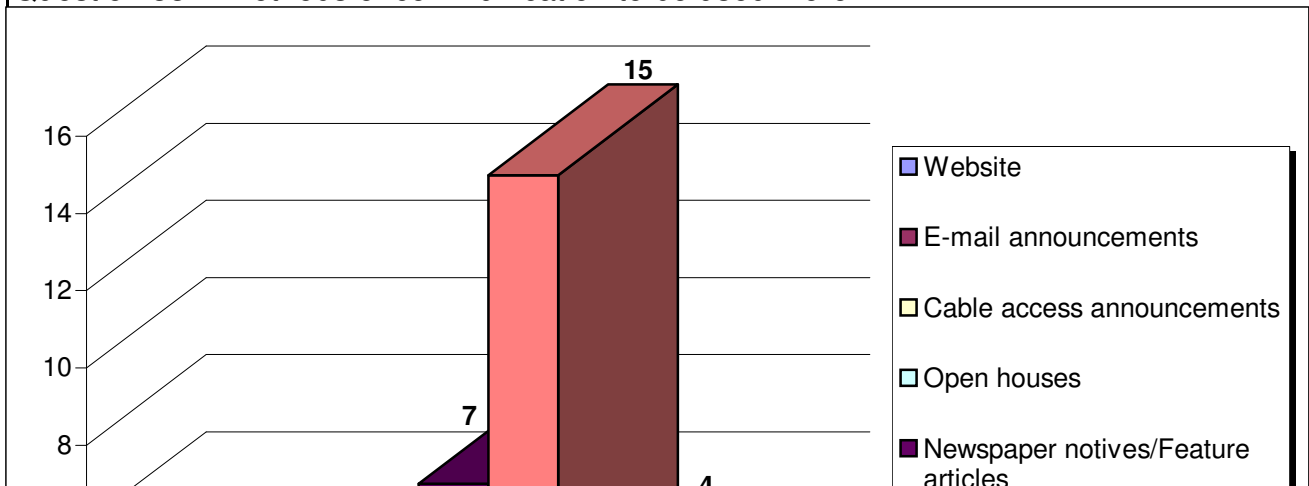
I feel Village staff need to treat everyone the same. Board members have more privilege and dogs running loose.

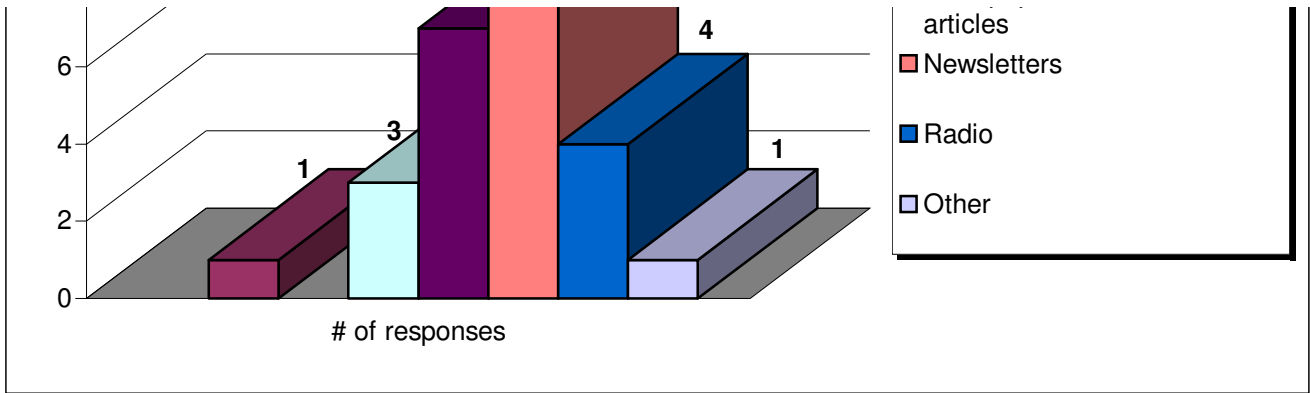
Driveways plowed.

They haven't listened to my request on 108 Furnace.

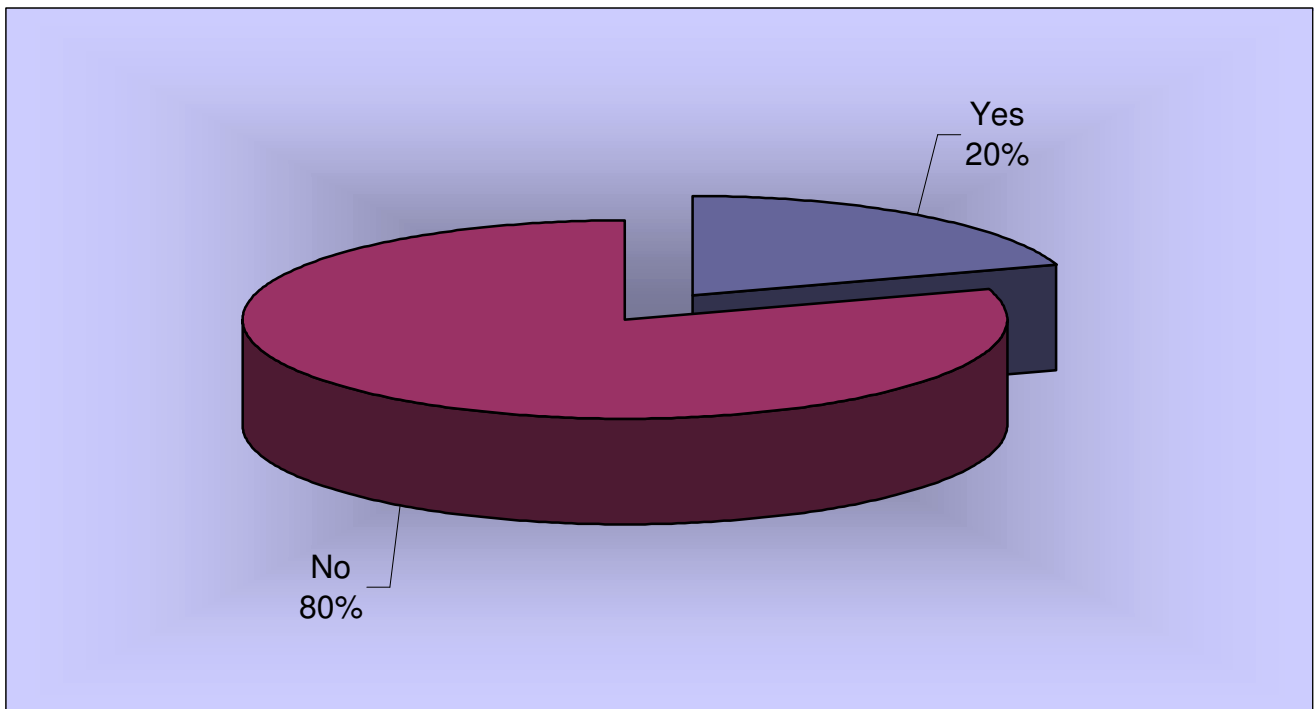
Village of Ironton Community Survey Results

Question 33B. Methods of communication to be used more:



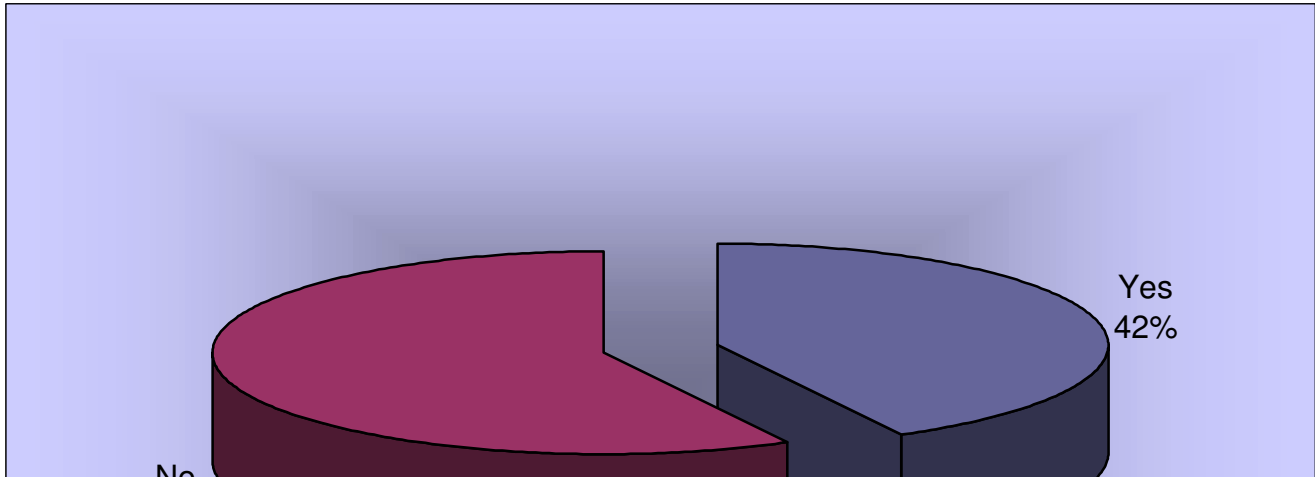


Question 34A. Have you volunteered in any Village activities in the past 5 years?



Village of Ironton Community Survey Results

Question 34B. Would you be interested in future opportunities?



No
58%





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**PUBLIC PARTICIPATION
STRATEGIES AND PROCEDURES
VILLAGE OF IRONTON COMPREHENSIVE PLAN**

I. Introduction

The Village of Ironton has received a state of Wisconsin planning grant to update their individual comprehensive plans pursuant to the state's Comprehensive Planning Law, Wis. Stat § 66.1001.

Section 66.1001(4)(a) of Wisconsin Statutes specifically requires that *“(t)he governing body of a local governmental unit shall adopt written procedures that are designated to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.”*

This public participation program offers all residents, landowners, businesses, interest groups and others a range of opportunities to participate in the planning process in a meaningful way to shape the Village of Ironton and the region's future. Effective public input is critical for this planning process to succeed because it is citizens who will experience the plan's costs and benefits daily for many years. This plan influence where and how our residents live, work and play, and how they travel from one place to another. Residents will also be the plan's primary implementers and enforcers.

Activities highlighted in this public participation plan will be conducted at both a regional and local level as described below and more fully in the detailed scope of services for the project. The activities are also referenced in the flow chart attached to the scope of services. These activities have been selected because they offer differing degrees of involvement while maximizing the effectiveness of public contributions.

The public participation plan incorporates eight major goals including:

- Ensure all planning decisions are open to public comment;
- Provide opportunities to share information about the process and plan with all segments of the municipality;
- Encourage quality planning decisions;
- Develop a shared vision for municipality's future;
- Support and add credibility to municipal decision-making processes;
- Strengthen the relationship between decision makers and citizens;
- Inform and work with neighboring governments to encourage regional cooperation;
- Recognize that the goals expressed above need to be balanced with the need to complete the comprehensive plan within a set budget and timeframe.

This document may be adjusted over the course of the comprehensive planning process. The most current version of this document will be available from the administrator or clerk of each participating municipality.

II. Information Generally Applicable to Selected Participation Techniques

- All communities involved in this planning effort will encourage the widest degree of public involvement possible within budget constraints, to produce a plan that truly reflects the ideas, desires, and objectives of most residents and property owners.
- All meetings, including all cluster and local meetings, are open to the public, and will be noticed as required by state open meeting regulations. -
- All public meetings will provide at least some opportunity for public comment. Several of the meetings are particularly meant to encourage wide participation from the public. Other meetings are intended to be work sessions.
- All work sessions will include a period for public comment, either at the end of the work session, the beginning, or both at the discretion of the particular committee. This will allow the committees to concentrate on completing tasks without interruption, while still allowing the public a chance to observe and comment on the committees' work. Note: Designated work session periods will be incorporated into cluster and local planning committee meetings.
- In addition to legal posting and publishing requirements, each community will provide notices of meetings and other related information to the local media, including respective local newspapers. This will allow the publicizing of the planning process and open public meetings to the greatest number of residents possible.
- Each community will actively publicize and promote the planning process through individual communications with its residents, such as in local newsletters and on community posting boards. The communities also intend to use Sauk County's Website to publicize and promote the planning process, provide information on upcoming meetings, and supply the results of meetings and other participation techniques.
- The next section of this document describes specific participation techniques and procedures that have been agreed to at the outset of the planning process. The communities may jointly or independently decide to implement additional public involvement efforts as the planning process proceeds, particularly at the local level.

III. Selected Techniques to Involve the Public

The Village of Ironton has established the following public participation opportunities because these techniques are designed to maximize participation throughout the planning process. This collection will meet the letter and spirit of Wisconsin's Comprehensive Planning Legislation.

1. Introductory Meeting

The Village of Ironton will hold an introductory meeting for residents and landowners to learn about the comprehensive planning process and meet the planning consultant, Sauk County Planning & Zoning. The meeting includes an invitation for residents and landowners to join the planning process as well as ways they could become involved. This meeting will take the form of a Cluster Meeting as described below.

2. Planning Committee

The Village of Ironton will designate a citizen planning committee structure to execute the planning process. It includes a 10 to 15-member steering committee responsible for overseeing the planning process. This Committee will be responsible for attending and participating in Cluster Planning Committee Meetings and Local Planning Committee Meetings noted below. In addition to this attendance, the purpose and responsibilities of this Committee is noted under *Part V Citizen Committee Purpose & Responsibilities*.

3. Cluster Planning Committee Meetings

The Cluster Planning Committee, which includes representatives from each of the participating municipalities, will plan the participation events and direct the preparation of the comprehensive plan, with input from the public, local planning committees, staffs, and consultants. Five meetings of the Cluster Planning Committee are planned at roughly tri-monthly intervals. Additional meetings may be held if the Committee feels that they are needed. All meetings will be noticed and held as open public meetings, and will include a public comment period.

4. Local Planning Committee Meetings

A minimum of six meetings with each Local Planning Committee will be held within each municipality during the planning process. The primary purpose of the Local Planning Committee is to discuss results from public participation activities, local planning issues, approaches for cooperation, positions for resolving conflicts, and strategies for implementation which includes the final development of plan objectives and policies. The local planning Committee will also be responsible for reviewing the draft plan and seeing it through the adoption process. Each Local Planning Committee may refine procedures for public comment within these guidelines.

5. Alternative Development Scenarios

The Committee will work with the Consultant to develop possible scenarios for future growth, development, and preservation. The scenarios will present different paths to achieve goals and priorities from earlier public involvement efforts and help clarify the public's intent on matters not clearly resolved through earlier efforts. The Scenarios will be presented to the public at a designated cluster meeting with and opportunities for both oral and written comments from the public.

6. Community Survey

A community survey will offer residents and landowners an opportunity to comment on preferences, concerns and key subjects addressed in each of the nine elements of the comprehensive plan. The survey will more specifically be geared toward detailed policy questions related to quality of life, preferred pace and type of growth, economic development practices, environmental protection measures, transportation facilities, and intergovernmental relations. The results will contribute to a foundation for developing community goals, objectives and policies and will be available to public review once tabulated.

7. Community Visioning Session

The community visioning session, open to all residents and landowners is designed to create awareness of and provide education about the comprehensive planning process, answer questions and generate discussion about issues and opportunities.

The Consultant, Planning Committee members and elected/appointed officials will lead an exercise that engages residents and landowners in a discussion about issues and opportunities the Village of Ironton is experiencing and will face over the next 20 years. The Vision Session will also identify the Strengths, Weaknesses, Opportunities and Threats (SWOT's) as viewed by participants. Participants will prioritize these issues and opportunities and SWOT's to develop an overall community Vision.

8. Use of the Internet

Sauk County Planning and Zoning will maintain a Website that will host the Village of Ironton planning process information and its comprehensive plan. It may include the schedule, meeting notices, monthly updates, Committee recommendations, reports, maps, photographs, survey results and draft plan elements. It may also include a mechanism for citizen feedback.

9. News Releases

The Consultant and Planning Committee may produce news releases at key points to generate public awareness about the planning process, and provide information on relevant issues and view generated during the planning process.

10. Meeting Notices (ongoing)

The Village of Ironton will post meeting notices for all committee meetings and events in compliance with the open meeting law at the three posting locations, and may send notices to local media outlets for possible coverage. Additionally, the Village of Ironton will notify those owners of property who have expressed interest in, or persons who have a leasehold interest in property, for potential or existing non-metallic mineral extraction operations. Notification in this regard will be achieved through the distribution of monthly meeting agendas as well as proposed component language in the comprehensive plan, in a hard-copy or digital format, as it relates to non-metallic mineral extraction opportunities. Notification with regard to mineral extraction as noted above will be used for: 1. An operator who has obtained, or made application for, a permit that is described under s. 295.1 2(3)d 2. A person who has registered a marketable non-metallic mineral deposit under s.295.20; and 3. Any other property owner or leaseholder who has interest in property pursuant to which the person may extract non-metallic mineral extraction resources. For item 3 above, the property owner or leaseholder must request in writing to the Village of Ironton, that the local government unit provide the property owner or leaseholder notice of monthly meeting agendas as well as proposed component language. Said requests will be kept on file with the Village of Ironton. The Village of Ironton, or the Consultant contracted by the Village, may assess charges to cover costs associated with said request. Interested parties noted and identified under items 1,2 and 3 will be notified at least 30 days before the local governmental unit public hearing at which the proposed ordinance (comprehensive plan) is discussed pursuant to Wis. Stat § 66.1001(4)(d).

11. Open House

Once complete, the draft joint comprehensive plan will be presented at one two to three hour drop-in session involving presentation of the plan, a question and answer period, plan review summary and displays, and opportunity for oral and written comments. The draft plan will also be available for review at the Village of Ironton office building, the public libraries, and on the web page(s).

12. Public Hearing

The final step in the plan adoption process is for the Village Board to hold a public hearing on the proposed Final Comprehensive Plan and adoption ordinance. All members of the public will have an opportunity to present testimony and offer comments at that public hearing. The public hearing will be noticed by each community and held per the requirements of in Wis. Stat § 66.1001(4).

IV. Opportunities for Comments/Responses on the Draft Comprehensive Plan

This section addresses statutory requirements to provide wide distribution of the plans, opportunities for written public comments, and an approach to respond to such comments.

The Planning Consultant will provide copies of draft plan materials through the Website, in public libraries and town and village halls serving the communities, to adjacent and overlapping governments as required by statute, and to members of the participating public as requested. The communities may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of comprehensive plan creation. Events that will particularly emphasize oral and written input include the community survey, vision session, open house and public hearing.

Written comments on the comprehensive plans may also be mailed, faxed, or e-mailed to the administrator or clerk of participating communities. Comments may also be communicated by telephone or in person to the administrator or clerk of the participating communities, who will share the information at a Local or Cluster Planning Committee meeting in a timely manner.

The communities will respond to written comments via mail, e-mail, fax, telephone, meeting, and/or through consideration of appropriate changes in the comprehensive plan.

V. Planning Committee Purpose & Responsibilities

Purpose:

Appointed by the Village of Ironton Board, this Citizen Committee will lead the Village Comprehensive Planning Process to meet current state of Wisconsin comprehensive planning requirements.

Responsibilities:

1. Guide the six cluster meetings and eight local meetings to develop each of the plan elements while incorporating public input;
2. Suggest sources of information and activities to assist the planning process in investigating and developing recommendations on elements;
3. Review inventories, maps and drafts of the comprehensive plan as prepared by Sauk County Planning & Zoning, the town's/village's contracted planning Consultant, including, recommendations provided by the Consultant;
4. Edit each element of the proposed comprehensive plan as the committee deems necessary. Sauk County Planning & Zoning will prepare the draft amendments as appropriate;
5. Review and revise the elements to address possible conflicts and bring them together as a cohesive plan;
6. Review data and provide Sauk County Planning & Zoning with recommendations for the 1) intergovernmental cooperation, 2) land use and 3) implementation elements of the plan;
7. Hold a vision session and open house to present the planning process, relevant data and plan development, and gather citizen responses and input;
8. Address issues and revise the proposed plan as needed based upon input provided as part of the survey, from the vision session and open house;
9. Discuss and develop goals, objectives and policies to implement the comprehensive plan, or organize a subcommittee to do so;
10. Study and discuss existing condition reports, maps, public participation results (survey, visioning exercise, correspondence), and consult with interest groups and/or specialists through the Technical Advisory Team in the topic area as a basis for formulating recommendations to the steering committee;
11. Review existing Village plan(s) and past land use trends and formally note, specific to each element, items that should remain, items that should be revised and items that may be missing, if any;
12. Provide periodic updates to the Village Board as to the status of the planning process.
13. Present the Village Board with a recommended comprehensive plan and implementation policies.

End of Document

**SCOPE OF SERVICES
PROJECT COORDINATION AND WORK ELEMENTS
VILLAGE OF IRONTON COMPREHENSIVE PLAN**

APPROACH

The Scope of Services provides Sauk County (Consultant) and the Village of Ironton with a systematic approach to developing the Village of Ironton Comprehensive Plan. The Scope of Services consists of Phase I which is divided into four work elements. Each work element will run parallel to one another. These work elements include: Inventory Phase, Community Participation and Issue Identification, Alternatives Analysis and Plan Development. A project timeline broken down into tasks follows the narrative section.

Phase I Development and adoption of a Village Comprehensive Plan which meets the requirement of § 66.1001 Wisconsin State Stats.

This phase will begin with the identification of planning committee members which will take the form of the **Village of Ironton Comprehensive Planning Committee** (here after referred to as the 'Committee'). It is essential to recognize that the Committee be created to guide the planning process, including assistance in planning public participation efforts, reviewing and recommending changes to the draft plan as well as drafting of the plan, and recommending adoption of the Comprehensive Plan to the Village of Ironton Plan Commission and Village Board.

Next Steps: Phases II & III (Not part of Consultant contract)

Phase II Implementation of an adopted Comprehensive Plan, training for the elected and appointed officials, adoption of new zoning and land division regulations.

Phase III Continued evaluation of the Comprehensive Plan, development/re-development of local ordinances, continued active involvement with governmental entities.

SCOPE OF SERVICES

Project Coordination

PC.1 Planning, Zoning & Land Records Committee Updates

Consultant staff shall prepare and present at a minimum two progress reports (written or verbal) to the Planning, Zoning and Land Records Committee. The Planning Committee will prepare and present progress reports to the Village Board as needed.

PC.2 Articles for the Newspaper

The Planning Committee, with the aid of the Consultant, will prepare and present press releases to the local newspaper. At a minimum, 2 press releases shall be submitted and printed throughout the planning process. The Committee or designated person will be responsible for ensuring that such press releases are submitted and printed.

PC.3 Adopt Written Public Participation Procedures

In conjunction with this Scope of Services, the Village Board will adopt written procedures designed to foster public and stakeholder participation throughout the planning process. A number of public participation methods will be utilized to effectively involve and keep the public informed.

PC.4 Miscellaneous Project Management

Project management needed to keep the project on schedule. Activities include phone calls, technical memos, e-mail correspondence, meeting preparation and follow-up, clerical support, project coordination with the Consultant and local governments, and grant reimbursement.

Work Element 1: Inventory Phase

1.1 Map Compilation, Base map Projection, Map Production

The Consultant will be primarily responsible for compiling, preparing and producing the required digital mapping for the comprehensive planning process. Data to be compiled will include: parcels, municipal boundaries and urban service areas, zoning, ortho photos, natural features such as topography, environmental corridors, watersheds, soils, geology, archeological and historical sites, rare and endangered species, or other maps as identified by the Committee. The Committee and Municipality may need to provide information where the county cannot locate specific coverage's.

1.2 Land Use Inventory and Mapping

The Consultant with the aid of the Municipality will coordinate and conduct a land use inventory throughout the community. This will involve working with the Consultant to develop an appropriate approach and land use categories for the inventory. The Consultant and Municipality will conduct the inventory primarily through aerial photography interpretation; data provided by the State of Wisconsin, supplemented by field checks where necessary, assessment records and review with local staff and officials. With the data collected through the land use inventory, the Consultant will prepare a draft color project-area GIS map of existing land use.

1.3 Data Collection and Analysis

The Consultant will conduct detailed analyses and inventories of all data required by the Comprehensive Planning Law. This will include inventories and analyses of existing conditions, trends and projections for demographics, housing, land use, natural, cultural and historic resources; economic; transportation; community facilities and utilities and all other data required by Wisconsin's Comprehensive Planning Law. These analyses and inventories will include attendant text, maps, photos, tables and charts for the data required for inclusion in each of the required nine comprehensive plan elements and be made available for inclusion in the Municipality's Comprehensive Planning document.

1.4 Review and Summarize Existing Plans and Ordinances

The Consultant will review, summarize and analyze past implementation efforts of existing plans and ordinances by the Municipality. The Consultant will also review and summarize existing relevant plans and studies prepared by other governmental entities that will affect growth and development in the Municipality.

1.5 Population, Housing, Employment, Land Use Forecasts

The Consultant will utilize DOA figures, trends analysis, static, linear or growth models to develop 20-year forecasts for population, housing, employment and general and land use.

Work Element 2: Community Participation and Issue Identification

2.1 Involve Community, Neighboring Governments and Stakeholders

a. Committee Formation and Initial Meeting

The Consultant and Municipality will promote and attend an information kick-off meeting. The Consultant will prepare a presentation to help introduce the Comprehensive Planning Law and planning process. It will be the responsibility of each municipality to form a Planning Committee to oversee plan development.

b. Public Participation Plan Development and Adoption

The Consultant will use a variety of public participation techniques to meet State requirements for the comprehensive planning process. The Consultant's proposed palette of public participation techniques includes:

- Community vision sessions;
- Intergovernmental planning work sessions;
- Community surveys;
- Press releases;
- Public input at local and cluster meetings;
- Stakeholder interviews.

The Consultant will prepare a formal public participation plan as part of the pre-planning stage. The Comprehensive Planning Law requires a citizen participation plan be formally adopted by each Municipality, and that this citizen participation plan provide written procedures that include opportunities for public participation in every stage of the comprehensive plan development.

2.2 Community Survey

The Consultant will provide the Municipality with a community survey to be reviewed by the Plan Commission and administered prior to the kick-off meeting. The survey can be used to supplement the information generated from other forms of public input. The survey will obtain public opinions and preferences on key subjects addressed in each of the nine comprehensive plan elements. The Consultant will be responsible for designing the survey, distribution and collections, and compiling and analyzing the results.

2.3 Community Visioning Session

The Consultant will lead a community visioning session for each community that will result in the identification of comprehensive plan element goals, objectives and policies as well as key issues and opportunities. The Session will also provide basic direction on the content of the Municipality's comprehensive plan document. The Session is a critical first step in the overall planning process as it will help the Municipality establish the framework for each of the required comprehensive plan elements. The Consultant will facilitate one Visioning Session to develop goals, objectives and policies early in the process.

2.4 Cluster Planning Committee Meetings

The Consultant will conduct five (5) Cluster Planning Committee Meetings during the planning process to develop a community vision, goals, objectives and policies as well as identify future land uses. The final cluster session will provide an opportunity for communities to discuss intergovernmental relations.

2.5 Open House

The Comprehensive Planning Law requires each municipality to hold at least one formal public hearing with a Class 1 public notice prior to adoption of the “Final Comprehensive Plan”. Prior to adoption of each Municipality’s Final Plan, the Consultant will conduct a community open house. The intent of the community open house will be to provide an opportunity for the public to review and comment on the “Draft Plan”. After the community open house, the Municipality will adopt by resolution a “Recommended Plan”. After the Recommended Plan is adopted, copies will be forwarded by the Municipality to all affected public agencies, for comment, and as required by the Comprehensive Planning Law.

2.6. Public Hearing

The final step in the plan adoption process is for the Municipality to hold a public hearing on the proposed “Final Comprehensive Plan” adoption ordinances and the “Final Comprehensive Plan” documents. The Municipality is required to consider any comments received on the Recommended Comprehensive Plan prior to adopting a Final Comprehensive Plan. After adoption of the ordinance for the Final Comprehensive Plan, the plan and adoption ordinance shall be distributed by the Municipality to the recipients listed in § 66.1001 Wisconsin State Stats.

2.7 Technical Advisory Team

The Consultant will utilize the resources and input of Sauk County’s Technical Advisory Team (TAT) throughout the planning process.

Work Element 3: Alternatives Analysis

3.1 Prepare Projection Scenarios

The Consultant will develop three different projection scenarios for each community, utilizing public, Committee and stakeholder input to identify a preferred scenario for each Municipality.

3.2 Prepare Illustrations of Alternative Development Scenarios

The Consultant will prepare graphic maps/plan views of three alternative development scenarios for the Municipality’s future (see more detailed discussion in the Land Use section in Work Element 4). The Consultant will then assist the communities in evaluating the scenarios and selecting a preferred alternative.

Work Element 4: Plan Development

The Comprehensive Planning Law requires that all grant-funded comprehensive plans contain a description of the means by which all of the following 14 local, comprehensive planning goals will be achieved:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets, and enforcing design standards.

9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

The Consultant will prepare a comprehensive plan that address each of the 14 local, comprehensive planning goals and how they specifically relate to the Municipality.

4.1 Prepare Draft and Final Plan

The Consultant will prepare a comprehensive plan for the Municipality that includes each of the nine required comprehensive plan elements. The Law requires specific information to be included in each element. The Consultant will prepare a draft, recommended, and final version of the nine elements that meets the requirements of the Comprehensive Planning Growth Law. These element documents will be included as chapters in the “Final Comprehensive Plan” document.

Issues and Opportunities Element

Information to be provided by the Consultant: A statement of overall objectives policies, goals, and programs of the Village to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Further, the following background information will be included in this element: population forecasts, household forecasts, employment forecasts, demographic trends, age distribution, education levels, income levels and employment characteristics. At the election of the Municipality, background information may be included under each respective element chapter. This element will also include a summarization of community input received from the vision session, open house and community survey.

Housing Element

Information to be provided by the Consultant: 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. This element will also include a housing stock assessment that analyzes housing age characteristics, structural characteristics, value characteristics, and occupancy characteristics. Finally, this element will identify policies and programs that achieve the following:

- Promote development of housing for residents of the local governmental unit;
- 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;
- Promote the availability of land for development or redevelopment of low-income and moderate-income housing;
- Maintain or rehabilitate the local governmental unit’s existing housing stock.

Transportation Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps, and programs to guide the future development of the various modes of transportation including: highways, transit, transportation facilities for the disabled, bicycles, walking, railroads, air transportation, trucking, and water transportation. The element will also compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans; identify highways within the local governmental unit by function; and incorporate applicable state, regional and other transportation plans including transportation corridor plans, county highway functional and jurisdictional studies, urban area transportation plans, rural area transportation plans, airport master plans and rail plans.

Utilities and Community Facilities Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps and programs to guide future development of utilities and community facilities including sanitary sewer, stormwater management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, power plants/transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools, and other government facilities. Further, the Consultant will describe the existing and future public utility and community facilities and assess the future needs for government services related to such utilities and facilities. In addition, the Consultant will describe the approximate timetable that forecasts the need to expand or rehabilitate existing utilities and facilities and assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Agricultural, Natural and Cultural Resources Element

Information to be provided by the Consultant: 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 or endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic/non-metallic mineral resources, parks/open space, historical/cultural resources, community design, recreational resources, and other natural resources. At the election of the Municipality, this element can be divided into two separate chapters including Agriculture & Natural & Cultural Resources.

Economic Development Element

Information to be provided by the Consultant: 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. The Law requires analysis of the labor force and economic base of the communities and an assessment of the following:

- Categories or types of new businesses and industries that are desired by the local governmental unit;
- The local governmental unit's strengths for attracting/retaining business and industry. The local governmental unit's weaknesses for attracting/retaining business and industry.

The Consultant will also:

- Designate an adequate number of sites for such businesses and industries. Evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses;
- Identify applicable county, regional, and state economic development programs that apply to the governmental unit.

Intergovernmental Cooperation Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps, and programs for joint planning and decision-making with other jurisdictions including:

- School districts for siting and building public facilities and sharing public services;
- Adjacent and other local governments for siting and building public facilities and sharing public services.

The Consultant will also:

- Analyze the relationship of the local governmental unit to school districts, adjacent local governments, the region, the state and other governmental units.
- Identify existing/potential conflicts between the Municipalities and other governmental units and suggest a process to resolve conflicts;
- Work closely with the Municipality and the County's TAT to develop, review and finalize the content and recommendations of this element.

Land Use Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps, and programs to guide the future protection, development and redevelopment of public and private property. The Consultant will identify the amount, type, intensity and net density of agriculture, residential, commercial, industrial, other public uses and other private uses. The Consultant will analyze trends in land supply, demand, prices, opportunities for redevelopment and existing/potential land use conflicts. The Consultant will provide 20-year projections in five year increments for the following land uses:

- Residential;
- Agriculture;
- Commercial;
- Industrial.

The Consultant will work with the Municipality to develop and finalize the following maps:

- Current land use;
- Future land use;
- Productive agricultural soils natural limitations for building site development;
- Floodplains;
- Wetlands and other environmentally sensitive lands;
- Boundaries of service areas of public utilities;
- Boundaries of service areas of community facilities;
- General location of future land uses by net density or other classifications.

Identification of Smart Growth Areas

The Consultant will identify Smart Growth Areas within each community. Smart Growth Areas are statutorily defined as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs.

Alternative Growth/Development Scenarios

The consultant will provide three alternative growth scenarios for each community. These scenarios will reflect different development strategies and techniques that could include use of cluster, conservation subdivision or traditional neighborhood development principles to structure development projects in key expansion areas; or a continuation of existing development patterns and trends. With the guidance and assistance of the Consultant, the Municipality will be asked to determine which of the three alternatives they would like the Consultant to focus on for development of the Draft and Final Plans.

Implementation Element

Information to be provided by the Consultant: A compilation of policies and programs and specific actions to be completed in a stated sequence, including proposed changes to any local ordinance.

In addition, the Consultant will provide the following information:

- Describe how each element of the comprehensive plan will be integrated and made consistent with each other;
- Provide a mechanism to measure progress toward achieving all aspects of the comprehensive plan, including a detailed table and timeline of actions Describe a process for updating the comprehensive plan every 10 years.

4.2 Final Plan Production and Adoption

The planning process will be conducted over approximately 18 months to complete the Municipality's Comprehensive Plan to allow sufficient time for review and coordination with the County, the TAT and neighboring governmental jurisdictions. The consultant will provide all the final production and adoption services required by State Statutes. The Consultant will prepare 20 hard copies of the Draft, Recommended and Final Plans for distribution to each Municipality. The Consultant will also submit one (1) master electronic copy of the Final Plan document and accompanying maps and graphics in Microsoft Word and PDF format to the Municipality.

Sources of Information

Publications:

Sauk County Department of Planning and Zoning, June 1998. Sauk County 20/20 Development Plan, Volume IV: The County Profile, Second Edition. Sauk County, WI.

Sauk County Department of Planning and Zoning, June 1998. Sauk County 20/20 Development Plan, Volume V: Development Plan. Sauk County, WI

Sauk County 1979, 2006. Sauk County Agricultural Preservation Plan. Sauk County, WI

Sauk County, October 2003. Highway 12 Corridor Growth Management Plan. Sauk County, WI

UW Extension, The Wisconsin County Agriculture Trend in the 1990's, UW Program On Agriculture Technology Studies, 2001.

UW Extension, Center for Land Use Education. 2006. Traditional Neighborhood Design. Planning Implementation Tools. Doug Miskowiak & Linda Stoll.

Websites:

Edgewood College. <http://www.edgewood.edu>, 2006

Madison Area Technical College – Madison <http://matcmadison.edu>, 2006

Madison Area Technical College – Reedsburg. <http://matcmadison.edu/matc/campuses/reedsburg>, 2006

Reedsburg School District. <http://www.reedsburg.org>, 2006

Sauk County Historical Society. <http://www.saukcounty.com/schs/>, 2006

United States Census Bureau 2006. <http://census.gov>, 2006

University of Wisconsin – Baraboo <http://baraboo-sauk.uwc.edu/>, 2006

University of Wisconsin – Richland Center <http://richland.uwc.edu/>, 2006

University of Wisconsin – Madison. <http://www.wisc.edu/> 2006

U.S. Department of Housing and Urban Development (HUD) <http://www.nationalhomeless.org>, 2006

Wisconsin Department of Administration (DOA) <http://www.doa.state.wi.us>, 2006.

Wisconsin Housing and Economic Development Authority (WHEDA)
<http://www.wheda.com/programs>, 2006

Wisconsin Department of Tourism, <http://agency.travelwisconsin.com> , 2006

Agencies and Organizations:

Sauk County Department of Planning and Zoning. 505 Broadway, Baraboo, WI 53913.

<http://www.co.sauk.wi.us/pz/mainpg.htm>

Sauk County Development Corporation. 1000 Log Lodge Court, Baraboo, WI 53913.

<http://www.scdc.com/>

Sauk County Highway Department. Highway 136, West Baraboo, WI 53913. (608) 356-3855

Sauk County Land Conservation Department. 505 Broadway, Room 232 Baraboo, WI 53913.

<http://www.co.sauk.wi.us/land/mainpg.htm>

Sauk County Mapping Department. 505 Broadway, Room 218 Baraboo, WI 53913

<http://www.co.sauk.wi.us/mapping/mainpg.htm>

Sauk County UW Extension. 505 Broadway, Room 334 Baraboo, WI 53913.

<http://www.uwex.edu/ces/cty/sauk/>

State of Wisconsin Department of Natural Resources/Forestry. 505 Broadway, Room 202 Baraboo, WI 53913.

United States Department of Agriculture FSA – Farm Service Agency. 505 Broadway, Room 225 Baraboo, WI 53913.

United States Department of Agriculture Natural Resources. 505 Broadway, Room 232 Baraboo, WI 53913. <http://www.nrcs.usda.gov/>

U.S. Department of Housing and Urban Development. 451 7th Street S. W. Washington, DC 20410.

Wisconsin Department of Agriculture, Trade and Consumer Protection. 2811 Agriculture Drive, Madison, WI 53718. <http://datcp.state.wi.us/>

Wisconsin Department of Commerce. 201 West Washington Avenue, Madison, WI 53717.

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

Wisconsin Small Business Development Center. University of Wisconsin, 975 University Ave., Rm. 3260, Madison, WI 53706

Wisconsin Department of Transportation. 4802 Sheboygan Ave. Madison, WI 53707-7910

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

Village of Ironton Community Survey

BACKGROUND

1. How long have you owned or rented property in the Village of Ironton?

- <1 year
 1 to 5 years
 5 to 10 years
 10 to 20 years
 >20 years

ISSUES AND OPPORTUNITIES

2. The quality of life in the Village is excellent.

- Strongly Agree
 Agree
 No Opinion
 Disagree
 Strongly Disagree

3. What are the three most important reasons for you and your family to live in the Village of Ironton? (i.e. cost of living, near family, employment)

4. How would you describe your thoughts towards future growth and development in the Village of Ironton?

- We need to support and encourage growth and development.
 We need to slow down the rate of growth and development in the Village of Ironton.
 I would like to see the Village of Ironton stay the way it is.
 The Village should focus on redevelopment and rehabilitation of existing buildings and land.
 Not sure.

HOUSING

5. The Village of Ironton needs more... (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Single Family Homes					
B. Duplexes (2 units)					
C. Mobile Homes					
D. Elderly/ Assisted Living					
E. Rental Housing (3 or more units)					
F. Condominiums					
G. Other:					

6. Housing is generally affordable in the Village of Ironton.

- Strongly Agree
 Agree
 No Opinion
 Disagree
 Strongly Disagree

7. The existing housing stock in the Village of Ironton is adequate.

- Strongly Agree
 Agree
 No Opinion
 Disagree
 Strongly Disagree

CULTURAL AND NATURAL RESOURCES

8. The Village of Ironton should protect and promote buildings, sites, and artifacts of historical importance.

Strongly Agree Agree No Opinion Disagree Strongly Disagree

9. The items listed below are of concern in the Village.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Overall drinking water Quality					
B. Groundwater pollution					
C. Surface water pollution due to runoff from roads, homes, cabins, resorts and other development during construction					
D. Surface & ground water quality impacts from Agriculture operations					

10. The natural resource issues below are important to protect.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Air Quality					
B. Farmland					
C. Floodplains					
D. Hillsides/Steep Slopes					
E. Natural Areas					
F. Rural Character					
G. Scenic Views					
H. Water quality of streams, creeks and rivers					
I. Wetlands					
J. Woodlands					
K. Other:					

TRANSPORTATION

11. Please provide an opinion relating to the following statements on transportation facilities.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. The overall road network (roads, highways) meets the needs of the citizens					
B. The condition of Village roads is adequate for intended uses					
C. Biking facilities should be maintained & improved as an alternative mode of transportation in the village					
D. Sidewalks and trails should be maintained and expanded to encourage walking in the Village					
E. Transportation services for the elderly are adequate in the Village					
F. Area car pooling/"park and ride" facilities should be provided in the Village					
G. Horse traffic and animal waste is of a concern to me in the Village.					
H. Other:					

12. Are there any transportation facility needs or problems in the Village of Ironton that need to be addressed?

Yes No Unsure

If yes, explain which locations and why.

ECONOMIC DEVELOPMENT

13. Indicate whether you feel the following businesses are adequate in the Village.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Commercial Development					
B. Industrial Development					
C. Market/Grocery Store					
D. Professional Office/Service					
E. Arts & Entertainment					
F. Tourism/Hospitality					
G. Agriculture Supply/Service					
H. Restaurant					
I. Daycare					
J. Convenience store					
K. Other					

14. If you responded as “Strongly Disagree” or “Disagree” to any of the choices under question 13, what suggestions do you have?

COMMUNITY UTILITIES AND FACILITIES

15. The following facilities are adequate in the Village.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Library					
B. Village Hall / Police Dept.					
C. Fire / EMT Station					
D. Public Works Building					
E. Recreational Facilities (e.g. Ball Fields)					
F. Swimming Pool					
G. Bike Paths					
H. Park Space					
I. Snowmobile Trails					
J. Sidewalks					
K. Golf Course					
L. Other					

16. The need for the following should be a high priority.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Bike Trails					
B. Library					
C. Soccer Fields					
D. Walking / Hiking / C.C. Ski Trails					
E. Playground and Equipment					
F. Picnic Areas/Shelters					
G. Rec. Services - Director					
H. Dog Parks					
I. Baseball/Softball Fields					
J. Summer Recreation Program					
K. Outdoor Skating Rink					
L. Tennis Court					
M. Other:					

17. The Village of Ironton's community facilities have adequate provisions for the differently abled? (i.e. handicap accessibility)

Strongly Agree Agree No Opinion Disagree Strongly Disagree

If Disagree or Strongly Disagree, Explain which locations and why.

18. In general, law enforcement services for the Village of Ironton... (Please check one box for each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Provide a feeling of safety in the community					
B. Provide adequate protection and coverage					
C. Respond in a timely manner when called					
D. Other:					

19. In general, the Village of Ironton Public Works Department...

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Adequately maintains local infrastructure (roads, utilities)					
B. Responds in a timely manner when called					
C. Addresses concerns with respect and fairness					
D. Other:					

20. In general, the Village of Ironton's Administrative Staff...

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Responds to requests in a timely manner					
B. Is courteous and polite					
C. Is knowledgeable and helpful					
D. Other:					

21. The following services are adequate.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Ambulance service					
B. Fire Department					
C. Library					
D. School System					
E. Park and Recreational Facilities					
F. Storm Water Management					
G. Garbage Collection					
H. Recycling Program					
I. Electrical Service/Supply					
J. Telephone					
K. Cable					
L. Internet					
M. Cell Phone Service					
N. Other:					

LAND USE

22. The following features in the downtown of the Village of Ironton are adequate?

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Overall area layout					
B. Building appearance					
C. Historic character					
D. Business signs					
E. Street signs					
F. Sidewalks					
G. Parking availability					
H. Traffic flow/ circulation					
I. Trees /Streetscape					
J. Lighting					
K. Mix of business					
L. Other:					

23. The following are statements that suggest choices about future directions for the Village of Ironton.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. New housing should be encouraged in the Village					
B. The Village should annex land as a means to accommodate future growth					
C. The Village should promote smaller lot sizes and redevelopment to use less land for future growth					
D. Neighborhood preservation around the downtown areas is more important than downtown business expansion					
E. The Village should support residential subdivisions					
F. The Village should continue to pursue downtown revitalization					
G. The communities should require vegetated buffer strips between new development and natural areas, like wetlands					

24. The following features along Highway 58 within the Village of Ironton are adequate?

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Overall area layout					
B. Building appearance					
C. Business signs					
D. Street signs					
E. Sidewalks					
F. Business parking lots					
G. Traffic flow circulation					
H. Business landscaping					
I. Street trees					
J. Lighting of building/ parking					
K. Mix of business					

25. In your opinion what are the three most important land use issues in the Village of Ironton?

1. _____
2. _____
3. _____

26. Which of the following design features for new residential neighborhoods do you support for the Village? (Please check all of the design standards that you support)

- | | |
|---|---|
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Bike Paths |
| <input type="checkbox"/> Street trees | <input type="checkbox"/> Alleys |
| <input type="checkbox"/> Decorative street lighting | <input type="checkbox"/> Narrower streets |
| <input type="checkbox"/> Neighborhood parks | <input type="checkbox"/> Front porches and other architectural standards for houses |
| <input type="checkbox"/> Neighborhood schools | <input type="checkbox"/> Shopping centers within walking distance |

27. Should the Village of Ironton preserve and enhance the “Village Center” area?

- Strongly Agree Agree No Opinion Disagree Strongly Disagree

28. Should the Village of Ironton apply aesthetic guidelines or standards to new construction in the “Village Center” area?

- Strongly Agree Agree No Opinion Disagree Strongly Disagree

PLAN IMPLEMENTATION

29. The following means should be used to achieve the goals of growth management and resource protection in the Village.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Land Owner Education					
B. Regulation					
C. Tax incentive					
D. Acquisition					

30. Should the Village of Ironton consider these ways of financing future needs for public facilities, parks, utilities, and roads?

- Taxation State and Federal Grants Special Assessments New Development Impact Fees
 User Fees Private Fundraising Other (Please specify) _____

GENERAL OPINION

31. What do you feel is the single biggest issue facing the Village of Ironton over the next several years?

32. What do you want the Village of Ironton to look like in 20 years?

33. Do you feel that the Village board and staff communicate adequately with residents?

- Yes No (Please specify) _____

Please check the method (s) of communication that you would like to see used more.

- Website E-mail Announcements Cable Access Announcements Open Houses
 Newspaper notices/ Feature Articles Newsletters Other _____ Radio

34. Have you volunteered in any Village activities in the past five years?

- Yes No

Would you be interested in future opportunities?

- Yes No

35. Would you be willing to serve on the Planning Committee?

- Yes No

**Village of Ironton Comprehensive Plan Committee
Vision Session Results/SWOTs
March 20, 2007**

Strengths

- Improvement in streets, sewer/water, community building
- Availability of expansion, current vacant lots
- Small community character
- Safe environment
- Historical background-mining
- Affordable housing
- Small town, friendly neighbors, quiet, peaceful
- Park, recreation, facilities
- Utilities, clean water
- Close location to larger markets
- Village services
- Recent development, housing upgrades
- Taxes

Weaknesses

- 2 bars, 1 church – lack business commercial/retail
- Straighten 58N
- No new subdivision lots
- No childcare
- Natural gas unavailable
- Parking at recreational field
- No convenient businesses (gas, grocery etc.) Elderly need businesses
- Park are not very good
- Only one well in Village
- Average size of lot
- Sewer and water may run through the lot so prohibits building
- Trailer park looks run down
- Community does not stand behind the Board to help
- No focal point in the community such as a school/church
- Confusion with emergency services, multiple mailing cities

Opportunities

- Vacant lots available for expansion
- Upgrade park areas
- More communication between village people and with trailer park
- Elderly housing
- Youth activities in the community
- Community recreational opportunities

**Village of Ironton Comprehensive Plan Committee
Vision Session Results/SWOTs
March 20, 2007**

- Create own identity
- Post office
- Clean up water resources- farm runoff
- Create more community involvement, recreation field
- Daycare, eldercare, apartments
- New playground equipment
- Dog park
- Restore nostalgic buildings
- Café, coffee house

Threats

- Growing too fast
- Trailer park – looks run down
- La Valle & Caz attract more business
- Hwy 58
- No police, fire, ambulance
- Trailer park – lack of home upkeep



Planning Implementation Tools Traditional Neighborhood Design



Center for Land Use Education

www.uwsp.edu/cnr/landcenter/

November 2005

TOOL DESCRIPTION

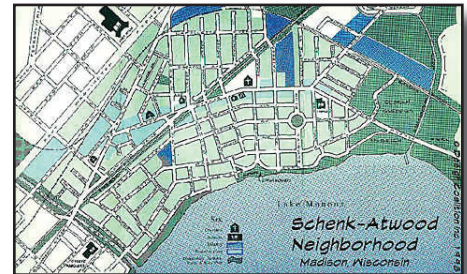
The Wisconsin Comprehensive Planning law defines Traditional Neighborhood Development (TND) to mean: A compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept based on traditional small towns and city neighborhoods. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of paths, streets and lanes designed for pedestrians as well as vehicles. Residents have the option of walking, biking or driving to places within their neighborhood. Potential future modes of transit are also considered during the planning stages. Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space such as plazas, greens, parks and squares enhances community identity and value. Such neighborhoods allow the efficient use of public resources and can help preserve the historic and architectural character of the community.

Figure 1. Schrenk-Atwood neighborhood in Madison, WI is an old neighborhood that exemplifies the components of a traditional neighborhood.

Potential Uses

- ◆ Walkable neighborhoods
- ◆ Reduced use of automobiles
- ◆ Revitalization of historic areas
- ◆ Increased neighborhood vitality
- ◆ Housing variety
- ◆ Mixed use neighborhoods
- ◆ Meet market demand

Connecting Street Grid



Diversity and Density – Schoeps Ice Cream Factory and Residences



Institutions – Atwood Community Center



Walkable size – Marquette Elementary School



Parks and Community Places



Transportation Choices – Bike Path



Business Core



IMPLEMENTATION

TND Design Principals

A traditional neighborhood:

- ◆ Is compact with a discernable center;
- ◆ Is designed for the human scale with buildings placed closer to the street and a variety of gathering places.
- ◆ Provides a mix of uses, including residential, commercial, civic, and a variety of open space uses in close proximity to one another within the neighborhood;
- ◆ Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
- ◆ Incorporates a system of relatively narrow, shaded, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments;
- ◆ Retains existing buildings or creates new buildings with historical or architectural features that enhance the visual character of the community;
- ◆ Incorporates significant environmental features into the design;
- ◆ Reserves prominent sites and vistas for significant buildings or features
- ◆ Has an elementary school close enough so that most children can walk from their homes.
- ◆ Places parking lots and garage doors away from the fronts of the street
- ◆ Should be organized to be self-governing
- ◆ Is consistent with the community's comprehensive plan.

Adapted from information obtained from the Village of Sun Prairie

CREATION

To use this tool, communities will need to adopt a TND ordinance or include appropriate language in an existing ordinance to allow the development and redevelopment of land consistent with the design principles of traditional neighborhoods.

The Comprehensive Planning Law for Wisconsin requires communities over 12,500 in population to enact a specific TND ordinance. UW Extension has created a sample ordinance that communities can adapt to their particular situation. (see section "For More Information, page 4)

The Wisconsin law does not require communities to map the ordinance. This allows the ordinance to be treated as a zoning district designation, an overlay zone, a floating zone or as a modified approach to Planned Unit Development (PUD).

ADMINISTRATION

Municipalities need to develop an efficient and expedited review process for traditional neighborhood developments that encourages developers to use the ordinance. Long approval processes make this type of development cost-prohibitive. Implementation is similar to the process for other developments:

1. An initial conference to discuss the proposal and appropriate procedures.
2. Submittal and approval of a "General Implementation Plan" and request for a zoning map amendment to a "Traditional Neighborhood Development District". The plan should contain:
 - a. A general location map
 - b. A site inventory and analysis
 - c. A conceptual site plan
 - d. A conceptual storm water management plan
 - e. Identification of the architectural style(s) of the TND and the accompanying site design style(s).
 - f. A written report that provides general information about the covenants, conservation easements, or agreements which will influence the use and maintenance of the proposed development.
3. Submittal and approval of a "Final Implementation Plan" containing:
 - a. Final site and stormwater plan
 - b. Detailed elevations of all proposed commercial buildings and typical elevations of residential buildings
 - c. A utilities plan
 - d. Phasing plans, where applicable

Report Card: Traditional Neighborhood Design

Cost	Money or staff resources required to implement tool.
B	TND will require additional staff time for design review. If this time is too excessive, developers may find this tool cost-prohibitive. Developers will incur increased cost in upfront design work but can recoup that expense in lower infrastructure cost.
Public Acceptance	The public's positive or negative perception of the tool.
B	The public may be concerned about the impact of increased density on property values. They do appreciate the walkability of the neighborhoods and the nearness of services.
Political Acceptance	Politician's willingness to implement tool.
B	It is critical for elected officials, planning commission members and zoning boards to understand the concept and goals of this type of development. They can make it cost prohibitive for developers if they don't (the approval process takes too long).
Equity	Fairness to stakeholders regarding who incurs costs and consequences.
B	TND improves the quality of life for all but may not be perceived that way unless neighbors understand the concept. Amenities and demand may make them too expensive for some unless accommodations are made for low income housing.
Administration	Level of complexity to manage, maintain, enforce, and monitor the tool.
B	With a streamlined approval process, it is no more difficult to administer than any other subdivision ordinance. Municipal staff will need to be trained in this design approach to make it efficient.
Scale	The geographic scale at which tool is best implemented.
Municipal	This is best implemented within individual communities though collaboration between neighboring communities would be possible if their ordinances were consistent.

GRADING EXPLANATION

A - Excellent
B - Above Average

C - Average
D - Below Average

F - Failing

WISCONSIN EXAMPLES

Figure 2. Liberty Square, Sun Prairie

Townhouses



Sun Prairie's TND Neighborhoods:

The City of Sun Prairie currently has three large traditional neighborhoods under development as well as one smaller housing project strongly influenced by TND design concepts. One of them, Liberty Square, is a 140-acre, 680-unit TND. Liberty Square will contain a wide range of housing types including single-family homes on varying lot sizes, several different multi-family housing options, and senior housing facilities. The development will also include a neighborhood scale town center commercial area, several small parks and open spaces, connecting trails and a new neighborhood park for residents in the area. Additional information about Sun Prairie's TND developments can be found on the city's website at: <http://www.cityofsunprairie.com>



Single family



OFFICE	ROWHOUSES/CONDO FLATS
COMMERCIAL/RETAIL	TOWNHOUSE CONDOS
APARTMENTS	POTENTIAL CHURCH/SCHOOL/DAYCARE
SENIOR APARTMENTS	TWIN HOMES
SENIOR ASSISTED LIVING	SINGLE FAMILY HOMES



Senior Apartments

FOR MORE INFORMATION

Virtual TND Tours. Take a "stroll" through some of the most popular TNDs nationwide, arranged by state. Just click on the TND's name. <http://www.tndhomes.com/tours.htm>.

Barnett, Jonathan (2003). *Redesigning Cities - Principles, Practice, Implementation*. Planners Press, American Planning Association, Washington, D.C.

Langdon, Phillip (1999). *New Development, Traditional Pattern*. Planning Commissioners Journal. Article 305, Issue 36

Ohm, Brian W., James A. LaGro, Jr., Chuck Strawser (2001). *A Model Ordinance for Traditional Neighborhood Development*. University of Wisconsin Extension. Available at <http://www.wisc.edu/urpl/people/ohm/projects/tndord.pdf>

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Village of Ironton Comprehensive Plan Committee
Vision Session Results/Vision Themes
March 20, 2007

Vision Themes * Denotes top 5 selected vision elements from both groups

- Maintain small town atmosphere*
- Encourage new growth and development
- Improve all forms of transportation – sidewalks- wider streets*
- Create a Village of identity*
- Increase social opportunities, community involvement, child recreation*
- Create multi-use business opportunities*
- Improving housing structure and quality appearance
- Elderly, kid friendly community, multi-generational community*
- Retaining small town atmosphere*
- Gas station, convenience store, locally owned small town business*
- Traditional 2-story houses, with front porches etc.
- Community functions, get together
- Subdivisions
- Daycare facility
- Up to date communication infrastructure
- Promote community identity based on Village history*
- Keeping the natural resources

**Village of Ironton Comprehensive Plan Committee
Vision Session Results/Vision Themes
March 20, 2007**

Vision Themes – Sorted by Suggested Categories

*** Denotes top 5 selected vision elements from both groups**

Economic Opportunity

- Create multi-use business opportunities*
- Gas station, convenience store, locally owned small town business*
- Daycare facility

Utilities and Services

- Up to date communication infrastructure

Government Involvement

- Improve all forms of transportation – sidewalks- wider streets*

Managed, Planned Growth

- Encourage new growth and development
- Subdivisions

Sense of Place, Welcoming Community, Safety and Security

- Maintain small town atmosphere*
- Create a Village of identity*
- Increase social opportunities, community involvement, child recreation*
- Improving housing structure and quality appearance
- Elderly, kid friendly community, multi-generational community*
- Retaining small town atmosphere*
- Traditional 2-story houses, with front porches etc.
- Community functions, get together
- Promote community identity based on Village history*
- Keeping the natural resources