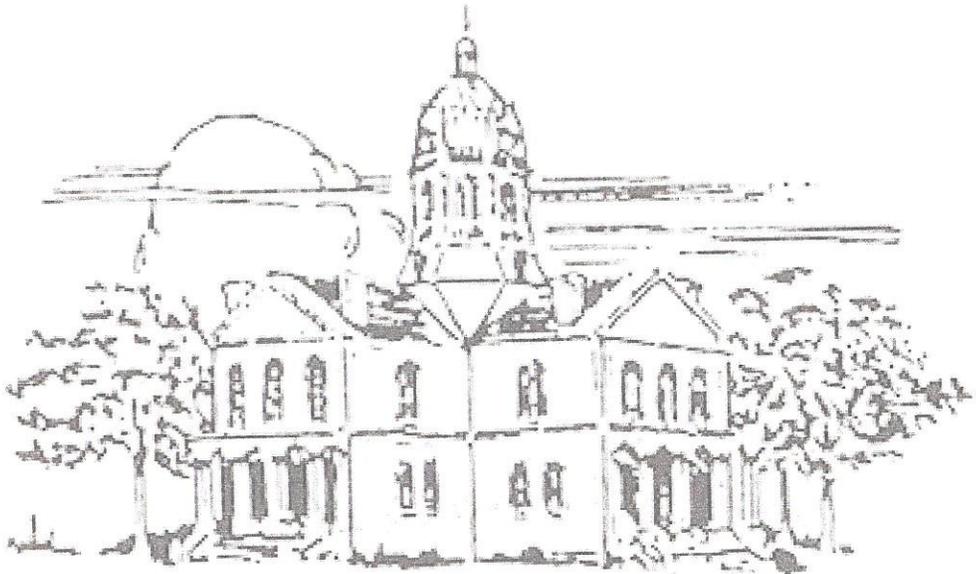


Comprehensive Plan Of



Madison County Iowa

Proposed Revision November 2002

**MADISON COUNTY, IOWA
COMPREHENSIVE PLAN**

TABLE OF CONTENTS

INTRODUCTION..... 1

PURPOSE..... 1

AMENDMENTS.....2

REVIEWS & REVISIONS..... 2

MISSION STATEMENT/ PURPOSE 2

MISSION STATEMENT/ PURPOSE (Continued) 3

GOALS & OBJECTIVES (DEFINED)3

GOALS..... 3

OBJECTIVES..... 4

OBJECTIVES..... 5

POPULATION..... 5

AGRICULTURAL PRESERVATION AREAS.....6

SERVICES..... 6

MAP SECTION

Introduction

The complexity of an ever-changing society has placed increasing demands upon Madison County. Each level of government is becoming more and more complex regardless of whether it be local, state or federal. Madison County is experiencing growth pressure and is challenged with meeting the requirements of an extremely dynamic society and changing world structure. Comprehensive planning provides a general frame of reference for effectively carrying out the function of government. The planning process represents an attempt to evaluate the needs of the county and to provide for those needs in such a way that they will be available when they are required in the future.

Purpose

The Madison County Comprehensive Plan is a statement of goals and objectives that are used to guide land use decisions. These goals and objectives are developed and established by considering future growth and development; and by identifying future needs resulting from projected growth and development, changing population, demographics, economy and infrastructure, as well as considering the desires of the citizens of Madison County. The Zoning Ordinance and Subdivision Ordinances are a set of regulations that are designed to achieve the goals and objectives outlined by the Comprehensive Plan.

The Madison County Comprehensive Plan illustrates the recommended development pattern in the following ways:

- Provides a means of guiding future development of land leading to a safer, more pleasant and economical environment for agricultural, residential, commercial, industrial and public activities.
- Provides a means of guiding the future development of land, which should best promote public health, safety, and the general welfare of the residents of Madison County.
- Anticipates and prepares for changes as a cost saving measure for both public and private expenditures.
- Enables agencies, associations, corporations, institutions, and residents to plan for growth and development in conjunction with the plans of Madison County.
- Provides assistance in the development of land in an attempt to serve the county more effectively.
- Provides a direction to achieve a more secure tax base.

This plan can become more effective if, during its development, it addresses all land development issues, not just those that qualify for funding provided by Federal or State programs. Funds are not always available, however, the land use issues of Madison County will always be of concern. It must also provide for periodic reviews and adjustments to meet the ever changing needs of the county.

Amendments

Provisions are made in this document, or in the administrative rules for amendments, however, this authority should be used with discretion. Much of the value of this plan can be easily lost through frequent or capricious changes. Amendments should be proposed to the Madison County Zoning Commission for consideration which will then make a recommendation to the Madison County Board of Supervisors for a final review and decision.

The Commission will review and discuss any proposal, if needed the proposal will be moved to a study committee for its review and recommendation. Any recommended change will then be brought to public hearing to solicit comments and input from the residents of Madison County. During the review process, the commission must find that the proposal fits the overall goals and objectives of the Comprehensive Plan, no individual or group is being given preferential treatment, and that secondary impacts of the change are being adequately considered. If the proposed change is recommended for approval, it will then be sent to the Madison County Board of Supervisors for final review, consideration and adoption. If adopted, the change will then be incorporated into a revised form of this document.

Reviews and Revisions

This document should be reviewed by a Comprehensive Plan Update Committee every five years. This will insure that the data and any incorporated maps are current and up to date. The result of this review may show that some revisions of the plan are needed, in which case, the Update Committee will make recommendation to the Zoning Commission who will in turn, after review, make a recommendation to the Madison County Board of Supervisors. Any of these changes could also result in changes and amendments to the Zoning Ordinance and Subdivision Ordinances as well.

Mission Statement

To insure that the comprehensive plan is considered whenever major alterations or improvements are proposed. Potential growth areas should be studied in detail, and the county and community plans revised to provide a more precise guide for public and private action.

Purpose

The Comprehensive Planning Process used in Madison County is a logical method to solve local concerns or issues. The process is the identification of important issues, goals, assets, and problems associated with Madison County's land use in general. The next step is to develop alternative methods and implementation strategies and then consider their implications. The methods must be consistent with county goals and then adopted. The county's land use goals along with the strategies to implement them, comprise this portion of Madison County's Comprehensive Plan. These goals and objectives are also the basis for ordinances. The planning process is ever continuing; as new issues develop, new goals are developed, and the Comprehensive Plan is updated to reflect changing conditions.

Goals and Objectives

At the base of this Comprehensive Plan is a set of goals and objectives that express the desires and aspirations of the citizens of Madison County as to what the future land use in the county should be. The **goals** set forth are broad and general. They represent the overall philosophy of the county and provide guidelines for its future growth and development. The **objectives** are to provide a course of action for attaining the desired goals. The goals and objectives will be used in the formulation of the Zoning and Subdivision Ordinances and any future related ordinances.

Goals

- To ensure orderly and efficient growth and development in order to prevent future conditions of distress, preserving natural human and economic resources, and conserving land resources
- To ensure a suitable living environment for all families, present and future, living in Madison County by promoting economic, industrial, and agricultural development.
- To encourage communication among other units of government and the general public.
- To recognize the rural character and the high quality of life in Madison County, and to encourage the preservation of that desired status.
- To maintain an ongoing planning process in which public input is considered an important element.
- To maintain the existing air, water, and land quality through thoughtful consideration of various land use impacts and appropriate control measures to minimize effects upon the environment.
- To encourage the development standards for residential acreage developments and other non-farm developments.
- Discourage development within flood plains and other environmentally sensitive areas such as, wetlands, native prairies, severe slopes and heavily forested areas.

Objectives

1. Agricultural Land Use
 - a. Preserve and protect prime productive agricultural land (CSR 70 and above) from development and utilize less productive land first
 - b. Insure that the Comprehensive Plan is considered whenever major alterations or improvements are proposed
2. Residential Land Use
 - a. Residential development should be encouraged to be located:
 1. Within municipal boundaries.
 2. Within existing areas which have been zoned residential.
 3. Within existing platted subdivisions and areas containing public utilities.
 - b. While Madison County encourages developments to locate within the city limits, there are certain conditions in which new development may be considered appropriate in the rural area:
 1. To promote family farm preservation.
 2. Where development is least disruptive of existing agricultural practices.
 3. In areas of stable environmental conditions.
 4. Where it is sufficiently buffered from other less intensive land uses.
 5. Where it can be shown that there is a recognized need for such development.
 6. Where development will be supportive of energy conservation.
 7. Where minimum standards have been established.
 - c. Areas of moderate density experiencing water and/or wastewater problems or any other problems should not be allowed to develop or continue to be developed until the problems are resolved.
3. Commercial and Industrial Land Use
 1. Encourage commercial and industrial development within incorporated areas utilizing municipal water, sewer, and utilities where they are capable of supporting such activities.
 2. It is recognized that certain commercial and industrial activities by their very nature must be located in sparsely populated areas or near the agricultural community. Those activities may be located in the rural area provided:
 - a. They do not impede the traffic flow upon major roads and intersections.
 - b. Transportation access is provided.
 - c. They are removed from residential development.
 - d. It can be shown that there is a recognized need for such development.

4. Transportation Land Use

1. To maintain and improve the county's road system to a level adequate to serve the needs of each area of the county, including movement of farm products and access to recreational areas.
2. To communicate local views on state and federal highway needs to the Iowa Department of Transportation.
3. To ensure that major transportation improvements by any level of government or transporting company is consistent with the comprehensive plan's goals and objectives. This objective may be implemented by following these suggested implementation guidelines:
 - a. Insure that the comprehensive plan is considered whenever major transportation improvements are proposed.
 - b. Coordinate transportation improvements with other jurisdictions which may be affected, such as cities within Madison County and bordering counties.
 - c. Seek mechanisms to utilize the Zoning Commission to collect information on citizen views of city, county, state, and federal road needs. Communicate this information to the city(s) and/or County Engineer, County Board of Supervisors, and state officials.
 - d. Seek opportunities to communicate local views prior to the design hearing phase of any project.
 - e. Monitor the plans and proposals of city(s), county, and state agencies for potential impacts.

5. Recreation and Conservation Land Use

- a. Scenic and historically significant areas should be identified and preserved.
- b. Areas along major streams and water areas not adaptable to agricultural uses should be preserved as conservation areas for wildlife and certain outdoor activities.
- c. Woodlands and wetlands should be preserved for future recreation and scenic enjoyment.

Population

Projecting the future population of a dynamic growth area is as much an art as it is a science. Madison County has had population projections produced in the past and those projections appear to be low based on actual county growth trends evident in recent years. Madison County has been experiencing significant urban development impacts from the growth of the Des Moines Metropolitan area. An uncertainty is whether Madison County's future population growth will remain linked largely to the Des Moines metro area, or if significant new economic development within Madison County will add to this metro growth factor. Assumptions can be made about such matters, but population growth cannot be mathematically projected on this basis. The Comprehensive Plan for Madison County incorporates and recognizes this and is geared toward planning and land use based upon any type of growth pattern experienced.

Agricultural Preservation Areas

Madison County has several areas designated under the authority of section 352.6 of the Iowa Code as agricultural preservation areas. These areas are private and the landowner made proper application to the Board of Supervisors. The Board of Supervisors then, after publication of notice, held a public hearing on the merits of the application. Thereafter, the Board of Supervisors granted the designation in the form of a resolution that was filed with the Recorders Office. These previously designated areas are a matter of record and may be located in the Recorders Office. Should a landowner choose to make application to enter new land into an Agricultural Preservation Area, the same procedure would be followed.

Current areas of Agricultural Preservation may be located in the map section as well.

Services

1. Medical and Emergency

Madison County's medical services are available through the Madison County Memorial Hospital and local clinics located throughout Madison County. The Madison County Memorial Hospital provides a number of services in the following departments, intensive care, skilled nursing, hospitality care, pediatrics, chemotherapy, and 24 hour emergency room. In addition, the Madison County Memorial Hospital provides the following outpatient services: lifeline, ambulatory surgery, radiology, physical therapy, occupational therapy, respiratory therapy, speech therapy, and Bridge (a chemical dependency treatment center). The county hospital also has available the use of Life Flight and Mercy Air Life which are located in Des Moines. Emergency ambulance services are provided by the Madison County Emergency Medical Service.

2. Fire Protection

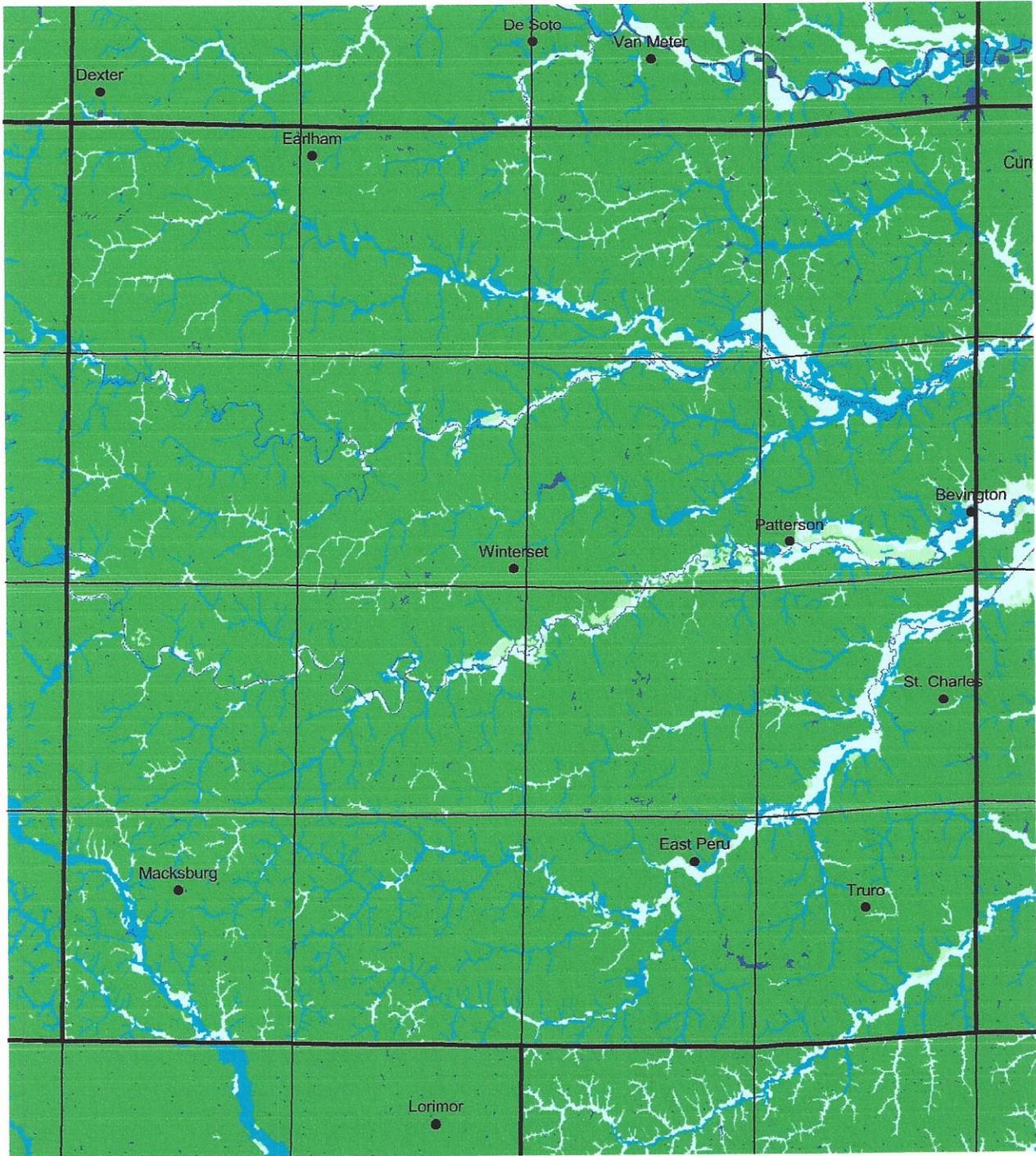
Madison County is divided into six (6) districts for fire protection. The Sheriff's Department provides dispatch service to all the communities in Madison County. In addition, the Sheriff's Department provides dispatch service to the following communities which have portions of fire districts in Madison County: Orient, Van Meter, Norwalk, and Martensdale. The following communities provide fire protection through local volunteer fire departments: Earlham, East Peru, St. Charles, Truro, and Winterset.

3. Law Enforcement

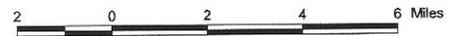
The Madison County Sheriff's Department, located in Winterset, serves the rural areas of the entire county and the communities of Bevington, East Peru, Macksburg, Patterson, and St. Charles, and Truro.

Madison County has implemented an enhanced emergency 911 system throughout the county. The Madison County Sheriff's Department is the headquarters for the county-wide communications.

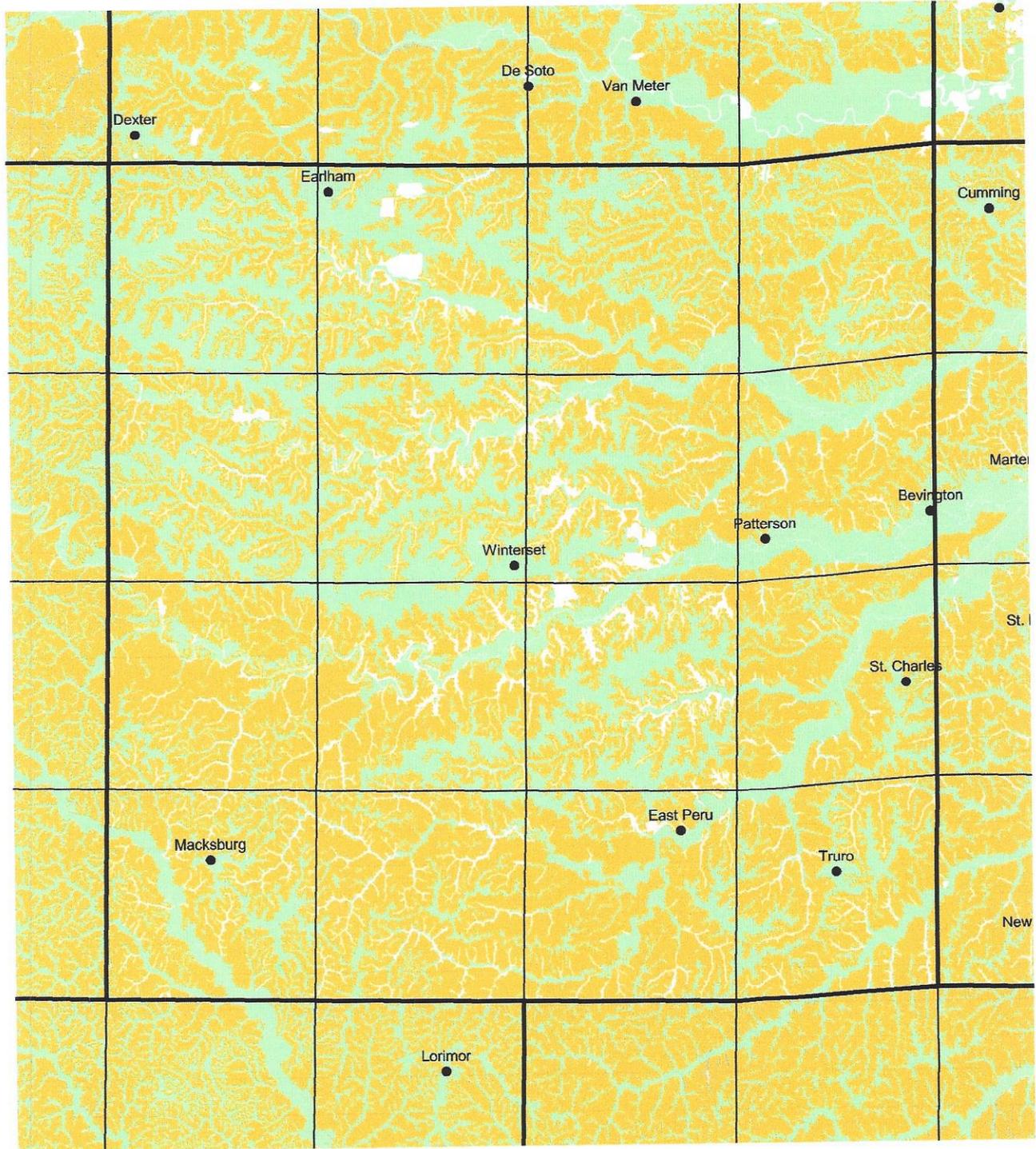
Flood Frequency Madison County, Iowa



-  County Line
-  Township Boundary
-  Cities/Towns
- Flood Frequency**
-  NONE
-  1 To 5 Times In 100 Years
-  5 To 50 Times In 100 Years
-  > 50 Times In 100 Years
-  Depressions That Pond Water
-  Miscellaneous landforms and water areas



Highly Erodible Soils Madison County, Iowa

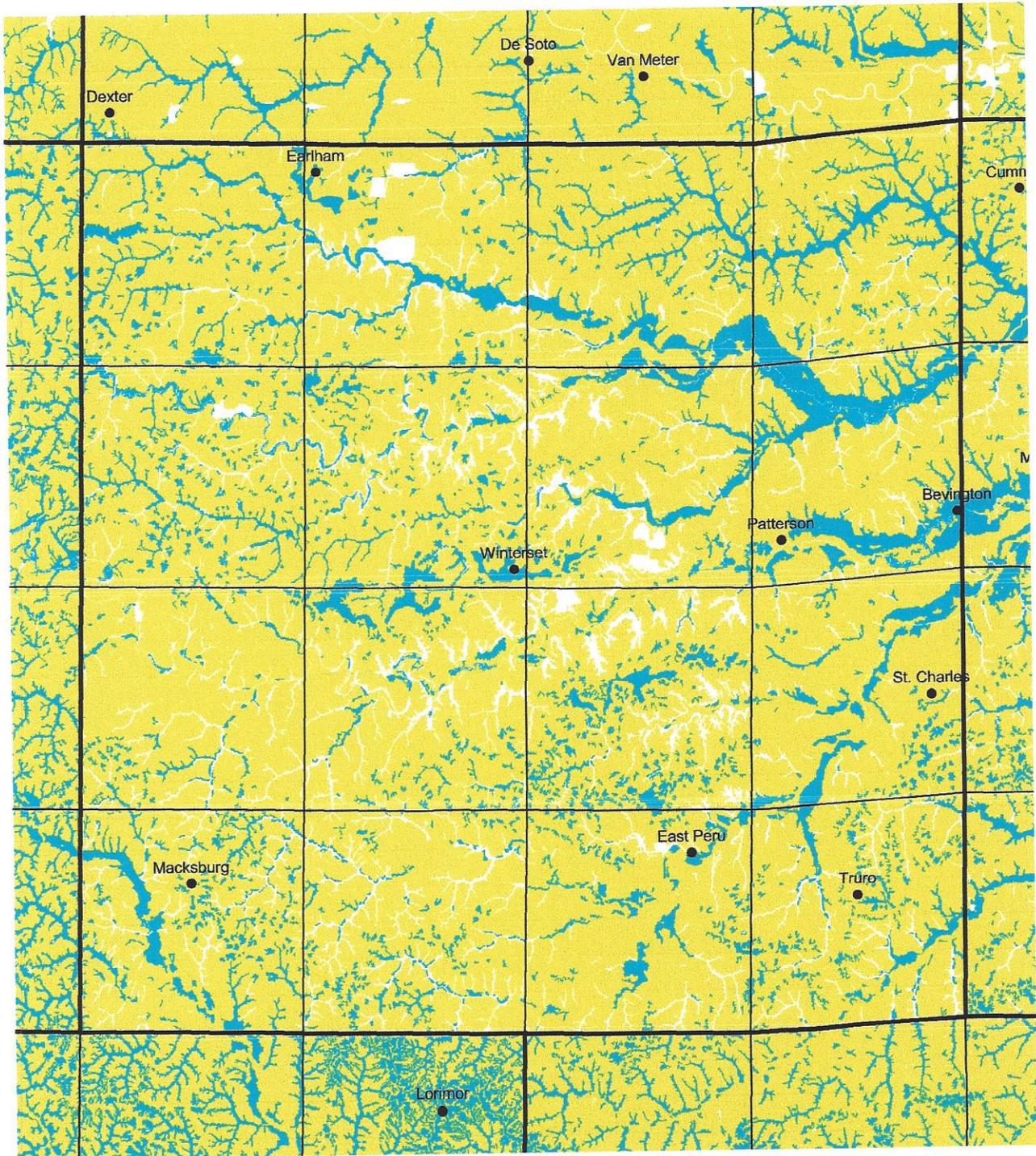


- County Line
- Township Boundary
- Cities/Towns
- Highly Erodible Land (HEL)**
- Highly Erodible
- Potentially Highly Erodible
- Not Highly Erodible
- Miscellaneous landforms and water areas



Hydric Soils

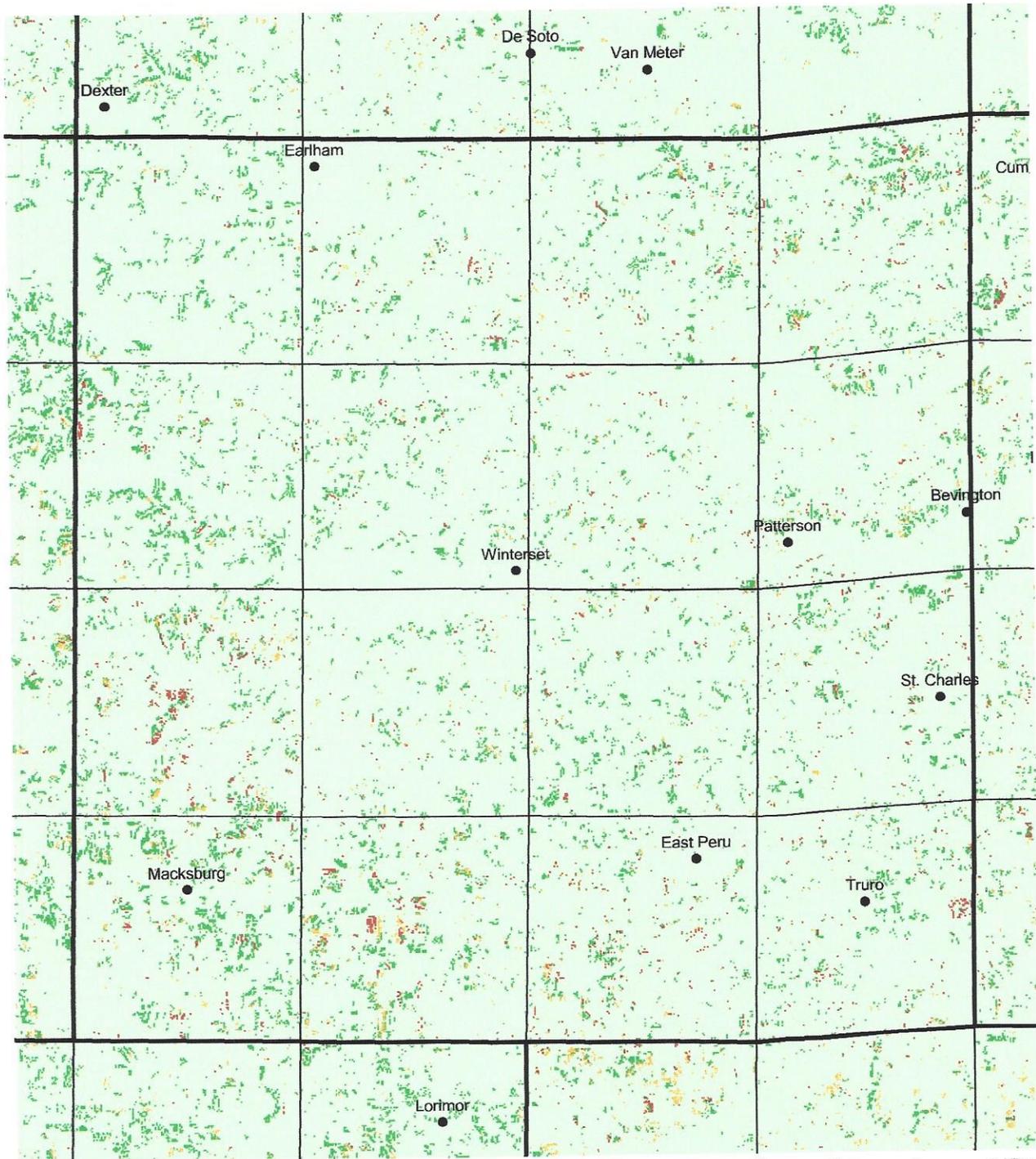
Madison County, Iowa



-  County Line
-  Township Boundary
-  Cities/Towns
- Hydric Soil Code**
-  Hydric
-  Not Hydric
-  Miscellaneous landforms and water areas



Potential Soil Loss (Tons/Acre/Year) RKLS x 1992 IDNR Landcover Factor Madison County, Iowa

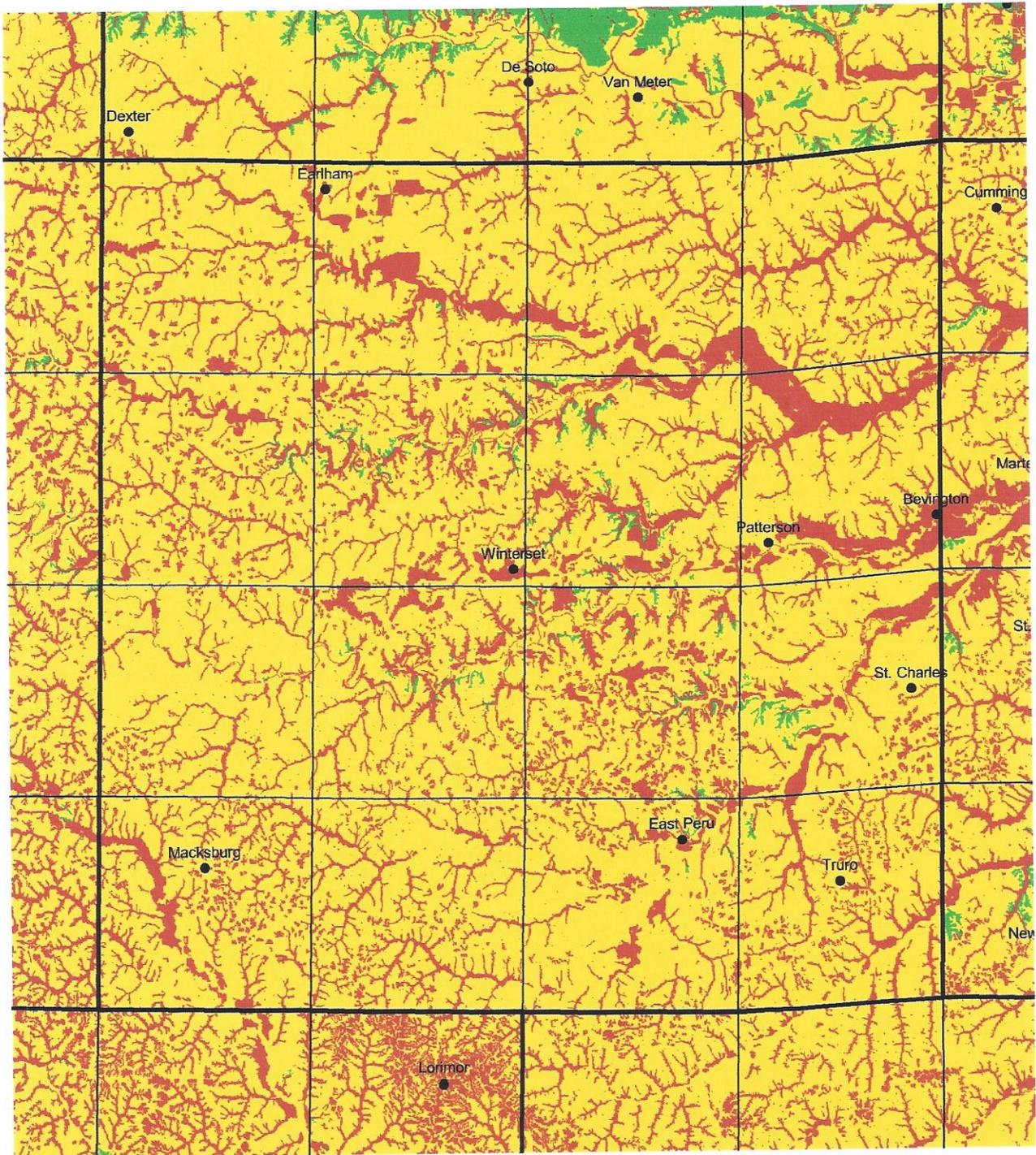


- County Line
- Cities/Towns
- Township Boundary
- Potential Soil Loss (Tons/Acre/Year)**
- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- > 20
- Miscellaneous landforms and water areas

Soil loss in Tons/Acre/Year were calculated using criteria for the following factors:
 R - County specific rainfall factor ranging from 120 - 160.
 K - K Factor from ISPAID (6.0); Soil Specific, Soil Erodibility Factor ranging from 0.16 - 0.42.
 LS - LS Factor defines length and steepness of sloping ground ranging from 0 - 8.67.
 1992 IDNR Landcover Factor - Factor based on satellite infrared imagery used to evaluate landcover types.
 Factors range from 0 - 0.5.



Groundwater Contamination Threat Due To Drainage Class Madison County, Iowa



- County Line
- Township Boundary
- Cities/Towns

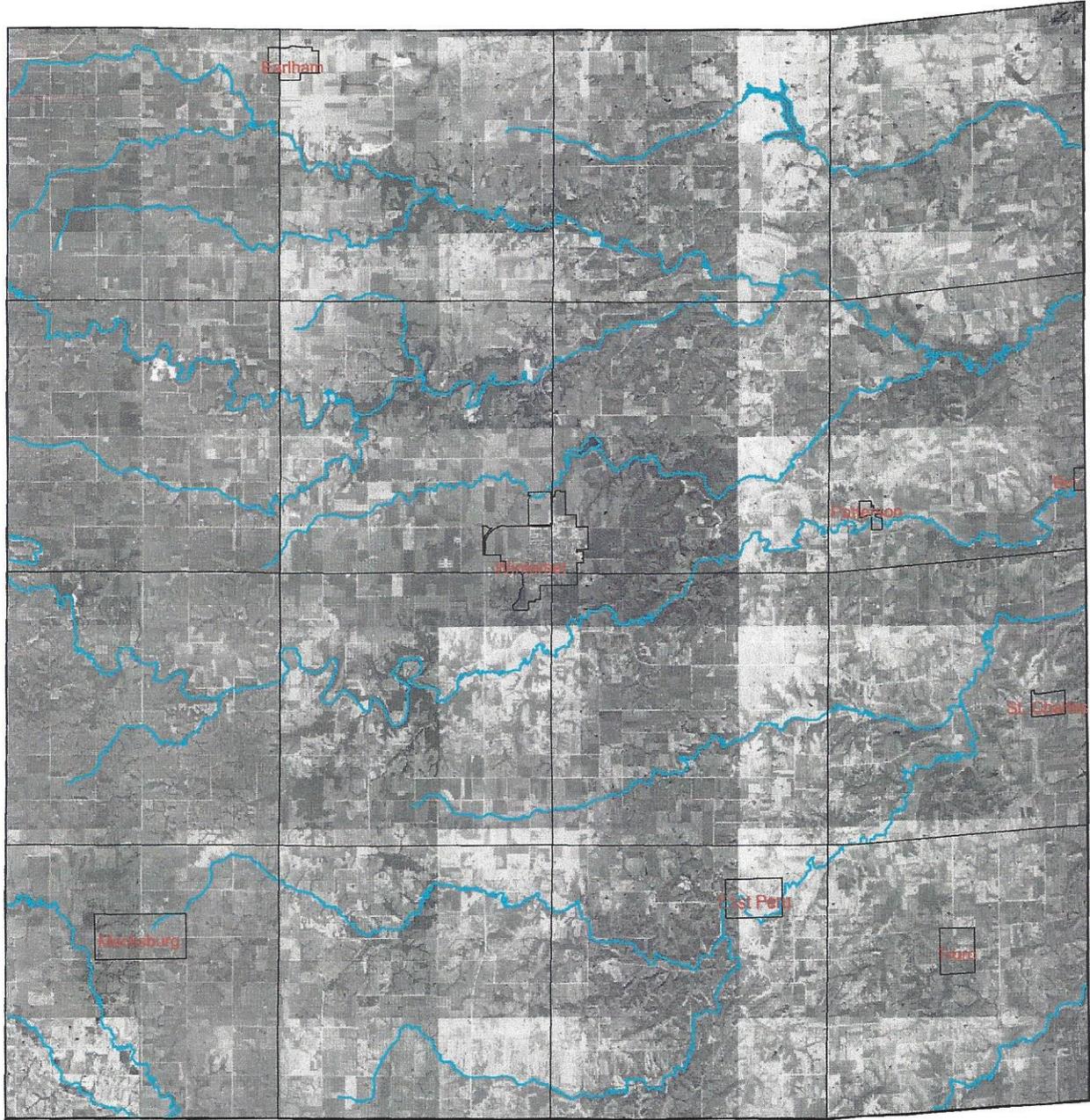
Potential For Groundwater Contamination

- High - Soils are excessively drained or poorly drained
- Moderate - Soils are moderately well to somewhat poorly drained
- Slight - Soils are well drained
- Miscellaneous landforms and water areas



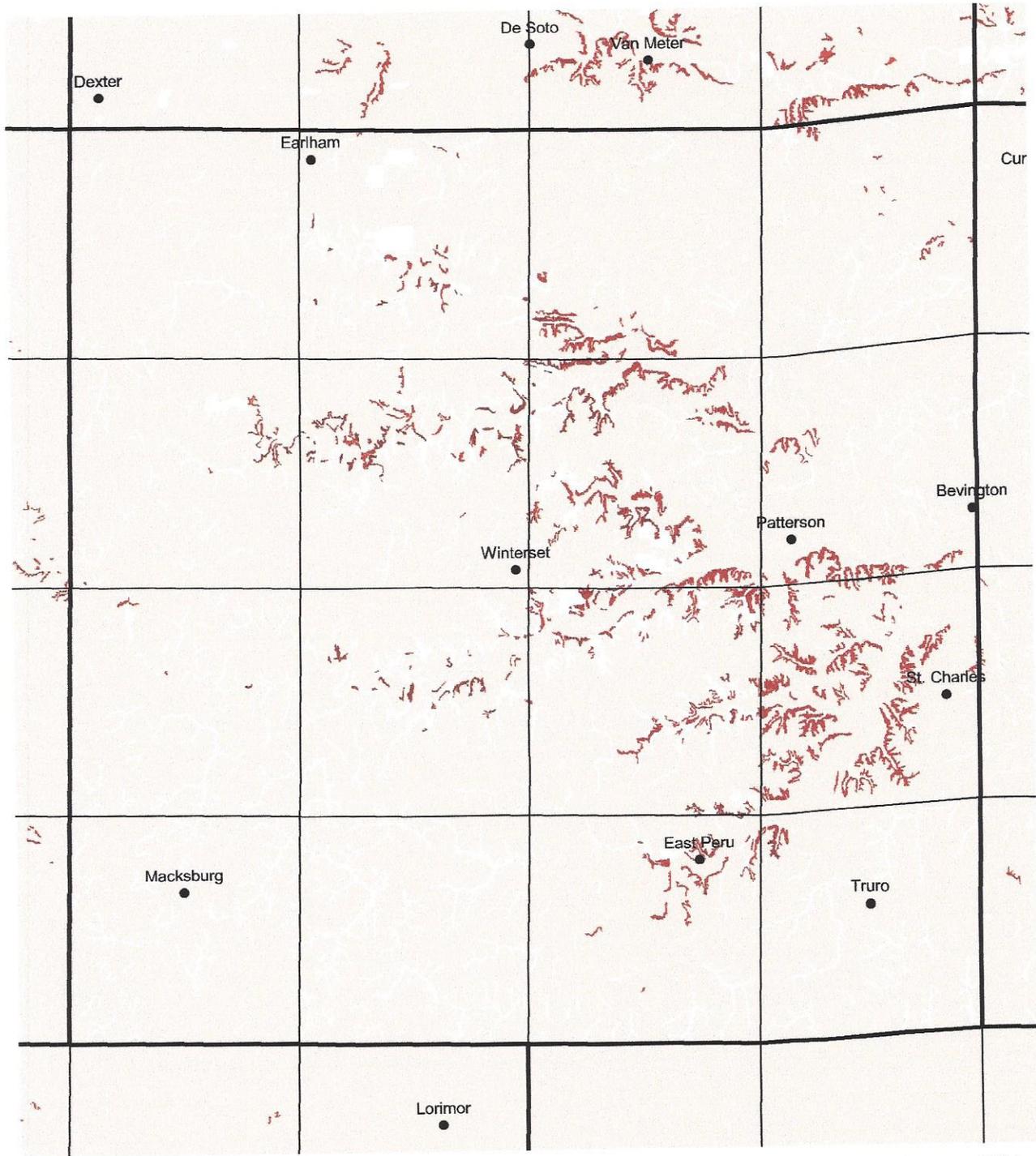
Digital Orthophoto Quad Mosaic

Madison County, Iowa



Source: Iowa Geographic Image Map Server

Groundwater Contamination Threat Due To Depth To Contrasting Materials Madison County, Iowa

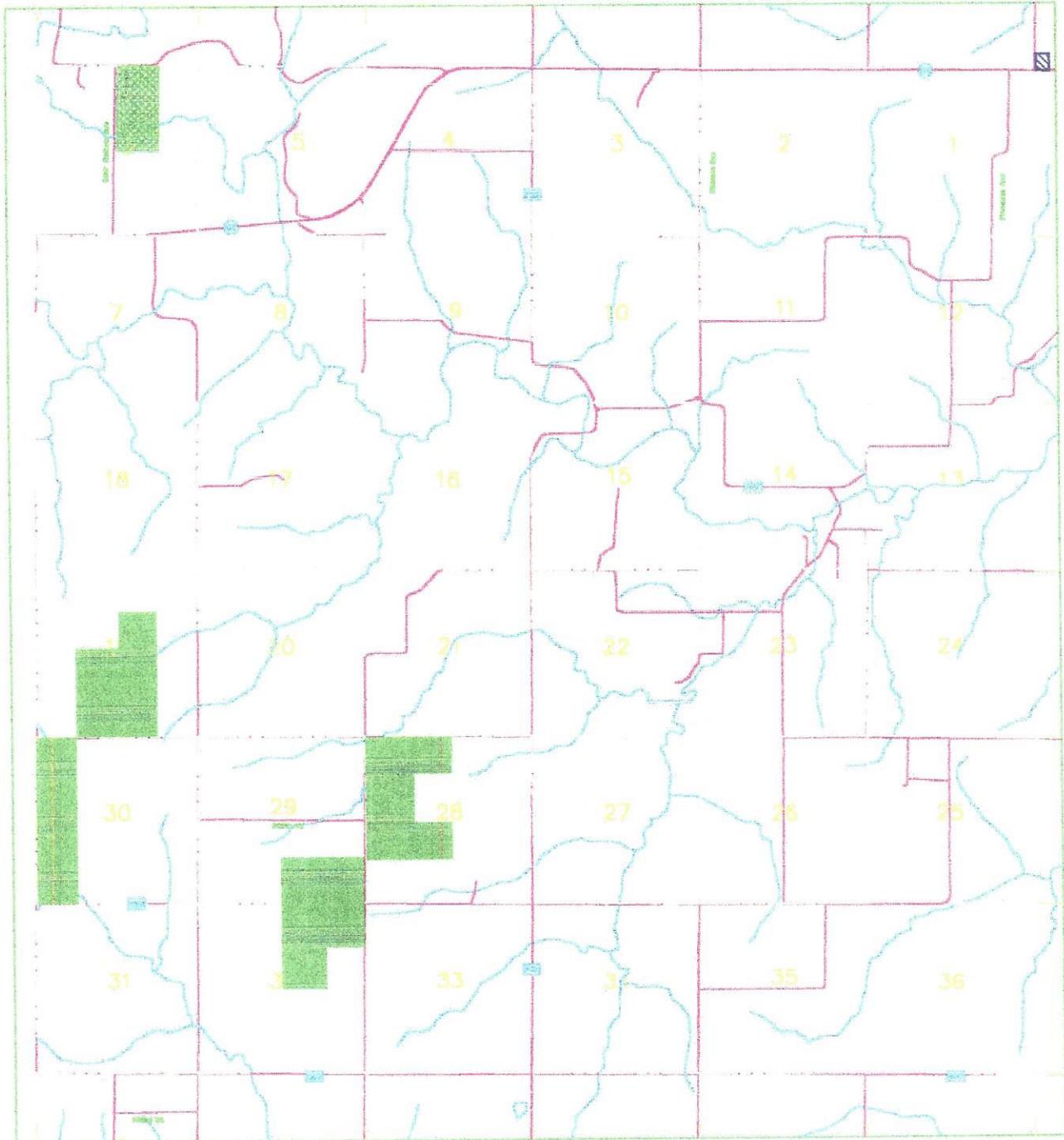


- Cities/Towns
- ▭ County Line
- ▭ Township Boundary
- Potential For Groundwater Contamination
 - High - Soils are shallow to contrasting materials such as sand, gravel, bedrock, etc.
 - Moderately High
 - Moderate
 - Moderately Low
 - Low - Soils are very deep to contrasting materials



TOWNSHIP OF WEBSTER

MADISON COUNTY, IOWA
ZONING MAP



MAP LEGEND

- INTERSTATE HIGHWAY
- STATE HIGHWAY
- COUNTY HIGHWAY
- SECTION LINE
- CORPORATE LIMITS
- RIVER OR STREAM



SCALE 1" = 1200'

ZONING LEGEND

- "A" AGRICULTURAL
- "R" RESIDENTIAL
- "C" COMMERCIAL
- "I" INDUSTRIAL

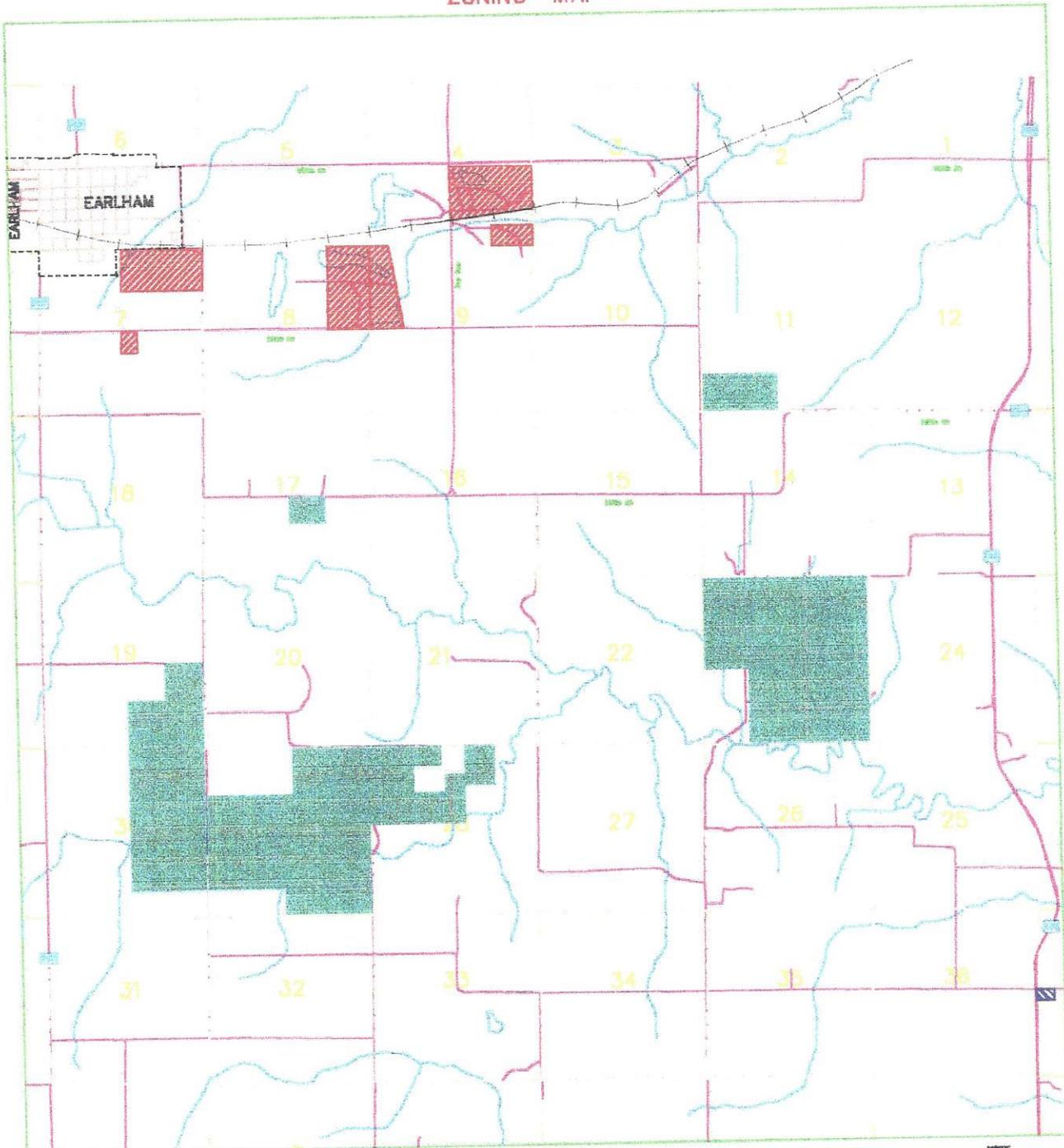
NOTE:
This map was prepared by the Madison County Planning Commission. It is intended to provide information and does not constitute a contract. The Madison County Planning Commission is not responsible for any errors or omissions. For more information, contact the Madison County Planning Commission at 1000 Webster Street, Webster, Iowa 50478. Phone: 562-3333. Fax: 562-3334. Website: www.madisoncountypa.com

WILSON & ASSOCIATES
PLANNING & ENGINEERING

Designates Agricultural Preservation Area

TOWNSHIP OF MADISON

MADISON COUNTY, IOWA
ZONING MAP



MAP LEGEND

- INTERSTATE HIGHWAY
- U.S. HIGHWAY
- STATE HIGHWAY
- COUNTY HIGHWAY
- SECTION LINE
- TOWNSHIP LINE
- CORPORATE LINE
- RIVER OR STREAM



SCALE 1" = 1250'

ZONING LEGEND

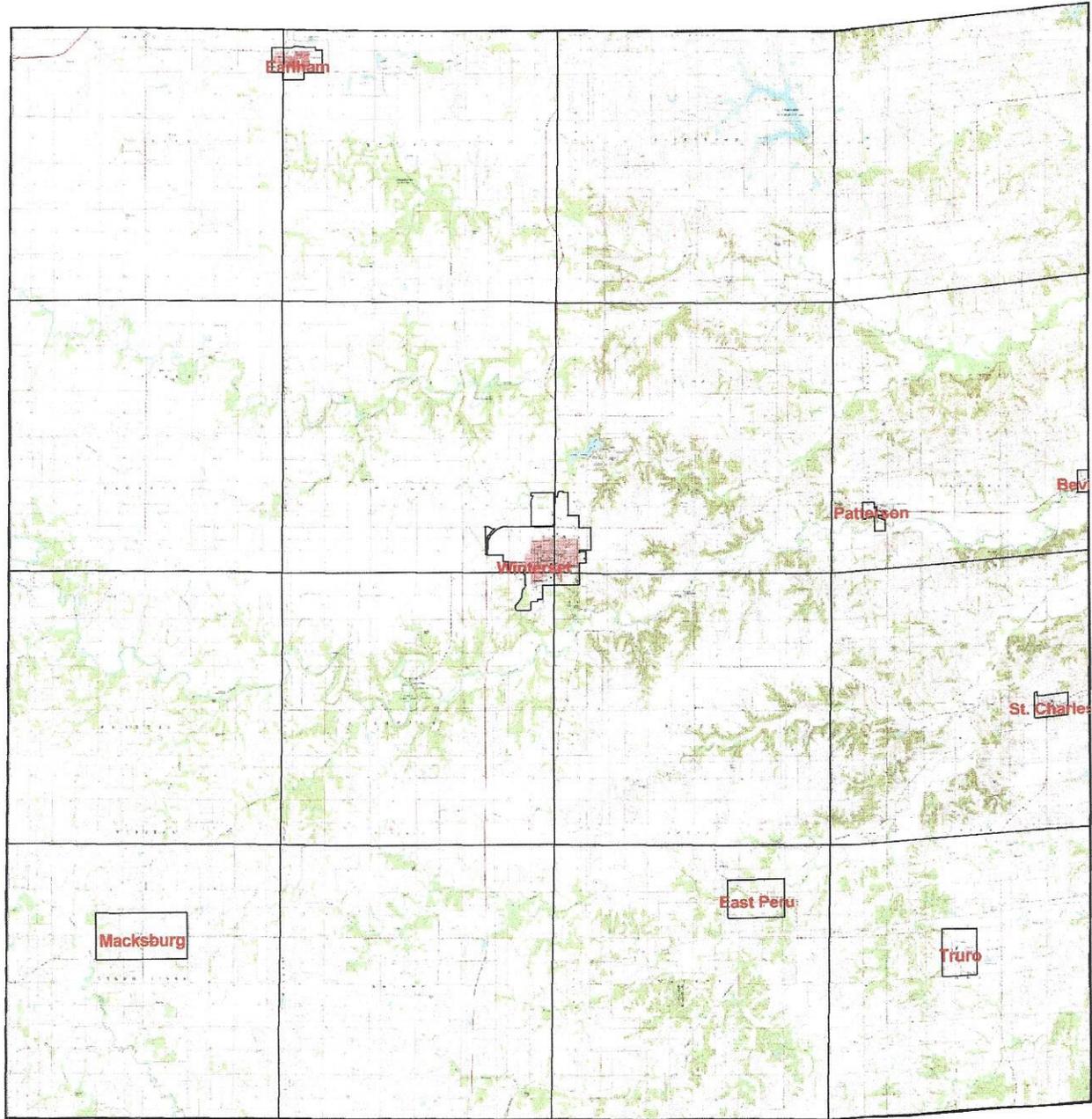
- "A" AGRICULTURAL
- "R" RESIDENTIAL
- "C" COMMERCIAL
- "I" INDUSTRIAL

NOTE:
 THIS MAP IS THE PROPERTY OF THE TOWNSHIP OF MADISON, IOWA. IT IS LOANED TO YOU FOR YOUR INFORMATION AND USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TOWNSHIP OF MADISON, IOWA.
 H. A. WISSENER & ASSOCIATES
WISSENER
 ENGINEERS, ARCHITECTS, SURVEYORS

Designates Agricultural Preservation Area

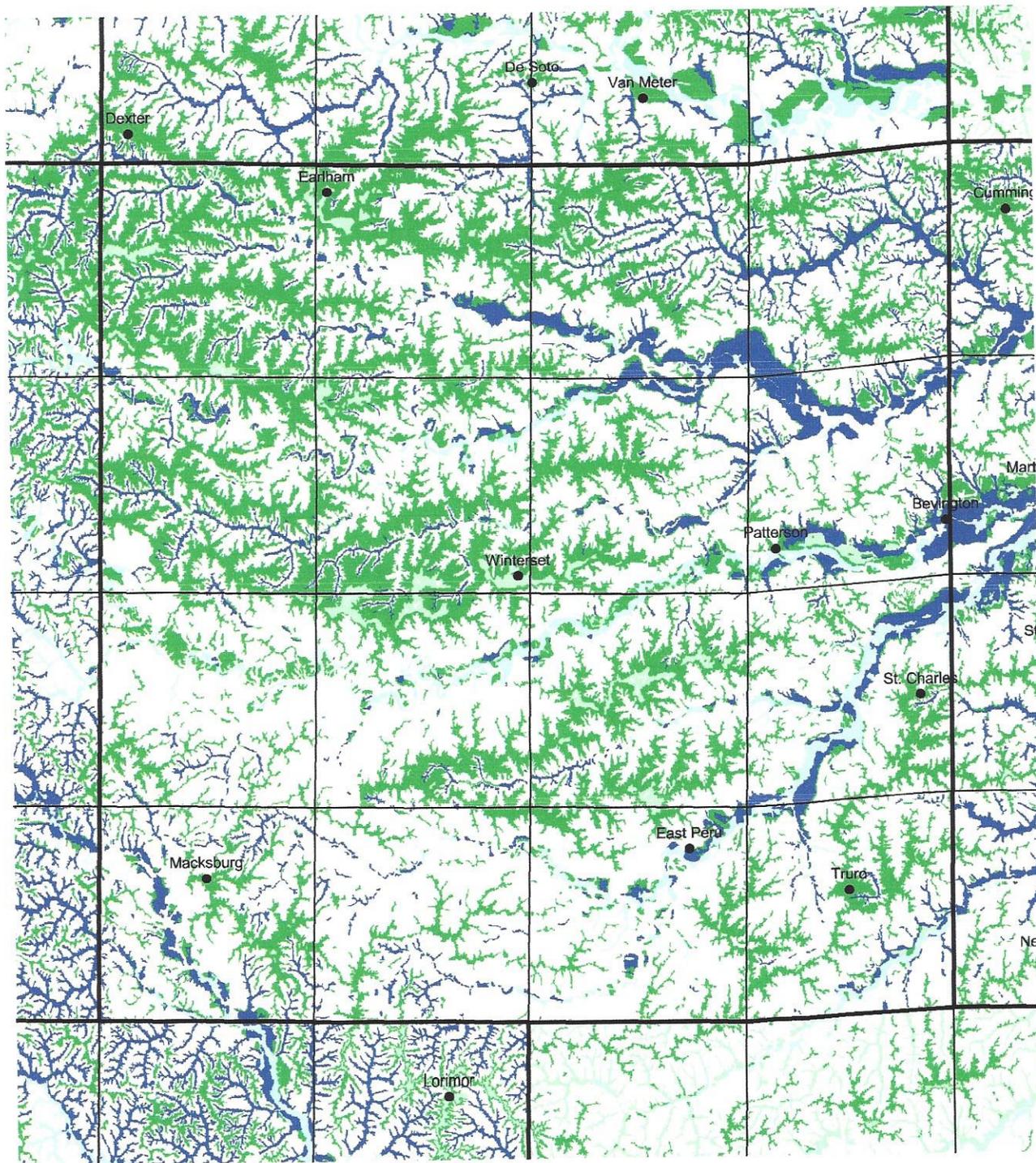
USGS Topographic Map Mosaic

Madison County, Iowa



Source: Iowa Geographic Image Map Server

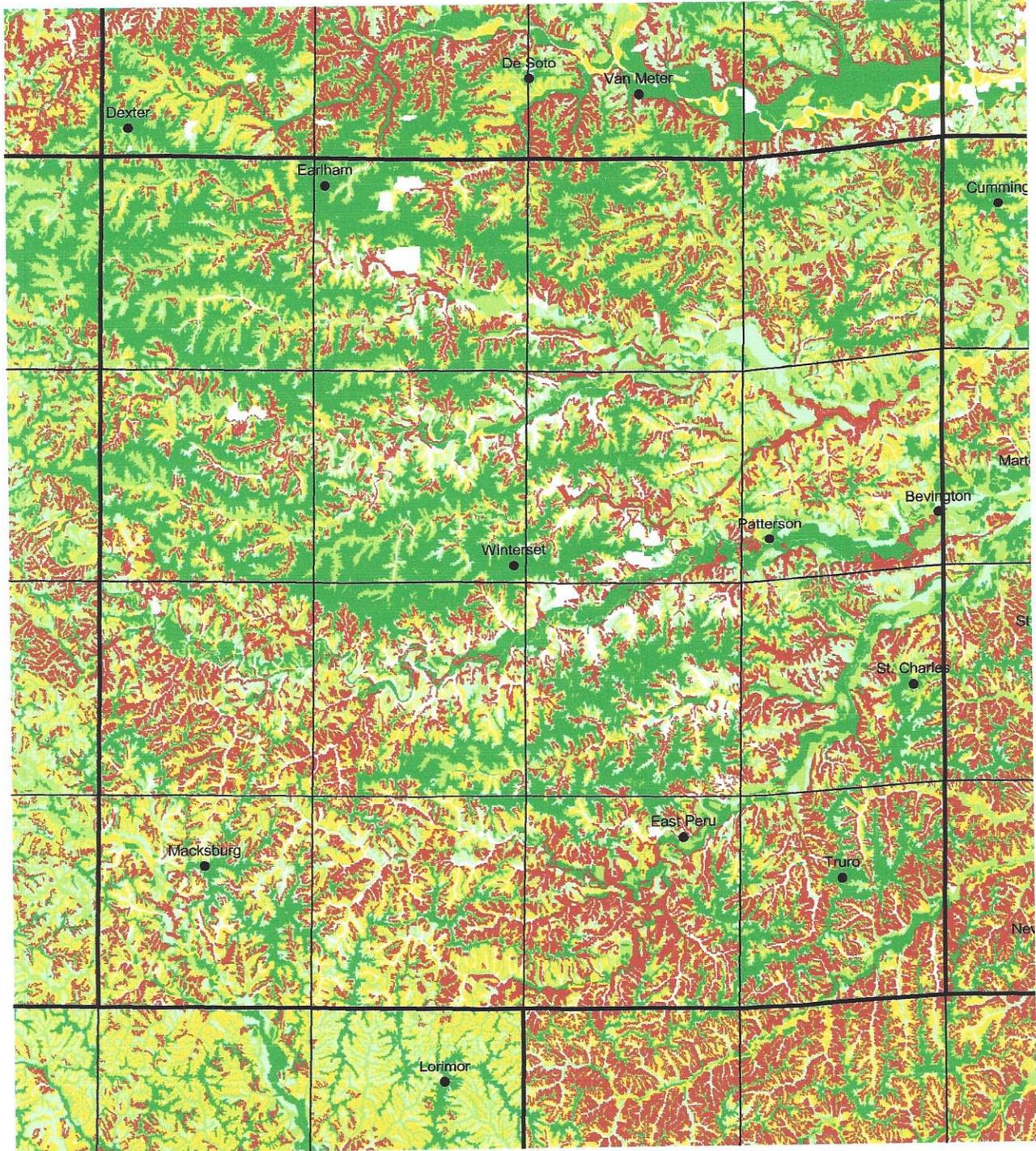
Prime Farmland Madison County, Iowa



-  County Line
-  Township Boundary
-  Cities/Towns
- Prime Farmland Category**
-  Prime Farmland
-  Prime Farmland Where Drained
-  Prime Farmland Where Protected From Flooding
-  Prime Farmland Where Irrigated
-  Prime Farmland Where Drained & Protected From Flooding
-  Not Prime Farmland



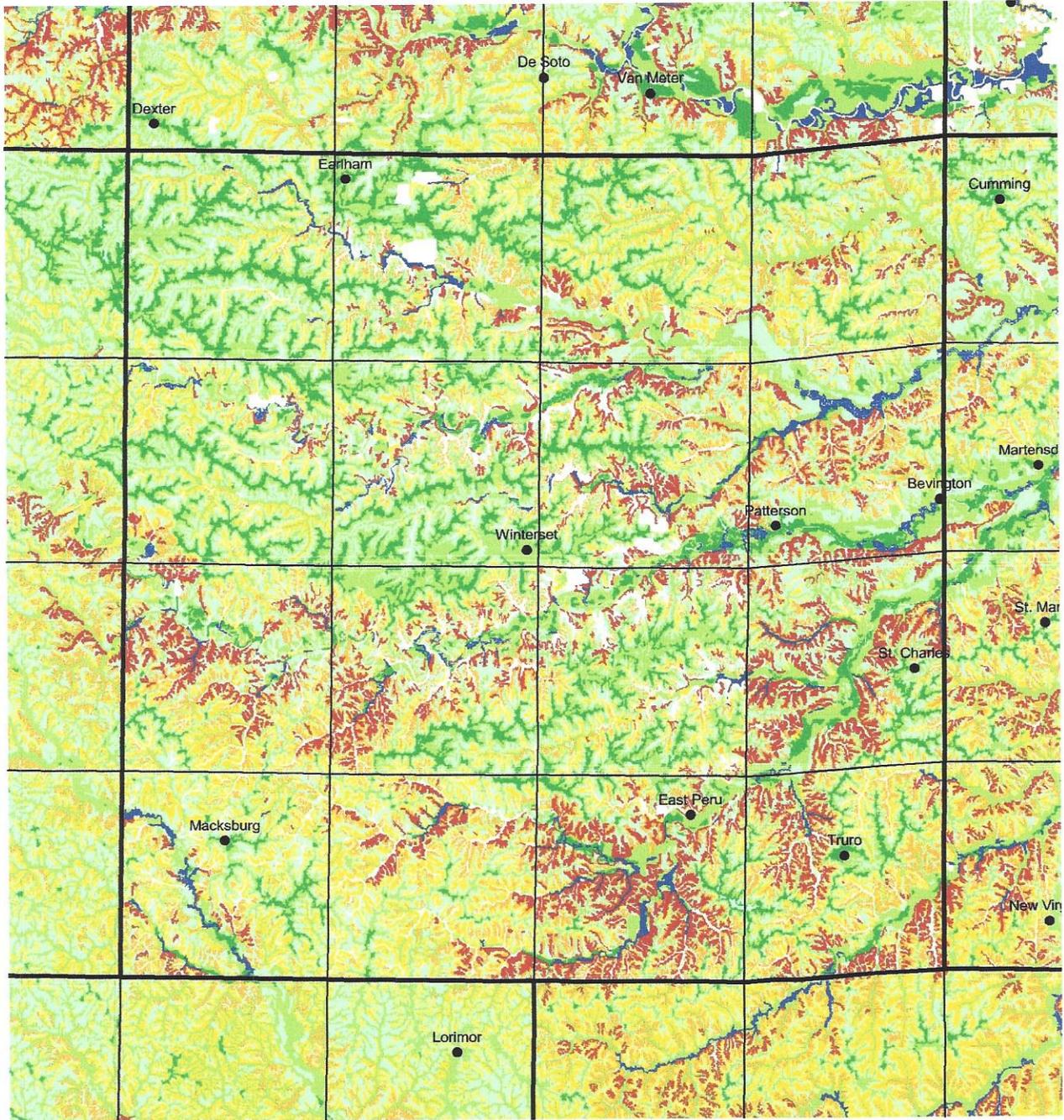
Corn Suitability Rating Madison County, Iowa



-  County Line
-  Township Boundary
-  Cities/Towns
- Iowa Corn Suitability Rating (CSR)**
-  5 - 20
-  21 - 40
-  41 - 60
-  61 - 80
-  81 - 100
-  Miscellaneous landforms and water areas



Land Capability Class Madison County, Iowa



USDA LAND CLASSIFICATION SYSTEM

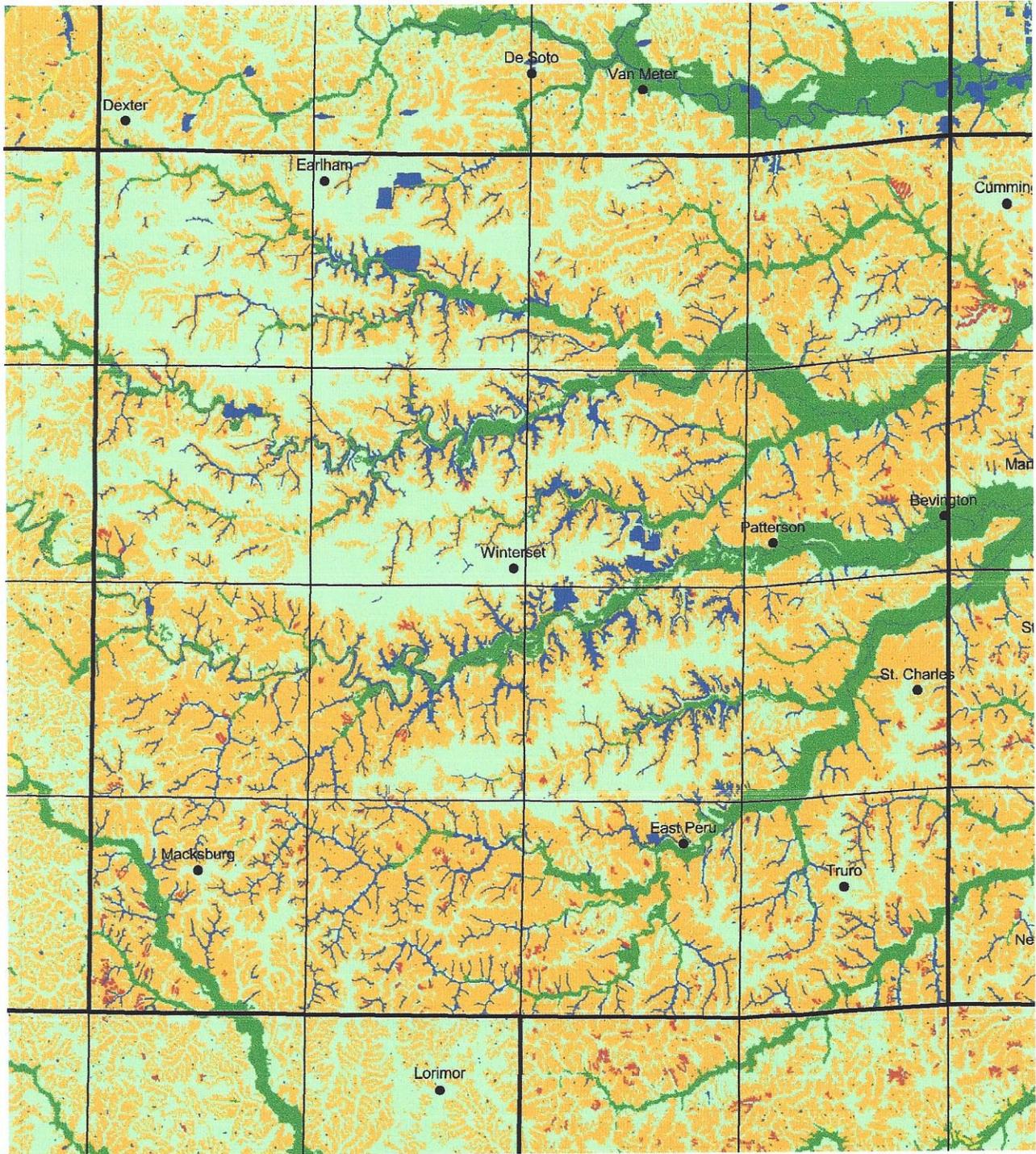
- Township Boundary
- Cities/Towns
- Land Capability Class (LCC)
- No Data

- Class 1 Soils have few limitations that restrict their use.
- Class 2 Soils have some limitations that reduce the choice of plants or require modern conservation practices. Limitations include gentle slopes, moderate susceptibility to erosion or moderate adverse effects of past erosion.
- Class 3 Soils have severe limitations that reduce the choice of plants or require special conservation practices or both. Limitations include moderately steep slopes, high susceptibility to erosion or severe effects of past erosion.
- Class 4 Soils have very severe limitations that restrict the choice of plants, require very careful management or both. Use for cultivated crops is limited due to steep slopes, severe susceptibility to erosion or severe effects of past erosion.
- Class 5 Soils have little or no erosion hazard, but have other limitations that limit their use to pasture, woodland, or wildlife habitat. Soils are or are frequently flooded or both.
- Class 6 Soils have severe limitations that make them unsuited to cultivation and limit their use to pasture, woodland, or wildlife habitat. Limitations include steep slopes, severe erosion, effects of past erosion, stoniness, or shallow rooting zone.
- Class 7 Soils have very severe limitations that make them unsuited to cultivation and restrict their use to grazing, woodland, and wildlife. Conditions are such that it is impractical to apply such pasture improvements as seeding, liming, and fertilizing. Limitations include very steep slopes, erosion, shallow soil, and stones.
- Water and Miscellaneous



NRCS Natural Resources Conservation Service

Erosion Class Madison County, Iowa



- County Line
- Township Boundary
- Cities/Towns
- Erosion Class**
- Not Eroded
- Slightly Eroded; < 25% Surface Layer Eroded
- Moderately Eroded; 25%-75% of Surface Layer Eroded
- Severely Eroded; > 75% Surface Layer Eroded
- Overwash; Original Soil Surface Buried By Sediment
- Cat Steps; Steplike Appearance On Very Steep Slopes In Loess
- Miscellaneous landforms and water areas

