City of Mineral Point Comprehensive Plan





2020 revision

CITY OF MINERAL POINT, WISCONSIN COMPREHENSIVE PLAN

City of Mineral Point Council

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Planning Report No. 05/183

March 1, 2005

An Ordinance to Adopt the City of Mineral Point Comprehensive Plan

An Ordinance to Adopt the Comprehensive Plan of the City of Mineral Point, Wisconsin.

The City Council of the City of Mineral Point, Wisconsin, do ordain as follows:

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

Section 2. The City Council of the City of Mineral Point, Wisconsin, has written procedures designed to foster public participation in the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

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

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

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

Section 6. This ordinance shall take effect on April 1, 2005 upon passage by a majority vote of the members-elect of the City Council and posted as required by law.

Adopted by the Mineral Point City Council this 1st day of Auch, 2005.

(Signature) Gregg Bennett

Mayor, City of Mineral Point

(Signature) **Betty Horne**

City Clerk, City of Mineral Point

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ISSUES AND OPPORTUNITIES ELEMENT

EXECUTIVE SUMMARY

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



Wisconsin State Statute 66.1001(2)(a)

(a) Issues and opportunities element.

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

ISSUES AND OPPORTUNITIES POLICIES

The following are the issues and opportunities policies (not in order of priority) for the City of Mineral Point. The essence of these recommendations is carried out throughout the entire document.

- 1. Protect and improve the health, safety, and welfare of residents in the City of Mineral Point.
- 2. Preserve and enhance the quality of life for the residents of the City of Mineral Point.
- 3. Protect and preserve the small community character of the City of Mineral Point.

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

BACKGROUND

Iowa County, together with twenty-two other jurisdictions, including the City of Mineral Point, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2001. In the spring of 2002, the Comprehensive Planning Grant was awarded. Iowa County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Plan Commission (SWWRPC) to complete individual comprehensive plans for each of the twenty-three participating jurisdictions (Iowa County, Cities, Towns, and Villages) in accordance with Wisconsin Statutes 66.1001.

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

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

COMMUNITY INVOLVEMENT

COMMUNITY SURVEY

In September and October of 2002, the staff from SWWRPC and University of Wisconsin Extension Servicelowa County (UWEX-lowa County) developed a countywide survey that was distributed to all property owners in lowa County. The City of Mineral Point was sent 1182 surveys, one to each property owner. Two hundred ninety four surveys were filled out and sent back, giving the City a 25 percent return rate. (See Appendix A for complete City survey results.)

COMMUNITY VISION

In February 2003, the City of Mineral Point planning representatives were given worksheets designed by SWWRPC to identify issues, opportunities, strengths, and weaknesses specific to the City of Mineral Point. Then the local planning commission utilized the information from the visioning and survey to create a formal vision statement. The vision statement by the City of Mineral Point follows:

We are a dynamic community...

- In which residents enjoy a high quality of life and to which visitors want to return
- That is widely recognized for preserving its architectural heritage and adapting the use of its buildings to serve current needs
- That values small business suited to the community and provides entrepreneurs with the support needed to succeed
- That has successfully incorporated its skills in agriculture and its natural resources into both our local and export economies

- Where many forms of art are both passion and profitable business enterprises
- Where young people receive a quality education and are encouraged to give back to the community in service and entrepreneurial projects
- That has become a year-round tourist destination
- That has experience growth while retaining its small town qualities and natural countryside landscapes
- We are a community that is thriving through homegrown success.

The City of Mineral Point Chamber of Commerce established five elements on which to focus their resources. The combination of these points will guide the City.

FIVE MISSION ELEMENTS

In order to achieve this vision, the Mineral Point Chamber of Commerce has established five elements on which to focus our resources. The combination of these elements will guide the Chamber's actions in it mission of ensuring a healthy economy for the future or out community.

Local Enterprise Development

Convinced that the talent and desire for creating new enterprises and enhancing established businesses exists within Mineral Point, the Chamber of Commerce will be an advocate for local entrepreneurs by offering assistance based on individual needs that will provide the support needed for successful enterprises.

Infrastructure

Up to date infrastructure is essential to the sustainability of a healthy economy. Roads and streets, water and sewer, communication technologies, housing, commercial and public buildings must be well maintained, with attention to design details that retain the character of Mineral Point. In addition to these "hard" infrastructure needs, it is equally important that an entrepreneurial spirit is encouraged through zoning and regulatory policies that support enterprise development in an ordered approach.

Outreach

Continued focus on marketing Mineral Point as a tourist destination is a very important economic development strategy. Efforts to increase year-round tourism will enhance the overall economic outlook and increase the capability of attracting new businesses to the community.

Youth Retention And Attraction

Reversing the out-migration of youth is a critical factor in maintaining a healthy economy. Actions to engage young adults in community service, recognition and support of entrepreneurial talents within the youth population will provide them with the opportunities to remain tin or return to Mineral Point. It is equally important that we strive to recruit a young generation of talent by providing amenities that are attractive to them.

Wealth Retention

The development of locally owned businesses, retention of the younger generations, and attraction of new residents will enhance the capacity for keeping wealth in the community. Additional community-based endowment programs that encourage the transfer of wealth to address future needs in the community should be considered.

DEMOGRAPHIC TRENDS

POPULATION CHANGES

The City of Mineral Point has seen its population increase over the past 30 years. Between 1970 and 1980 population decreased by 2 percent but between 1980 and 1990, there was a 7 percent increase. From 1990 to 2000, it increased 8 percent over the 10-year span.



AGE DISTRIBUTION

Figure A.2 shows the age distribution of the City of Mineral Point residents, according to the 2000 US Census. Overall the population was well distributed among all the various age groups. The age groups of 20 to 34 year olds and 45 to 59 year olds had the highest concentration of the population in the City.



PERCENT POPULATION

Figure A.3 is the comparison of the City population to Iowa County's in 2000. The breakdown of the City population was somewhat similar to the County population, although Iowa County had a higher population percentage in the younger age groups, while Mineral Point had a higher level in the 20 to 34 age group and the 75+ age population.



HOUSING TRENDS

Historically, the City of Mineral Point has seen an overall increase in the housing supply. "Total Housing Units" refers to the total number of units available for habitation: owned, rented, and vacant. As indicated by Figure A.4 the City of Mineral Point had an increase of 329 units between 1970 and 2000. For more housing information, go to Section B, Housing Element.



"Total Households" refers to occupied (owned and rented) housing units <u>only</u>. Figure A.5 shows that of the 1184 housing units in City of Mineral Point in 2000, 63 percent were owner occupied, 29 percent renter occupied, and the remaining 8 percent were vacant. The average number of persons per household was 2.53 for owner occupied units, 1.63 for rental units.



EDUCATION LEVELS

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

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

| | | lowa County | State of Wisconsin |
|--------|--|--|--|
| Number | Percent | Percent | Percent |
| 75 | 4.2% | 4.2% | 5.4% |
| 142 | 8.0% | 7.4% | 9.6% |
| 638 | 35.9% | 41.8% | 34.6% |
| 361 | 20.3% | 19.9% | 20.6% |
| 146 | 8.2% | 8.3% | 7.5% |
| 255 | 14.3% | 13.2% | 15.3% |
| 161 | 9.1% | 5.3% | 7.2% |
| 1778 | 100.0% | 100.0% | 100.0% |
| | Minera Number 75 142 638 361 146 255 161 | 75 4.2% 142 8.0% 638 35.9% 361 20.3% 146 8.2% 255 14.3% 161 9.1% | Mineral Point Number County Percent 75 4.2% 142 8.0% 638 35.9% 361 20.3% 146 8.2% 8.3% 146 9.1% 5.3% |

Source: 2000 US Census

INCOME COMPARISONS

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

| Income Type | City of Mineral Point | lowa County | State of Wisconsin |
|-------------------------|--------------------------|----------------|-----------------------|
| Median household income | \$43,182 | \$42,518 | \$43,791 |
| Median family income | \$52,137 | \$49,972 | \$52,911 |
| Per capita income | \$21,097 | \$19,497 | \$21,271 |

Source: 2000 US Census

EMPLOYMENT CHARACTERISTICS

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

Table A.3 Employment Characteristics

| Occupation | City of Mineral Point | | lowa County | State of Wisconsin |
|---|--------------------------|---------|----------------|-----------------------|
| | Number | Percent | Percent | Percent |
| Management, professional and related | 426 | 29.9% | 30.9% | 31.3% |
| Services occupations | 198 | 13.9% | 12.8% | 14.0% |
| Sales and office occupations | 364 | 25.6% | 25.5% | 25.2% |
| Farming, fishing, and forestry occupations | 8 | 0.6% | 2.5% | 0.9% |
| Construction, extraction, and maintenance occupations | 136 | 9.6% | 10.9% | 8.7% |
| Production, transportation, and material moving occupations | 292 | 20.5% | 17.4% | 19.8% |
| Total employed civilian population 16 years and older | 1424 | 100.0% | 100.0% | 100.0% |

Source: 2000 US Census

DEMOGRAPHIC PROJECTIONS

POPULATION

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



HOUSEHOLD

These household projections were based on population projections and average household sizes from the 2000 Census. Figure A.7 shows household projections for the City of Mineral Point.



LABOR FORCE

Figure A.8 shows the labor force projections for the City of Mineral Point. The jobs projected are not necessarily created in the jurisdiction, but indicate the projected labor force residing in the City of Mineral Point. For more information, go to Section F, Economic Development Element.



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

HOUSING ELEMENT

EXECUTIVE SUMMARY

Housing is a basic necessity of life and an important part of the comprehensive planning process. Obtaining suitable, spacious, and affordable housing is often difficult for many residents. Housing is generally considered affordable when housing costs do not exceed 30 percent of household income. Integrating single and multi-family housing units into new developments can support a more diverse population. The addition of units or conversion of larger homes to duplexes or apartments can be a way to increase the supply of multi family housing without dramatically changing the landscape. This section examines the existing housing stock. Included in the housing stock are the total units, age characteristics of the existing housing supply, occupancy rates, structural characteristics, affordability of housing, as well as housing policies and programs.



Wisconsin State Statute 66.1001(2)(b)

(b) Housing element.

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

HOUSING POLICIES

The following are the housing policies (not in order of priority) for the City of Mineral Point.

1. Provide choices of owner and renter type-housing units to serve the current and future needs of all residents. There is a need for the provision of an adequate supply of single-family homes, condominiums/townhouses, apartments, and duplex housing units.

Mixed-use communities should include a wide variety of housing types to address the needs of residents at all income levels, with particular emphasis on the needs of low-income residents.

- A diversity of housing types should be offered to meet the diverse needs of the community. Housing types could include accessory units, multifamily units including duplexes, small lots, condos, townhouses, and manufactured pre-fabricated homes.
- In addition to diverse housing types, changes to current zoning may be needed to allow for greater occupancy levels.
- Alternatives to single family detached homes will bring prices down and create more green space.
- Residents have diverse needs and require a mix of affordable rental units as well as
 opportunities for home ownership. In order to meet the needs of low-income people, it is
 necessary to increase the rental stock in the area and develop ordinances to ensure
 affordable units in any new developments.

See Map H.1 in Section H, Land Use Element for more information.

2. Promote the preservation and rehabilitation of the existing housing stock in the City of Mineral Point.

This may not be a problem in the City of Mineral Point today, but may be a problem as the numbers of new homes begin to age and need structural repairs. It is important to encourage property owners to preserve and rehabilitate their homes before it is too late.

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

3. Preserve and expand the supply of affordable rental and ownership housing for low and moderate-income individuals.

National and state studies point to a growing problem of housing affordability. Affordability means different things in different communities. It does not automatically mean large blocks of low rent apartments. A home is generally considered affordable when housing costs (this includes rent) do not exceed 30 percent of total household income. What the actual dollar amount of that 30 percent is can cover a wide range. A housing needs assessment might be useful for the town to determine what housing needs exist and to help define housing affordability in the town. See Map H.1 in Section H, Land Use Element for more information.

4. Enforce the City of Mineral Point Zoning Ordinance to maintain the character of existing and future residential neighborhoods.

The key is enforcement of the zoning ordinance. This will help maintain the character of the City by enforcing setback requirements, separating incompatible land uses, and enforcing other requirements as outlined in the City of Mineral Point Ordinance.

5. Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.

Review proposed new housing developments to be sure they are in areas best suited for residential development. For example, slope limitations can cause a number of problems, such as run off, steepness of driveways, flow problems for water and sanitary sewer service, etc. Refer to the maps in Section E of this plan for more detailed information.

6. Coordinate planning activities with lowa County and surrounding jurisdictions to effectively plan for residential growth.

Work with surrounding jurisdictions to identify future residential development areas, as well as addressing the need and number of new homes. Unexpected developments on the City fringe can cause increased expenses for services.

7. Identify areas and designate land for future residential land use.

Identifying areas where future residential development is desirable helps the City plan for overall future growth. These areas may be identified as "Smart Growth Areas" and can reduce infrastructure costs and keep similar land uses in certain areas. In the City of Mineral Point, future residential areas are limited to current residential areas and areas suitable for infill and redevelopment. With the recent enactment of Mineral Point's extraterritorial zoning, the preliminary plan is to keep residential development close to City borders.

Refer to Section H, Land Use Element for more information on future development areas.

8. Encourage contiguous development patterns that preserve and expand upon existing neighborhoods and areas that can be served with public utilities and community facilities.

Encouraging contiguous development patterns can cut down on infrastructure costs including roads, water, and sanitary sewer service, avoiding "leap frog" development. Public utilities services, such as current and future wells and septic systems, and community facilities can be important for long-term land use. The amount of space needed to accommodate them needs to be considered. For more information on utilities and facilities in the jurisdiction, go to Section D, Utilities and Community Facilities Element. For information on Wisconsin public utilities, go to http://psc.wi.gov/.

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

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

CITY OF MINERAL POINT HOUSING IMPACT CONCERNS

Concerns that may impact housing in the City of Mineral Point are, according to the Plan Commission,

- Retaining views;
- Preserving City character;
- Continuing to maintain sense of community;
- Historic preservation.

HOUSING CHARACTERISTICS

HOUSING UNITS

The City of Mineral Point has seen a steady increase in the housing supply over the last 30 years. As indicated in Figure B.1, the most significant increase occurred between 1990 and 2000, with an increase of 143 units. Housing units increased overall by 337 units between 1970 and 2000.



OCCUPANCY CHARACTERISTICS

Figure B.2 indicates the occupancy of households in the City of Mineral Point according to the 1980, 1990, and 2000 US Census. Between 1990 and 2000, there was no change in owner occupied households, rental rates decreased 1 percent, and the vacancy rate increased 1 percent. According to the 2000 Census, of the 1192 housing units in the City of Mineral Point, 747 were owner occupied, 345 were renter occupied, with the remaining 100 units vacant. The average number of persons per household was 2.53 for owner occupied units, 1.90 for rental units.



STRUCTURAL CHARACTERISTICS

Figure B.3 indicates the type of housing units in the City of Mineral Point as reported in the 2000 US Census. As indicated, 76 percent of the housing stock in the City was single-family homes, with lesser percentages for other housing categories.



AGE CHARACTERISTICS

Figure B.4 shows the age of housing stock in the City of Mineral Point. Approximately 53 percent of the City of Mineral Point houses were constructed in 1939 or earlier. Thirty-six percent was built between 1940 and 1989 and 12 percent was constructed in the past decade.



HOUSING AFFORDABILITY

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

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

| Jurisdiction | 1990 Median Home Value - Owner Occupied | 2000 Median Home Value - Owner Occupied | Change in Median Home Value 1990 to 2000 |
|-----------------------|---|---|--|
| Iowa County | \$46,500 | \$91,800 | \$45,300 |
| City of Dodgeville | \$50,300 | \$88,200 | \$37,900 |
| City of Mineral Point | \$43,500 | \$90,300 | \$46,800 |
| Town of Arena | \$60,700 | \$122,700 | \$62,000 |
| Town of Brigham | \$51,700 | \$88,200 | \$36,500 |
| Town of Clyde | \$44,200 | \$87,500 | \$43,300 |
| Town of Dodgeville | \$63,400 | \$134,500 | \$71,100 |
| Town of Eden | \$40,600 | \$122,500 | \$81,900 |
| Town of Highland | \$43,800 | \$105,100 | \$61,300 |
| Town of Linden | \$40,000 | \$106,300 | \$66,300 |
| Town of Mifflin | \$29,600 | \$73,100 | \$43,500 |
| Town of Mineral Point | \$51,100 | \$135,300 | \$84,200 |
| Town of Moscow | \$41,500 | \$115.600 | \$74.100 |

| Table B 1 | Comparison Of | Owner Occupi | ed Median Home | Values - 1990 & 2000 |
|-----------|---------------|--------------|----------------|----------------------|
| | oompanson or | | | |

| Town of Highland | \$43,800 | \$105,100 | \$61,300 |
|---------------------------|----------|-----------|-----------|
| Town of Linden | \$40,000 | \$106,300 | \$66,300 |
| Town of Mifflin | \$29,600 | \$73,100 | \$43,500 |
| Town of Mineral Point | \$51,100 | \$135,300 | \$84,200 |
| Town of Moscow | \$41,500 | \$115,600 | \$74,100 |
| Town of Pulaski | \$47,000 | \$78,800 | \$31,800 |
| Town of Ridgeway | \$45,000 | \$153,400 | \$108,400 |
| Town of Waldwick | \$38,000 | \$80,000 | \$42,000 |
| Town of Wyoming | \$65,400 | \$123,200 | \$57,800 |
| Village of Arena | \$49,300 | 105,100 | \$55,800 |
| Village of Avoca | \$27,500 | \$48,900 | \$21,400 |
| Village of Barneveld | \$58,900 | \$117,600 | \$58,700 |
| Village of Blanchardville | \$39,000 | \$88,900 | \$49,900 |
| Village of Cobb | \$41,900 | \$81,200 | \$39,300 |
| Village of Highland | \$40,500 | \$77,200 | \$36,700 |
| Village of Hollandale | \$34,100 | \$70,300 | \$36,200 |
| Village of Linden | \$30,800 | \$70,600 | \$39,800 |
| Village of Rewey | \$23,200 | \$51,400 | \$28,200 |
| Village of Ridgeway | \$44,300 | \$88,000 | \$43,700 |
| (Courses 4000 8 2000 LIC | 0 | | |

(Source: 1990 & 2000 US Census)

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

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

(Source: 1990 & 2000 US Census)

OWNER-OCCUPIED CHARACTERISTICS

Figure B.5 indicates the value of owner-occupied units in the City of Mineral Point in 2000. The value of the majority of homes in the City ranged from \$50,000 to \$49,999, with other units both above and below. The median value of an owner-occupied home in the City in 2000 was \$90,300.



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



RENTER-OCCUPIED CHARACTERISTICS

Figure B.7 indicates the gross rent for renter-occupied units in the City of Mineral Point for the year 2000. The majority of units were in the range of \$300 - \$499 per month. In the year 2000, the median rent in the City of Mineral Point was \$446.



As indicated by Figure B.8, seventy-five renters were paying in excess of 30 percent of their household income towards housing costs in 2000. As mentioned previously, a person should have the opportunity to live somewhere and pay less than 30 percent of their income towards housing. This does not mean that people will not pay more, but that they should have the opportunity available for affordable housing.



City of Mineral Point

HOUSING AGENCIES & PROGRAMS

There are a number of state and federal housing agencies and programs to assist individuals, developers, and communities in Iowa County. Below are brief descriptions of various agencies and programs, including contact information. To find out specific information or which program fits your needs contact them directly.

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

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

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

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve

affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy.

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

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

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

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

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

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

USDA RURAL DEVELOPMENT OF WISCONSIN

4949 Kirschling Ct Stevens Point, WI 54481

Phone: (715) 345-7615 FAX: (715) 345-7669

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

WHEDA (Madison Office)

Suite 700 P.O. Box 1728 Madison, WI 53701-1728

Phone: 1-800-362-2761

http://www.wheda.com

201 W. Washington Ave.

Comprehensive Plan

WISCONSIN BUREAU OF HOUSING DEPARTMENT OF ADMINISTRATION

101 East Wilson Street Madison, WI 53702

Phone: 608-266-0288

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

UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT (HUD)

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

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

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

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

Phone: (202) 708-1112

http://www.hud.gov

TRANSPORTATION ELEMENT

EXECUTIVE SUMMARY

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

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

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

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





Wisconsin State Statute 66.1001(2)(c)

(c) Transportation element.

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

Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan, including ... (m) An improvement of a transportation facility that is undertaken under s. 84.185.

TRANSPORTATION PROJECTS & POLICIES

- Possible creation of a Capitol Improvement Program (CIP) to help with transportation budgeting and planning.
- Work with WisDOT to create and promote a "Park & Pool" ride lot to support and increase carpooling or vanpool use.
- Support incorporating bicycle-related improvements to improve safety, connectivity, and support tourism as a part of economic development.
- Include sidewalks in new and/or existing developments when it is economically feasible.
- Identification of Shakerag Street, Barreltown Road, Ferndale Road, and Survey Road for possible Rustic Roads program application.
- Support improvements to the transit system at the local, county, and regional levels because existing services do not meet current needs and, if continued at the same level, would not meet projected needs.
- As a part of this comprehensive planning process, or in the future, the City may want to consult with WisDOT District 1 regarding locations for future development to ensure that requirements are met, traffic flow is not impeded in the future and—most importantly—to ensure the safety of both residents and travelers.

Other anticipated transportation projects or issues over the next 10 years:

- The five-point intersection at STH 23, STH 39, and South Commerce St, plus other major intersections within the city limits.
- Becoming more bicycle friendly and limiting ATV traffic.
- Improving parking.

Anticipated transportation projects or issues over the next 20 years (the planning window for the comprehensive planning process):

• Addition of an STH 39 and USH 151 interchange.

CITY OF MINERAL POINT

The next section looks more closely at the locally identified transportation issues. In reviewing the transportation survey responses that were returned by residents, the City of Mineral Point's Plan Commission respondents ranked the following transportation issues on a continuum with those rated #1 having the highest priority for meeting local needs:

- 1) Connectivity with the larger transportation system
- 2) Transportation to support economic development
- 3) Transportation safety
- 4) Tourism (including preservation of rural views)
- 5) Other: a) Parking and b) bicycles as transportation vehicles
- 6) Transportation needs of the elderly and disabled
- 7) Freight mobility
- 8) Recreational transportation uses

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

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

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

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

2000 US Census for the City of Mineral Point

Table C-1, drawn from transportation-related responses to the 2000 US Census, is included because it provides some insights related to possible future needs.

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

What future needs are indicated? How do they overlap? It can be a challenge to answer these questions and it is more difficult without public input and participation. For WisDOT, this is not simply a goal—it's an obligation because, as required by federal law, *"Environmental Justice"* requires public involvement efforts to reach out to minority and low-income populations.
Why? Because historically the interests of these groups have been ignored in transportation decisionmaking. In Iowa County a four-person household is considered to be *low-income* if it has a total annual income of \$18,100 or less/year. According to the 2000 U.S. Census, 7.3 percent of Iowa County's residents are in this income category. WisDOT is required to make every effort to ensure that their input helps to inform transportation planning decisions.

| POPULATION | C Mineral Point | T Mineral Point | Iowa County | Wisconsin |
|---|--------------------|-----------------|-------------|-----------|
| | 2560 | 916 | 22,780 | 5,363,675 |
| AGE | | | | |
| Percentage of the population under 15 years | 18.9% | 25.0% | 22.0% | 21.0% |
| Percentage of the population age 62 or older | 21.0% | 9.3% | 15.5% | 15.4% |
| Median age (in years) | 39.6 | 31.7 | 37.1 | 36.1 |
| EMPLOYMENT STATUS | | | | |
| Employed percentage in the workforce (age 16 and older) | 70.3% | 76.4% | 72.5% | 65.8% |
| Unemployed percentage in the workforce | 2.6% | 2.6% | 3.0% | 3.2% |
| WORK TRANSPORTATION/CARPOOLING | | | | |
| Percentage of residents in the labor force working at home: | 2.2% | 15.7% | 8.4% | 3.9% |
| Percentage who drove to work alone | 77.6% | 64.8% | 74.6% | 79.5% |
| Percentage who carpooled | 13.3% | 11.5% | 12.6% | 9.9% |
| 2-person carpool | 9.2% | 9.7% | 9.5% | 8.1% |
| 3-person carpool | 1.6% | 1.0% | 1.8% | 1.2% |
| 4-person carpool | 1.3% | 0.8% | 0.6% | 0.4% |
| 5- or 6-person carpool | 0.7% | 0.0% | 0.2% | 0.2% |
| 7-or-more-person carpool | 0.5% | 0.0% | 0.4% | 0.1% |
| Public transportation | 0.0% | 0.0% | 0.2% | 2.0% |
| Motorcycle | 0.0% | 0.4% | 0.0% | 0.1% |
| Bicycle | 0.7% | 0.0% | 0.2% | 0.4% |
| Walked | 5.8% | 6.0% | 3.8% | 3.7% |
| Other means | 0.4% | 1.6% | 0.4% | 0.4% |
| COMMUTE TIME TO WORK | | | | |
| Less than 10 minutes | 31.9% | 25.9% | 25.7% | 20.7% |
| 10-14 minutes | 10.9% | 18.6% | 13.8% | 18.4% |
| 15-19 minutes | 14.8% | 18.9% | 11.2% | 17.0% |
| 20-24 minutes | 14.0% | 12.0% | 10.7% | 14.4% |
| 25-29 minutes | 1.9% | 3.1% | 4.8% | 6.2% |
| 30-34 minutes | 4.6% | 4.5% | 8.2% | 9.6% |
| 35-44 minutes | 4.2% | 3.1% | 7.3% | 4.7% |
| 45-59 minutes | 8.1% | 8.7% | 9.8% | 4.6% |
| 60-89 minutes | 7.6% | 4.0% | 6.3% | 2.6% |
| 90 or more minutes | 2.0% | 1.2% | 2.2% | 1.7% |
| Mean travel time to work (in minutes) | 22.7 | 19.2% | 24.7 | 20.8 |
| TIME LEAVING HOME TO GO TO WORK | | | | |
| 5:00 to 5:59 a.m. | 10.6% | 13.4% | 12.5% | 9.6% |
| 6:00 to 6:29 a.m. | 9.2% | 12.3% | 12.0% | 8.9% |

| Table C.1 – 2000 US Census Data | Table | C.1 | - 2000 | US | Census | Data |
|---------------------------------|-------|------------|--------|----|--------|------|
|---------------------------------|-------|------------|--------|----|--------|------|

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

| POPULATION | C Mineral Point 2560 | T Mineral Point 916 | Iowa County 22,780 | Wisconsin 5,363,675 |
|--|----------------------------|------------------------|-----------------------|----------------------------|
| TIME LEAVING HOME TO GO TO WORK | | | | |
| 6:30 to 6:59 a.m. | 10.2% | 12.7% | 11.4% | 11.7% |
| 7:00 to 7:29 a.m. | 13.6% | 17.2% | 15.5% | 14.3% |
| 7:30 to 7:59 a.m. | 22.5% | 11.8% | 15.6% | 15.7% |
| 8:00 to 8:29 a.m. | 7.0% | 4.5% | 7.1% | 8.0% |
| 8:30 to 8:59 a.m. | 3.5% | 5.0% | 2.5% | 3.7% |
| 9:00 to 11:59 a.m. | 8.2% | 6.6% | 5.3% | 6.7% |
| 12:00 to 3:59 p.m. | 6.9% | 6.1% | 6.7% | 9.0% |
| All other times | 8.3% | 10.4% | 11.4% | 12.3% |
| HOUSING STOCK | | | | |
| Housing constructed between1990 to March 2000 | 11.9% | 17.9% | 17.6% | 16.4% |
| 1940 to 1989 | 35.6% | 43.2% | 45.7% | 60.0% |
| 1939 or earlier | 52.5% | 38.9% | 36.7% | 23.6% |
| VEHICLES AVAILABLE | | | | |
| None | 6.3% | 0.9% | 4.5% | 7.9% |
| One | 37.5% | 16.6% | 26.7% | 32.5% |
| Тwo | 37.8% | 53.0% | 43.6% | 41.5% |
| Three or more | 18.3% | 29.5% | 25.2% | 18.1% |
| HOUSEHOLD INCOME | | | | |
| Median reported 1999 household income (in dollars) | \$43,182 | \$42,171 | \$42,518 | \$43,791 |

LOCAL TRANSPORTATION INFRASTRUCTURE & ISSUES

In 2003, the City of Mineral Point's Plan Commission was asked to identify primary issues and concerns.

- Most satisfactory:
 - The new four-lane USH 151
- Least satisfactory:
 - o Downtown parking
- Desired improvements:
 - o Parking
 - Road conditions
 - Public transportation

The City of Mineral Point's Plan Commission respondents also identified transportation projects or issues that they foresee in their jurisdiction.

Over the next 10 years:

- The five-point intersection at STH 23, STH 39, and South Commerce St, plus other major intersections within the city limits.
- Becoming more bicycle friendly and limiting ATV traffic.
- Improving parking.

Over the next 20 years (the planning window for the comprehensive planning process):

• Addition of an STH 39 and USH 151 interchange.

The initial comprehensive planning survey yielded these responses from residents of the City of Mineral Point:

• Eighty-seven percent agreed or strongly agreed that Iowa County's overall road network (roads, streets, and highways) meets the needs of its citizens.

• Sixty-one percent agreed or strongly agreed that the condition of local streets in the City of Mineral Point is adequate for intended uses.

Existing Roadways

According to WisDOT, the City of Mineral Point has 6.58 miles of streets/roads. For more information, see Maps C.2, C.3, and C.4 and Tables C.2a, C.2b, and C.2c at the end of this Section.

Transportation Modes

In 2003, the City of Mineral Point's Plan Commission respondents were asked to identify the transportation modes that currently use public infrastructure within the village (in addition to personal cars, trucks, and motorcycles). They are identified below with an **X**.

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

PRIORITIES & FUTURE PROJECTS – INFRASTRUCTURE

Of those City of Mineral Point survey respondents who expressed an opinion, 45 percent agreed or strongly agreed that there should be more biking and walking lanes along public roadways.

The City's Plan Commission respondents expressed support for adding bicycle improvements when local improvements are made to improve safety, connectivity, and support tourism as a part of economic development. See Maps C-6 and C-7 for more information.

LOCAL ECONOMIC DEVELOPMENT

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

The City of Mineral Point's Plan Commission respondents were asked whether their existing local transportation system does a good job of meeting the needs of the jurisdiction's economic development goals; the responses are indicated below:

- Agriculture Yes
- Retail/Commerce No I parking and safety issues need to be addressed.
- **Shipping** No freight access needs to be improved.
- Manufacturing Yes
- **Tourism** No parking needs to be improved.

ENVIRONMENT

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

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

The City of Mineral Point expressed interest in learning more about transportation impacts. For more information on this topic, see Appendix C-1 and Section E, Agricultural, Natural & Cultural Resources Element.

AESTHETICS

The City of Mineral Point is located within an area of significant natural beauty. As noted, several attractions bring people to the area. The conundrum is how to balance the community's growth and maintain the very qualities that attract people in the first place. Decisions about siting housing and business/commercial development should seek balance, while preserving and even strengthening existing assets.

The City of Mineral Point expressed interest in receiving information about ways to reduce negative transportation related impacts on the environment.

Design & Aesthetics: As a formally designated historic district, and a former Main Street program community, efforts have been made to incorporate aesthetics into transportation-related initiatives. The Plan Commission indicated that existing ordinances currently serve to address street design guidelines for new development.

The City of Mineral Point requested more information on street design guidelines for new development.

Rustic Roads: According to WisDOT, to qualify for the program, a road:

- Should have outstanding natural features along its borders such as rugged terrain, native vegetation, native wildlife, or include open areas with agricultural vistas which singly or in combination uniquely set this road apart from other roads.
- Should be a lightly traveled local access road, one which serves the adjacent property owners and those wishing to travel by auto, bicycle, or hiking for purposes of recreational enjoyment of its rustic features.
- Should not be scheduled or anticipated for major improvements, which would change its rustic characteristics.
- Should have, preferably, a minimum length of 2 miles and, where feasible, should provide a completed closure or loop, or connect to major highways at both ends of the route.
- A Rustic Road may be dirt, gravel, or paved road. It may be one-way or two-way. It may also have bicycle or hiking paths adjacent to or incorporated in the roadway area.
- The maximum speed limit on a Rustic Road has been established by law at 45 mph. A speed limit as low as 25 mph may be established by the local governing authority.

The City of Mineral Point's Plan Commission requested more information about the state's Rustic Roads program and identified Shakerag Street, Barreltown Road, Ferndale Road, and Survey Road as roads that it would like to consider for a Rustic Roads program application. See Appendix C-2 for more information.

TRANSIT, ACCESSIBILITY, and SPECIAL NEEDS USERS

Transit, accessibility, and special needs users have limited options in Iowa County. Some commuters utilize the State of Wisconsin Van Pool Service, which currently operates two vans that make trips to Madison with a pick-up point in Mineral Point.

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

City of Mineral Point respondents indicated that they were familiar with these county-sponsored transportation options. However, they indicated that these services do not meet existing needs and, if continued at the same level, they would not meet projected needs. They support improvements to the system at the local, county, and regional levels that would better serve their population.

PRIORITIES & FUTURE PROJECTS - TRANSIT

- Plan Commission members expressed interest in seeing transit services developed at the local, county, and regional level, as well as expressing hope that bus service could be added in the future.
- The City of Mineral Point is interested in working with WisDOT to create and promote a "Park & Pool" ride lot to support and increase carpooling or vanpool use.

In rural areas, as the report *Rural Ridesharing* noted, "Because people usually live farther apart in rural areas, central meeting places are often designated for people to drive to and leave their cars to join ridesharing arrangements. These can be formal park-and-ride lots, such as those set up along major highways by State and local governments or, as more often is the case in rural areas, informal arrangements made by members of a car or vanpool who park in cleared areas near a mutually convenient road or intersection. Arrangements can also be made with local churches or shopping centers to use their parking lots during the day for free or for a minimal charge."

POSSIBLE NEXT STEPS: discussions with Iowa County and WisDOT to 1) identify a possible location whether public, private, new, or use of an existing facility; 2) resources for implementation, if necessary; 3) if appropriate, develop a possible survey to determine likely use; 4) if implementation is to be pursued, develop a marketing/promotions program.

LAND USE

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

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

Some land use trend indicators include:

- Past and projected population growth
- Employment trends by sector
- Residential housing permits housing prices over the last 5-10 years
- Population densities changes: persons/acre; households/acre; commercial persons/acre use (indicating rate of land consumption)
- Conversion of age-land to non-age-land uses and comparison with the land sale prices land remaining in age (indicating stability of age-uses)
- Participation in Farmland Preservation Program (indicating stability of age-uses)

- Septic system permits (indicating development in unsewered areas)
- Changes (or requests) to expand sewer service areas (indicating expansion of urban service areas)

• Commuting patterns (indicating the relationship between employment and residential land uses) (From Land Use in Environmental Documents: Indirect and Cumulative Effects Analysis for Project-Induced Land Development. WisDOT, 1993)

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

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

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

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

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

The City of Mineral Point's respondents indicated that WisDOT's Access Management Guidelines are used when connecting local roads to state roads. More information about Access Management Guidelines was requested. See Appendix C-4 for more information.

ENHANCING & IMPROVING CONNECTIVITY

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



EFFICIENCY & SAFETY

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

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

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

In contrast, relieving congestion by building new streets and highways [and bypasses] is becoming increasingly less desirable as it becomes more and more difficult to acquire the necessary rights-of-way and to find public funds to pay high construction costs. Continued new construction also consumes extensive amounts of land that may more profitably be put to other uses. ... Like it or not, none of us have an absolute unlimited right to use our land in any manner we please. We must take into consideration the impact that our use of land and land rights will have on others, both our immediate neighbors and the general public. Thus, if use of the right of access creates harmful interference with the public right to travel on a street or highway by increasing congestion and the likelihood of having an accident, the right of access may be regulated..." Since 1980, when the quoted report was written, development pressures have only increased. Perhaps the reason that crash data has decreased is that jurisdictions have worked to ensure that the safety of corridor routes is preserved.

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



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

PRIORITIES & FUTURE PROJECTS – LAND USE

- The City of Mineral Point supports including sidewalks in new and/or existing developments when it is economically feasible.
- City of Mineral Point respondents foresee increased growth and anticipate that this will impact the jurisdiction's transportation system.

Currently the City of Mineral Point coordinates with the Town of Mineral Point, Iowa County, and WisDOT. The City may wish to take the opportunity, as a part of this comprehensive planning process or in the future, to consult with WisDOT District 1 regarding the proposed locations designated for future development to ensure that requirements are met, traffic flow is not impeded in the future and—most importantly—to ensure the safety of both residents and travelers.

MAINTENANCE & IMPROVEMENTS

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

Reconstruction

- Completely rebuilds road
- Flattens curves and hills
- Widens pavement and shoulders
- Improves safety and rideability
- May require some land acquisition

Reconditioning

- Involves reconditioning plus resurfacing
- Retains existing pavement core
- Improves roadside-shoulder widening and ditch restoration
- Improves isolated deficient curves, hill crests, intersections

Resurfacing

- Includes new pavement and gravel shoulders (includes base patching)
- May include intersections paving
- Places beam guards where needed
- Highway needing improvement:
- Maintains specific areas of potholes, extensive cracking, uneven pavement, low shoulders and rutting

—WisDOT

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

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

According to the UW-Madison Transportation Information Center, by using the PASER system (**PA**vement **S**urface **E**valuation & **R**ating) and Roadware software, municipalities can determine budget parameters, select possible projects, and evaluate the implications of maintenance decisions.



The City of Mineral Point uses the state's PASER system.

For many local governments, maintenance of the local road system is the single largest expenditure category. Privatization is often touted, but to-date, only a small handful of Wisconsin cities and villages (less than 1 percent) have privatized street repair and maintenance A more common municipal practice in Wisconsin is contracting with county highway departments for certain types of repairs and maintenance, ranging from complete contracting to cooperative projects. Not surprisingly, development can add new demands for services and increase local costs without providing comparable increase in revenues. (Taken, in part, from UW-Extension *Fact Sheet #2: Comparison of Service Production Methods and the Incidence of Privatization*) In 2003, the City of Mineral Point received \$24,639.30 in General Transportation Aids and Connecting Highway Aids. The amount budgeted for 2004 was \$24,260.08. For more information, see Table C.6 at the end of this Section.

FUTURE PROJECTS & PRIORITIES - COST

Maintenance & Improvements

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

Capital Improvement Program

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

The City of Mineral Point's respondents indicated that they currently do not use a Capital Improvement Plan to budget for transportation improvements. Interest was expressed in learning more about creating a CIP to help with transportation budgeting and planning.

UTILITIES AND COMMUNITY FACILITIES ELEMENT

EXECUTIVE SUMMARY

The purpose of this section is to inventory existing utilities and community facilities in the City of Mineral Point. Utilities and community facilities, often referred to as public works, is the physical infrastructure that allows a community to function and grow. Community facilities may include libraries, municipal offices, schools, police stations, fire stations, parks, etc. Many of the community facilities are supported by utilities including water services, sewer system, storm water drainage, electricity, etc. This section also includes projections of when the municipalities may need to upgrade utilities in order to efficiently and effectively support the needs of the population.



Wisconsin State Statute 66.1001(2)(d)

(d) Utilities and Community Facilities

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

UTILITIES AND COMMUNITY FACILITIES POLICIES

The following are the utilities and community facilities policies (not in order of priority) for the City of Mineral Point.

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

When approving new developments, be aware of the costs attributed to public works projects as a result of the development. Is there going to be a major expansion to a water or sewer plant based on the demand from the new development? A development of five homes has an entirely different impact on the water and wastewater systems than a development of 50 homes. Review to what extent the existing water and wastewater systems can support the development and if the development is adjacent to existing development or if there needs to be significant cost to extend infrastructure. Be sure to have the public works personnel review the proposal and give technical advice to the local Plan Commission and City Council.

2. Maintain, operate, and reconstruct the existing utility systems so that they can support existing development and redevelopment.

Maintain the existing infrastructure so it can support existing development and also provide a means of transporting utilities to new developments. For more information on utilities and facilities, go to the Wisconsin Public Service Commission website at <u>http://psc.wi.gov/</u>.

- 3. Where possible, when making utility system improvements, relocate water and sewer lines from private to public property.
- 4. Locate development that requires urban services within village limits, while discouraging utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, topography, etc.

If a new development requires urban services such as water and sanitary sewer, they should be located within the village limits. Services should not be extended beyond the jurisdiction boundary or into inappropriate areas.

5. Evaluate public utility alternatives and services to reduce capital facility and operating costs.

An alternative may be working with a neighboring community to share some type of public utility.

6. Develop a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.

PUBLIC UTILITIES

WATER SYSTEM STATISTICS

The following information for the City of Mineral Point Water System was taken from the 2003 Annual Utility Report. Current rate information can be obtained by contacting the City of Mineral Point directly.

Table D.1: Sources Of Water Supply – Ground Water

| Location | ID # | Depth in Feet | Well Diameter (Inches) | Yield Per Day in Gallons | Currently in Service |
|----------|------|---------------|---------------------------|-----------------------------|-------------------------|
| Well #3 | 3 | 853 | 12 | 500,000 | Yes |
| Well #4 | 4 | 805 | 15 | 750,000 | Yes |

Table D.2: Water Supply – Pumping and Water Supply Equipment

| ID | Purpose | Destination | Year Installed | Type of Pump | Actual Capacity (gpm) |
|----|---------|--------------|----------------|------------------|-----------------------------|
| #3 | Primary | Distribution | 1975 | Vertical Turbine | 750 |
| #4 | Primary | Distribution | 1975 | Vertical Turbine | 750 |

Table D.3: Water Supply – Storage and Treatment

| ID | Туре | Year Built | Primary Material | Total Capacity | Disinfection & Application | Corrosion Control Used? | Fluoride Used? |
|----|----------|---------------|---------------------|-------------------|-------------------------------|----------------------------|-------------------|
| | Elevated | | | | | | |
| ET | tank | 1985 | Steel | 400,000 | NA | NA | NA |

Table D.4: Water Supply – Water Mains

| Pipe Material | Function | Diameter in Inches | Number of Feet (End of Year) |
|------------------|------------------------------------|-----------------------------|---------------------------------|
| Metal | Distribution | 2.000 | 2,264 |
| Metal | Distribution | 3.000 | 310 |
| Metal | Distribution | 4.000 | 13,142 |
| Metal | Distribution | 6.000 | 63,856 |
| Plastic | Distribution | 6.000 | 208 |
| Metal | Distribution | 8.000 | 6,000 |
| Metal | Distribution | 10.000 | 12,290 |
| Metal | Distribution | 12.000 | 2,580 |
| | Tota | al Feet Inside Municipality | 100,650 |
| Pipe Material | Function | Diameter in Inches | Number of Feet |
| Metal | Distribution | 6.000 | 4,254 |
| | Total Feet Outside of Municipality | | |
| | | Total Utility | 104,904 |

FIRE HYDRANTS

Mineral Point had a total of 155 fire hydrants within City limits as of 2003.

WATER SYSTEM CAPACITY

Figure D.1 shows the capacity of the Mineral Point water system. As indicated, the system is operating at about 52 percent capacity (based on flow). This figure is calculated from population projections from Section A, Issues and Opportunities Element and pumping data from the Public Service Commission of Wisconsin.

As the City of Mineral Point continues to grow, attention should be paid to the capacity of the existing water system and the number of new homes or businesses it can support. At this time the water system supports 1,259 connections, residential and business, or 260,000 gal/day. At capacity, it can support 400,000 gallons a day.



WASTEWATER TREATMENT SYSTEM

The City of Mineral Point Wastewater Treatment Facility serves 1020 residential households and 212 businesses. The Treatment Plant is designed to support up to 600,000 gallons a day.



OTHER WATER/SEPTIC SYSTEMS

In addition to the municipal system, there are currently ten households with private septic systems within the City.

SPECIAL PURPOSE DISTRICT

The City of Mineral Point has no special purpose districts.

STORMWATER MANAGEMENT

The City of Mineral Point has a stormwater management system, with storm sewers located in certain areas of the City.

COMMUNITY FACILITIES

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

MUNICIPAL BUILDING/LIBRARY SERVICES

The City of Mineral Point City Hall is located at 137 High Street. The Mineral Point Library provides library services to City residents. The Plan Commission also pointed out that library services are available through the Southwest Wisconsin Library System.

POLICE, FIRE AND EMERGENCY SERVICES

Iowa County and the City of Mineral Point Police Department provide police protection in Mineral Point. Joint fire protection agreements exist between the City of Mineral Point, the Village of Linden, the City of Dodgeville, and the Village of Hollandale. Mineral Point EMT's provide rescue squad services.

RECYCLING AND GARBAGE

Recycling and garbage services are both available in the City, contracted with Faherty from Platteville. Current rate information for both recycling and garbage is obtainable by contacting the City directly.

PRIMARY AND SECONDARY EDUCATION

According to Department of Public Instruction data, in 2004-2005 the Mineral Point School District had 812 students. Figure D.1 below shows the enrollment by grade in the District. See Map D.2 for all school districts in Iowa County.



HIGHER EDUCATION

The nearest colleges and universities are located in Fennimore (Southwest Wisconsin Technical College), Madison (University of Wisconsin Madison and Madison Area Technical College), and Platteville (University of Wisconsin Platteville). These institutions offer educational opportunities to City residents, including certificates, technical diplomas, associate, bachelor, and master's degrees.

HEALTHCARE FACILITIES

Healthcare facilities located within the City include the Mineral Point Medical Center and the Mineral Point Clinic. As for other medical facilities in Mineral Point, there is Mineral Point Family Dentistry, Dr. Gibbons, and Dean Care. Healthcare facilities that serve the City but are outside its limits include the Upland Hills Hospital and other medical offices and personnel in the City of Dodgeville. See Map D.3 in this Section for a map of healthcare facilities in southwest Wisconsin.

CEMETERIES

Refer to Section E, Agricultural, Natural, and Cultural Resources Element for local cemetery information.

CHILDCARE

Childcare is not available within the City of Mineral Point as commercial operations but the Plan Commission noted that businesses such as Kinder Care and Upland Hills are available in the City of Dodgeville.

PARKS AND RECREATION

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

TELECOMMUNICATIONS AND OTHER UTILITIES

There are no telecommunication ("cell") towers in the jurisdiction of Mineral Point and the City has yet to take a formal position on the issue of future tower location. Mineral Point has access to a number of communication technologies, including DSL, Cable TV/High Speed Internet, satellite systems, and Internet providers. Natural gas energy is also available.

UPCOMING COMMUNITY FACILITY/UTILITY PROJECTS

The Plan Commission indicated that in June 2004, the City worked to rehab Fair Street. Business Highway 151 was resurfaced in May of 2004.

A capital improvements program (CIP) is a listing of proposed public projects such as the acquisition, construction, or replacement of various public buildings such as police and fire halls, schools, and city/village/town halls; roads and highways; water and sewer facilities; and parks and open space, according to a schedule of priorities over usually a four-to six-year programming period. The City of Mineral Point does not have a CIP at present.

UTILITIES AND COMMUNITY FACILITY AGENCIES AND PROGRAMS

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

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

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

USDA RURAL DEVELOPMENT OF WISCONSIN

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

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

COMMUNITY FACILITIES GUARANTEED LOAN PROGRAM

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

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

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

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

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

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

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

• Environmental Loans

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

Environmental Financial Assistance Grants

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

• Land & Recreation Financial Assistance Grants

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

101 S Webster St Madison WI 53703

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

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

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

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

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

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

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

WI DEPARTMENT OF COMMERCE DIVISION OF COMMUNITY DEVELOPMENT

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

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

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

CAPITOL IMPROVEMENT PROGRAMS (CIP)

A capital improvements program is a listing of proposed public projects such as the acquisition, construction, or replacement of various public buildings such as police and fire halls, schools, and city/village/town halls; roads and highways; water and sewer facilities; and parks and open space, according to a schedule of priorities over usually a four-to six-year programming period. The program allows local communities to plan for For additional information on capital improvement programming see *Developing a Capital Improvement Plan and Budget* by Doeksen, Eilrich and Frye (University of Wisconsin Cooperative Extension, Local Government Center and the Center for Community Economic Development, 1995); and *Capital Improvement Programs*, by Robert A. Bowyer (American Planning Association Planners Press--Planning Advisory Service Report Number 442, 1993).

capital expenditures and minimize unplanned expenses. Sources of funding for capital improvements include impact fees, subdivision requirements, special assessments, and revenue or general obligation bonding.

The usefulness of the capital improvement *program* depends upon the community properly budgeting for expenditures as part of the community's annual capital improvements *budget*. The capital improvement program should be updated annually.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

EXECUTIVE SUMMARY

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

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

| Agricultural Resources | Natural Resources | Cultural Resources |
|------------------------|----------------------|--------------------|
| Number of Farms | Water Resources | Historic Buildings |
| Acreage of Farmland | Topography | Museums |
| Livestock | Geologic Resources | Landmarks |
| Crop Production | Forest / Woodlands | Churches |
| Soil Capabilities | Wildlife Habitat | Rural Schools |
| Farmland Potential | Parks and Open Space | |
| | Soils | |



Wisconsin State Statute 66.1001(2)(e)

(e) Agricultural, natural, and cultural resources element.

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

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES POLICIES

The following are the agricultural, natural, and cultural resources policies (not in order of priority) for the City of Mineral Point. (Parcel splits and minimum lot sizes are addressed in Section H, Land Use Element.)

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

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

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

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

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

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

4. Continue the use of local open space areas to protect natural areas and to provide recreational opportunities.

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

Contamination of local water resources can be devastating and very costly to reverse. Be aware of the recharge areas for wells and also potential contamination sources. Again, education of local residents may be beneficial from the contamination standpoint.

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

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

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

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

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

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

AGRICULTURAL RESOURCES

Agricultural resources play an important role in the past and future of southwestern Wisconsin. Even though this plan is being developed for the City of Mineral Point, the importance of agricultural resources in the surrounding area should not be underestimated. Farming is important to the City aesthetically, culturally, economically and educationally.

FARMING CONFLICTS

Since the City of Mineral Point is an active agricultural area, conflicts between agriculture and non-agriculture landowners can sometimes occur. Currently however, there are no such conflicts.

FARM EXPANSION

As farming becomes more global, the forces driving agricultural change are reflected in the decline of traditional agricultural commodities. One strategy farmers have begun to follow is farm expansion and modernization. Expanding can help farmers maintain their net income and can sometimes also lead to efficiencies and lower production costs. Modernization strategies can also help improve farming operations. However, expansion and modernization bring with them possibilities of greater impacts to the local environment, as well as issues such as modernized farms needing fewer employees, resulting in local agricultural job losses. Larger operations may also require larger manure handling facilities, increasing the chances of more spills or odor complaints. The City of Mineral Point Plan Commission believes that there should be size and type restrictions on farms in their jurisdiction, particularly within the Extraterritorial Zone.

YOUNG FARMERS

One challenge facing farming in southwest Wisconsin is the lack of young people to replace a generation of older farmers. While farmers are retiring at the same rate, fewer young people are getting into farming. Communities seeking to retain their local agricultural economy and way of life need to consider strategies that will bring new or young people into farming. The Plan Commission reported that both FFA and Ag related courses in their schools can encourage young people to become involved in farming.

FARMING INFRASTRUCTURE

Farming infrastructure includes businesses and services such as a feed mill, equipment vendor, or veterinarian might supply. Farm supply businesses and food processing facilities represent important resources to area farmers as well as the broader local economy. In order to maintain farming, it is important for the City of Mineral Point to help preserve the farming infrastructure. Mineral Point has businesses like Ross Soil Service, Farmer's Implement, and Schaaf Implement as part of its farming infrastructure.

FARM TYPES

A strong farming infrastructure can support a wide variety of operations such as

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

The City of Mineral Point Plan Commission does not believe that single enterprise farms (i.e. only diary, only soybeans) should be encouraged, favoring instead multi-enterprise farms (i.e. beef, diary, and crops). In the next 20 years, the Plan Commission feels that the following types of farming operations should be encouraged, including:

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

The Plan Commission does not encourage hog or beef-finishing operations in or near the City.

FARMER RETIREMENT

Land has inherent value but it is also valuable for what it produces and as it provides the farmer with a source of retirement funds. Trying to find a middle path of conserving farmland while enabling farmers to retire by profiting from their land is a statewide issue. The Mineral Point Plan Commission thinks that by planning development, land values will be kept high. Coupled with education in investment, the Plan Commission believes this approach helps address the issue.

FARMING AND COMMUNITY VISION

It is important to Mineral Point's community vision not only to maintain current farm operations but to also maintain agriculture in general, particularly within the Extraterritorial Zone of the City.

FARMING DATA

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



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





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

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



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



FARMLAND POTENTIAL

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

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

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

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

(27 percent of soils in Iowa County)

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

LAND COVER

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

NATURAL RESOURCES

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

WATER RESOURCES

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

Non-point source pollution comes from many diffuse sources resulting from a wide variety of human activities. NPSP directly impacts water resources. The City of Mineral Point has worked hard to reduce NPSP by updating its sanitary system, cleaning up mine tailing piles that still remain from the City's mining heyday, and existing ordinances designed to reduce pollution.

SURFACE WATER

Watercourses and water bodies provide various recreational opportunities, including fishing, swimming, boating, and passive recreational opportunities such as bird watching. Streams provide habitat for aquatic species and other wildlife. The Wisconsin River and nearby lakes and streams serve recreational needs of area residents. See Map E.3 for surface water resources in the City of Mineral Point and Map E.4 for City watersheds. Mineral Point is located in the Mineral Point and Sudan Branches watershed.

FLOODPLAINS

The Federal Emergency Management Agency (FEMA) has designated flood hazard areas along many surface water resources. The importance of respecting floodways and floodplains is critical in terms of planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents. Due to Iowa County being entirely within the Driftless Area, the floodplains are largely the result of a well-developed dendritic (tree branch-like) drainage pattern draining the fairly rugged topography. This, together with Iow soil infiltration rates, combines to make overall flood risk in Iowa County quite high. The City of Mineral Point is susceptible to flooding and works to prevent it by keeping the storm sewers and culverts cleaned out and requiring retention ponds in subdivisions. See Map E.5 for the FEMA map.

WETLANDS

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

The Wisconsin Wetland Inventory (WWI) was completed for the state in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 47 percent of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county). In this survey, it was found that lowa County, out of a total of 488,157 acres, had 16, 500 total acres of wetland (minimum mapping unit of 5 acres). This was 3.4 percent of the total county acreage, 0.3 percent of the total state acreage. Wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

The Legislature authorized the DNR to update the WWI on a 10-year cycle. Budget constraints and lack of staff have slowed this process to a 24-year cycle at best. Digitizing wetland maps to obtain accurate wetland acreage information is on a rotation almost twice that long. As a result there is no reliable qualitative and quantitative data about current rates of wetland loss, only the 1978-79 wetland acre totals to go by. (Wisconsin Wetlands: Acreage Fact, posted 4/16/2003, WI-DNR, accessed 5/19/04, http://www.dnr.state.wi.us/org/water/fhp/wetlands/facts.shtml.)

The City actively protects its area wetlands from pollution by managing itself as an existing floodplain district.

GROUNDWATER

Groundwater is a critical resource, not only because it is used on a daily basis, but also because rivers, streams, and other surface water depends on groundwater for recharge. Groundwater, whether from municipal or private well, supplies all Iowa County residents with drinking water. Groundwater can easily become contaminated through non-point source pollution. The Driftless Area is characterized by thin soils over fractured limestone, sandstone, or shale bedrock and it is in this type underlying geology where the potential for groundwater contamination is greatest. See Map E.6 for depth to groundwater levels for the Town of Mineral Point.

Drinking water is constantly monitored in the City. Fortunately, there appear to be no potential contaminants in the City's two wells recharge areas. The City actively protect its waters from non-point source pollution by daily testing and treatment of its water, although the Plan Commission notes that it is not doing enough to protect water resources. The Commission expressed interest in developing a wellhead protection plan.

Water supply is impacted as communities grow, bringing increased demand to supply groundwater to new homes, businesses, and industries. Increased well pumping can reduce the amount of recharge to surface waters, causing streamflow reduction, loss of springs, and changes in wetland vegetative communities. Currently, increasing groundwater demand is occurring in Mineral Point but the Plan Commission has not yet developed a strategy to address the problem.

The Groundwater Bill (2003 Act 310) addresses groundwater quantity issues, requiring approval for siting, fees, and an environmental review. While this legislation is currently more relevant in areas of the state experiencing severe water quantity issues (e.g. the Central Sands region), the principle of controlling groundwater withdrawal in all parts of the state is quite important. By 2006, a groundwater advisory committee will be put together to address groundwater management in

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

It is important to keep the groundwater resource in mind for many areas of comprehensive planning. Ultimately, what takes place above ground directly impacts this resource below the surface. There are a number of activities that directly impact the quality of water resources. Potential pollution sources that can affect the groundwater supply include but are not limited to:

- On-site septic systems
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Sanitary Landfills
- Underground Storage Tanks
- Feedlots
- Junkyards
- Abandoned Quarries
- Abandoned Wells

- Pesticide and Fertilizer Applications
- Road Salt
- Household Cleaners & Detergents
- Unsewered Subdivisions
- Gas Stations
- Chemical Spills
- Leaking Sewer Lines
- Old Mine Openings and Shafts

WILDLIFE AND NATURAL COMMUNITIES

Wildlife enriches our lives by providing opportunities for observing or photographing animals in their native habitat. It serves as an educational stimulus, provoking human curiosity about the natural world. Habitat is the combination of food, water, shelter, and space necessary to meet the needs of wildlife.

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

The City of Mineral Point is within the Southwest Savanna ecological landscape, as defined by the 2002 Land Legacy Report put out by the WI DNR. That document describes this landscape as characterized by deeply dissected, unglaciated topography with broad open hilltops, flat fertile river valleys, and steep wooded slopes. Occupying the south-facing slope of the Military Ridge, prairies and savannas were the dominant habitat types in this area prior to Euro-American settlement. Dry prairies covered the hilltops and graded into more mesic prairies, oak savannas, and oak woodlands down slope. The river valleys were often a mix of hardwoods including oak, maple, and elm. This landscape type is home to a wide array of wildlife, particularly birds. Today, savannas and grassy ridge tops are rare. Descriptions of natural communities in Iowa County are listed in Appendix E-1.

The City has an existing Conservancy Zoning District that helps protect surrounding savannas and grasslands. Mineral Point also has a tree ordinance committee at work and the local school district is working on a savanna restoration project. The Plan Commission expressed interest in further information on prairies, savannas, and the required restoration efforts necessary.

Mineral Point protects wildlife and wildlife habitat within its jurisdiction through existing City ordinances and development that encourages open green space. The WI-DNR is cited as a City resource in its efforts to actively support agriculture that preserves wildlife habitat, such as no-till cropping and rotational grazing.

THREATENED AND ENDANGERED SPECIES

The Federal Endangered Species Act of 1973 was enacted to conserve threatened and endangered species of wildlife and plants. The Wisconsin Department of Natural Resources (DNR) has used the Natural Heritage Inventory (NHI) to develop maps for all counties in the state providing generalized information about rare, threatened and endangered species. Threatened and endangered plant species are vulnerable to a variety of exotic, invasive plants, such as Bull Thistle and Wild Parsnip. The City of Mineral Point controls exotic plants through State controlled burns, existing ordinances, and weed, non-native, invasive plant controls. WI DNR-NHI maps (Map E.7a and E.7b) have been included at the end of this section for a reference. Refer to Appendix E-2 for a town level list of the Threatened and Endangered plant, animal, and natural communities of the City of Mineral Point.

FOREST RESOURCES

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

RURAL FORESTS

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

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

There is no rural forest in the City.

Section E

URBAN FORESTS

One natural resource often forgotten is the urban forest. An urban forest is simply all the trees and vegetation in and around a City or a village, and can include tree lined streets, home landscapes, school yards, parks, riverbanks, cemeteries, vacant lots, right of ways, adjacent woodlands, and any other place that vegetation can grow. The urban forest does not necessarily only relate to trees, but also includes shrubs, flowers, vines, ground cover, grass, and other plants. There are a number of benefits associated with an urban forest which include:

- Slows stormwater flow
- Intercepts and absorbs rainwater
- Alleviates pressure on drainage ways
- Provides wildlife habitat
- Provides relief against wind, heat, and cold

One of the more effective tools used by communities to conserve and improve their urban forests is a tree ordinance. Often they are enacted in response to changes from rapid land development. Tree ordinances range in complexity from simple tree replacement standards to more comprehensive ordinances addressing natural resource issues. The City has a tree

The City relies on the WI DNR for forestry related programs and policies. It has also recently formed a tree ordinance committee, working to make Mineral Point a Tree City, USA. The Plan Commission expressed interest in learning more about other municipal tree planting programs.

ENVIRONMENTAL CORRIDORS

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

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

Environmental Corridor Benefits:

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

Social Benefits:

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

Map E.8 shows several natural resource features at the Town of Mineral Point level, which can act as environmental corridors. (Town level maps are more useful in providing a scaled perspective for cities and villages. Preserving environmental corridors can be a highly effective way to protect the natural and cultural resources in an area.

AIR AND LIGHT

Although the Plan Commission did not identify air pollution as an issue, it did report that light pollution does impact the City and while the City tries to discourage light pollution, efforts have not been enough to correct the problem. The Plan Commission is interested in promoting and supporting light pollution reduction programs.

GEOLOGIC AND SOIL RESOURCES

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

Southwest Wisconsin is part of the unglaciated region known as the Driftless Area. Most of the bedrock in this region is sedimentary rock, consisting of sandstone and shale or limestone, containing mineral resources. Mineral resources are divided into two categories, metallic and non-metallic. Metallic resources in the region include lead and zinc. Non-metallic resources include sand, gravel, and limestone, with limestone as one of the most significant geologic resources in the area, used frequently for road building. Refer to Map E-12 for a map showing mines and quarries in Iowa County. Quarries in the City of Mineral Point are protected by existing ordinances. The Plan Commission was unsure whether or not there were mines within their jurisdiction.

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

PARKS AND OPEN SPACE

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

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

LOCAL PARK AND RECREATION RESOURCES

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

The City of Mineral Point offers recreational users both campgrounds and access to the Cheese Country Trail. Refer to Map E.13 for Iowa County parks.

The City actively promotes its natural resources and parks and recreation resources to visitors through functions like sponsoring and hosting bike trips and through other efforts on the part of the Chamber of Commerce.

The City of Mineral Point has a great deal of parks and recreational equipment available to the public, including

- Water Tower Park Picnic shelter, play equipment
- Jerusalem Park Playground, basketball court
- Galle Park shelter, basketball court, play lot
- Soldier's Memorial Tennis court, baseball diamond, swimming pool, shelters
- Opera House Plaza Gazebo, benches
- Library Park Park benches, tables
- Whitford/Skidmore Shelter/tables

CULTURAL AND HISTORIC RESOURCES

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

The City of Mineral Point has been very proactive in identifying and protecting their historical heritage, having had an Historic District listed in the National Register since 1971, and using an historic preservation ordinance (revised) since 1987. For the purpose of this plan, historic resources include historic buildings and sites (as identified by the national register of historic places), museums, churches, cemeteries, old country schools, and other buildings deemed appropriate by the community. In Mineral Point, historic resources include buildings, structures, and objects. The information presented here is to serve as a guide to cultural and historic resources, but it is not inclusive.

HISTORIC PLACES

Table E.1 lists the City of Mineral Point three sites listed on the State and National Register of Historic Places.

| Name and Type of Place | Location | Date Added to State Register | Date Added to National Register |
|------------------------------------|--|---------------------------------|---------------------------------------|
| Mineral Point Hill | Roughly bounded by STH 23, Copper, Dodge, and Shake Rag Streets | 1972 | 1972 |
| Mineral Point Historic District | Roughly bounded by Ross, Shake Rag, 9 th , and Bend Streets | 1971 | 1971 |
| Pendarvis | 114 Shake Rag Street | 1971 | 1971 |

Table E.1: National Register of Historic Places

See Appendix E-3 and E-4 for the City of Mineral Point's Driving (E-3) and Walking (E-4) tours that highlight the various buildings, structures, and sites contained within Mineral Point Hill, Mineral Point Historic District, and Pendarvis. See Map E.16 for locations of these Nationally Registered Historic Places. A visitor's guide to the City is also available from their Chamber of Commerce, 225 High Street, Mineral Point, WI 53565 or visit www.mineralpoint.com.

CHURCHES

Churches have had a significant impact on the culture of the City of Mineral Point. Places of worship include:

- Point Baptist Church
- Faith Lutheran Church
- Parish of the Hills First United Methodist Church
- Trinity Episcopal Church
- Hope Lutheran Church
- Congregational United Church of Christ
- St. Mary's St. Paul's Catholic Church

See Map E.15 for locations.

CEMETERIES

Cemeteries have been identified as prominent historic and cultural resources. They can provide a historic perspective of the area, giving names and ethnicities of previous residents. The following cemeteries serve the City of Mineral Point:

- St. Mary's Cemetery
- St. Paul's Cemetery
- Graceland Cemetery
- Old City Burying Ground

See Map E.15 for locations.

RURAL SCHOOLS

The old time, one room schoolhouse once dotted the landscape, providing public education for mainly rural communities. Over time, these buildings were utilized less and less, as larger, more centrally located schools were built and students were bused in. Nevertheless, the one room schoolhouse remains an icon of American rural culture, representing the opportunity for all children to learn "the three R's": reading, 'riting, and 'rithmetic. The publication "*Schools of Iowa County*" by Metcalf, Williams, and Pustina (1976), documents these schools in greater detail. No historic one-room schools were identified in the City of Mineral Point, although for locations of rural, one-room schools in the Town of Mineral Point refer to Map E.14 at the end of this Section.

CULTURAL RESOURCES, HISTORIC PRESERVATION PROGRAMS, AND SPECIAL EVENTS

Below is the list of cultural resource programs, special events, and groups sponsored by and/or hosted by the City of Mineral Point.

- Cornish Festival
- Historic Preservation
 Commission
- Twinning Association
- Fall Art Tour
- Gallery Nights
- Fourth of July festivities
- Winter Carnival
- Opera House

- Orchard Lawn
- Odd Fellows museum
- Pendarvis
- Film Society
- RR Depot
- Mineral Point Railroad Society
- Mineral Point Room
- Rest-O-Rama
 - Farmer's Market

- Masonic Temple
- Historic District
- City Band
- Seasonal parades
- Driftless Area Land Conservancy

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

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

•

| Cultural Resource | Threats | |
|----------------------------------|--|--|
| Historic Preservation Commission | Non-compliance | |
| Artistic Community | Dying breed Affordable studio space | |
| Historic Architecture | Neglect Lack of funds Lack of interest | |
| Mineral Point Room | Lack of funds to update | |
| Cheese Country Trail | Misuse and neglect | |

RESPONSE TO THREATS TO CULTURAL RESOURCES IN YOUR COMMUNITY

In order to address the threats to Mineral Point's most important cultural resources, the City works in a number of ways to protect and promote their culture. Below are groups and activities listed by the Plan Commission that work to preserve the City's cultural identity.

- Form committees
- Raise funds
- Private citizen involvement
- Support by City Council for projects
- Active Chamber of Commerce
- Enforcement of existing ordinances
- Enact Extraterritorial Zoning

The Plan Commission identified key, local cultural resource contacts and programs involved in cultural resource protection in Mineral Point.

- Mineral Point Historical Society
- RR Society
- Opera House Restoration Committee
- Point Forward
- Chamber of Commerce
- City Planning Commission

HISTORIC ORDINANCE

The City has been using an historic preservation ordinance since 1987.

ARCHEOLOGICAL RESOURCES

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

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

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

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

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

Table E.3 gives archeological sites documented in the Town of Mineral Point (sites are not documented below the town level). This is not a complete list because some sites disappear due to development or agriculture and some may not yet been reported to the State Historical Society.

| Site/Code Name | Site Type | Cultural Significance |
|-----------------------------|-----------------------------------|-----------------------------|
| Wedig | Cave/rockshelter | Unknown Prehistoric |
| IA-0114 | Campsite/village | Unknown Prehistoric |
| IA-0115 | Workshop site | Unknown Prehistoric |
| Stoner | Mounds (conical), Mounds (linear) | Unknown Prehistoric |
| IA-0102 | Campsite/village | Unknown Prehistoric |
| Finkelmeyer I | Campsite/village | Unknown Prehistoric |
| Finkelmeyer II | Campsite/village | Unknown Prehistoric |
| Finkelmeyer III | Campsite/village | Unknown Prehistoric |
| Finkelmeyer IV | Campsite/village | Unknown Prehistoric |
| IA-0107 | Campsite/village | Unknown Prehistoric |
| IA-0108 | Campsite/village | Unknown Prehistoric |
| IA-0109 | Campsite/village | Unknown Prehistoric |
| IA-0110 | Campsite/village | Unknown Prehistoric |
| IA-0111 | Campsite/village | Unknown Prehistoric |
| IA-0106 | Campsite/village | Unknown Prehistoric |
| IA-0098 | Campsite/village | Unknown Prehistoric |
| IA-0099 | Campsite/village | Unknown Prehistoric |
| IA-0100 | Campsite/village | Unknown Prehistoric |
| IA-0103 | Campsite/village | Unknown Prehistoric |
| IA-0112 | Campsite/village | Unknown Prehistoric |
| IA-0113 | Campsite/village | Unknown Prehistoric |
| Cothren | Other | Historic Euro-American |
| IA-0072 | Campsite/village | Unknown |
| Lindeman | Campsite/village | Early Woodland |
| Holzmiller | Cave/rockshelter | Unknown |
| Ruined Farmstead | Cabin/homestead | Historic Euro/American |
| Feed Mill | Cabin/homestead | Historic Euro/American |
| Wayside | Campsite/village | 1. Archaic 2. Late Woodland |
| Mineral Site | Cabin/homestead | Historic Euro/American |
| Cody Site | Quarry/mine | Historic Euro/American |
| Moreland Mine | Quarry/mine | Historic Euro/American |
| Moreland Tailings | Quarry/mine | Historic Euro/American |
| Carl Cenite Mine | Quarry/mine | Historic Euro/American |
| South Barreltown Road Mines | Quarry/mine | Historic Euro/American |
| Lillian | Quarry/mine | Historic Euro/American |
| Goldthorpe | Quarry/mine | Historic Euro/American |
| Fallen Oak | Quarry/mine | Historic Euro/American |
| Lindhauer Mine | Quarry/mine | Historic Euro/American |
| Carey Tailing Site | Quarry/mine | Historic Euro/American |
| Wedig Tailing Site | Quarry/mine | Historic Euro/American |
| R.C. Tailings Site | Quarry/mine | Historic Euro/American |
| Wild Plum | Quarry/mine | Historic Euro/American |
| Knapp Site | Cabin/homestead | Historic Euro/American |
| Rooster Site | Isolated finds | Unknown Prehistoric |
| Blaze Site | Campsite/village | Late Paleo-Indian |
| Blank Angus | Quarry/mine | Historic Euro/American |
| Suthers Site | Cabin/homestead | Historic Euro/American |

Table E.3: Archeological Sites In Your Community*

| Site/Code Name | Site Type | Cultural Significance |
|--------------------|--------------------------------|------------------------|
| Parsnip Site | Workshop site/Campsite/Village | Unknown Prehistoric |
| Carey Site | Campsite/village | Unknown Prehistoric |
| Sleeping Cow Site | Campsite/village | Unknown Prehistoric |
| Bogoshwava Site | Isolated finds | Unknown Prehistoric |
| Carey III Site | Campsite/village | Early Archaic |
| Mineral Point Hill | Quarry/mine | Historic Euro/American |
| Ingraham House | Cabin/homestead | Historic Euro/American |

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

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

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE AGENCIES AND PROGRAMS

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

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

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

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

101 S Webster St Madison WI 53703

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

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

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

WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)

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

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

WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)

2811 Agriculture Drive PO Box 8911 Madison WI 53708

Phone: 608-224-4960

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

focuses on animals, crops, agricultural resources, and land and water resources.

WISCONSIN NATURAL RESOURCE CONSERVATION SERVICE (NRCS)

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

Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also provides assistance to other private landowners and rural and urban

WISCONSIN NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

6515 Watts Road, Suite 200 Madison, WI 53719

Phone (608) 276-USDA

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

communities to reduce erosion, conserve and protect water, and solve other resource problems.

WISCONSIN STATE HISTORICAL SOCIETY

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

WISCONSIN HISTORICAL SOCIETY

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

Phone: 608-264-6500

http://www.wisconsinhistory.org

ECONOMIC DEVELOPMENT ELEMENT
EXECUTIVE SUMMARY

The purpose of this section is to analyze business, industry, and employment trends and characteristics in lowa County. Selected information is presented at the minor civil division level, a Census Bureau term for cities, villages, and towns. Specifically, this section provides an overview of the economy, sets policy direction for economic growth, and identifies strategies, programs, and projects to improve the economy. Specific information in this section includes employment status of the population, labor force participation rates, work status and income levels, employment industries and occupations, along with other relevant information.

Information in this element of the comprehensive plan comes from visioning sessions conducted at the end of 2002, the countywide public opinion surveys also conducted toward the beginning of the planning process, the economic development questionnaire presented to the cluster groups, and a nominal countywide meeting, held in November 2003 where cluster groups answered several questions about their views of economic development and future economic development needs in their area.



Wisconsin State Statute 66.1001(2)(f)

(f) Economic Development

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

INTRODUCTION

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

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

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

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

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

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

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

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

What is Economic Development?

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

Why Should You Be Concerned About Economic Development?

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

Does Economic Development Really Matter?

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

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

Why Economic Development Now?

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

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

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

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

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

ECONOMIC DEVELOPMENT POLICIES

Below are the policies (not in order of priority) that will help lowa County and its jurisdictions achieve a selfsustaining economic development initiative in both the short- and long-term.

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

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

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

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

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

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

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

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

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

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

6. Work on tourism potential as tourism is one of the fundamental assets of lowa County.

The county and its communities should partner with the Point of Beginnings Heritage Area, Inc. (POB) to have a countywide presence (a display) and a community presence (pamphlets and other printed material) in the new Belmont Area Visitor's Center now constructed at Belmont. The POB opened the facility to the public on May 1, 2004. A plan to partner with a countywide tourism organization, such as a county tourism committee, has been developed for the purposes of ensuring active participation between Point of Beginnings organization and each of the three counties it serves.

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

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

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

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

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

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

ESTABLISHING PRIORITIES

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

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

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

Significant Countywide Strengths

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

Significant Countywide Opportunities

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

Significant Countywide Issues (also called threats)

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

Significant Countywide Weaknesses

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

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

| | | V | Veakr | iess | es | lss | ues (| Threa | ats) |
|------------------------------------|--|-------------------------------|---|-----------------------------|----------------|---|---|--|---------------------------------|
| ar Row items w column items. | b between Strengths/Opportunities nd Weaknesses/Threats. ith an "X" can best alleviate corresponding Column items with an "O" are hindered by the corresponding row items. | Lack of Job Opportunities (9) | Lack of Commercial & Industrial Property (6) | Lack of Housing Options (6) | High Taxes (5) | Preservation of Natural Resources/Scenery (10) | Availability of Jobs & Economic Opportunities (10) | Preservation of Farm and Ag. Lands (7) | Declining School Enrollment (6) |
| | Rural/Natural Beauty-Rural Character/Atmosphere (12) | | | | | x | | | |
| 6 | Agriculture and Farmland (10) | | | | | | | x | |
| Strengths | Small Town Atmosphere (10) Community Services - Fire/ambulance/police/ etc. (10) | | | | | | | | |
| | Roads/snow removal (9) | | | | | x | | | |
| | Recreation and Open Space (8) | | ļ | | | ~ | | | |
| ties | New Residential Development (12) | | | x | | ο | | ο | x |
| Opportunities | Business & Industry – Creation, attraction, support (12) | x | x | | x | | x | ο | x |
| do | New and Existing Recreation Areas (10) | | | | | x | | ο | |

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

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

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

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

- > What are your dreams for economic development in Iowa County or your area?
 - Improve transportation that includes building a new bridge between Avoca and Gotham.
 - The NW corner of Iowa County attracts technology companies to the area that provide good jobs.
- > What does lowa County or your communities need to do?
 - Greater citizen participation in promoting our communities.
 - Patronize local businesses.

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

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

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

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

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

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

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

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

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

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

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

ECONOMIC DEVELOPMENT RESULTS FROM THE COUNTYWIDE PUBLIC OPINION SURVEY

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

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

• The following types of businesses were most desired by the survey respondents:

LABOR FORCE CHARACTERISTICS

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

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

| | Population 16 | years and over | Civilian labor | Workers 16 years and over | | |
|---|---------------|----------------|-----------------------|--|--|--|
| Occurrent in once | Percent i | n labor force | force | | | |
| Geographic area | Total | Female | Percent Unemployed | Percent worked outside county o residence | | |
| Iowa County | 75.5 | 71.7 | 3.9 | 36.5 | | |
| COUNTY SUBDIVISION AND PLACE | 10.0 | 71.7 | 0.0 | | | |
| Arena village | 79.6 | 72.5 | 2.4 | 80.3 | | |
| Arena town | 75.9 | 70.4 | 5.1 | 70.9 | | |
| Avoca village | 64.3 | 55.3 | 8.4 | 73.9 | | |
| Barneveld village | 78.4 | 78.4 | 2.8 | 68.2 | | |
| Blanchardville village (Iowa part) | 74.5 | 68.1 | 3.9 | 83.6 | | |
| Blanchardville village (Lafayette part) | 69.1 | 65.6 | 0.9 | 71.1 | | |
| Brigham town | 78.8 | 72.2 | 2.9 | 49.0 | | |
| Clyde town | 73.0 | 71.8 | 4.0 | 40.8 | | |
| Cobb village | 69.1 | 67.8 | 3.2 | 23.6 | | |
| Dodgeville city | 77.3 | 76.8 | 4.8 | 22.2 | | |
| Dodgeville town | 76.4 | 71.8 | 1.7 | 22.0 | | |
| Eden town | 78.2 | 69.5 | 3.3 | 15.8 | | |
| Highland village | 75.6 | 72.1 | 3.3 | 25.4 | | |
| Highland town | 74.0 | 68.6 | 3.7 | 21.1 | | |
| Hollandale village | 56.1 | 52.3 | 2.5 | 74.8 | | |
| Linden village | 71.6 | 66.0 | 6.7 | 27.8 | | |
| Linden town | 66.7 | 56.4 | 2.9 | 15.8 | | |
| Livingston village (part) | 85.7 | 80.0 | 0.0 | 8.3 | | |
| Mifflin town | 82.8 | 80.4 | 3.7 | 21.7 | | |
| Mineral Point city | 72.8 | 69.6 | 3.5 | 25.8 | | |
| Mineral Point town | 79.0 | 72.6 | 3.2 | 20.5 | | |
| Montfort village (part) | 72.0 | 65.4 | 0.0 | 16.7 | | |
| Moscow town | 82.2 | 79.5 | 4.5 | 49.9 | | |
| Muscoda village (part) | 74.1 | 63.0 | 0.0 | 85.0 | | |
| Pulaski town | 79.2 | 75.4 | 3.5 | 47.8 | | |
| Rewey village | 62.7 | 58.3 | 0.8 | 40.2 | | |
| Ridgeway village | 77.3 | 72.1 | 4.4 | 55.7 | | |
| Ridgeway town | 77.2 | 76.6 | 5.8 | 38.1 | | |
| Waldwick town | 77.5 | 73.7 | 4.4 | 22.6 | | |
| Wyoming town | 79.8 | 74.4 | 4.9 | 54.5 | | |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| | Eden | Highland | Highland | Hollandale | Linden | Linden | | Mineral |
|--------------------|--------|----------|----------|------------|---------|------------|--------------|----------------|
| | town | village | town | village | village | town | Mifflin town | Point city |
| Fotal: | 271 | 672 | 616 | | | | | 2,02 |
| Male: | 153 | 314 | 313 | | 200 | 350 | | 94 |
| 16 to 25 years: | 26 | 53 | 45 | 14 | 42 | 44 | | 12 |
| In labor force: | 17 | 44 | | | | 35 | | 102 |
| LF Participation | 65.4% | 83.0% | 44.4% | 85.7% | 66.7% | 79.5% | 69.4% | 80.3% |
| 25 to 44 years: | 69 | 136 | 104 | 35 | 101 | 114 | 92 | 37 |
| In labor force: | 65 | 127 | 102 | 27 | 88 | 109 | 92 | 35 |
| LF Participation | 94.2% | 93.4% | 98.1% | 77.1% | 87.1% | 95.6% | 100.0% | 95.4% |
| 45 to 61 years: | 37 | 58 | 103 | 23 | 36 | 106 | 66 | 24 |
| In labor force: | 35 | 47 | 97 | 17 | 31 | 94 | | 22 |
| LF Participation | 94.6% | 81.0% | 94.2% | | 86.1% | 88.7% | | 89.8% |
| 62 to 69 years: | 8 | 27 | 36 | 8 | 6 | 31 | 22 | 7(|
| In labor force: | 7 | 21 | 20 | 6 | | 7 | | 2 |
| LF Participation | 87.5% | 77.8% | 55.6% | | 33.3% | , 22.6% | | 27.6% |
| | | | | | | | | |
| 70 years and over: | 13 | 40 | 25 | 23 | 15 | 55 | 10 | 12 |
| In labor force: | 6 | 11 | 9 | 0 | 6 | 21 | 3 | 2 [.] |
| LF Participation | 46.2% | 27.5% | 36.0% | 0.0% | 40.0% | 38.2% | 30.0% | 21.1% |
| Female: | 118 | 358 | 303 | 109 | 215 | 314 | 204 | 108 |
| 16 to 25 years: | 8 | 59 | 39 | 10 | 36 | 24 | 19 | 122 |
| In labor force: | 8 | 47 | 23 | 5 | 25 | 10 | 15 | 10 |
| LF Participation | 100.0% | 79.7% | 59.0% | 50.0% | 69.4% | 41.7% | 78.9% | 82.0% |
| 25 to 44 years: | 54 | 125 | 111 | 32 | 99 | 116 | 92 | 36 |
| In labor force: | 43 | 118 | 100 | 29 | 80 | 94 | 79 | 354 |
| LF Participation | 79.6% | 94.4% | 90.1% | 90.6% | 80.8% | 81.0% | 85.9% | 95.9% |
| 45 to 61 years: | 35 | 75 | 91 | 23 | 35 | 82 | 2 69 | 25 |
| In labor force: | 29 | 63 | | | | | | |
| LF Participation | 82.9% | 84.0% | 83.5% | 100.0% | 82.9% | 78.0% | | 83.1% |
| 62 to 69 years: | 9 | 42 | 23 | 3 | 17 | 19 |) 13 | 9. |
| In labor force: | 2 | 22 | 9 | | 6 | | | 4 |
| LF Participation | 22.2% | 52.4% | | | | 36.8% | | |
| 70 years and over: | 12 | 57 | 39 | 41 | 28 | 73 | 5 11 | 24 |
| In labor force: | 0 | 8 | | | 20 | 2 | | |
| LF Participation | 0.0% | 14.0% | 0.0% | | | 2.7% | | |

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

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

| | Mineral Point town | Moscow town | Pulaski town | Rewey Village | Ridgeway Village | Ridgeway town | Waldwick town | Wyoming town |
|--------------------|-----------------------|----------------|-----------------|------------------|---------------------|------------------|------------------|-----------------|
| ſotal: | 666 | 432 | 293 | 204 | 532 | 443 | 409 | 257 |
| Aale: | 363 | 227 | 151 | 89 | 274 | 221 | 200 | 13 |
| 16 to 25 years: | 75 | 19 | 35 | 15 | 51 | 19 | 34 | 1(|
| In labor force: | 46 | 5 | 24 | 7 | 42 | 8 | 24 | 7 |
| LF Participation | 61.3% | 26.3% | 68.6% | 46.7% | 82.4% | 42.1% | 70.6% | 70.0% |
| 25 to 44 years: | 129 | 93 | 53 | 36 | 119 | 90 | 73 | 48 |
| In labor force: | 128 | 85 | 50 | 32 | 111 | 79 | 71 | 43 |
| LF Participation | 99.2% | 91.4% | 94.3% | 88.9% | 93.3% | 87.8% | 97.3% | 89.6% |
| 45 to 61 years: | 108 | 90 | 49 | 19 | 64 | 76 | 51 | 60 |
| In labor force: | 104 | 89 | 43 | 19 | 53 | 71 | 47 | 53 |
| LF Participation | 96.3% | 98.9% | 87.8% | 100.0% | 82.8% | 93.4% | 92.2% | 88.3% |
| 62 to 69 years: | 29 | 16 | 4 | 11 | 16 | 21 | 29 | |
| In labor force: | 22 | 10 | 4 | 3 | 10 | 12 | 18 | Ę |
| LF Participation | 75.9% | 62.5% | 100.0% | 27.3% | 62.5% | | | |
| 70 years and over: | 22 | 9 | 10 | 8 | 24 | 15 | 13 | 11 |
| In labor force: | 6 | 3 | 4 | 0 | 9 | 2 | 3 | - |
| LF Participation | 27.3% | 33.3% | 40.0% | 0.0% | 37.5% | 13.3% | 23.1% | 63.6% |
| Female: | 50 | 205 | 142 | 115 | 258 | 222 | 209 | 121 |
| 16 to 25 years: | 29 | 28 | 23 | 23 | 37 | 25 | 13 | 2 |
| In labor force: | 58.0% | 20 | 12 | 17 | 29 | 15 | 11 | (|
| LF Participation | | 71.4% | 52.2% | 73.9% | 78.4% | 60.0% | 84.6% | 0.0% |
| | 127 | | | | | | | |
| 25 to 44 years: | 105 | 93 | 60 | 38 | 124 | 96 | 75 | 5 |
| In labor force: | 82.7% | 88 | 57 | 30 | 104 | 82 | 65 | 42 |
| LF Participation | | 94.6% | 95.0% | 78.9% | 83.9% | 85.4% | 86.7% | 73.7% |
| | 92 | | | | | | | |
| 45 to 61 years: | 72 | 63 | 36 | 26 | | | | |
| In labor force: | 78.3% | 51 | 34 | 16 | | | 66 | 44 |
| LF Participation | | 81.0% | 94.4% | 61.5% | 81.1% | 93.8% | 97.1% | 88.0% |
| 62 to 69 years: | 24 | 12 | 6 | 16 | 20 | 14 | 22 | |
| | | 12 | | 10 | | | | |
| In labor force: | 41.7% | 46 70/ | 4 66 7% | 4 مح مەر | 6 30.0% | - | | 100.09 |
| LF Participation | 10 | 16.7% | 66.7% | 25.0% | 30.0% | 92.9% | 54.5% | 100.0% |
| 70 years and over: | 4 | 9 | 17 | 12 | 24 | 23 | 31 | ٤ |
| In labor force: | 40.0% | 2 | 0 | 0 | 4 | 0 | 0 | (|
| LF Participation | | 22.2% | 0.0% | 0.0% | 16.7% | 0.0% | 0.0% | 0.0% |

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

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

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

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

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

| Weeks | Both Sexes (13,941) Hours per week usually worked | | | | | | | | |
|-------------------|--|------------|-----------|--|--|--|--|--|--|
| usually worked | 35+ hrs. | 15-34 hrs. | 1-14 hrs. | | | | | | |
| 50-52 wks. | 8,640 | 1,277 | 276 | | | | | | |
| 40-49 wks. | 983 | 396 | 67 | | | | | | |
| 27-39 wks. | 588 | 287 | 69 | | | | | | |
| < 27 wks. | 579 | 559 | 220 | | | | | | |

| Weeks | Males (7,244) | | |
|-------------------|---------------------|--------------------------------|-----------|
| usually worked | Hours p 35+ hrs. | ber week usually 15-34 hrs. | 1-14 hrs. |
| 50-52 wks. | 5,072 | 290 | 131 |
| 40-49 wks. | 517 | 127 | 26 |
| 27-39 wks. | 306 | 70 | 26 |
| < 27 wks. | 317 | 259 | 103 |

| | Females (6,697 | 7) | | | | | | |
|------------------|-------------------------------|------------|-----------|--|--|--|--|--|
| Weeks usually | Hours per week usually worked | | | | | | | |
| worked | 35+ hrs. | 15-34 hrs. | 1-14 hrs. | | | | | |
| 50-52 wks. | 3,568 | 987 | 145 | | | | | |
| 40-49 wks. | 466 | 269 | 41 | | | | | |
| 27-39 wks. | 282 | 217 | 43 | | | | | |
| < 27 wks. | 262 | 300 | 117 | | | | | |

| | Both Sexes (% | 6) | | | | | | | |
|------------------|-------------------------------|------------|-----------|--|--|--|--|--|--|
| Weeks usually | Hours per week usually worked | | | | | | | | |
| worked | 35+ hrs. | 15-34 hrs. | 1-14 hrs. | | | | | | |
| 50-52 wks. | 62.0 | 9.2 | 2.0 | | | | | | |
| 40-49 wks. | 7.1 | 2.8 | 0.5 | | | | | | |
| 27-39 wks. | 4.2 | 2.1 | 0.5 | | | | | | |
| < 27 wks. | 4.2 | 4.0 | 1.6 | | | | | | |

| Meeke | Males (%) | | | | | | | | |
|------------------|-------------------------------|------------|-----------|--|--|--|--|--|--|
| Weeks usually | Hours per week usually worked | | | | | | | | |
| worked | 35+ hrs. | 15-34 hrs. | 1-14 hrs. | | | | | | |
| 50-52 wks. | 70.0 | 4.0 | 1.8 | | | | | | |
| 40-49 wks. | 7.1 | 1.8 | 0.4 | | | | | | |
| 27-39 wks. | 4.2 | 1.0 | 0.4 | | | | | | |
| < 27 wks. | 4.4 | 3.6 | 1.4 | | | | | | |

| | Females (%) | | | | | | | |
|------------------|-------------------------------|------------|-----------|--|--|--|--|--|
| Weeks usually | Hours per week usually worked | | | | | | | |
| worked | 35+ hrs. | 15-34 hrs. | 1-14 hrs. | | | | | |
| 50-52 wks. | 53.3 | 14.7 | 2.2 | | | | | |
| 40-49 wks. | 7.0 | 4.0 | 0.6 | | | | | |
| 27-39 wks. | 4.2 | 3.2 | 0.6 | | | | | |
| < 27 wks. | 3.9 | 4.5 | 1.7 | | | | | |

Table F.7 shows the degree of full time work status and part time work status for Iowa County. Less than two thirds of all persons age 16 or more who worked in 1999 worked year round and full time (70 percent for males and 53 percent for females). This excludes persons who may normally work year-round, but did not work due to job changes or other reasons, but should be considered typical of any given time period. Persons who usually worked full time whenever they worked in 1999 represented a little over three quarters (77 percent) of the workers (86 percent for males and 68 percent of females).

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

| EMPLOYMENT STATUS Population 16 years and over In labor force In labor force Civilian labor force In labor force Unemployed In labor force Percent of civilian labor force In labor force Not in labor force In labor force Employed In labor force Percent of civilian labor force In labor force In labor force In labor force Description In labor force In labor force In labor force Employed In labor force Occupation of civilian labor force In labor force In labor force In labor force Employed In labor force Descret of civilian labor force In labor force Employed civilian population 16 years and over In labor force Employed civilian population 16 years and over In labor force Employed civilian population 16 years and over In labor force Employed civilian population 16 years and over | Number 17,414 13,133 12,618 515 3.9 4,275 8,790 6,300 6,300 6,061 239 3.8 2,490 | Percent 100.0 75.5 75.4 72.5 3.0 (X) 24.5 100.0 71.7 69.0 2.7 | Number I 4,157,030 2,872,104 2,869,236 2,734,925 134,311 4.7 1,284,926 2,127,011 1,363,825 1,363,383 | Percent 100.0 69.1 69.0 65.8 3.2 (X) 30.9 100.0 64.1 |
|--|---|--|--|---|
| Population 16 years and over In labor force Civilian labor force Employed Unemployed Percent of civilian labor force Not in labor force Females 16 years and over In labor force Civilian labor force Percent of civilian labor force Percent of civilian labor force Mot in labor force Employed Percent of civilian labor force Not in labor force Employed Percent of civilian labor force Employed Percent of civilian labor force Not in labor force Employed civilian population 16 years and over | 13,139 13,133 12,618 515 3.9 4,275 8,790 6,300 6,300 6,300 6,061 239 3.8 | 75.5 75.4 72.5 3.0 (X) 24.5 100.0 71.7 71.7 69.0 | 2,872,104 2,869,236 2,734,925 134,311 4.7 1,284,926 2,127,011 1,363,825 | 69. 69. 65. 3. (X 30. 9 |
| In labor force Image: Civilian labor force Employed Image: Civilian labor force Unemployed Image: Civilian labor force Not in labor force Image: Civilian labor force Females 16 years and over Image: Civilian labor force In labor force Image: Civilian labor force Civilian labor force Image: Civilian labor force Image: Civilian labor force Image: Civilian labor force | 13,139 13,133 12,618 515 3.9 4,275 8,790 6,300 6,300 6,300 6,061 239 3.8 | 75.5 75.4 72.5 3.0 (X) 24.5 100.0 71.7 71.7 69.0 | 2,872,104 2,869,236 2,734,925 134,311 4.7 1,284,926 2,127,011 1,363,825 | 69. 69. 65. 3. (X 30. 9 |
| Civilian labor force Employed Unemployed Percent of civilian labor force Not in labor force Percent of civilian labor force Females 16 years and over In labor force Civilian labor force In labor force Employed Percent of civilian labor force Not in labor force In labor force Employed In labor force In labor force In labor force Employed civilian labor force In labor force In labor force In labor force I | 13,133 12,618 515 3.9 4,275 8,790 6,300 6,300 6,300 6,061 239 3.8 | 75.4 72.5 3.0 (X) 24.5 100.0 71.7 71.7 69.0 | 2,869,236 2,734,925 134,311 4.7 1,284,926 2,127,011 1,363,825 | 69.0 65.8 3.2 (X 30.9 |
| Employed Image: Constraint of the second state of the second | 12,618 515 3.9 4,275 8,790 6,300 6,300 6,061 239 3.8 | 72.5 3.0 (X) 24.5 100.0 71.7 71.7 69.0 | 2,734,925 134,311 4.7 1,284,926 2,127,011 1,363,825 | 65.8 3.2 (X 30.9 |
| Unemployed Percent of civilian labor force Not in labor force Females 16 years and over In labor force Civilian labor force Employed Unemployed Percent of civilian labor force Not in labor force Employed civilian labor force Employed civilian labor force | 515 3.9 4,275 8,790 6,300 6,300 6,061 239 3.8 | 3.0 (X) 24.5 100.0 71.7 71.7 69.0 | 134,311 4.7 1,284,926 2,127,011 1,363,825 | 3.2 (X 30.9 |
| Percent of civilian labor force Not in labor force Females 16 years and over In labor force Civilian labor force Employed Unemployed Percent of civilian labor force Not in labor force Employed civilian population 16 years and over | 3.9 4,275 8,790 6,300 6,300 6,061 239 3.8 | (X) 24.5 100.0 71.7 71.7 69.0 | 4.7 1,284,926 2,127,011 1,363,825 | (X 30.9 |
| Not in labor force Females 16 years and over In labor force In labor force Civilian labor force In labor force Unemployed In labor force Percent of civilian labor force In labor force Not in labor force In labor force Employed In labor force Employed In labor force In labor force | 4,275 8,790 6,300 6,300 6,061 239 3.8 | 24.5 100.0 71.7 71.7 69.0 | 1,284,926 2,127,011 1,363,825 | 30.9 100.0 |
| Females 16 years and over In labor force Civilian labor force Employed Unemployed Percent of civilian labor force Not in labor force Employed civilian population 16 years and over | 8,790 6,300 6,300 6,061 239 3.8 | 100.0 71.7 71.7 69.0 | 2,127,011 1,363,825 | 100.0 |
| In labor force Civilian labor force Employed Percent of civilian labor force Not in labor force Employed civilian population 16 years and over | 6,300 6,300 6,061 239 3.8 | 71.7 71.7 69.0 | 1,363,825 | |
| Civilian labor force Employed Unemployed Percent of civilian labor force Not in labor force Employed civilian population 16 years and over | 6,300 6,061 239 3.8 | 71.7 69.0 | | 64 1 |
| Employed Image: Constraint of the second | 6,061 239 3.8 | 69.0 | 1,363,383 | U . |
| Unemployed Percent of civilian labor force Not in labor force Employed civilian population 16 years and over | 239 3.8 | | | 64.1 |
| Percent of civilian labor force Not in labor force Employed civilian population 16 years and over | 3.8 | 2.7 | 1,306,432 | 61.4 |
| Not in labor force Employed civilian population 16 years and over | 1 | | 56,951 | 4.2 |
| Employed civilian population 16 years and over | 2,490 | (X) | 2.7 | (X) |
| | | 28.3 | 763,186 | 35.9 |
| | 12,618 | 100.0 | 2,734,925 | 100.0 |
| | ,, | | | |
| Management, professional, and related occupations | 3,898 | 30.9 | 857,205 | 31.3 |
| Service occupations | 1,611 | 12.8 | 383,619 | 14.0 |
| Sales and office occupations | 3,221 | 25.5 | 690,360 | 25.2 |
| Farming, fishing, and forestry occupations | 315 | 2.5 | 25,725 | 0.9 |
| Construction, extraction, and maintenance occupations | 1,378 | 10.9 | 237,086 | 8.7 |
| Production, transportation, and mantenance occupations | 2,195 | 17.4 | 540,930 | 19.8 |
| | 2,195 | 17.4 | 540,950 | 19.0 |
| INDUSTRY | | | | |
| Agriculture, forestry, fishing and hunting, and mining | 1,314 | 10.4 | 75,418 | 2.8 |
| Construction | 1,163 | 9.2 | 161,625 | 5.9 |
| Manufacturing | 1,717 | 13.6 | 606,845 | 22.2 |
| Wholesale trade | 305 | 2.4 | 87,979 | 3.2 |
| Retail trade | 2,990 | 23.7 | 317,881 | 11.6 |
| Transportation and warehousing, and utilities | 414 | 3.3 | 123,657 | 4.5 |
| Information | 155 | 1.2 | 60,142 | 2.2 |
| Finance, insurance, real estate, and rental and leasing | 547 | 4.3 | 168,060 | 6.1 |
| Professional, scientific, management, administrative, and waste management services | 490 | 3.9 | 179,503 | 6.6 |
| Educational, health and social services | 2,140 | 17.0 | 548,111 | 20.0 |
| Arts, entertainment, recreation, accommodation and food services | 689 | 5.5 | 198,528 | 7.3 |
| Other services (except public administration) | 349 | 2.8 | 111,028 | 4.1 |
| Public administration | 345 | 2.7 | 96,148 | 3.5 |
| | | | | |
| CLASS OF WORKER Private wage and salary workers | 9,446 | 74.9 | 2,217,490 | 81.1 |
| Government workers | 3,440 1,461 | 11.6 | 340,792 | 12.5 |
| | | | | |
| Self-employed workers in own not incorporated business Unpaid family workers | 1,574 137 | <u>12.5</u> 1.1 | 167,248 9,395 | <u> </u> |

Percent

100.0 7.1 5.8 12.7 13.2 18.1 22.7 10.9 6.4 1.5 (X)

> 81.8 (X) 26.4 (X) 3.4 (X) 1.7 (X) 15.7 (X)

100.0 3.5 3.0 9.1 11.6 18.7 27.6 14.1 8.5 1.9 2.0 (X)

(X)

(X) (X)

(X) 5.6 (X) 8.7

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

| | Iowa Cou | unty | Wisconsin | | |
|---|----------|------------|-----------|--|--|
| INCOME IN 1999 | Number | Percent | Number | | |
| Households | 8,777 | 100.0 | 2,086,304 | | |
| Less than \$10,000 | 611 | 7.0 | 148,964 | | |
| \$10,000 to \$14,999 | 479 | 5.5 | 121,366 | | |
| \$15,000 to \$24,999 | 1,147 | 13.1 | 264,897 | | |
| \$25,000 to \$34,999 | 1,261 | 14.4 | 276,033 | | |
| \$35,000 to \$49,999 | 1,654 | 18.8 | 377,749 | | |
| \$50,000 to \$74,999 | 2,148 | 24.5 | 474,299 | | |
| \$75,000 to \$99,999 | 882 | 10.0 | 226,374 | | |
| \$100,000 to \$149,999 | 432 | 4.9 | 133,719 | | |
| \$150,000 to \$199,999 | 75 | 0.9 | 30,598 | | |
| \$200,000 or more | 88 | 1.0 | 32,305 | | |
| Median household income (dollars) | 42,518 | (X) | 43,791 | | |
| With earnings | 7,494 | 85.4 | 1,706,803 | | |
| Mean earnings (dollars) | 47,936 | (X) | 53,084 | | |
| With Social Security income | 2,207 | 25.1 | 550,044 | | |
| Mean Social Security income (dollars) | 10,535 | (X) | 11,811 | | |
| With Supplemental Security Income | 283 | 3.2 | 71,359 | | |
| Mean Supplemental Security Income (dollars) | 5,714 | (X) | 6,330 | | |
| With public assistance income | 150 | 1.7 | 35,695 | | |
| Mean public assistance income (dollars) | 1,440 | (X) | 2,533 | | |
| With retirement income | 1,102 | 12.6 | 327,570 | | |
| Mean retirement income (dollars) | 20,238 | (X) | 15,759 | | |
| Families | 6,239 | 100.0 | 1,395,037 | | |
| Less than \$10,000 | 198 | 3.2 | 49,392 | | |
| \$10,000 to \$14,999 | 185 | 3.0 | 42,055 | | |
| \$15,000 to \$24,999 | 609 | 9.8 | 127,576 | | |
| \$25,000 to \$34,999 | 817 | 13.1 | 161,209 | | |
| \$35,000 to \$49,999 | 1,313 | 21.0 | 260,429 | | |
| \$50,000 to \$74,999 | 1,813 | 29.1 | 384,735 | | |
| \$75,000 to \$99,999 | 801 | 12.8 | 196,614 | | |
| \$100,000 to \$149,999 | 370 | 5.9 | 118,408 | | |
| \$150,000 to \$199,999 | 71 | 1.1 | 27,061 | | |
| \$200,000 or more | 62 | 1.0 | 27,558 | | |
| Median family income (dollars) | 49,972 | (X) | 52,911 | | |
| Per capita income (dollars) | 19,497 | (X) | 21,271 | | |
| Median earnings (dollars): | | , <u> </u> | | | |
| Male full-time, year-round workers | 31,234 | (X) | 37,062 | | |
| Female full-time, year-round workers | 23,762 | (X) | 25,865 | | |
| POVERTY STATUS IN 1999 (below poverty level) | | | | | |
| Families | 311 | (X) | 78,188 | | |
| Percent below poverty level | (X) | 5.0 | (X) | | |
| Individuals | 1,640 | (X) | 451,538 | | |
| Percent below poverty level Source: US Bureau of the Census, 2000 Census, DP-3 | (X) | 7.3 | (X) | | |

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

Median earnings in Median income 1999 of full-time, Income in 1999 in 1999 (dollars) year-round below poverty level Per workers (dollars) capita income Percent of population in for whom poverty 1999 Percent Housestatus is determined (dollars) Families Male Female of holds families All Age 65 years + ages 49,972 Iowa County 42,518 19,497 31,234 23,762 7.3 12.6 5.0 Arena village 45,870 3.7 0.0 49,375 20,765 31,953 24,688 11.1 6.7 6.6 Arena town 51,042 54,844 20,060 35,341 26,691 4.8 17.3 14.6 Avoca village 28,625 31,786 16,758 25,795 21,750 12.2 5.5 Barneveld village 55,350 58,393 22,009 34,107 25,380 7.5 4.7 Blanchardville 37,250 <u>19</u>,009 village (lowa part) 41,875 35,714 23,750 8.8 0.0 6.5 Blanchardville vill. 17,933 (Lafayette part) 42,750 52,237 31,645 26,394 9.9 9.3 6.7 23,469 35,104 Brigham town 57,500 65,208 27,143 5.5 13.3 4.8 6.0 6.0 2.4 Clyde town 50,625 57,969 27,920 37,188 27,917 7.9 2.2 34,531 40,278 4.2 Cobb village 18,815 32,143 21,838 Dodgeville city 41,615 50,755 20,962 32,738 24,047 5.3 16.0 2.7 Dodgeville town 49,327 58,203 22,521 34,474 26,59 4.9 6.8 3.1 18,084 8.8 5.1 7.5 Eden town 42,813 48,250 24,861 21,964 7.2 13.2 Highland village 37,228 44,875 16,176 30,250 22,000 4.8 37,868 43,056 17,361 25,278 22,115 6.8 10.5 5.0 Highland town Hollandale village 35,938 50,139 21,141 34,167 23,036 3.5 5.8 2.9 48,750 20,938 8.8 13.6 6.8 Linden village 35,833 16,331 29,250 13.3 11.3 Linden town 36,726 40,139 15,446 26,111 22,237 12.3 Livingston village <u>5,</u>896 29,167 29,167 19,167 0.0 (X) 0.0 (part) C Mifflin town 21,806 11.5 9.8 5.1 42,083 46,250 15,129 23,409 4.9 15.6 Mineral Point city 52,137 21,097 31,750 23,396 3.8 43,182 8.5 16.7 Mineral Point town 42,171 47,500 17,337 29,545 23,906 9.2 Montfort village 45,625 62,500 19,366 28,125 22,500 0.0 0.0 0.0 (part) 45,000 44,712 17,515 25,313 6.2 7.5 4.1 Moscow town 33,036 Muscoda village 30,000 31,250 12,325 16,563 7.1 0.0 7.7 23,125 (part) 9.2 30.3 Pulaski town 43,036 46,250 15,561 26,250 21,923 8.5 24,643 28,333 12,298 23,333 10.6 16.7 5.9 Rewey village 25,714 Ridgeway village 41,548 50,795 17,887 32,250 22,308 10.8 14.5 3.6 Ridgeway town 50,938 54,500 18,419 35,455 27,344 11.2 19.2 8.4 Waldwick town 39,271 39,792 15,446 28,750 18,864 13.6 8.6 10.0 23,253 Wyoming town 48,438 56,607 33,393 40,673 9.7 20.8 6.9

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

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

BEARFACTS 1991 - 2001

Iowa, Wisconsin (55049)

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

PER CAPITA PERSONAL INCOME

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

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

TOTAL PERSONAL INCOME

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

COMPONENTS OF TOTAL PERSONAL INCOME

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

EARNINGS BY PLACE OF WORK

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

Note: Income estimates are not adjusted for inflation. SOURCE: U.S. Department of Commerce, Bureau of Economic Analysis.

| INDUSTRY | Both Sexes | Male: | Female: | Both Sexe | s Male: | Female: |
|---|---------------|-------|---------|-----------|----------|---------|
| Iowa County Totals | 12,618 | 6,557 | 6,061 | 100.0% | 6 100.0% | 100.0% |
| All industries except ag., forestry, fishing & hunting, and mining: | 11,304 | 5,465 | 5,839 | 89.69 | 83.3% | 96.3% |
| Private for-profit wage and salary workers: | 8,300 | 4,140 | 4,160 | 65.89 | 63.1% | 68.6% |
| Employee of private company | 7,937 | 3,875 | 4,062 | 62.99 | 6 59.1% | 67.0% |
| Self-employed in own incorporated business | 363 | 265 | 98 | 2.99 | 4.0% | 1.6% |
| Private not-for-profit wage and salary workers | 721 | 209 | 512 | 5.79 | 6 3.2% | 8.4% |
| Local government workers | 777 | 312 | 465 | 6.2 | 4.8% | 7.7% |
| State government workers | 570 | 237 | 333 | 4.59 | 6 3.6% | 5.5% |
| Federal government workers | 101 | 57 | 44 | 0.89 | 6.9% | 0.7% |
| Self-employed workers in own not incorporated business | 780 | 484 | 296 | 6.2 | 6 7.4% | 4.9% |
| Unpaid family workers | 55 | 26 | 29 | 0.49 | 6.4% | 0.5% |
| Agriculture, forestry, fishing and hunting, and mining: | 1,314 | 1,092 | 222 | 10.49 | 6.7% | 3.7% |
| Agriculture, forestry, fishing and hunting: | 1,299 | 1,077 | 222 | 10.39 | 6.4% | 3.7% |
| Private for-profit wage and salary workers: | 408 | 331 | 77 | 3.29 | 6.0% | 1.3% |
| Employee of private company | 291 | 237 | 54 | 2.3 | 6 3.6% | 0.9% |
| Self-employed in own incorporated business | 117 | 94 | 23 | 0.99 | 6 1.4% | 0.4% |
| Private not-for-profit wage and salary workers | 2 | 2 | 0 | 0.0 | 6.0% | 0.0% |
| Local government workers | 0 | 0 | 0 | 0.09 | 6.0% | 0.0% |
| State government workers | 7 | 7 | 0 | 0.19 | 6.1% | 0.0% |
| Federal government workers | 6 | 4 | 2 | 0.0 | 6.1% | 0.0% |
| Self-employed workers in own not incorporated business | 794 | 675 | 119 | 6.39 | 6 10.3% | 2.0% |
| Unpaid family workers | 82 | 58 | 24 | 0.69 | 6.9% | 0.4% |

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

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

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

Source: 2000 Census, prepared by SWWRPC

Table F.13 – Iowa County Labor Force Projections

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

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

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

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

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

Table F.14 – Number of Establishments

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

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

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

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

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

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

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

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

| Table | 16 – Change in the Number of Establishments, Payroll, and Employees by Zip Code: 1998 - 2001 Blanchard Dodge- Hollan- Mineral Mineral | | | | | | | | | | | | |
|------------------|--|-------|--------|-----------|-------|----------|------------|---------------|-----------|--------|-------|--------|----------|
| | | Arena | Avoca | Barneveld | | Cobb | ville | Highland | dale | Linden | Point | Rewey | Ridgeway |
| Change in | Number of establishments: | -2 | 5 | -3 | 10 | -6 | -4 | 2 | 3 | 0 | 17 | 0 | 3 |
| Change in | First quarter payroll in \$1000: | 198 | 0 | 352 | 200 | 74 | 5,011 | 312 | 42 | 27 | 647 | 45 | 59 |
| Change in | Number of employees: | 10 | -10 | 19 | 37 | 10 | 277 | 5 | 18 | 6 | 115 | -14 | 11 |
| Change in | Annual payroll in \$1000: | 938 | 152 | 750 | 870 | 471 | 38,653 | 1,113 | 152 | 238 | 2,126 | 150 | 362 |
| Pct. Change ir | n Number of establishments: | -7.1% | 55.6% | -7.1% | 27.0% | -27.3% | -1.9% | 4.8% | 20.0% | 0.0% | 14.8% | 0.0% | 17.6% |
| Pct. Change ir | n First quarter payroll in \$1000: | 26.5% | 0.0% | 27.1% | 39.2% | 16.2% | 13.4% | 21.1% | 23.3% | 40.3% | 11.0% | 21.2% | 24.8% |
| Pct. Change ir | n Number of employees: | 6.8% | -43.5% | 5.8% | 30.1% | 11.2% | 4.2% | 1.6% | 34.6% | 37.5% | 10.0% | -23.7% | 12.4% |
| Pct. Change ir | n Annual payroll in \$1000: | 25.9% | 98.1% | 12.4% | 39.0% | 16.5% | 25.0% | 15.9% | 17.7% | 73.2% | 7.9% | 16.3% | 33.8% |
| Industry Code | Industry Code Description | | | | | Change i | n the numb | per of establ | lishments | | | | |
| | Total | -2 | 5 | -3 | 10 | -6 | -4 | 2 | 3 | 0 | 17 | 0 | 3 |
| 11 | Forestry, fishing, hunting, and agriculture | 1 | 0 | | | | 0 | | | -1 | | | 0 |
| 21 | Mining | | | | | | 0 | | | | 0 | | |
| 22 | Utilities | | | | | | | | | | 0 | | |
| 23 | Construction | -2 | 2 | 2 | 2 | 0 | 2 | 3 | 1 | 0 | 3 | 1 | 2 |
| 31 | Manufacturing | -1 | | 0 | 1 | | 1 | -3 | 0 | 0 | 2 | | 1 |
| 42 | Wholesale trade | 1 | | -1 | 2 | -1 | -4 | 0 | | 1 | 1 | 0 | 0 |
| 44 | Retail trade | -1 | 2 | -2 | -2 | -2 | -4 | -2 | 1 | 0 | 2 | -1 | 1 |
| 48 | Transportation & warehousing | 0 | | 0 | 1 | -2 | 0 | -1 | 0 | | 0 | | -2 |
| 51 | Information | | | | | | 0 | | | | 0 | | |
| 52 | Finance & insurance | 0 | 1 | | 0 | -1 | 2 | 0 | 0 | | 2 | 1 | |
| 53 | Real estate & rental & leasing | | | -1 | -1 | | 1 | | 1 | | | 0 | |
| 54 | Professional, scientific & technical services | 1 | 1 | 0 | 2 | 0 | -3 | | | 1 | 2 | | 1 |
| 56 | Admin, support, waste mgt, remediation services | -1 | 1 | -1 | -1 | | 2 | 2 | | | 1 | | 1 |
| 61 | Educational services | | 0 | | | | 1 | | | | 0 | | |
| 62 | Health care and social assistance | | | 1 | 1 | 0 | -2 | 1 | 0 | | 0 | | |
| 71 | Arts, entertainment & recreation | | | | 1 | | 3 | | 1 | | 2 | | |
| 72 | Accommodation & food services | 1 | -2 | 0 | 3 | 0 | -1 | 1 | -1 | 0 | 4 | -1 | -1 |
| 81 | Other services (except public administration) | 0 | 0 | -1 | 2 | 0 | -1 | 1 | 0 | -1 | 0 | | 1 |
| 99 | Unclassified establishments | -1 | | | -1 | | -1 | | | | -2 | | -1 |

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

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

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

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

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

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

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

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

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

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

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

CONCLUSION

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

Alternatively, the creation of a multi-county corporation (5-6 counties) with multiple staffing (at least three full time staff members) might serve the same purpose. A third alternative would be for county-based organizations to jointly "staff" a multi-county organization for the purposes of joint efforts (for example, joint marketing, trade shows, call trips, etc.) without removing any of the autonomy of the county organizations. This latter model could only work effectively if all counties within an area worked with each other, rather than just some of them. The purpose would be to achieve economies of scale by working together and enhancing the visibility of the area. Business prospects, other than those that are home-based, almost never look at an individual community first, nor do they usually look at particular counties for a new location. They almost always look at regions (multi-state or multi-county) for their initial screening. Communities working together, particularly small communities, is almost the only way of assembling the resources needed to compete with the small metropolitan areas of the Midwest (which are the real competition, not other communities within the county). Because labor-sheds are relatively large (30 or so miles in radius), new businesses in one community will provide considerable benefit to neighboring communities.

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

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

Local level: The lowa County Board of Supervisors offers a low interest revolving loan fund loan that can be accessed by contacting the <u>lowa County University of Wisconsin Extension office, Paul Ohlrogge, Community Development Resource Educator, at 608-935-0391</u>. There is a loan portfolio of 13 loans at the end of 2003. The fund had total assets of about \$592,000. Monthly cash flow is approximately \$5,000 per month. At the local level, in addition to conventional sources through banks and credit unions, there are a number of community revolving loan funds that provide opportunity for direct participation in development projects, including start-ups that are evaluated as to economic soundness. These loan sources are capitalized through the Small Cities Community Development Block Grant (CDBG) program administered by the Wisconsin Department of Commerce. An initial project creating a significant number of good paying jobs in the manufacturing sector is typically required in order to obtain a commitment from the Wisconsin Department of Commerce to entertain a funding request by a local unit of government. Additional funds could potentially be requested for the right kind of project, when local funds are not adequate to meet the need.

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

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

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

The Workforce Development Board of Southwest Wisconsin and Rock County can potentially assist with employment training through the Workforce Investment Act with on-the-job Training (OJT) which can pay for up to 50% of training costs for six to eight weeks. Alternatively, an Incumbent Worker Training Grant may be able to assist with the cost of upgrading employee skills. The eligibility criteria for these two programs differ. Many potential workers may be dislocated from recent lay-offs and special emphasis is placed on helping these individuals, as well as others who qualify. <u>Contact the Job Center office at Dodgeville at 608-935-3116</u>.

Wisconsin's Technical College system is one of the best in the nation and available to assist with customized labor training needs. In southwest Wisconsin, the Southwest Wisconsin Technical College at Fennimore can help with training in a wide variety of disciplines upon request. <u>Contact Lisa Whitish in Fennimore at 1-800-362-3322</u>.

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

- The Community-Based Economic Development (CBED) Program offers a variety of ways in which communities can undertake planning or provide assistance to businesses. Assistance can include planning funds to undertake an economic development strategy, plan for a business incubator, or provide partial funding to improve or construct an incubator facility.
- The Early Planning Grant (EPG) helps individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate proposed start up or expansion feasibility.
- The Community Development Block Grant (CDBG)-Economic Development Program provides community grants for business start-up loans, retention, and expansion projects based on the number of jobs created or retained. Refer to programs listed above under "local level". This is a federal pass-through program.
- The Community Development Zone program provides job tax credits for creating new full time jobs for Wisconsin residents and environmental remediation credits for undertaking certain activities that benefit the environment.
- The Agricultural Development zone program provides tax benefits for persons within the agricultural and food processing cluster, which is broadly defined. Job credits, an investment credit for the purchase of depreciable, tangible, personal property such as building improvements and new machinery and equipment, as well as environmental remediation credits are possible.
- The Economic Impact Early Planning Grant (EI-EPG) Program offers matching grants that can cover up seventy-five percent of project costs--up to \$3,000--to help entrepreneurs and small businesses obtain professional services to develop a comprehensive business plan. A business plan is necessary to receive funding for the other gaming programs as well as to attract private financing. A Special Opportunity Grant provides up to \$15,000 for projects that will have a statewide impact.
- The Economic Diversification Loan (EDL) program provides low interest loans to existing businesses
 interested in establishing or expanding operations in Wisconsin. Applicants must provide a
 comprehensive business plan describing the proposed project. Applicant can receive up to seventy-five
 percent of eligible costs. The actual award is based upon the project's viability, number of jobs created or
 retained, and the extent to which the project will help diversify the local economy.
- The Rural Economic Development (RML) Micro-loan program provides working capital or fixed asset financing for businesses located in rural communities.
- The Technology Development Fund (TDF) program helps Wisconsin businesses research and develop technological innovations having potential to provide significant economic benefit to the state.
- The Technology Development Loan (TDL) program helps Wisconsin businesses develop technological innovations having the potential to provide significant economic benefit to the state. This program is designed to help businesses commercialize new technology.
- The Business Development Initiative (BDI) Micro Loan program is designed to provide financial assistance for the start-up or expansion of businesses involving persons with disabilities.
- The Business Employees' Skills Training (BEST) Program was established by the Wisconsin Legislature to help small businesses in industries facing severe labor shortages upgrade their workforce skills. Under the BEST program, Commerce can provide applicants with a tuition reimbursement grant to help cover a portion of the costs associated with training employees.

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- Under the Entrepreneurial Training Grant (ETG) program, Commerce can provide applicants with a grant to help cover a portion of the cost of attending Small Business Development Center's (SBDC) new Entrepreneurial Training Course.
- The Customized Labor Training Fund provides training grants to businesses implementing new technology or production processes. The program can provide up to fifty percent of the cost of customized training.
- Industrial Revenue Bonds (IRB's) can to be issued in the name of the municipality for up to the full cost of a proposed project (\$10 million maximum). Bonds are not a general obligation of the jurisdiction. Interest earned is exempt from federal income tax. Recent issues carried variable interest rates of 1.3 to 1.4 percent, with an approximate 1.2 percent letter of credit fee. Fixed rates are estimated at 4.0 to 5.0 percent. Terms are negotiable and can be structured to meet the needs of the business. Requirements for rehabilitation (fifteen percent of acquisition costs financed with proceeds) apply if bond proceeds are used for acquisition of real estate. The process can take from two to six months, depending on the nature of project, ease of finding a purchaser of the bonds, etc.

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

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

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

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

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

- The Business and Industry (B&I) Guaranteed Loan Program helps create jobs and stimulates rural economies by providing financial backing for rural businesses. This program provides guarantees up to 90 percent of a loan made by a commercial lender. Loan proceeds may be used for working capital, machinery and equipment, buildings and real estate, and certain types of debt refinancing. B&I loan guarantees can be extended to loans made by recognized commercial lenders or other authorized lenders in rural areas. Assistance under the B&I Guaranteed Loan Program is available to virtually any legally organized entity, including a cooperative, corporation, partnership, trust or other profit or nonprofit entity, Indian tribe or Federally recognized tribal group, municipality, county, or other political subdivision of a State. The maximum aggregate B&I Guaranteed Loan(s) amount that can be offered to any one borrower under this program is \$25 million.
- Rural Economic Development Loans provides zero-interest loans to electric and telephone utilities financed by the Rural Utilities Service (RUS), an agency of the U.S. Department of Agriculture, to promote sustainable rural economic development and job creation projects. The RUS utility is required to re-lend, at zero-percent interest, the loan proceeds to an eligible "third-party recipient" for the purpose of financing job creation projects and sustainable economic development within rural areas. Priority is given to financing third-party recipient projects that are physically located in rural areas having a population of less than 2,500 people. The RUS utility receiving the zero-interest loan is responsible for repaying the loan to RBS in the event of delinquency or default by the third-party recipient. Third-party recipients may be private or public organizations having corporate and legal authority to incur debt.
- The Rural Business Enterprise Grants (RBEG) Program provides assistance to public bodies, private nonprofit corporations, and Federally-recognized Indian Tribal groups to finance and facilitate development of small and emerging private business enterprises located in areas outside the boundary of a city or unincorporated areas of 50,000 or more and its immediately adjacent urbanized or urbanizing area. The public bodies, private nonprofit corporations and federally recognized Indian tribes receive the grant to assist a business. Grant funds do not go directly to the business. Eligibility is limited to public bodies, private nonprofit corporations, and Federally-recognized Indian Tribal groups. Public bodies include incorporated cities and villages, towns, counties, States, authorities, districts, Indian Tribes on Federal and State reservations, and other Federally-recognized Indian Tribal groups in rural areas. Funds are used for the financing or development of small and emerging business. Eligible uses are: Technical Assistance (providing assistance for marketing studies, feasibility studies, business plans, training etc.) to small and emerging businesses; purchasing machinery and equipment to lease to a small and emerging business for the purchase of equipment, working capital, or real estate); or construct a building for a business incubator for small and emerging businesses.

INTER-GOVERNMENTAL COOPERATION ELEMENT

EXECUTIVE SUMMARY

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

This section takes a closer look at intergovernmental cooperation including advantages and disadvantages. It examines what the City of Mineral Point is doing today and what they may consider in the future. Intergovernmental cooperation is an effective way for local governments to respond to changing and diverse needs by working together with their neighbors, while maintaining their own identity. If an agreement can be reached among two or more units of government, services can often be provided with substantial cost savings. Cooperation can also eliminate unnecessary duplication of services or purchasing of equipment.



Wisconsin State Statute 66.1001(2)(g)

(g) Intergovernmental cooperation element.

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

INTERGOVERNMENTAL COOPERATION POLICIES

The following are the intergovernmental cooperation policies (not in order of priority) for the City of Mineral Point.

1. Maintain established intergovernmental relationships.

The City of Mineral Point does share some services with other jurisdictions and this should be continued as long as they are beneficial.

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

As costs continue to rise for providing many facilities and services, the exploration of additional ways to cooperate may prove to be beneficial in order to contain costs.

Opportunities for future intergovernmental cooperation between Mineral Point and its neighboring jurisdictions include the possibility of sharing the City Garage and maintenance services with the Town of Mineral Point and/or Iowa County and shared library services with the school district.

3. Establish written intergovernmental cooperation agreements.

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

As of January 2004, the City of Mineral Point has a new Extraterritorial Zoning agreement with the Town of Mineral Point. It will be up for further review in 2006.

INTERGOVERNMENTAL RELATIONSHIPS

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

Table G.1: City of Mineral Point Intergovernmental Relationship Ratings

| | Excellent | Good | Fair | Poor | NA |
|---------------------------------------|-----------|------|------|------|----|
| Adjacent jurisdictions (general) | | | | | |
| Adjacent jurisdictions (specific) | | | | | |
| Wisconsin DNR | | | | | |
| Wisconsin DOT | | | | | |
| Wisconsin DOC | | | | | |
| UW Extension | | | | | |
| Iowa County (general) | | | | | |
| Iowa County (specific) | | | | | |
| Local School District (Mineral Point) | | | | | |
| Other | | | | | |

EXISTING AREAS OF COOPERATION

- Fire and Rescue Joint fire and rescue service exist between the City and Town of Mineral Point, as well as between the City and the Village of Linden, the Town of Waldwick, and ambulance back up with the City of Dodgeville.
- School System The City of Mineral Point is part of the Mineral Point School District. Mineral Point shares their track team and various athletic programs with the City of Dodgeville.
- Law Enforcement The City of Mineral Point shares law enforcement services with Iowa County and the City of Dodgeville.
- Library System Mineral Point's library and its services are shared with the Town of Mineral Point, Iowa County, the City of Dodgeville, and the Town of Waldwick.
- **Highway Maintenance** Highway maintenance services are shared between the City and Town of Mineral Point and between the City and Iowa County. Transportation services are shared between the City and the Town of Mineral Point.
- **Community Facilities** The City of Mineral Point shares the facilities of the Mineral Point Room and the City Pool with the Town of Mineral Point.

INTERGOVERNMENTAL CONFLICTS

No intergovernmental conflicts were identified.

OTHER INTERGOVERNMENTAL CONCERNS

The Plan Commission noted that avoiding possible problems with the new Extraterritorial Zoning (ETZ) could impact future intergovernmental relations with neighboring jurisdictions.

POSSIBLE FUTURE COOPERATION EFFORTS

As the list above indicates, the City of Mineral Point is already cooperating with other jurisdictions for services and facilities. The list below identifies possible areas of cooperation in the future.

- **City Garage** The possibility exists of sharing the City of Mineral Point Garage with the Town of Mineral Point and/or Iowa County.
- Library Services The possibility exists of sharing the City library and its services with the local school district.
- **Maintenance Services** The City expressed interest in sharing maintenance services with the Town of Mineral Point and Iowa County.

COMMUNICATION WITH NEIGHBORS

The City of Mineral Point communicates regularly with its neighbors through the local newspapers, public notices, emergency communications, mailings, and police dispatches.

FORMAL AGREEMENTS WITH NEIGHBORING JURISDICTIONS

The City of Mineral Point has recently enacted an Extraterritorial Zoning agreement with the Town of Mineral Point.

ADVANTAGES OF LOCAL INTERGOVERNMENTAL COOPERATION

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

Efficiency and reduction of costs: Cooperating on the provision of services can potentially mean lower costs per unit or person. Although these are by no means the only reasons, efficiency and reduced costs are the most common reasons governments seek to cooperate.

Limited government restructuring: Cooperating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. For example, if a city and township can cooperate, the township may avoid annexation of its land and the city may avoid incorporation efforts on the part of the township, which may hinder the city's development. Cooperation also helps avoid the creation of special districts that take power and resources away from existing governments.



Coordination and planning: Through cooperation, governments can develop policies for the area and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. For example, shared water, sewage, and waste management policies can help avoid the situation in which one area's environment is contaminated by a neighboring jurisdiction with lax standards or limited services. Cooperation can also lead to joint planning for future services and the resources needed to provide them.

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

DISADVANTAGES OF LOCAL INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation also has drawbacks, which may include the following:

Reaching and maintaining an agreement: In general, reaching a consensus in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may fall apart if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.

Unequal partners: If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down, it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.



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

STEPS TO BEGINNING SUCCESSFUL INTERGOVERNMENTAL COOPERATION EFFORTS

As expressed earlier in this section, intergovernmental cooperation should be thoroughly reviewed. Below are some ideas and concerns that should be considered.

- Identify other local governments that may share a common problem or may stand to benefit from cooperation.
- Identify whether the county is cooperating with other jurisdictions on a similar service. What type of arrangement do they have? Are the participating jurisdictions satisfied with the quality and quantity of the service?
- Although cooperation on several services may be desired, analyze each one separately. Initially, it may seem logical to lump services. However, it is best to first understand from a cost and non-cost perspective what cooperation in each service area entails.
- Look at the potential cost savings of each option. This should be done on a per resident or per unit-ofservice-provided basis. For example, will the cost of fire protection per person decrease if the jurisdictions cooperate? Or, can the jurisdiction lower per resident costs of providing snow removal if it plows other jurisdictions' streets?
- Consider the costs associated with each form of cooperation. What type of administrative or insurance costs might be necessary with each option?
- How would residents respond to the change in the level of services they receive? And how would taxpayers respond to additional government expenses? Would they reject it?

Section G

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

ADDITIONAL INTERGOVERNMENTAL COOPERATION IDEAS

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below. These are only ideas to consider.

(Note: the following ideas were taken directly from the Intergovernmental Cooperation Guide.)

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

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

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

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

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

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

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



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

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

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

TECHNIQUES AND PROGRAMS FOR MUNICIPAL BOUNDARY COOPERATION

As the City of Mineral Point continues to grow, it may be necessary to consider some type of boundary agreements. Municipal boundaries can be altered in a number of ways including the following:

Annexation

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

• Detachment

Detachment is the process by which territory is detached from one jurisdiction and transferred to another. Essentially detachment is the opposite of annexation. More detailed information on detachment can be obtained from Wisconsin State Statute Sections 66.0227 and 62.075.

Incorporation

Incorporation is the process of creating a new village or city from unincorporated territory. More detailed information on incorporation can be obtained from Wisconsin State Statute Sections 66.0201-66.0215.

Consolidation

Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

• Intergovernmental Agreements

Intergovernmental Agreements provide communities with a different type of approach because it is proactive rather than reactive. There are two types of intergovernmental agreements that can be formed including cooperative boundary agreements and stipulations and orders. More detailed information on intergovernmental agreements can be obtained from Wisconsin State Statute 66.0307 (Cooperative Boundary Agreements) and 66.0225 (Stipulations and Orders).

WISCONSIN DEPARTMENT OF HOUSING AND INTERGOVERNMENTAL RELATIONS-MUNICIPAL BOUNDARY REVIEW (DHIR-MBR)

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

MUNICIPAL BOUNDARY REVIEW

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

Phone: 608-266-0683

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

LAND USE ELEMENT

Section H

EXECUTIVE SUMMARY

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



Wisconsin State Statute 66.1001(2)(h)

(h) Land-use element.

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

LAND USE POLICIES

The following are the land use policies (not in order of priority) for the City of Mineral Point.

1. Follow a current, long-range comprehensive plan, which serves as a guide for future land-use and zoning decisions.

See H.1 in this Section for more information.

2. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.

See Section A, Issues and Opportunities Element for the City of Mineral Point's Vision Statement.

- 3. Encourage non-residential development away from residential neighborhoods.
- 4. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

More commercial and manufacturing development in encouraged in the City of Mineral Point

5. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost-efficient manner.

See Section D, Utilities and Community Facilities Element.

- 6. Restrict development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
- 7. Ensure to the greatest extent possible that all future development proposals or redevelopment enhances the overall quality of life in the community.

See Section A, Issues and Opportunities Element for the City of Mineral Point's Vision Statement.

EXISTING LAND USE

The City of Mineral Point's dominant land use is classified as "agricultural". See Maps E.2 and E.8 in Section E, Agricultural, Natural, and Cultural Resource Element, for existing City of Mineral Point land use maps.

Table H.1 is a breakdown by percentage for Mineral Point land uses. As indicated, the City is defined as 42.01 percent agricultural. Agriculture, Commercial/Business, Manufacturing/Industrial, Single- and Multi-family Residential, Parks/Open Space, and Mixed Use are the dominant land uses as defined by the City Plan Commission.

Table H.1: City of Mineral Point Land Use

| Classification | City of Mineral Point Percent of Land Area |
|--------------------------|---|
| Residential | 39.37% |
| Commercial | 9.7% |
| Manufacturing/Industrial | 3.57% |
| Forest | .86% |
| Public/Government | 2.4% |
| Park/Conservancy | 8.0% |
| Agricultural | 42.01% |
| Undeveloped | 3.28% |

Residential

For the purpose of this section, single family home refers to a structure that is designed for and occupied by one family. Multi-family residential refers to a structure for three or more families living independently from one another. As indicated by Map H.1 and Table H.1, residential development is the third highest percent land use within the City at 39.37%.

Commercial

Commercial refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment. The existing land use map does not differentiate between highway businesses, home occupations, or general businesses, but classifies all of the above as commercial. As indicated by Map H.1 and Table H.1, commercial development occupies approximately 9.7% percent of the total land area within Mineral Point.

Manufacturing/Industrial

Industrial refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products. Map H.1 and Table H.1 show approximately 3.57 percent of the total land area in the City of Mineral Point is occupied by industrial uses.

Forested

This classification is Production Forests and DNR-MFL Forests acreages combined. Table H.1 shows .86% of total land area within the City.

Public/Governmental

This classification refers to structures principally of an institutional nature and serving a public need, such as churches, libraries, post offices, police and fire stations, public utilities, etc. As identified on Map H.1 and Table H.1, approximately 2.4 percent of the land area in Mineral Point is occupied by public/governmental facilities.

Parks/Conservancy

Parks and recreation refer specifically to neighborhood and community parks, as well as designated conservancy areas. Approximately 8.0 percent of the total land are in the City of Mineral Point is occupied by park and recreation areas and facilities.

Agricultural

Approximately 42.01 percent of the total land area in City limits is agricultural land. Refer to Map H.1 and Table H.1 for more information.

Undeveloped

Table H.1 shows 3.28% of undeveloped land in the City of Mineral Point.

LAND USE TRENDS

| Table H.2: City of Mineral Point Land Use Assessment Statistics Iowa County – Real Estate Class # of Parcels Land Value | | | | | | | | | |
|---|------|--------------|--|--|--|--|--|--|--|
| Residential | 1161 | \$31,370,700 | | | | | | | |
| Commercial | 205 | \$5,811,600 | | | | | | | |
| Manufacturing | 10 | \$582,300 | | | | | | | |
| Agricultural | 58 | \$62,700 | | | | | | | |
| Swamp & Waste | NA | N/A | | | | | | | |
| Forest | 3 | 89,200 | | | | | | | |

(Source: Wisconsin Department of Revenue-2011)

| Table H.3: City of Mineral Point Land Use Assessment Statistics Iowa County – 2019 | | | | | | | |
|--|--------------|--------------|--|--|--|--|--|
| Real Estate Class | # of Parcels | Land Value | | | | | |
| Residential | 1183 | \$31,498,500 | | | | | |
| Commercial | 213 | \$6,451,600 | | | | | |
| Manufacturing | 11 | \$645,100 | | | | | |
| Agricultural | 61 | \$73,500 | | | | | |
| Swamp & Waste | N/A | N/A | | | | | |
| Forest | 2 | \$46,100 | | | | | |

(Source: Wisconsin Department of Revenue-2019)

RESIDENTIAL LAND USE TRENDS

As shown above, the single- and multi-family residential development is a dominant developed land use in the City of Mineral Point. The following table indicates changes in total household units between 1990 and 2000 for the City of Mineral Point and Iowa County.

Table H.4: City Of Mineral Point Total Housing Unit Changes

| | 1-Unit (2000) | 1-Unit (2010) | % Change |
|-----------------------|---------------|---------------|----------|
| City of Mineral Point | 1,184 | 1,278 | 7.94% |
| Iowa County | 7,796 | 10,864 | 39.35% |

(Source: 2000 & 2010 US Census)

As indicated by Table H.4, total households in Mineral Point increased 7.94 percent between 2000 and 2010, while County housing increased 39.35 percent for the same time period.

LAND USE PROJECTIONS

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

| Table H.5: City of Mineral Point Land Use Projections 2000 - 2030 | | | | | | |
|---|------|------|------|------|--|--|
| PROJECTED RESIDENTIAL LAND USE | 2000 | 2010 | 2020 | 2030 | | |
| Low Projection | 1092 | 1179 | 1235 | 1291 | | |
| Change in Number of Households | | 87 | 56 | 56 | | |
| 3 Dwelling Units Per Acre | | 29 | 19 | 19 | | |
| 5 Dwelling Units Per Acre | | 17 | 11 | 11 | | |
| High Projection | 1092 | 1237 | 1351 | 1464 | | |
| Change in Number of Households | | 145 | 114 | 113 | | |
| 3 Dwelling Units Per Acre | | 48 | 38 | 38 | | |
| 5 Dwelling Units Per Acre | | 29 | 23 | 23 | | |

FUTURE EXPANSION

Section H

As Mineral Point grows, it makes sense to look ahead and project what sort of development will work best in certain parts of the City. Current and future infrastructure can help guide the City's development decisions. Based on infrastructure, Table H.3 shows that future growth for retail is concentrated in the center of the City. Commercial growth is best in the northern and western parts of the City; industrial growth in the north. Housing is thought best to be encouraged on the south and east sides of Mineral Point.

Table H.3: Best Directions For Future Expansion In City Of Mineral Point

| | Retail | Commercial | Industrial | Housing |
|----------------|---------|----------------|------------|----------------|
| Transportation | Central | North and West | North | South and East |
| Water | Central | North and West | North | South and East |
| Sewer | Central | North and West | North | South and East |
| Other | Central | North and West | North | South and East |

Housing development in the City of Mineral Point is dependent upon existing zoning ordinances. The Plan Commission encourages residential development to follow the historic and architectural traditions of the City. The siting of retail, commercial, and industrial development is also dependent on existing zoning ordinances. However, the Plan Commission pointed out that ordinances relating to retail and commercial business development need to be worked on to limit residential living within the business district. In the case of industrial development, work needs to be done on the existing business park to make it more appealing to businesses.

Agricultural development is not an issue for the City.

EXTRATERRITORIAL ZONING DISTRICT

A portion of the Town of Mineral Point falls within the extraterritorial zoning (ETZ) area, in which the City of Mineral Point and the Town of Mineral Point jointly enforce a Joint Extraterritorial Zoning Ordinance as authorized under Wisconsin State Statute Section 62.23(71). Map H.2 illustrates the Extraterritorial Zoning District boundary which extends up to 1.5 lineal miles from the City of Mineral Point borders.

The land within the ETZ is predominantly Agricultural Preservation District (A-1) and is in relatively large parcels that are farmed or managed for resource protection. The intent of this Comprehensive Plan is to retain both the natural resource values and rural character of these areas. This plan envisions these areas remaining predominately rural until at least the year 2035 with the intent to preserve and promote agricultural and agricultural related land uses.

REDEVELOPMENT OPPORTUNITIES

No redevelopment opportunities were identified by the Plan Commission at this time.

EXISTENCE OF BROWNFIELDS OR PROPERTIES SUITABLE FOR REDEVELOPMENT

The Wisconsin Department of Natural Resources maintains a database referred to as BRRTS (Bureau for Remediation and Redevelopment Tracking System). The database lists contaminated lands and sites and includes the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to us or otherwise discovered. The database contains 36 records for the Mineral Point area (the list does not distinguish between types of jurisdiction with the same name) and includes the following four categories:

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

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

SPILLS: A discharge of a hazardous substance that may adversely impact, or threaten to adversely impact public health, welfare or the environment. Spills are usually cleaned up quickly.

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

The complete database is available from the Department of Natural Resources Website. <u>www.dnr.state.wi.us</u>. Activities on these sites, including remediation, are available for review on the website or by contacting the Wisconsin Department of Natural Resources.

EXISTING AND POTENTIAL LAND USE CONFLICTS

There are a variety of land uses that can potentially cause land use conflicts. There are two common acronyms used to describe land use conflicts – NIMBY's (Not In My Back Yard) and LULU's (Locally Unwanted Land Uses). One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations. This is the case in Mineral Point, as the Plan Commission feels that agriculture is not helping the City achieve its vision, within the City Limits.

The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. However, as the box on the right suggests, conflicts can arise from more than agriculture/residential situations.

Other than the issue of agriculture, the Plan Commission reported no current land use conflicts. However, there are potential use problems with future annexation. Also,

Potential Land Use Conflicts

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

the Commission is concerned about affordable housing, lots, and land in the City.

INTEGRATED LAND USE

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

FUTURE LAND USE

Small-town atmosphere, being near family and friends, and being near jobs and employment opportunities are the top three reasons why people choose to live in the City of Mineral Point. It stands to reason that people in Mineral Point want to maintain their homes and property, protect their investments, and improve



their standard of living. However, with the City's growth, existing homes and buildings will need remodeling, repairs, or improvements, new buildings will be constructed; businesses will join the community. In order to achieve its vision, Mineral Point needs to maintain its small-town charm while working to expand job development opportunities.

IMPLEMENTATION ELEMENT

EXECUTIVE SUMMARY

The purpose of this section is to explain how this plan will be utilized to guide future growth and development in the City of Mineral Point. The plan is to serve as the blueprint for the future. As change is inevitable, the plan may need to be amended to appropriately reflect major changes. This element to review how each of the elements of the comprehensive plan inter relate and how the plan will be monitored and evaluated. Finally the section includes a discussion on how the plan will be updated at a minimum of once every ten years.



Wisconsin State Statute 66.1001(2)(i)

(i) Implementation.

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

IMPLEMENTATION POLICIES

Enforce local ordinances to maintain the character of existing and future land uses within the City of Mineral Point.

Local ordinances must be enforced consistently to maintain the character of Mineral Point. The keyword is enforcement.

Update this comprehensive plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.

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

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

Depending on what takes place in Mineral Point in the next twenty years, this comprehensive plan and enforcement ordinances may need to be amended. This should be done with extreme caution. Amendments should to be made to simply avoid local planning pressure.

CONSISTENCY AMONG PLAN ELEMENTS

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

PLAN ADOPTION

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

CITY OF MINERAL POINT ZONING ORDINANCE

The City of Mineral Point Zoning Ordinance will be the primary implementation tool for the City of Mineral Point Comprehensive Plan. The intent of the zoning ordinance is to control the development of land within the village. By carefully applying these local ordinances and regulations Mineral Point will be accomplishing the policies of the comprehensive plan.

PLAN AMENDMENTS

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

PLAN UPDATES

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

IMPLEMENTATION MEASURES

Table I.1below provides a list and suggested timeline to implement various aspects of the comprehensive plan. The list provides a summary of various recommendations from the different chapters of the comprehensive plan.

Table I.1 – Policy Statement Summary

| Element | Policy Statement |
|-----------|--|
| Section A | Protect and improve the health, safety, and welfare of residents in the City of Mineral Point. |
| | Preserve and enhance the quality of life for the residents of the City of Mineral Point. |
| | Protect and preserve the small community character of the City of Mineral Point. |
| | Provide choices of owner and renter type-housing units to serve the current and future |
| | needs of all residents. There is a need for the provision of an adequate supply of single- |
| | family homes, apartments, duplexes, and manufactured homes. |
| | Promote the preservation and rehabilitation of the existing housing stock in the City of |
| | Mineral Point. |
| | Preserve and expand the supply of affordable rental and ownership housing for low and moderate-income individuals. |
| | Enforce the City of Mineral Point Zoning Ordinance to maintain the character of existing |
| | and future residential neighborhoods. |
| | Coordinate planning activities with Iowa County and surrounding jurisdictions to effectively |
| Section B | plan for residential growth. |
| | Identify areas and designate land for future residential land use. |
| | Encourage contiguous development patterns that preserve and expand upon existing |
| | neighborhoods and areas that can be served wit public utilities and community facilities. |
| | Review new housing proposals and support those proposals and programs that meet the |
| | city's housing needs and are consistent with the policies outlined in the comprehensive |
| | plan. |
| | Possible creation of a Capitol Improvement Program (CIP) to help with transportation |
| | budgeting and planning. Work with WisDOT to create and promote a "Park & Pool" ride lot to support and increase |
| | carpooling or vanpool use. |
| | Support incorporating bicycle-related improvements to improve safety, connectivity, and |
| | support tourism as a part of economic development. |
| | Include sidewalks in new and/or existing developments when it is economically feasible. |
| | Identification of Shakerag Street, Barreltown Road, Ferndale Road, and Survey Road for |
| | possible Rustic Roads program application. |
| | Support improvements to the transit system at the local, county, and regional levels |
| | because existing services do not meet current needs and, if continued at the same level, |
| | would not meet projected needs. |
| | As a part of this comprehensive planning process, or in the future, the City may want to consult with WisDOT District 1 regarding locations for future development to ensure that |
| Section C | requirements are met, traffic flow is not impeded in the future and—most importantly—to |
| | ensure the safety of both residents and travelers. |
| | Other anticipated transportation projects or issues over the next 10 years: |
| | The five-point intersection at STH 23, STH 39, and South Commerce St, plus |
| | other major intersections within the city limits. |
| | Becoming more bicycle friendly and limiting ATV traffic. |
| | Improving parking. |
| | Anticipated transportation projects or issues over the next 20 years (the planning window |
| | for the comprehensive planning process): Addition of an STH 39 and USH 151 |
| | interchange. |
| | Ensure that new development bears a fair share of capital improvement costs |
| | necessitated by the development. Maintain, operate, and reconstruct the existing utility systems so that they can support |
| | existing development and redevelopment. |
| | Where possible, when making utility system improvements, relocate water and sewer lines |
| | from private to public property. |
| Section D | Locate development that requires urban services within village limits, while discouraging |
| | utility extensions into areas environmentally unsuitable for urban development due to soils, |
| | flooding, topography, etc. |
| | Evaluate public utility alternatives and services to reduce capital facility and operating |
| | costs. |
| | Develop a process that informs, notifies, and allows for public participation in all capital |
| | facility planning projects and proposals. |

Table I.1 (cont.) – Policy Statement Summary

Section I

| Element | Policy Statement |
|-----------|---|
| | Routinely remind residents of the importance of their agricultural, natural, and cultural resources and the need for continued protection of local open spaces to provide recreational opportunities. |
| | Build partnerships with local clubs and organizations in order to protect important natural areas. |
| | Maintain proper separation distances between urban and rural land uses to avoid conflicts. |
| | Continue the use of local open space areas to protect natural areas and to provide |
| | recreational opportunities. Identify recharge areas for local wells and inventory potential contaminant sources. |
| Section E | Restrict development from major drainage areas in order to aid in stormwater runoff and |
| | prevent flooding. |
| | Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical |
| | Markers Program, distributing ATV or bike trail maps, maintaining trails, and preserving |
| | the natural beauty of the area. |
| | Utilize County, State, and Federal programs to conserve, maintain, and protect |
| | agricultural, natural, and cultural resources. The various interested communities, county representatives, and other parties including |
| | businesses and business organizations, should meet to discuss the creation of a |
| | countywide economic development corporation. |
| | All incorporated jurisdictions, as well as the county, should provide for annual funding of |
| | economic development needs, including, but not limited to membership dues in organizations that promote economic development beneficial to the county. |
| | Each community should create a community fund through the Community Foundation of |
| | Southern Wisconsin, especially if there is not an alternative vehicle for encouraging local |
| | charitable contributions that go toward overall community betterment. Utilize the availability of training programs to enhance local capacity building for purposes |
| | of community and economic development. |
| Section F | Develop necessary information to market the community and the available business sites |
| | and available buildings within the community on the Internet. |
| | Work on tourism potential as tourism is one of the fundamental assets of lowa County. Make historic preservation and tourism a fundamental economic development strategy of |
| | community and county efforts. |
| | Conduct a housing needs assessment in all areas interested in housing development, and |
| | make housing development a fundamental economic development strategy in areas where |
| | this is desired, but evaluate proposals by doing a feasibility analysis. Become familiar with new Tax Increment Financing (TIF) and the Tourism, Agriculture, |
| | Forestry (TAF) laws. This is pertinent for any jurisdiction, even towns, as there may be |
| | considerable opportunities for economic development. |
| Section G | Maintain established intergovernmental relationships. |
| Section G | Explore new opportunities to cooperate with other local units of government. Establish written intergovernmental cooperation agreements. |
| | Follow a current, long-range comprehensive plan, which serves as a guide for future land- |
| | use and zoning decisions. |
| | Maintain the small-town character of the jurisdiction by avoiding developments that would |
| | alter its character. Encourage non-residential development away from residential neighborhoods. |
| | Encourage commercial activities to develop in existing commercial locations where public |
| | roads/facilities and services have capacity to accommodate high volumes of traffic, |
| Section H | parking, and other public needs. Encourage development in areas where adequate utilities and community services exist or |
| | can be provided in a cost efficient manner. |
| | Restrict development from areas shown to be unsafe or unsuitable for development due to |
| | natural hazards, contamination, access, or incompatibility problems. |
| | Ensure to the greatest extent possible that all future development proposals or redevelopment enhances the overall quality of life in the community |
| | redevelopment enhances the overall quality of life in the community. Enforce local ordinances to maintain the character of existing and future land uses within |
| | the City of Mineral Point. |
| | Update this comprehensive plan at a minimum of every ten years as required by |
| Section I | Wisconsin State Statute 66.1001. Amend the local comprehensive plan and ordinances only after careful evaluation of |
| | existing conditions and potential impacts. |

ISSUES AND OPPORTUNITIES ELEMENT

Appendix A-1

QUALITY OF LIFE

1. What are the <u>three</u> most important reasons for you and your family to live in Iowa County? (Because of three selections per person the totals will be greater than 100%.)

| a. | Agriculture | 8% |
|----|--------------------------------------|-----|
| b. | Appearance of homes | 4% |
| C. | Community services | 3% |
| d. | Cost of home | 12% |
| e. | Historical significance | 17% |
| f. | Low crime rate | 21% |
| g. | Natural beauty | 29% |
| h. | Near family and friends | 57% |
| i. | Near job or employment opportunities | 40% |
| j. | Property taxes | 2% |
| k. | Quality neighborhoods | 9% |
| I. | Quality schools | 16% |
| m. | Recreational opportunities | 2% |
| n. | Small town atmosphere | 63% |

COMMUNITY FACILITIES AND SERVICES

3. Please rate each of the following services excellent (E), good (G), fair (F), or poor (P). Choose "not applicable" (NA) if the item does not pertain to you or you are not sure about an item. "NR" means No Response

| | | E | G | F | Р | NA | NR |
|----|--------------------------------|-----|-----|-----|-----|----|----|
| a. | Ambulance service | 67% | 27% | 2% | 0% | 2% | 2% |
| b. | Fire protection | 68% | 28% | 1% | 0% | 2% | 1% |
| с. | Garbage collection | 46% | 46% | 5% | 1% | 1% | 1% |
| d. | Municipal water supply | 29% | 47% | 17% | 4% | 2% | 1% |
| e. | Park and recreation facilities | 40% | 45% | 11% | 1% | 0% | 2% |
| f. | Police protection | 24% | 47% | 20% | 5% | 1% | 2% |
| g. | Public library | 39% | 46% | 10% | 1% | 1% | 4% |
| h. | Public schools system | 27% | 51% | 12% | 2% | 6% | 3% |
| i. | Recycling program | 30% | 54% | 13% | 2% | 1% | 1% |
| j. | Sanitary sewer service | 22% | 53% | 16% | 4% | 3% | 2% |
| k. | Snow removal | 25% | 40% | 25% | 8% | 0% | 2% |
| I. | Storm water management | 12% | 43% | 24% | 7% | 7% | 6% |
| m. | Street and road maintenance | 7% | 29% | 36% | 27% | 1% | 1% |

NATURAL AND CULTURAL RESOURCES

4. The following questions ask your opinion about the importance of natural and cultural resources in your community. How important is it to protect the following?

(Your responses are Essential (E), Very Important (VI), Important (I), Not Important (NI), Not Applicable (NA) and No Response (NR).)

| | | E | VI | I | NI | NA | NR |
|------|------------------------------|-----|-----|-----|----|----|----|
| a. / | Air quality | 56% | 32% | 10% | 1% | 0% | 1% |
| b. I | Farmland | 36% | 40% | 19% | 3% | 0% | 1% |
| с. | Forested lands | 35% | 38% | 22% | 2% | 1% | 2% |
| d. (| Groundwater | 63% | 26% | 10% | 0% | 0% | 1% |
| e. | Historic and cultural sites | 32% | 27% | 31% | 9% | 0% | 1% |
| f. (| Open space | 25% | 32% | 34% | 6% | 0% | 2% |
| g. I | Rivers and streams | 50% | 33% | 15% | 0% | 0% | 1% |
| h. | Rural character | 28% | 30% | 33% | 6% | 0% | 2% |
| i. S | Scenic views and undeveloped | 32% | 31% | 28% | 7% | 0% | 1% |
| I | hills/bluffs | | | | | | |
| j. \ | Wetlands | 33% | 28% | 29% | 7% | 1% | 1% |
| k. | Wildlife habitat | 34% | 30% | 30% | 5% | 0% | 1% |

HOUSING

Housing is an important part of how a community grows. We would like your opinion about the development of housing in your community.

Your choices are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

5. Your local jurisdiction should focus on improving existing housing quality.

| ſ | SA | Α | D | SD | NO | NR |
|---|-----|-----|-----|----|-----|----|
| | 21% | 46% | 13% | 1% | 10% | 8% |

- 6. The following types of housing are needed:
- a. Single family housing

b. Duplexes (2 units)

c. Apartments (3 or more)

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|----|-----|----|
| 18% | 41% | 9% | 2% | 20% | 9% |
| | | | | | |
| 64 | ۸ | D | SD | NO | ND |
| SA | Α | | | | NR |
| 10% | 40% | 16% | 5% | 22% | 6% |
| | | | | | |
| | | | 1 | | |
| SA | Α | D | SD | NO | NR |

7. Affordable housing is needed in your local jurisdiction.

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|----|-----|----|
| 28% | 46% | 10% | 2% | 12% | 3% |

8. Elderly housing is needed in your local jurisdiction.

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|----|-----|----|
| 17% | 55% | 10% | 2% | 13% | 3% |

9. Starter (first time buyer) homes are needed in your local jurisdiction.

| [| SA | Α | D | SD | NO | NR |
|---|-----|-----|-----|----|-----|----|
| | 20% | 43% | 16% | 3% | 14% | 4% |

10. Would you prefer housing built in a traditional design (option a) or a cluster design (option b)?

| Option A (traditional design) | 29% |
|-------------------------------|-----|
| Option B (cluster design) | 57% |
| No response | 14% |

AGRICULTURE AND LAND USE

The following questions are asking for your opinion about agriculture and land use in Iowa County.

Your choices are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

- 11. Productive agricultural land should be allowed to be used for:
- a. Agricultural use

| SA | Α | D | SD | NO | NR |
|-----|-----|----|----|----|----|
| 65% | 26% | 1% | 0% | 2% | 6% |

b. Residential use

| SA | Α | D | SD | NO | NR |
|----|-----|-----|-----|----|-----|
| 4% | 34% | 34% | 15% | 3% | 11% |

c. Commercial use

| ſ | SA | Α | D | SD | NO | NR |
|---|----|-----|-----|-----|----|-----|
| ĺ | 2% | 20% | 38% | 22% | 5% | 12% |

d. Any use

| SA | Α | D | SD | NO | NR |
|----|-----|-----|-----|----|-----|
| 6% | 10% | 31% | 35% | 8% | 11% |

12. Large scale farms (500 or more animal units) should be allowed to expand:

a. Anywhere in Iowa County

| SA | Α | D | SD | NO | NR |
|----|-----|-----|-----|----|-----|
| 6% | 16% | 33% | 26% | 5% | 14% |

b. Nowhere in Iowa County

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|-----|----|-----|
| 18% | 10% | 36% | 11% | 9% | 16% |

c. Outside a 2 mile radius of incorporated areas

| ١ŀ | Julaieu aleas | | | | | | | |
|----|---------------|-----|-----|-----|----|-----|--|--|
| | SA | Α | D | SD | NO | NR | | |
| | 15% | 43% | 12% | 11% | 9% | 10% | | |

13. Landowners should be allowed to develop land any way they want.

| SA | | | 1 | | |
|-----|-----|-----|-----|----|----|
| 11% | 18% | 43% | 21% | 4% | 2% |

14. The visual impacts (view of the landscape) of development are an important consideration when evaluating proposed development.

| SA | Α | D | SD | NO | NR |
|-----|-----|----|----|----|----|
| 32% | 53% | 6% | 2% | 2% | 4% |

15. It is important to require driveways that will meet standards for providing emergency services.

| SA | Α | D | SD | NO | NR |
|-----|-----|----|----|----|----|
| 29% | 58% | 5% | 2% | 4% | 2% |

16. There should be a minimum lot size on residential development in rural areas.

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|----|----|----|
| 24% | 43% | 18% | 5% | 7% | 2% |

17. In your opinion what should be the minimum lot size for rural residential development?

| Less than 1 acre | 11% |
|------------------|-----|
| One to 5 acres | 45% |
| 5 to 10 acres | 11% |
| 11 to 40 acres | 10% |
| 40 or more acres | 6% |
| No limitation | 10% |
| No response | 6% |

TRANSPORTATION

Your choices are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

18. The overall road network (roads, streets, and highways) in Iowa County meets the needs of its citizens.

| SA | Α | D | SD | NO | NR |
|-----|-----|----|----|----|----|
| 16% | 71% | 6% | 2% | 1% | 3% |

19. The condition of local roads and streets in your community is adequate for intended uses.

| SA | Α | D | SD | NO | NR |
|----|-----|-----|----|----|----|
| 9% | 52% | 27% | 9% | 1% | 3% |

20. Biking and walking are important modes of transportation in your community.

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|----|----|----|
| 13% | 45% | 24% | 8% | 6% | 3% |

21. There should be more biking and walking lanes along public roadways.

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|-----|----|----|
| 17% | 28% | 30% | 14% | 8% | 3% |

22. Rate the following in your local jurisdiction.

Your choices are Excellent (E), Good (G), Fair (F), Poor (P), Not Applicable (NA), and No Response (NR).

| | | E | G | F | Ρ | NA | NR |
|----|--------------------------|-----|-----|-----|-----|-----|----|
| a. | Roads | 5% | 50% | 23% | 18% | 0% | 3% |
| b. | Sidewalks | 1% | 37% | 41% | 15% | 3% | 3% |
| с. | Bike trails | 5% | 35% | 24% | 12% | 18% | 6% |
| d. | Airports | 13% | 44% | 13% | 4% | 20% | 6% |
| e. | Bus service | 0% | 3% | 4% | 26% | 62% | 4% |
| f. | Shared ride van services | 1% | 11% | 18% | 15% | 47% | 8% |
| g. | Railroads | 0% | 1% | 2% | 15% | 77% | 6% |

COMMUNICATION

23. Check the two most effective ways your local jurisdiction could provide smart growth information to its landowners and residents. (Because more than one response was asked for the totals will be more than 100%.)

| a. | Direct mailings | 59% |
|----|--------------------|-----|
| | Newspaper articles | 44% |
| c. | Radio | 16% |
| d. | Newsletters | 27% |
| e. | Public meetings | 34% |
| f. | Internet | 11% |
| | | |

ECONOMIC DEVELOPMENT

The following questions are asking about how you view economic development in your local community.

Your choices are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

24. Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:

a. In an existing city or village

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|----|----|-----|
| 13% | 33% | 24% | 7% | 7% | 16% |

b. Near a city or village

| SA | | Α | D | SD | NO | NR |
|-----|-----|----|----|----|----|-----|
| 19% | 5 5 | 5% | 6% | 1% | 6% | 12% |

c. Anywhere in Iowa County

| SA | Α | D | SD | NO | NR |
|----|-----|-----|-----|----|-----|
| 9% | 15% | 30% | 24% | 6% | 17% |

25. Iowa County should work to coordinate efforts to actively recruit new businesses and industry.

| SA | Α | D | SD | NO | NR |
|-----|-----|----|----|----|----|
| 60% | 30% | 3% | 0% | 1% | 5% |

26. All lowa County communities should provide at least some land with infrastructure (water, sewer, access, etc.) for industrial and commercial uses either owned publicly or privately.

| SA | Α | D | SD | NO | NR |
|-----|-----|-----|----|----|----|
| 30% | 45% | 11% | 2% | 6% | 6% |

27. Development at the edge of cities and villages should be required to have municipal water and sewer services.

| SA | Α | D | SD | NO | NR |
|-----|-----|----|----|----|----|
| 30% | 49% | 7% | 1% | 8% | 5% |

28. Iowa County jurisdictions should pursue the following energy alternatives as a form of economic development.

| | SA | Α | D | SD | NO | NR |
|-------------------|-----|-----|-----|----|-----|-----|
| a. Ethanol plants | 14% | 33% | 18% | 6% | 16% | 13% |
| b. Solar energy | 22% | 46% | 7% | 2% | 11% | 12% |
| c. Wind energy | 38% | 42% | 4% | 1% | 7% | 7% |

29. Rate the importance of the following.

Your choices are Essential (E), Very Important (VI), Important (I), Not Important (NI), No Opinion (NO), and No Response (NR).

| | | E | VI | 1 | NI | NO | NR |
|----|--|-----|-----|-----|-----|----|----|
| а. | Agricultural related businesses | 38% | 35% | 18% | 1% | 2% | 5% |
| b. | Commercial and retail development | 32% | 43% | 18% | 1% | 1% | 5% |
| C. | Downtown development – main street | 30% | 32% | 28% | 5% | 1% | 4% |
| d. | Home based businesses | 12% | 24% | 35% | 17% | 7% | 5% |
| e. | Industrial and manufacturing development | 33% | 37% | 20% | 4% | 2% | 5% |
| f. | Tourism and recreation | 38% | 30% | 23% | 4% | 1% | 4% |

DEMOGRAPHICS

Please tell us some things about you:

| 1. Gender Male Female No response | 53% 39% 8% |
|--|------------------------|
| 2. Age 18 to 24 25 to 34 35 to 44 45 to 54 | 0% 9% 19% 25% |
| 55 to 64 65 and older No response | 22% 25% 0% |

| 3. Em | oloyment status | |
|-------|--------------------|-----|
| a. | Employed full time | 49% |
| b. | Employed part time | 6% |
| C. | Unemployed | 0% |
| d. | Self-employed | 17% |
| | Retired | 23% |
| f. | Other | 4% |
| g. | No response | 0% |

| 4. Place of residencea. Own95%b. Rent3%c. Other0%d. No response1% | | |
|---|--------------------------------------|-----|
| b. Rent 3% c. Other 0% | Place of residence | |
| c. Other 0% | a. Own | 95% |
| | b. Rent | 3% |
| d. No response 1% | c. Other | 0% |
| | d. No response | 1% |

| 5. | Nun | nber of adults (over 18) in household | |
|----|-----|---------------------------------------|-----|
| | a. | None | 4% |
| | b. | One | 19% |
| | c. | Тwo | 70% |
| | d. | Three | 4% |
| | e. | Four | 1% |
| | f. | Five or more | 0% |
| | g. | No response | 1% |
| | | | |

| 6. Nun | nber of children (under 18) in household | |
|--------|--|-----|
| a. | None | 61% |
| b. | One | 13% |
| C. | Two | 11% |
| d. | Three | 5% |
| e. | Four | 2% |
| f. | Five or more | 1% |
| g. | No response | 8% |

| 7. Inco | ome range | |
|---------|----------------------|-----|
| a. | Less than \$15,000 | 5% |
| b. | \$15,000 to \$24,999 | 14% |
| С. | \$25,000 to \$49,999 | 31% |
| d. | \$50,000 to \$74,999 | 31% |
| е. | \$75,000 to \$99,999 | 8% |
| f. | \$100,000 or more | 7% |
| g. | No response | 5% |
| | | |

| 8. Hov | v long have you lived in Iowa County? | |
|--------|---------------------------------------|-----|
| a. | Less than 1 year | 2% |
| b. | 1 to 4 years | 12% |
| с. | 5 to 9 years | 8% |
| d. | 10 to 24 years | 16% |
| | 25 years or more | 61% |
| f. | No response | 1% |

| 9. Hov | | |
|--------|-------------------|-----|
| a. | Less than 1 acre | 67% |
| b. | 1 to 10 acres | 19% |
| С. | 11 to 100 acres | 4% |
| d. | 100 acres or more | 7% |
| e. | No response | 2% |

END OF SUMMARY

ISSUES AND OPPORTUNITIES ELEMENT

Appendix A-2



THE SOUTHSIDE TOUR

| 53. The Primitive Methodist Church | 303 Maiden |
|------------------------------------|-----------------|
| 54. The William Lanyon, Sr. House | 309 Front |
| 55. The Thomas Trerorah House | 310 Front |
| 56. | 410 S Wisconsin |
| 57. The George Huxtable House | 503 Tower |
| 58. The Cothern House | 320 Tower |
| 59. The George Cobb House | 605 Cothern |
| 60. The William Pierce House | 420 Front |
| 61. The Curtis Beech House | 505 Front |
| 62. The Joseph Deller House | 216 S Iowa |
| 63. The Berrenger House | 520 Decatur |
| | |

- 64. The Joseph Smith House
 65. St. Paul's Rectory
 66. St. Charles's Mission Church
 67. St. Paul's Catholic Church
 68. The Willard Eastman-House
 69. The William A. Jones House
 70. The C.G. Hubenthal House
 71. The Fred Phillips House
 72. The Ernest C. Fiedler House
 73. The William Henry House
 74. The William Tregray House
 75. The Charles Hornung House
 - 425 Ridge 414 Ridge
 - 414 Ridge
 - 414 Ridge
 - 308 Ridge
 - 215 Ridge
 - 430 Doty
 - 414 Doty
 - 406 Doty
 - 305 Fountain
 - 230 Fountain
 - 216 Fountain

Mineral Point Chamber/Main Street

The traditional activities of a chamber of commerce have been merged with the Main Street Four Point Approach developed by the National Main Street Center. This approach is a comprehensive revitalization program designed to promote the historic and economic development of traditional business districts based on volunteer local initiative and commitment to the community's future. Four elements — design, economic development, organization and promotion — contribute to the program's total image, and each receives careful attention.

THE MINERAL POINT HISTORICAL SOCIETY

The Mineral Point Historical Society was organized in 1939 with the main purpose of receiving the Gundry House as a gift from the Gundry family heirs. Over the past 60 years the society has maintained this structure and its nine acres of grounds as the Gundry House Museum. The museum is an example of the residence of a well-to-do family in the Victorian age and also houses some of the collections and exhibits of the Mineral Point Historical Society. The Museum is open to visitors from May through October. Please call (608) 987-2884 for hours and special events.

Over the years, the mission of the Society has expanded to include new roles, including research and education about the history of Mineral Point and its architecture. The extensive collection of photographs owned by the Mineral Point Historical Society can be viewed in the Mineral Point Room at 137 High Street. This historical collection, part of the Mineral Point Public Library, also contains many books, newspapers, documents and maps relating to local and family history and offers a rich source of information for those interested in learning more about the history of this community.

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Wisconsin Transit Systems



- LARGE BUS
- RURAL
- 🛧 🛛 SHARED-RIDE TAXI
- SMALL BUS

Bicycling Conditions



North

Bicyclists Prohibited or Not Recommended

Bicycle Touring Trails Proposed Intercity Transportation Routes

Urban Escape Routes

Major Urban Streets

.......

.......

MAP C.6



Source: Wisconsin Bicycle Transportation Plan 2020, Wisconsin State Department of Transportation, December 1998.

MAP C.7

Existing Access Control - District 1





MAP C.9
























Legend





No may a native a legally used at may no a lectrical survey and land interded to be one . SWARPEC land is sponsed to any manual cool leven contained .

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