

TOWN OF

PLEASANT SPRINGS

DANE COUNTY, WISCONSIN

COMPREHENSIVE PLAN: 2006-2025

ADOPTED: APRIL 5, 2006

Acknowledgements

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Town Board

Kenneth Schuck, Town Chairman
Richard Green, Supervisor 1
Tom McGinnis, Supervisor 2
Jeff Shaffer, Supervisor 3
Mary Haley, Supervisor 4

Plan Commission

Christopher Dodge, Chairman
Carmen Skjolaas
Bernice Rein
Kathy Voeck
Kimberly Tjugum
Michael Platt

Local Comprehensive Planning Committee (ad hoc)

Supervisor Mary Haley
Supervisor Jeff Shaffer
Supervisor Tom McGinnis
Commissioner Christopher Dodge
Citizen Member Don Lund
Citizen Member Amber Wilson

Other Town Officials

Donna Vogel, Town Clerk/Treasurer

The elected and appointed officials of the Town of Pleasant Springs, and all of its residents, are deeply indebted to Majid Allan, Senior Planner, Dane County Planning and Development. With his insight and careful guidance, this plan will provide the continuity and clarity of direction so necessary to the protection of our dearest vision – the preservation of a proud and rich rural environment.

Funding

This plan was prepared with funds from the Town and a multi-jurisdictional planning grant from the Wisconsin Land Council, in participation with the Towns of Albion, Blooming Grove, Deerfield, Dunkirk, and Rutland, the Village of Brooklyn, and the City of Edgerton.

Consultant

Vierbicher Associates, Inc.; Madison, Wisconsin

Mapping Data

The Town of Pleasant Springs and Vierbicher Associates gratefully acknowledge the mapping data provided by Dane County.

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN
OF THE TOWN OF PLEASANT SPRINGS.

The Town Board of the Town of Pleasant Springs, Dane County, Wisconsin, do ordain as follows:

Chapter 90, of the CODE OF ORDINANCES of the TOWN OF PLEASANT SPRINGS is hereby created as follows:

Section 1. Pursuant to §62.23(2) and (3) of the Wisconsin Statutes, the Town of Pleasant Springs is authorized to prepare and adopt a comprehensive plan as defined in §66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board has adopted written procedures designed to foster public participation in every stage of the preparation and review of the comprehensive plan as required by §66.1001 (4)(a) of the Wisconsin Statutes.

Section 3. The Town Board established an advisory committee to develop a draft comprehensive plan.

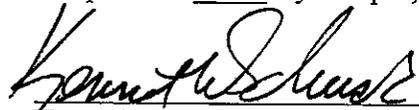
Section 4. The Plan Commission of the Town of Pleasant Springs has reviewed the draft comprehensive plan, and by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the comprehensive plan, which contains all of the elements specified in §66.1001(2) of the Wisconsin Statutes.

Section 5. The Town Board has held at least one public hearing on this ordinance, in compliance with the requirements of §66.1001(4)(d) of the Wisconsin Statutes.

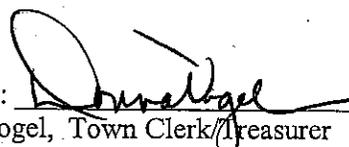
Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board, and upon publication and posting as required by law.

Adopted this 5th day of April, 2006.

VOTE: Ayes 3
Noes 0



Kenneth Schuck, Town Chairman

ATTEST: 

Donna Vogel, Town Clerk/Treasurer

Published/Posted: April 7, 2006

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Chapter 1 - Introduction

Overview

In 2002, eight communities in the southeastern portion of Dane County worked in concert to submit a grant to the Wisconsin Land Council to help fund the preparation of comprehensive plans consistent with the new planning legislation adopted in 1999. The application was funded in 2003.

Three of the communities, City of Edgerton, Village of Brooklyn, and the Town of Deerfield contracted separately for consulting services. The other five towns - Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland - hired Vierbicher Associates to help them work on their comprehensive plans.

To promote coordination between each of the planning efforts, the eight communities created a committee known as the Southeast Dane Communities Comprehensive Planning Regional Steering Committee (RSC). The RSC met on a regular basis to talk about coordination needs and issues of common concern.

Structure of the Plan Document

The comprehensive plan for Pleasant Springs consists of two parts. The first part is the background report, which contains information common to all five jurisdictions. It provides history and factual information about each municipality. It is organized into chapters relating to functional planning areas, including:

- ▶ Housing
- ▶ Transportation
- ▶ Utilities and Community Facilities
- ▶ Agricultural, Natural, and Cultural Resources
- ▶ Economic Development
- ▶ Intergovernmental Cooperation
- ▶ Land Use

The second part of the plan focuses on policy and future conditions. It contains the following chapters:

- ▶ Housing
- ▶ Transportation
- ▶ Agriculture, Natural and Cultural Resources
- ▶ Utilities and Community facilities
- ▶ Economic Development
- ▶ Intergovernmental Cooperation
- ▶ Land Use
- ▶ Implementation

Chapter 2 - Housing

Overview

Housing costs are the single largest expenditure for most Wisconsin residents. According to the U.S. Department of Labor (1997), Midwest households, on average, spend 31 percent of their incomes on housing, compared with 19 percent for transportation, and 14 percent for food.

Over two-thirds of Wisconsin houses are owner-occupied and it is likely that an owner's home is their most valuable asset and largest investment. Appreciation in home value continues to be a major source of wealth in the United States, and nearly 60 percent of the net worth of the typical homeowner is equity in the home.

While many Wisconsinites enjoy good housing situations, others are struggling in varying degrees. According to Wisconsin's 2000 *Consolidated Plan: For the State's Housing and Community Development Needs*, households in the low-income range have great difficulty finding adequate housing within their means and that can accommodate their needs, despite the state's relatively stable economic health. Families that can not afford housing frequently become homeless and must face all the disruptions this can bring. The federal government has cut back drastically on housing assistance, leaving state and local communities to grapple with these social issues.

The number of houses and apartments that families with low-wage incomes can afford to rent is shrinking, burdening more families with high housing costs and threatening many with homelessness, according to the Department of Housing and Urban Development report entitled *The Widening Gap: New Findings on Housing Affordability in America*.

The report has four main findings, based primarily on data from the U.S. Census Bureau's latest American Housing Survey:

- ▶ Despite a period of robust economic expansion, the housing stock affordable to struggling families continues to shrink. The number of such affordable rental units decreased by 372,000 units - a 5 percent drop - from 1991 to 1997. Struggling families are defined as those with incomes at or below 30 percent of the area median.

- ▶ Rents are rising at twice the rate of general inflation. According to U.S. Bureau of Labor Statistics data, in 1997 rents increased 3.1 percent while the overall Consumer Price Index (CPI) increased by only 1.6 percent. In 1998, rents increased 3.4 percent while the overall CPI increased 1.7 percent.

Exhibit 1 Housing Units; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 1990 and 2000

Jurisdiction	1990	2000	Percent Change
Albion	817	879	6.4%
Blooming Grove	800	748	-6.5%
Dunkirk	761	776	0.2%
Pleasant Springs	1,057	1,221	15.5%
Rutland	546	704	28.9%
Dane County	147,851	180,398	22%
Wisconsin	2,055,774	2,321,144	12.9%

Source: Census of Population and Housing (SF1, STF1)

- ▶ As the affordable housing stock shrinks, the number of renters at or below 30 percent of median income continues to grow. Between 1995 and 1997, the number of struggling renter households increased by 3 percent, from 8.61 million to 8.87 million - one of every four renter households in America.
- ▶ The gap between the number of struggling Americans and the number of rental units affordable to them is large and growing. In 1997 for every 100 households at or below 30 percent of median income, there were only 36 units both affordable and available for rent.

Number and Types of Housing Units

In 2000, single-family units dominated the housing stock of all five towns, as historically has been the case. The percentage of the single-family units in the five towns are higher than the whole of Dane County (58.7%) and are also higher than the state percentage of 69.4 percent (Exhibit s 1 & 2). Multi-family units, although the minority, are more commonly found in the Town of Blooming Grove than the other Towns. According to Census 2000, multi-family units including duplexes, account for almost 16 percent of the housing units in Blooming Grove, approximately six percent in Dunkirk, and less than five percent of the units in the remaining three Towns. The five towns all have fewer multi-family housing units than countywide and statewide proportions. The proportion of mobile homes in Albion, Blooming Grove, and Rutland are very similar to what is found throughout Dane County.

Only Dunkirk and Pleasant Springs have a smaller percentage than the rest of the county. All five towns have a lower percentage of mobile homes than are found throughout the rest of the state. Mobile homes are scattered throughout each of the five towns. The percentage of mobile homes in the five towns ranges from 2.2 percent in Albion to zero in Dunkirk. These percentages reflect the amount of mobile homes in the rest of Dane County (1.3%), but the percentages are lower than the 4.4 percent of mobile homes found in the rest of the state. There are no mobile home parks in any of the five towns.

Exhibit 2 Housing Units by Type; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Number / Percent of Total						
	Albion	Blooming Grove	Dunkirk	Pleasant Springs	Rutland	Dane County	Wisconsin
Single Family	826 (94%)	653 (82.5%)	696 (94.6%)	1,199 (97.5%)	687 (98.2%)	105,903 (58.7%)	69.4%
Duplex	25 (2.8%)	49 (6.2%)	12 (1.6%)	17 (1.4%)	3 (0.4%)	10,243 (5.7%)	8.2%
Multi-Family	9 (0.9%)	76 (9.6%)	30 (4.1%)	5 (0.4%)	0	161,886 (34.3%)	18.0%
Mobile Home	19 (2.2%)	14 (1.8%)	0	9 (0.7%)	10 (1.4)	2,307 (1.3%)	4.4%
Other (boat, RV, van)	0	0	0	0	0	59(<0.1%)	0.1%
Total	879	792	738	1,230	700	100%	100%

Source: Census of Population and Housing (SF3)
 Note: Percents may not add up to 100 due to rounding - Data is for occupied units only.

Exhibit 3 Vacancy Rates; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Albion	Blooming Grove	Dunkirk	Pleasant Springs	Rutland	Dane County	Wisconsin
Owner-Occupied	3.8%	0.7%	0.3%	0.5%	1.2%	1.0%	1.2%
Rentals	0.8%	6.0%	3.1%	8.7%	1.8%	4.2%	5.6%

Source: Census of Population and Housing (SF1)

Exhibit 4 Housing Tenure; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Number / Percent of Total						
	Albion	Blooming Grove	Dunkirk	Pleasant Springs	Rutland	Dane County	Wisconsin
Owner-Occupied	606 (83.5%)	581 (80.4%)	665 (87.5%)	1,005 (91.4%)	689 (92%)	57.6%	68.4%
Renter-Occupied	120 (16.5%)	142 (19.6%)	95 (12.5%)	94 (8.6%)	55 (8%)	42.4%	31.6%
Total	726 (100%)	723 (100%)	760 (100%)	1,099 (100%)	689 (100%)	100%	100%

Source: Census of Population and Housing (SF1)
 Note: Percents may not add up to 100 due to rounding - Data is for occupied units only.

Occupancy Status

The vacancy rate is an important measure of housing supply and demand. As a general rule, an overall vacancy rate of 3 percent represents a good balance between supply and demand in an area. For owner-occupied housing, an acceptable rate is 1.5 percent, and for rental housing it is 5 percent. At these rates, there is enough supply to allow consumers an adequate amount of choice. When vacancy rates drop below this level, the housing market becomes tight and housing costs invariably increase. In such a market, housing affordability becomes even more of an important consideration. When the vacancy rate rises, supply exceeds demand creating a special set of considerations. At an extreme, housing prices in such a community typically are stagnant or declining. New units are not being constructed to replace the aging units and comparatively little home improvement activities are undertaken. Unchecked, such a downward trend will negatively affect the community's tax base, and more importantly, its public image and quality of life. It should be noted that even in the same community it is not uncommon to see a tight housing market for rental units and a more flexible market for owner-occupied units, or vice versa.

As shown in Exhibit 3, the vacancy rate found in Albion in 2000 was 3.8 percent for owner-occupied housing units and around 1 percent of rental units were vacant. Owner-occupied housing vacancy rates in Blooming Grove were at 0.7 percent and 6 percent for rental units. Dunkirk had a very low owner-occupied housing vacancy rate of 0.3 percent; the rental vacancy rate was 3.1 percent which is a reasonable rate. Rutland had

an owner-occupied vacancy rate of 1.2 percent and a rental vacancy rate of 1.8 percent. Pleasant Springs' owner-occupied vacancy rate was low at 0.5 percent and the rental vacancy rate was higher than desirable with 8.7 percent of the units vacant.

Housing Tenure

In 2000, 83.5 percent of the occupied housing units in Albion were owner occupied (Exhibit 4). In Blooming Grove, 80.4 percent of the housing units were owner-occupied. In Dunkirk, the percent of owner occupied units was 87.5 percent and in Pleasant Springs it was 91.4 percent. In Rutland, 92 percent were owner-occupied. These numbers are much higher than that of Dane County, (57.6%) and of the entire state (68.4%).

Household Size

Average household size in Wisconsin is following the national trend as is Dane County and the five towns (Exhibit 5). Between 1990 and 2000 for example, the average household size has declined from 2.61 to 2.5 throughout Wisconsin. During the same period, the Town of Albion experienced a decline from 2.69 in 1990 to 2.51 in 2000. Blooming Grove's average household size decreased from 2.67 in 1990 to 2.44 in 2000. Dunkirk and Pleasant Springs experienced a decline in household size, -6.6 percent and -4.2 percent, respectively. The Town of Rutland also experienced a decline in household size from 2.92 in 1990 to 2.72 in 2000.

Exhibit 5 Average Household Size; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 1990 and 2000

Jurisdiction	1990	2000	Percent Change 1990 to 2000
Albion	2.69	2.51	-6.7
Blooming Grove	2.67	2.44	-8.6
Dunkirk	2.89	2.70	-6.6
Pleasant Springs	2.89	2.77	-4.2
Rutland	2.92	2.72	-6.8
Dane County	2.46	2.37	-3.6
Wisconsin	2.61	2.50	-4.2

Source: Census of Population and Housing (SF1, STF1)

This demographic trend, while interesting from a sociological perspective, has very important implications for this plan. Even if the populations of the five towns remain the same, more housing units will be needed to accommodate new households as they form.

Age of Housing

As the housing stock grows progressively older, more needs to be done to ensure it is well-maintained. For low- and moderate-income residents this is especially hard to achieve with limited resources. As more fully explained later in this chapter, there are state funds available to help low- and moderate-income residents pay for needed home maintenance and improvements.

Nearly seven of ten housing units in the Albion are more than 40 years old. In the towns of Blooming Grove and Dunkirk, almost 4 out of ten housing units are more than 40 years old. And in the towns of Pleasant Springs and Rutland, approximately 3 out of every 10 housing units are more than 40 years old. Although new housing units are being added in all five towns, newer units, as a proportion, are underrepresented in the towns of Albion, Blooming Grove, and Dunkirk when compared to the state. For example, 10 percent of Albion housing stock, 9 percent of Blooming Grove's housing stock, and 14.4 percent of the housing stock in

Dunkirk is less than fourteen years old compared to the statewide rate of 16.8 percent. In Pleasant Springs and Rutland, 18.2 percent and 22.3 percent of the housing stock, respectively, is less than fourteen years old. These percentages are more comparable to state and county levels (Exhibit 6). In 20 years, it is currently estimated that between 37 percent and 85 percent of the housing units in the five towns will be 40 or more years old. Housing rehabilitation in the five towns will likely be a growing concern.

According to the *Dane County Consolidated Plan for Housing and Community Development 1999-2003*, the rapidly rising housing costs in the county affect low- to moderate-income people the most. In 1990, almost half (46%) of low- to moderate-income households in (non-Madison) Dane County paid more than 30 percent of their income for housing. For 17 percent of these households, housing costs consumed more than half of their incomes.

Exhibit 6 Age of Housing Stock; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Number / Percent						
	Albion	Blooming Grove	Dunkirk	Pleasant Springs	Rutland	Dane County	Percent Wisconsin
1999 to March 2000	8 (0.9%)	0	21 (2.8%)	12 (1.0%)	8 (1.1%)	4,860 (2.7%)	2.2
1995 to 1998	38 (4.3%)	32 (4.0%)	35 (4.7%)	97 (7.9%)	44 (6.3%)	15,923 (8.8%)	7.3
1990 to 1994	43 (4.9%)	40 (5.1%)	51 (6.9%)	114 (9.3%)	104 (14.9%)	17,300 (9.6%)	7.3
1980 to 1989	42 (4.8%)	99 (12.5%)	69 (9.3%)	110 (8.9%)	76 (10.9%)	23,560 (13.1%)	10.8
1970 to 1979	93 (10.6%)	217 (27.4%)	173 (23.4%)	315 (25.6%)	168 (24.0%)	36,115 (20.0%)	16.9
1960 to 1969	77 (8.8%)	105 (13.3%)	133 (18.0%)	185 (15.0%)	73 (10.4%)	26,265 (14.6%)	11.9
1940 to 1959	235 (26.7%)	157 (19.8%)	68 (9.2%)	118 (9.6%)	28 (4.0%)	29,194 (16.2%)	20.3
1939 or earlier	343 (39.0%)	142 (17.9%)	188 (25.5%)	279 (22.7%)	199 (28.4%)	27,181 (15.1%)	23.4
Total	879	792	738	1,230	700	180,398	100.0

Source: Census of Population and Housing (SF3)

Note: Percents may not total to 100 due to rounding

New Housing Starts

The amount of new construction activity in each of the five towns varies greatly. From 1990 to 2002, Pleasant Springs has issued a total of 264 building permits. Most recently, the town issued 13 in 2002, 21 during 2001, and 18 in 2000.

Since 2000, Blooming Grove has issued 3 building permits, and no more than 30 have been issued in the past 13 years. Albion averages 8 to 10 new building permits a year.

Rutland has issued a total of 217 residential building permits since 1990, with 18 being issued in 2002, while Dunkirk has issued 78 between 1993 and 2002.



Housing for Specific Populations

Exhibit 7 highlights important statistics regarding the aging of Wisconsin's population and the need for long-term care.

Exhibit 8 lists the various types of special housing in Wisconsin and provides a short description of each. The following sections describe these housing types in more detail and the extent to which they are available in and around the five towns.

Exhibit 7 A Snapshot of Wisconsin’s Aging Population

- In 2020, 1 in 6 people will be age 65 or older
- Between 2000 and 2010, the population aged 85 and older is expected to grow an additional 29 percent.
- 80 percent of the adult long-term care population is over 65 years of age.
- About 11 percent of state residents 65 and older have long-term support needs that would allow them to receive care in a nursing home.
- As one ages, the need for long-term care becomes more important:
 - 3 percent of those 65 to 74 years old need comprehensive long-term care
 - 11 percent of those 75 to 84 years old need comprehensive long-term care
 - 39 percent of those 85 and older are estimated to be in need of nursing home level of care

Source: Wisconsin Department of Health & Family Services

Exhibit 8 Types of Special Housing in Wisconsin

Housing Type	General Description	Facilities	“Beds”
Nursing home	A nursing home is a facility providing 24-hour services, including room and board, to 3 or more unrelated persons, who require more than 7 hours a week of nursing care.	411	44,319
Facility for the developmentally disabled (FDD)	A FDD is facility licensed to treat residents who are developmentally disabled, primarily due to mental retardation or cerebra palsy.	37	2,017
Adult family home (AFH)	An AFH is a place where up to four adults who are not related to the operator reside and receive care, treatment or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident. Counties certify AFHs with one and two beds and the state certifies those with three to four beds.	693	2,684
Community based residential facility (CBRF)	A CBRF is a place where five or more adults, who are not related to the operator or administrator, and who receive care above intermediate level nursing care, reside and receive care, treatment of services that are above the level of room and board, but includes no more than three hours of nursing care per week per resident.	1,361	21,468
Residential care apartment complex (RCAC)	A RCAC is a place where five or more adults reside in individual apartment units and where not more 28 hours per week of supportive services, personal assistance, and nursing services.	129	5,369

Source: Wisconsin Department of Health and Family Services

v Nursing Homes

In Dane County there are 21 nursing homes with a total capacity of 2,038 beds. Exhibit 9 shows the nursing home capacity in the counties of southeastern Wisconsin. Dane, Jefferson and Milwaukee counties have exceptionally large numbers of nursing home beds. Exhibit 10 provides a listing of all nursing homes located within Dane County.

Exhibit 10 Nursing Homes in Dane County: 2001

Facility Name	Location	Capacity	Residents
Attic Angel Place	8301 Old Sauk Rd. Middleton, 53562	44	38
Badger Health Care Center	1100 E. Verona Ave., Verona, 53593	132	108
Belmont Nursing and Rehabilitation Center	1100 Belmont Rd., Madison, 53714	132	67
City View Nursing Home	3030 City View Dr., Madison, 53704	57	43
Four Winds Manor	303 South Jefferson, Verona, 53593	71	56
Heartland Country Village	634 Center St., Black Earth, 53515	50	47
Ingleside	407 North 8 th St., Mt. Horeb, 53572	119	114
Karmenta Center	4502 Milwaukee St., Madison, 53714	105	98
Meriter Health Center	334 W. Doty St., Madison, 53703	120	116
Middleton Village Nursing/Rehabilitation	6201 Elmwood Ave., Middleton 53562	97	55
Nazareth House	814 Jackson St., Stoughton, 53589	99	95
Oakpark Nursing & Rehabilitation Center	801 Braxton Place, Madison, 53715	163	90
Oakwood Lutheran – Hebron Oaks	6201 Mineral Point Rd., Madison, 53705	137	129
Oregon Manor, Ltd.,	354 North Main St., Oregon, 53575	45	42
Rest Haven Health Care Center, LLC.	7672 W. Mineral Point Rd., Verona, 53589	21	18
Skaalen Sunset Home	400 North Morris St., Stoughton, 53589	201	197
St. Mary's Care Center	1347 Fish Hatchery Rd., Madison, 53715	184	153
Sunny Hill Health Care Center	4325 Nakoma Rd., Madison, 53711	72	55
Sun Prairie Health Care Center	228 West Main St., Sun Prairie, 53597	32	32
Waunakee Manor Health Care Center	801 Klein Dr., Waunakee, 53597	104	97
Willows Nursing & Rehabilitation Center	41 Rickel Rd., Sun Prairie, 53590	53	46

Source: Department of Health and Family Services
 Note: Data is as of December 31, 2001

v Facilities for the Developmentally Disabled

During 2001 there were 37 facilities for the developmentally disabled (FDDs) in Wisconsin and 3 State Centers for the Developmentally Disabled¹. FDDs are licensed by the state to treat residents who are developmentally disabled, primarily due to mental retardation or cerebral palsy. On a statewide basis during 2001, approximately 6 of every 10,000 people aged 65 and over resided in a FDD. Occupancy rates are quite variable throughout the state ranging from 100 percent to about 75 percent. In Dane County, there are 2 FDDs (Exhibit 11).

Exhibit 11 Facilities for the Developmentally Disabled in Dane County: 2001

Facility Name	Location	Bed Capacity	Residents
Central Wisconsin Center for the Developmentally Disabled	317 Knutson Drive Madison 53704	463	364
McCarthy Nursing Home	124 South Monroe Street Stoughton 53589	18	12

Source: Department of Health and Family
Note: Data is as of December 31, 2001

v Assisted Living Facilities

Assisted living facilities are residential settings for people who need some level of health care, but not 24-hour access to nursing services. These include adult family homes (AFHs), community based residential facilities (CBRFs), and residential care apartment complexes (RCACs).

- ▶ **Adult Family Homes (AFHs)** During 2002, there were 693 AFHs throughout the state with a total capacity of over 2,600 individuals. While AFHs serve a wide range of clients, the three largest groups are those with disabilities, those with mental illness, and those with physical disabilities. There are no AFHs in Albion, Blooming Grove, Dunkirk, Pleasant Springs, or Rutland. In other parts of Dane County, there are 32 AFHs with a total capacity of 120 residents.
- ▶ **Community Based Residential Facilities (CBRFs)** In terms of those served, CBRFs serves the second largest number of state residents requiring special housing options. More than 87 percent of all CBRFs are relatively small (less than 20 beds). The elderly make up the largest group served by CBRFs followed by those with Alzheimers/irreversible dementia. There are a total of 107 CBRFs in Dane County.
- ▶ **Residential Care Apartment Complexes (RCACs) Statewide** State wide there were over 5,300 RCRA apartment units during 2002. The number of units in these facilities range from a low of 5 units to more than 100 units, with an average of 36. Monthly costs for a RCAC apartment range from \$1,500 to \$3,000 per tenant. RCACs quite often are part of another facility such as a nursing home or community based residential facility (CBRF). There are no RCACs found in Albion, Blooming Grove, Dunkirk, Pleasant Springs or Rutland and 10 in the rest of Dane County.

¹ The state centers are located in Madison, Chippewa Falls, and Union Grove.

Federal and State Housing Programs

The Wisconsin Department of Administration and Wisconsin Housing and Economic Development Authority (WHEDA) are the two principal state agencies involved in housing. Each administers a number of housing programs as described below. It should be noted that the following information is intended to generally describe the programs and that specific requirements should be obtained from the appropriate agency.

v Wisconsin Department of Administration

- ▶ **Community Development Block Grant-Small Cities Housing (CDBG)** CDBG funds may be used for various housing revitalization efforts. Any Wisconsin city, village or town with a population of less than 50,000 and not eligible for a direct federal CDBG grant, or any county not defined as "urban" by the U.S. Department of Housing and Urban Development (HUD), may apply. Approximately \$9 million is awarded annually.
- ▶ **Community Development Block Grant-Emergency Assistance Program (CDBG-EAP)** This is a special program to assist local units of government address housing needs which occur as a direct result of a natural or man-made disaster.
- ▶ **Local Housing Organization Grant (LHOG)** State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services.
- ▶ **Transitional Housing Grant Program** This is a state-funded program intended to promote the development and/or expansion of supportive housing and appropriate supportive services to assist homeless individuals and families in their transition from homelessness and to enable them to live as independently as possible.
- ▶ **State Shelter Subsidy Grant Program** This program helps to fund the operation of emergency shelter programs.
- ▶ **Emergency Shelter Grant Program (ESG)** ESG funds may be used for homeless prevention activities and essential services, renovation and rehabilitation of shelter facilities and shelter operating costs.
- ▶ **Interest Bearing Real Estate Trust Account Program (IBRETA)**² Proceeds from this trust account are used to make grants to organizations that provide shelter or services to homeless individuals or families.
- ▶ **Housing Opportunities For Persons With AIDS (HOPWA)**
This program is intended to meet the housing needs of persons with acquired immunodeficiency syndrome or related diseases and their families. Grants are made to certain entities to prevent homelessness including emergency housing, shared housing arrangements, apartments, single room occupancy dwellings, and community residences. Appropriate services must be provided as part of any HOPWA assisted housing, but HOPWA funds may also be used to provide services independent of any housing activity.
- ▶ **Home Investment Partnerships Program (HOME)**
This program works to help produce housing opportunities for households that earn not more than 80 percent of the county median income (CMI). The state provides HOME funds to local governments, housing authorities, and nonprofit organizations through several subprograms:
 - ▶ **Rental Rehabilitation Program.** This program assists existing residential rental property owners obtain low interest loans to help defray rehabilitation expenses. Owners are required to lease these

² Real estate brokers in Wisconsin are required to place down payments, earnest money, and other funds directly related to the conveyance of real estate into a special interest bearing account and submit the earned interest to the Wisconsin Department of Administration.

units at or below a certain level and keep them affordable for a specified time based on the amount of assistance.

- ▶ **Home Owner and Accessibility Rehabilitation Program** These funds help repairs that are needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.
 - ▶ Home Ownership Program Funding is provided to help low-income households become homeowners.
 - ▶ Wisconsin Fresh Start (WFS) Program This program provides at-risk youth (18-24) with hands-on construction training to help them become self-sufficient and build affordable housing in rural areas and urban neighborhoods.
 - ▶ Rental Housing Development Program This program assists community housing development organizations (CHDOs), local government, public housing authorities, and other nonprofit organizations develop affordable rental housing.
- ▶ **Low-Income Weatherization Program.** This grant program provides funding to local weatherization programs to help weatherize units owned by low-income households.

v Wisconsin Housing and Economic Development Authority

The Wisconsin Housing and Economic Development Authority (WHEDA) serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing through a number of programs as described below.

- ▶ **Low Income Housing Tax Credit** Established by the Tax Reform Act of 1986, the Low Income Housing Tax Credit Program (LIHTC) authorizes a federal tax incentive for the construction or rehabilitation of rental units occupied by low-income households. The Wisconsin Housing and Economic Development Authority (WHEDA) is the state's housing credit agency responsible for allocating the tax credits to private and public developers of projects chosen in application cycles. Often combined with other public or private sources of financing, the LIHTC program acts as a major catalyst for creation of rental units for low-income residents. New construction is most common, but LIHTC is also used for acquisition and rehabilitation of existing units including the adaptive reuse of historic buildings.
- ▶ **WHEDA Home Program** This program helps first-time homebuyers. WHEDA sells bonds at below-market interest rates to create financing for homebuyers. The loans are originated by private lenders, underwritten by WHEDA, and serviced by both private lenders and WHEDA. Also available are home improvement loans for qualifying low-and moderate-income homeowners.
- ▶ **Section 8 Housing** Authorized by Congress in 1974 and developed by the federal Department of Housing & Urban Development (HUD), Section 8 provides rental subsidies to eligible households. WHEDA acts as the state's Contract Administrator for Section 8 Housing Assistance Payment (HAP) Contracts. In this capacity, WHEDA is responsible for the administration of Section 8 assistance pursuant to Housing Assistance Payment (HAP) Contracts for privately owned and HUD-subsidized rental housing. HAP Contracts specify the number of units in a particular property for which Section 8 assistance will be provided.

In Dane County, WHEDA has financed and/or monitors 98 projects with a total of 5,385 units, 1,554 of these units are for the elderly (Exhibit 12).

**Exhibit 12 WHEDA Financed and Monitored Multi-family Projects,
Dane County: 2001**

Facility Type	Sites	Units		
		Elderly	Family	Total
Monitored Tax Credit Units	248	684	1,384	2,068
WHEDA Financed Group Home Beds	16	20	135	155
WHEDA Financed Non-Group Home Units	122	250	2,074	2,324
WHEDA Financed Section 8 Units	57	600	238	838
Total	443	1,554	3,831	5,385

Source: Wisconsin Housing and Economic Development Authority Accessed from http://www.wheda.com/Reports/MF_Portfolio_South.asp July 2003

Relevant Plans

▶ ***Affordable Housing and Land Use: A Report and Recommendations for Action by the Housing –Land Use Partnership June 6, 2002.***

The goals of this partnership are to identify and promote policies and programs that:

- ▶ Make it more possible for all people in Dane County to find a wider range of economical housing choices located near employment and shopping areas, community facilities and transit services.
- ▶ Preserve rural character and scenic beauty, farmland and other important natural resources in Dane County through more efficient land use.

▶ ***Consolidated Plan for Housing and Community Development: 1999-2003. Dane County, Wisconsin.***

- ▶ In 1998, Dane County was designated by the US Department of Housing and Urban Development (HUD) as an “urban county”, making it eligible to receive annual allocations of Federal Block Grant Funds for housing and community development activities that primarily benefit people with low to moderate incomes. HUD allocated more than \$1.1 million in Community Development Block Grant Funds to the County for use in its urban County Program. The Consolidated Plan was created to enable the County to access these funds.

▶ ***Dane County Housing Council Report 1999-2001***

This document provided a summary of various housing issues and concerns in Dane County and summarizes meeting key findings from previous meetings.

- ▶ ***The Dane County Housing Market Report, Revised September 1995*** This report summarizes the state of housing in Dane County and gives projections regarding the County’s Housing Stock, Population Analysis, Household Composition and Future Housing Production. This revision contains updated information including 1995 population estimates, 1994 housing data, and economic development information.

Chapter 3 -Transportation

Overview

The type, quality and location of transportation facilities are an important component in quality of life and in developing and maintaining a sustainable economy.

This chapter provides basic information on the existing transportation network in the towns and in the region. Statewide planning efforts are reviewed to assess how these efforts may or may not affect transportation facilities within and around the towns. This review will help to better define issues, problems, and opportunities that need to be addressed to accommodate residents' needs.

Road Network

v Access Management

The primary purpose of the road network is to provide mobility and access to properties. These functions often compete. As the number of access points rise, traffic mobility decreases. This concept is often referred to in the industry as access management (Exhibit 13).

Driveway design and spacing has a substantial impact on the existing road system and preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed. State highways and major arterial streets are typically targets of access management efforts. Access management is also of concern on main county roads when there is a transition from a rural environment to a village or city. Cooperation between land use and transportation interests is vital to a well-functioning transportation network and street and driveway patterns are important determinants of community character. Although the towns do not have jurisdictional authority over state and county highways, development around these highways impacts the amount and type of traffic using the facility. In addition, the extent to which the towns' road systems accommodate local travel directly impacts the amount of traffic that is diverted onto state and county roads.

Exhibit 13 Relationship Between Access and Mobility

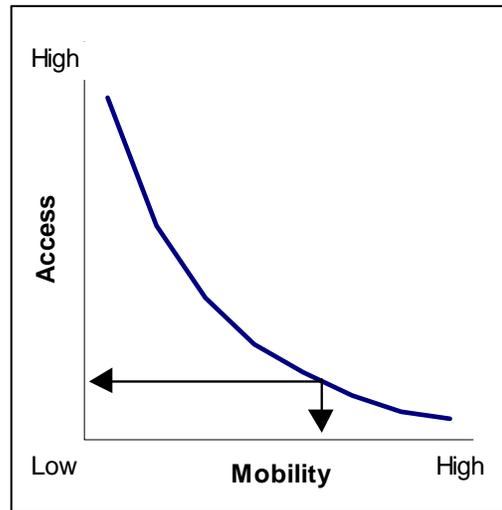


Exhibit 14 Road Classification: 2004

Classification	Albion	Blooming Grove	Dunkirk	Pleasant Springs	Rutland
Principal Arterial	Interstate 39/90	Interstate 39/90 USH 12/18		Interstate 39/90	
Minor Arterial	USH 51 STH 73 STH 106		USH 51 CTH N	CTH N USH 51	USH 14 STH 138
Major Collector	CTH A STH 106	CTH BB CTH AB Siggelkow Road Sprecher Road	STH 138 CTH N	CTH B	CTH MM
Minor Collector	CTH A CTH W Edgerton Road Hillside Road	Femrite Drive	CTH A		CTH A

Source: Wisconsin Department of Transportation

v Road Classification

To help in evaluating current and future traffic conditions, it is useful to categorize roads based on their primary function. Arterials accommodate the movement of vehicles, while local streets provide the land access function. Collectors serve both local and through traffic by providing a connection between arterials and local roads. Exhibit 14 and Map 1 show the various roads in the towns and how they are classified according to the Department of Transportation (WisDOT).

All other public roads that are not classified by WisDOT are considered to be local roads.

v Existing Traffic Volume Counts

As a part of the statewide system, the Wisconsin Department of Transportation (WisDOT) monitors traffic flow at selected locations on a three-year cycle. These traffic volumes are reported as Average Annual Daily Traffic (AADT) counts. AADT counts vary widely by community and road classification (Map 1).

Typically the highest traffic counts within each town occur on state or federal highways. However, the highest count occurs on County Highway BB in Blooming Grove.

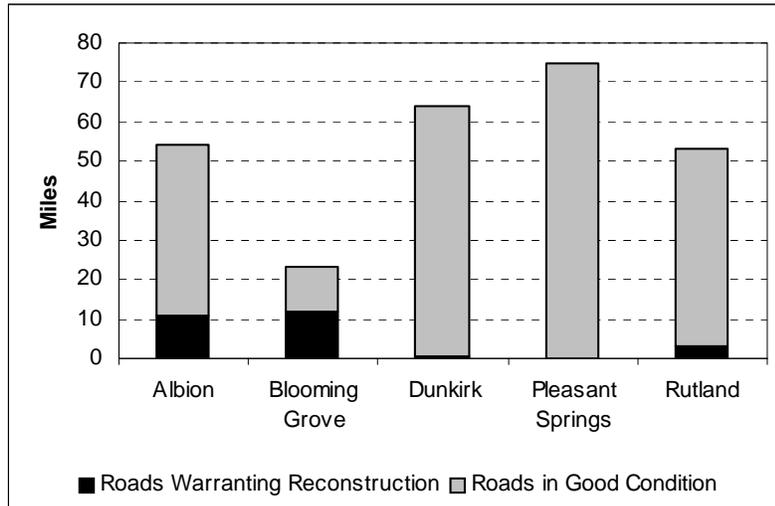
v Pavement Condition

The surface condition of local roads is an important aspect of a local transportation network. Ensuring a safe, comfortable, and efficient transportation system requires a large public investment, and often requires balancing priorities and making difficult decisions about where to invest limited resources. The Pavement Surface Evaluation and Rating (PASER) system was developed by the Wisconsin Transportation Information Center to help communities evaluate the condition of the community's roads and set priorities for road maintenance and repair. The PASER system involves visual evaluation of pavement surface, and provides standard ratings to promote consistency. PASER ratings follow a scale from 1 to 10 (Exhibit 15).

The most recent PASER re-evaluation in Albion, Dunkirk, and Rutland occurred in 2001, while the Town of Blooming Grove's PASER re-evaluation was completed in 2000. The Town of Pleasant Springs PASER re-evaluation was completed in 2003. PASER ratings of 1 and 2 indicate that reconstruction is warranted.

Exhibit 16 shows the total number of miles of local road in the Wisconsin Information System for Local Roads system for each town. It also identifies the number of miles having PASER ratings warranting reconstruction. Map 2 shows the locations of the various segments warranting reconstruction.

Exhibit 16 Total Mileage and Road Condition by Town





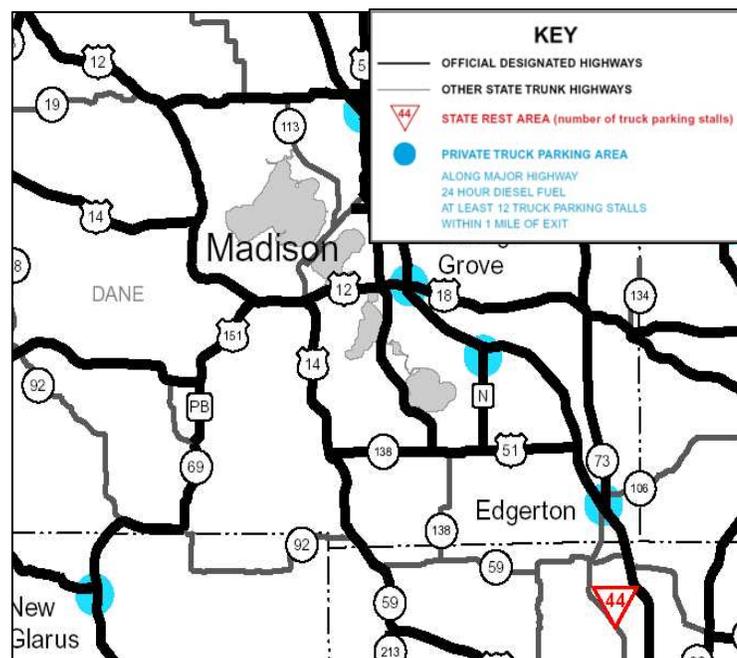
Trucking

Trucks handle almost 90 percent of all freight tonnage shipped from Wisconsin, serving businesses and industries of all sizes and in all parts of the state. The state has a 112,000-mile network of state highways and local roads, including the 3,650-mile Corridors 2020 network of four-lane backbone and key connector routes.

Designated truck routes in the towns include (Exhibit 17):

- ▶ Albion: Interstate 39/90, U.S. Highway 51, State Highway 73
- ▶ Blooming Grove: Interstate 39/90, Interstate 94, U.S. Highway 51, U.S. Highway 12/18, Commercial Avenue, Femrite Drive
- ▶ Dunkirk: U.S. Highway 51, County Highway N, State Highway 138
- ▶ Pleasant Springs: Interstate 39/90, County Highway N, County Highway B
- ▶ Rutland: U.S. Highway 14, State Highway 138

Exhibit 17 Truck Routes; Southeast Dane County: 2001



Wisconsin Truck Operations Map 2001." Wisconsin Department of Transportation

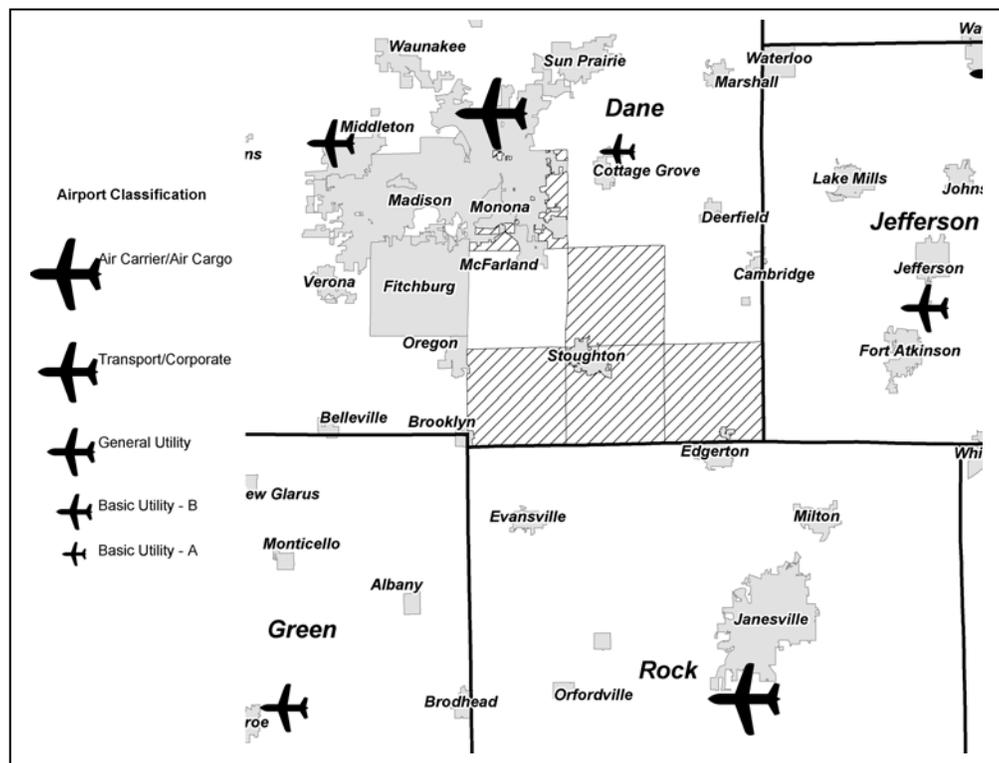
Air Transportation

Airports, aviation and aviation-related industries play a significant role in the economic success of many Wisconsin communities. Although there are no airports within Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland, the towns are located relatively near several other airports (Exhibit 18).

The airport classification scheme was developed for planning efforts that expand upon the traditional classification system for defining the role of an airport. The classification process took into account existing conditions and planned near-term improvements as contained in an airport master plans and/or airport layout plans. The classification system divides airports into four categories.

- ▶ **Air Carrier/Air Cargo** airports are designed to accommodate all type of aircraft. Airports in this category are usually referenced by the types of air carrier service provided (short-haul, medium-haul, long-haul).

Exhibit 18 Public-Use Airports in Region: 2004



Source: Wisconsin Department of Transportation

Transportation/Corporate airports are intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes used in commuter air service.

- ▶ **General Utility** airports are intended to serve virtually all small, general aviation single and twin-engine piston aircraft with a gross takeoff weight of 12,500 pounds or less.
- ▶ **Basic Utility** airports are intended to serve all small single-engine piston aircraft and many of the smaller twin-engine piston aircraft with a gross takeoff weight of 12,500 pounds or less.

Based on projections contained in the Wisconsin State Airport System Plan-2000 these airports are expected to experience increased traffic levels in varying degrees over the next 20 years. (Exhibit 19).

Exhibit 19 Airport Operations*; Selected Public-Use Airports in Region: 2000-2020

Airport	Location	2000	2020	Percent Change
Dane County Regional	Madison	115,000	122,700	6.7
Blackhawk Airfield	Cottage Grove	21,700	23,500	8.2
Fort Atkinson Municipal	Fort Atkinson	6,700	6,700	0
Rock County	Janesville	87,200	91,710	5.1

Source: Wisconsin State Airport System Plan 2020
 *Note: Airport operations include takeoff and landing.

There are also two private airfields in Dane County, Matson Airport, located off U.S. Highway 51 in Dunkirk; and Jana Airport located in Albion, just north of the City of Edgerton.

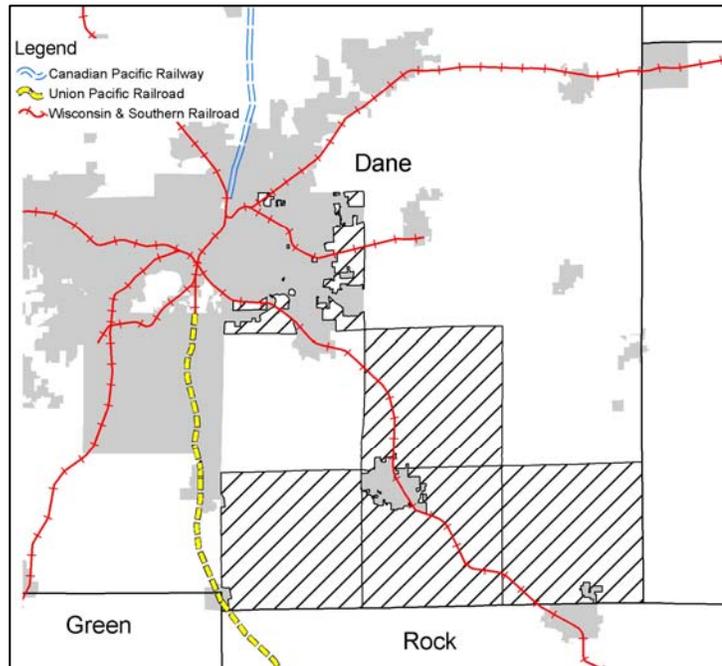
Railroad Facilities

Although the number of railroads and miles of track have been decreasing throughout the 20th century, the amount of freight being transported by rail has been increasing, particularly over the last 20 years (Exhibits 20 & 21).

Using railroads is a highly efficient way to transport goods and raw materials. According to the American Association of Railroads, a typical train can haul the equivalent of 280 trucks using only one-third of the energy. A growing trend in the rail industry is intermodal transportation, using two or more transportation modes. Wisconsin businesses are increasingly combining the efficiency of freight rail, with the flexibility of truck transport.

With an increase in rail efficiency and truck-rail intermodal trends, traffic on Wisconsin railroads has increased in recent years and, according to the Wisconsin Department of Transportation, is forecasted to see continued growth in the future.

Exhibit 20 Railroad Facilities; Southeast Dane County: 2003



Source: Wisconsin Department of Transportation

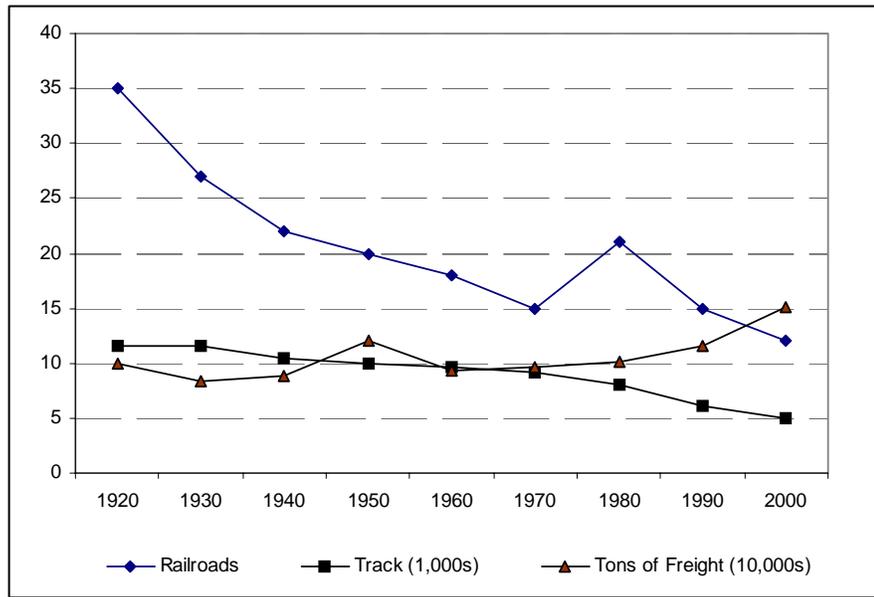
There are a number of freight rail lines converging in the Madison area, the majority of which are owned by Wisconsin & Southern Railroad (Exhibit 21).

Although there are no passenger rail facilities located in the towns, Dane County is undergoing planning for commuter rail service in and around the City of Madison.

Some of the existing rail facilities in or near the towns may be used for commuter rail in the future. Interstate passenger rail (Amtrak) does not travel through Dane County, however there is a stop in southeastern Columbia County, in the City of Columbus.

Dane County belongs to two rail transit commissions in southern Wisconsin, the South Central Wisconsin Rail Transit Commission and the Wisconsin River Rail Transit Commission. The purpose of these commissions is to preserve rail service and to influence policies on the future use of rail corridors.

Exhibit 21 Railroad Trends; Wisconsin: 1920-2000



Source: Office of the Wisconsin Commissioner of Railroads



Bicycle and Pedestrian Facilities

v Existing Conditions

Improvements to bicycle/pedestrian facilities typically occur in conjunction with road projects and road improvement schedules are tied to local, county, and state capital improvement budgets.

The Dane County Bicycle Map identifies both on-road and off-road bike routes, and also identifies roads that are not recommended for bicycling. This map does not evaluate local roads, but assumes that most are suitable for bicycling. Bike routes are shown for each of the five towns below:

Albion: CTH A, CTH N, CTH W, and CTH X are considered most suitable for shared bicycle/motor vehicle use. Additionally, Willow Drive and STH 106 have paved shoulders that are or may be suitable for bicycling.

Blooming Grove: Roads identified as most suitable for shared bicycle/motor vehicle use include Femrite Drive, Siggelkow Road, and Sprecher Road. There are a number of other roads that may be suitable, or have paved shoulders. The Town has indicated that it is lacking in bicycle facilities.

Dunkirk: Portions of CTH A, CTH N, and STH 138 are identified as both most suitable and may be suitable for shared bicycle/motor vehicle use. Other portions of USH 51 and CTH N have paved shoulders that may be suitable for bicycling. However, the link between USH 51 and CTH N near the City of Stoughton is considered least suitable.

Pleasant Springs: Most of the county highways in the town are considered suitable for bicycling. The exception is CTH B, which has a paved shoulder but is designated as least suitable, and CTH N which has a paved shoulder that may be suitable.

Rutland: The only road designated as most suitable for shared bicycle/motor vehicle use in the town is CTH A, although it does not have a paved shoulder. Portions of a few other roads may be suitable, while USH 51, USH 14, STH 138, CTH B, and CTH MM are least suitable for bicycling.

Map 3 shows the existing trail facilities and those facilities recommended in the "Madison Urban Area and Dane County Bicycle Plan".

Special Transit Facilities

v Paratransit

Paratransit services provide transportation for those whose needs are not met by traditional transit options. Paratransit service is required by the Americans with Disabilities Act (ADA) as a supplement to any fixed route public transportation system. Currently, there is no mass transit system in the towns, therefore paratransit service is not required.

v Specialized Transportation Services

Dane County provides funding for various transportation services for the elderly and people with disabilities, both inside and outside of the Madison Metro transit service area. Three of these programs may benefit town residents.

Regularly scheduled group trips are provided to adults over age 60 for trips to nutrition sites, senior center activities, libraries, adult daycare centers, and shopping areas. Rural residents with disabilities may also use these services. Annually, around 23,000 one-way trips are provided by this service to Dane County residents located outside of the Madison Urban Area. Group ride service is also available for adults with disabilities attending work or day programs in Madison, Stoughton, and Mt. Horeb.

Rideline is a service that provides limited individualized transportation to low-income and persons with disabilities primarily for the purpose of employment, education, or medical trips.

The Retired Senior Volunteer Driver Escort Program (RSVP) uses volunteer drivers and private automobiles to provide individual and small group rides for the elderly and persons with disabilities when other options are not available. Trips are prioritized with the highest priority being medical trips, and RSVP does not serve individuals using a wheelchair. This service is funded by The Dane County Department of Human Services, using a variety of federal, state and local funds, and private donations.

Review of Existing Transportation Plans

There are a number of statewide transportation planning efforts that will have a bearing on the presence or absence of transportation facilities and services in the region. The following section provides a brief overview of the plans and how they might affect area residents and the preparation of this plan.

- ▶ **Dane County Bike Plan** – The Madison Urban Area and Dane County Bicycle Plan has a goal of providing safe, convenient, and enjoyable travel by bicycles. Specifically, this includes reducing crashes involving bicyclists and motor vehicles by at least 10 percent, and doubling the number of trips made by bicycle throughout the county. Some of the key recommendations focus on developing safe bicycle access to schools, considering provisions for pedestrian and bicyclists in the design of all transportation facility improvements, and ensuring adequate bicycle parking.
- ▶ **Dane County Commuter Rail Feasibility Study** – The goal of this study is to examine commuter rail as part of a balanced transportation system in Dane County. The anticipated increase in population and jobs will affect traffic patterns and congestion, this study is a preliminary investigation of the physical, operational, and financial feasibility of commuter rail. The proposed routes would use existing rail lines from Sun Prairie to Mazomanie, and DeForest to Stoughton.
- ▶ **Dane County Land Use & Transportation Plan – Vision 2020** This countywide plan is intended to provide a framework for land use and transportation decisions through the year 2020. It was developed as part of a cooperative planning process involving the Dane County Regional Planning Commission, Dane County, the City of Madison, the Wisconsin Department of Transportation, and Residents of Dane County. The plan establishes 11 goals focusing on balanced communities that provide a variety of different opportunities for housing, employment, transportation, agricultural land, environmental, cultural, and historic resources. The plan identifies urban service areas, open space/environmental corridors, and rural preservation areas to guide development. It also suggests transportation improvements and implementation tools for local governments.
- ▶ **Translink 21** – Wisconsin Department of Transportation. Prompted by the federal Intermodal Surface Transportation Efficiency Act (ISTEA), Translink 21 is a broad plan intended to guide transportation investments through the year 2020. From this plan, individual plans for highways, airports, railroads, bikeways, pedestrian, and transit continue to be shaped.
- ▶ **Wisconsin Bicycle Transportation Plan 2020** – Wisconsin Department of Transportation. This plan provides a blueprint for integrating bicycle transportation into the overall transportation system. The plan analyzes the condition of all county and state trunk highways and shows the suitability of roadways for bicycle travel. Guidelines are available for accommodating bicycle travel when roadways are constructed or reconstructed.
- ▶ **State Highway Plan 2020** – This plan outlines investment needs and priorities for the state's investment needs and priorities for the state's 1,800 miles of State Trunk Highway through 2020. Given the financial realities of maintaining this extensive road network, the plan established priorities for funding. Most of the funding is allocated to Corridors 2020 backbone and collector routes.

- ▶ **Wisconsin State Airport System Plan 2020** – Wisconsin Department of Transportation. This plan provides for the preservation and enhancement of public use airports that are part of the State Airport System over a 21-year period. Overall, the plan recommends no new airports and no elimination of existing facilities.
- ▶ **State Recreational Trails Network Plan** – Wisconsin Department of Natural Resources. The plan identifies a network of trail corridors throughout the state referred to as the “trail interstate system” that potentially could consist of more than 4,000 miles of trails. These potential trails follow highway corridors, utility corridors, rail corridors, and linear natural features.
- ▶ **Wisconsin State Pedestrian Policy Plan 2020** – Wisconsin Department of Transportation. The plan outlines statewide and local measures to increase walking and promote pedestrian safety. It provides a vision and establishes actions and policies to better integrate pedestrians into the transportation network.

Review of Highway Projects/Studies

v U.S. Highway 14 Reconstruction Project

Construction has recently begun on a major highway project in Rutland. This reconstruction and relocation of Highway 14 will take several years to complete, and will be constructed in two phases. According to WisDOT, the existing highway is in need of improvements to enhance its safety and efficiency. Beginning in 2007, WisDOT plans to construct a new 2-lane limited access highway between STH 138 and STH 92. This phase will use a right-of-way WisDOT purchased in 1976. The highway will be moved to this right-of-way located west of the current US 14, although it will be constructed as a 2-lane highway, the right-of-way allows room for future expansion. This phase will also include a reconfiguration of the US 14 /STH 138 interchange to a diamond interchange. The second phase of the project involves expanding the current US 14 from CTH MM near Oregon to STH 138 to a 4-lane divided highway. Additionally, WisDOT will be resurfacing all segments of the existing highway between US 12/18 and STH 92 in 2003-2004.

v US 51 Needs Assessment – McFarland to Stoughton

The US 51 Needs Assessment is a joint study undertaken by WisDOT and the Federal Highway Administration (FHWA). The study is intended to analyze existing conditions along the US 51 corridor from McFarland to Stoughton. Part of this corridor forms the boundary between the Town of Rutland and the City of Stoughton. In addition to the needs assessment, an analysis of operating conditions on US 51 from Stoughton to Interstate 39/90 is being conducted. The project is intended to create an inventory of existing conditions, forecast future conditions, involve the local community, and present the findings of existing and future needs to the public. The study has included a series of focus groups, workshops, public information meetings, surveys, and advisory committee meetings.

Results of the study indicate a need for the following:

- ▶ Increased law enforcement and safety improvements
- ▶ Improvements to lane marking and signage
- ▶ Maintaining access and mobility
- ▶ Pedestrian and bicycle improvements
- ▶ Promote existing and planned transit opportunities
- ▶ Coordination of land use and transportation, along with utilities

v Stoughton Road (US 51) Needs Assessment

The 10-mile corridor of Stoughton Road/US 51 from the Town of Burke to the Village of McFarland is currently undergoing a corridor study. This assessment will identify existing and future conditions, and evaluate the impact of growth on the east side of Madison. The goals of this study are to collect data on existing conditions, identify the types of traffic the corridor serves, project future conditions and needs, and involve the community in determining the corridor's needs. The study was completed in spring 2003, and WisDOT intends to begin an analysis of alternatives for addressing the problems identified by the needs assessment.

v Six-Year Highway Improvement Program

Highway improvements are scheduled on several highways within Dane County as part of the Wisconsin Department of Transportation's Six-Year Highway Improvement Program. Improvements have been scheduled in each of the five towns (Exhibit 22).

Additional projects are scheduled as part of the Six-Year Highway Improvement Plan that will affect various highways throughout the county. Activities include providing additional traffic patrol on construction projects on backbone routes, maintenance resurfacing projects, bridge maintenance and replacement, traffic projects, installation of signal actuators for cyclists at State-owned signals on STH intersections, and construction of a park and ride lot.

Exhibit 22 Six Year Program: 2004-2009

	Town	Year	Work type
US 14 from CTH MM to STH 138	Rutland	2004, 2005	Pavement Replacement
STH 138 Stoughton - Oregon	Rutland Dunkirk	2009	Bridge Rehabilitation
CTH N	Pleasant Springs	2004	Bridge Replacement
Interstate 39/90	Pleasant Springs	2005	Bridge Rehabilitation
Various roads	Albion	2004, 2005	Bridge Replacement

Source: Wisconsin 2004-2009 Six Year Highway Improvement Program,

v Dane County Area Transportation Improvement Program: 2004-2008

The Madison Area Metropolitan Planning Organization (MPO) is responsible for preparing a long-range transportation plan and a transportation improvement program (TIP) for the metropolitan area. Under this program, the MPO has developed the 2004-2008 TIP for Dane County. A requirement of the Transportation Equity Act for the 21st Century (TEA-21), this TIP is intended to select and prioritize transportation projects. Projects are funded through state, federal, and local sources, and include all modes of transportation. Projects must be included in the TIP if they are to be considered for federal funding.

Projects identified in the 2004-2008 TIP that fall within the towns of Albion, Blooming Grove, Dunkirk, Pleasant Springs, or Rutland are listed in Exhibit 23.

Exhibit 23 Madison Area MPO Transportation Improvement Program

Roadway	Segment	Improvement	Year
Interstate 39/90	USH 51/STH 73 to USH 12	Asphalt overlay	2005
Interstate 39/90	USH 12 to USH 51	Asphalt overlay	2006
Interstate 39/90	USH 51 Interchange	Replace pavement	2004
Interstate 94	I-90 to CHT N	Crossovers & bridge rehab. Expand to six lanes	2004-2007
USH 51	USH 12/18 to Interstate	Traffic Corridor Study	2004
USH 51	McFarland to Stoughton	Needs Study, EIS	2004
Interstate 39/90	Kegonsa Weigh Station	Reconstruction	2004-2005
Interstate 39/90/94		Traffic mitigation, extraordinary state patrol surveillance	2004, 2006-2007
USH 14	CTH MM to STH 138	Reconstruct to 4 lanes	2008
USH 14	STH 138 to STH 92	Construct on new alignment	2004-2006
Hillside Road	Albion	Bridge replacement	2004
Lein Drive	Albion	Bridge replacement	2004-2004
Willow Drive	Albion	Bridge replacement over Saunders Creek	2004-2005

Source: 2004-2008 Transportation Improvement Program for the Dane County Area

Funding

WisDOT administers a number of programs to defray the cost of enhancements to local transportation systems. Eligibility options may increase through coordination due to population thresholds associated with some programs. In addition, cost savings and a more seamless transportation network between and around communities may be realized as a result of joint efforts. A complete list of programs is available at www.dot.state.wi.us.

- ▶ **Local transportation enhancements program** The program requires a local match of 20 percent and allows for bicycle and pedestrian facility system enhancements such as the development of a bicycle commuting route, landscaping, and other scenic beautification.
- ▶ **Elderly and disabled transportation capital assistance program** This annual grant program provides capital funding for specialized transit vehicles used to serve the elderly and persons with disabilities. The program covers 80 percent of the total cost of equipment.
- ▶ **State Urban /Rural/Small Urban Mass Transit Operating Assistance Program** This program provides funds for eligible project costs to public bus and shared-ride taxi programs. Eligible public transportation services include transport by bus, shared-ride taxicab, rail or other conveyance, either publicly or privately-owned, that provides general or special service on a regular and continuing basis. Local units of government are eligible to apply.
- ▶ **WisDOT Six-Year Highway Improvement Program** The state highway system consists of 744 miles of Interstate freeways and 11,147 miles of state and U.S.-marked highways. While the 11,794 miles of state highways represent only 11 percent of the 110,594 miles of public roads, they carry over 29 billion vehicle miles of travel a year, or about 58 percent of the total annual statewide travel. The remaining 99,160 miles are maintained and approved by local units of government.

Map 2
 Road Classification with Select ADT Counts;
 Southeastern Dane County: 2003

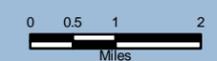
Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland

Map Legend

- Principal Arterials - Interstate
- Principal Arterials - Other
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local
- Paser
- Average Daily Traffic Count - 2002
- Traffic Point

Map Features

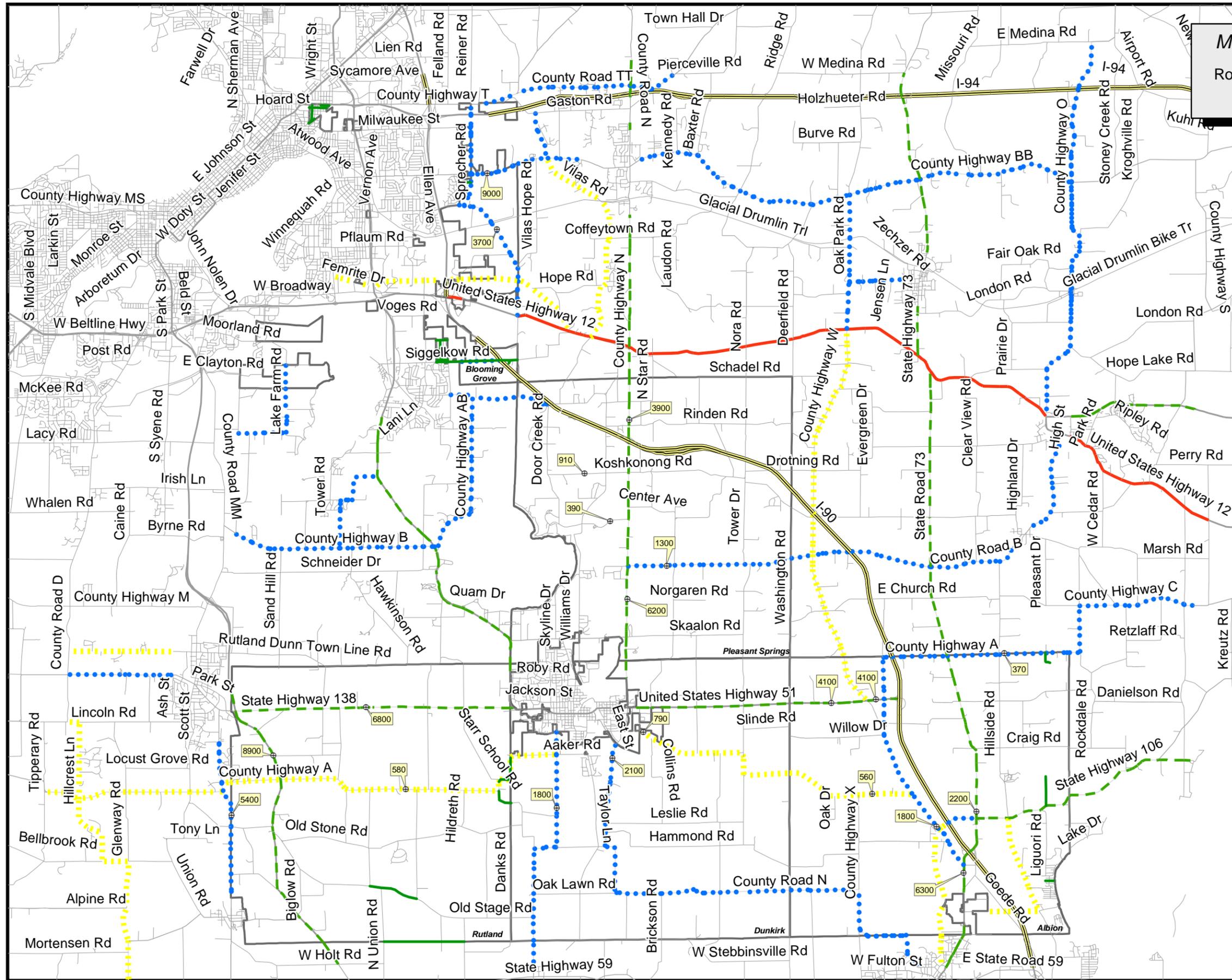
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Source: Base map provided by Dane County
 Land Information Department

Data Source: Wisconsin Department of Transportation

Map Created: December 11, 2003
 Map Edited: January 27, 2006



Map 3 Bike Routes; Southeastern Dane County: 2003

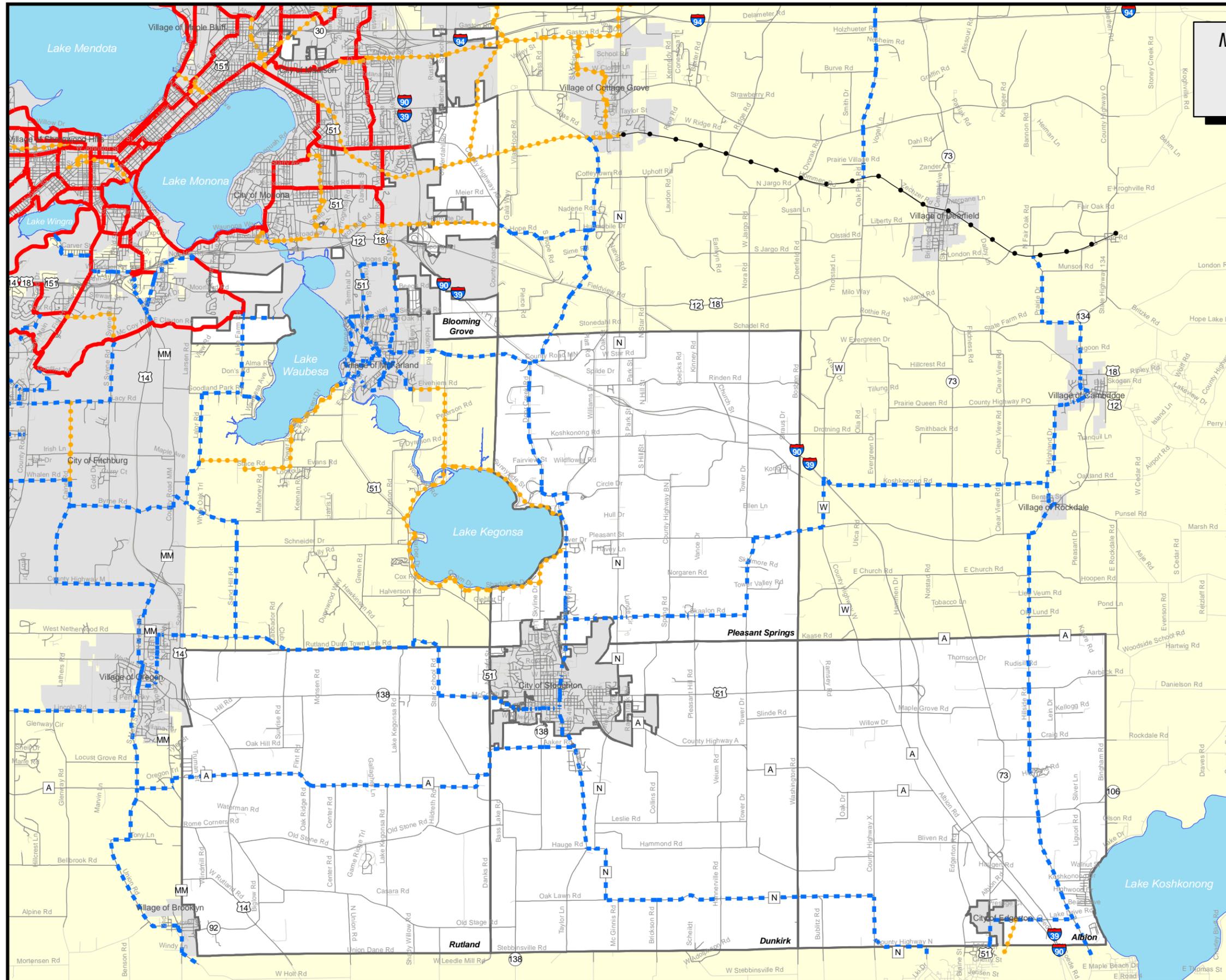
Comprehensive Plan Background Report.
Towns of Albion, Blooming Grove,
Dunkirk, Pleasant Springs, and Rutland

Map Legend

- Existing city route
- - - Recommended route (short term)
- . - . - Planned future route (long term)
- State Trails (unpaved)**
- Existing

Map Features

- City / Village



Source: Base map provided by Dane County
Land Information Department

Data Source: Madison Area Metropolitan Planning Organization

Map Created: December 17, 2003
Map Edited: February 27, 2006



Chapter 4 - Utilities and Community Facilities

Overview

A community needs a wide variety of utilities and community facilities to ensure basic health and safety needs are met, maintain a high quality of life, and promote a sustainable economy. This chapter provides an inventory of community facilities and services currently offered in the towns of Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland.

For the purpose of this plan, utilities and community facilities are defined as:

- ▶ Utilities/Infrastructure – the physical systems, networks, and/or equipment necessary to provide for and support the basic human needs, including systems, networks and equipment, but excluding transportation infrastructure.
- ▶ Community Facilities - public buildings and grounds that provide space, services, or programs that are aimed at improving the quality of life, safety, or general welfare of community residents.

Water System

In many areas of these five towns, residences and businesses rely on private, on-site sewerage systems such as septic tanks, holding tanks, mound systems, or other in-ground systems. In general, these systems function by discharging wastewater into a soil absorption field. On-site systems are generally used in rural areas, or in areas that have large lot areas where sanitary sewer services are not available. Private systems are regulated by state statute and administrative rule, and by county ordinances.

The state requirements for septic system siting are specified in Chapter ILHR 83 of the Wisconsin Administrative Code. This code relies heavily on the ability of the soil to efficiently absorb the effluent discharged from the system. Dane County reviews, permits and regulates the wastewater treatment systems through Chapter 46 of the Dane County Code of Ordinances.

The location and design of wastewater treatment facilities and their collection systems both reflect and impact local development patterns. Planning for these facilities is essential for determining if and how a community retains the fundamental elements that make up its character and design.

- ▶ Albion: There are two limited service areas providing sanitary sewer to portions of Albion. The Koshkonong Limited Urban Service Area serves the residential development along the western side of Lake Koshkonong. This is part of the Consolidated Koshkonong Sanitary District that includes portions of Dane, Rock, and Jefferson County. Four of the 18 lift stations are located in Albion, and the entire collection system included 52,000 feet of sewer pipe. The wastewater treatment plant is located between Edgerton and Newville, and it discharges into the Rock River. The Albion Limited Urban Service Area includes the hamlet of Albion and the commercial area near the interchange of Highway 73 and Interstate 39/90. This area has historically utilized on-site systems to treat wastewater, but has recently established sanitary sewer service.
- ▶ Blooming Grove: The town maintains Sanitary District #10, that provides sewer to about 75 households located in an area known as Gallagher Garden. This residential subdivision is located near the intersection of Milwaukee Street and Stoughton Road, and consists primarily of condominiums. The

Waunona Sanitary District also provides sewer to the Gallagher Plat neighborhood in the northeastern part of the town, and some homes in the City of Madison. This district serves about 420 customers in Blooming Grove and Madison. The Waunona Sanitary District also provides water service to its residents. The City of Madison provides water and sewer services to about 30 parcels in the town. These parcels are geographically scattered throughout the town.

- ▶ Dunkirk: There is no sewer service in the town.
- ▶ Pleasant Springs: The town established Pleasant Springs Sanitary District No. 1 in 1988. The district provides sanitary sewer service to the residential areas surrounding and near Lake Kegonsa.
- ▶ Rutland: There is no sewer service in the town.

Water Supply

A small part of the Town of Blooming Grove receives water service from the Waunona Sanitary District. The City of Madison also provides water and sewer services to about 30 parcels that are geographically scattered throughout the town. Private wells serve the homes and businesses in the remainder of the towns. Unlike public water systems, protection and maintenance of private wells is largely the responsibility of homeowners, there is no federal or state law to regulate the quality of water from private wells. The entire community needs to work together to develop a protections plan that safeguards everyone's water supply. Good construction and proper location are critical in ensuring a safe drinking water supply. Care needs to be taken to locate the well far from potential pollution sources. Dane County requires that wells be permitted. State regulations (NR 812, Wis. Admin. Code) require new wells to be located:

- ▶ 25 feet from septic tanks
- ▶ 25 feet from the highwater mark of a lake, pond or stream
- ▶ 50 feet from livestock yards, silos, and septic drainfields
- ▶ 100 feet from petroleum tanks
- ▶ 250 feet from a sludge disposal area or an absorption, storage, retention, or treatment pond
- ▶ 1,200 feet from any existing, proposed, or abandoned landfill site

Telecommunication Facilities

Telecommunication facilities are an important consideration for personal convenience and economic development in today's world of electronic media. However, facilities that provide cellular service have become controversial issues in some local communities. Legal battles over the location of wireless service facilities, and concerns about their impact on property value and health have led some municipalities to develop restrictions on the location, placement, and appearance of wireless service facilities.

There are a number of cellular towers within southeastern Dane County. Cellular service is available to most residents of the towns, as they live within the range of one or more of these towers.

- ▶ Albion: There is one cellular tower in Albion, it is located in the southeastern part of the Town. There is also one located just outside of the town boundary, southeast of the City of Edgerton.
- ▶ Blooming Grove: There are two cellular towers located within the Blooming Grove town limits. One is on the Hermsdorf property (section 13) and the other is on the Fobes property (section 14). Cellular service should be available throughout the town because of its proximity to the City of Madison and other areas with several cellular towers.
- ▶ Dunkirk: There is one cellular tower located in the eastern part of the town, and is owned by Madison SMSA Limited Partnership. An additional tower owned by Madison Cellular Telephone Company, is located at the border of Stoughton and Dunkirk, near STH 138/US Highway 51.

- ▶ Pleasant Springs: Six cellular towers are located in the town. Four are located near the I-39/90 corridor, and the other two are located in section 25. There are also cellular towers located in/near the City of Stoughton, the Village of McFarland, and City of Madison.
- ▶ Rutland: There is one cell tower being constructed in the town, near highway 138. There is also one tower located just outside of the northeast corner of the town, in the City of Stoughton.

Electric and Natural Gas

American Transmission Company (ATC) is a multi-state company whose function is solely to provide electric transmission service. ATC serves parts of the upper Midwest, including much of the state of Wisconsin. Transmission is a critical portion of the electric utility system, moving electricity from where it is generated at power plants to individual users. ATC's transmission planning process involves a 10-year assessment of the current transmission systems ability to meet the demands of current and future users. This includes identifying current transmission capacity, projected limitations of the current system, and potential solutions to reduce current or anticipated limitations. The 2003 10-Year Transmission System Assessment indicates a need for transmission improvements that will impact southeastern Dane County. Proposed and conceptual transmission system changes include constructing a new 345 kV transmission line from Verona to Rockdale, and rebuilding the 138 kV transmission lines which travel through Pleasant Springs and Albion.

Current electric service according to ATC and the Public Service Commission of Wisconsin¹ is listed below for each of the towns (Map 4)

- ▶ Albion: A 345 kV electric transmission line runs north/south, to the west of Hillside Road, then extends west from Interstate 39/90 in the southern part of the town, where it turns south and converges with a 69 kV transmission line in the far southwestern corner of the town. No substations are located in Albion.
- ▶ Blooming Grove: A number of 69 kV electric transmission lines are found in various segments of the town. There are also a number of electric transmission substations found within the town, or near the border of the town and the City of Madison. Both electricity and natural gas is provided by Madison Gas & Electric, and Alliant Energy.
- ▶ Dunkirk: A 69 kV electric transmission lines runs diagonally through the town, from the southeast part of Stoughton, to the southeast part of the town. There are no electric transmission substations within the town. Electricity is provided by Stoughton Municipal Utility, and natural gas is provided by Alliant Energy.
- ▶ Pleasant Springs: A 138 kV electric transmission line runs east/west through the center of the town, other 69 kV transmission lines run generally north/south in the western part of the town and along the eastern shore of Lake Kegonsa. Substations are found northeast of Lake Kegonsa, and at the boundary of the City of Stoughton. Electricity is provided by Stoughton Municipal Utility and Alliant Energy. Natural Gas is provided by Alliant Energy to a portion of the town.
- ▶ Rutland: Electric service is provided by Alliant Energy, and Stoughton Utilities. Natural gas is provided by Alliant Energy. A 69 kV electric transmission line runs across the northern part of the town, parallel to STH 138, and another runs along the town's western boundary from Oregon to Brooklyn. One electric transmission substation located along the western boundary, just north of the Village of Brooklyn.

¹ Wisconsin Electric Utility Service Territories. Public Service Commission of Wisconsin, June 2002.

Solid Waste Disposal and Recycling Facilities

- ▶ Albion: Residents in Albion contract independently with waste haulers for curbside pick-up. The town has a recycling drop-off center.
- ▶ Blooming Grove: Green Valley Disposal Company provides weekly curbside pick-up of residential garbage and recycling. The town previously operated two landfills, however both have been sealed. The Dane County (Rodefield) Landfill is located just outside of the town, near the intersection of Highway 12/18 and County Road AB. There is also a compost facility located at the site where residents can drop off yard waste, free of charge.
- ▶ Dunkirk: Waste Management provides residential curbside pick-up of garbage and recyclables. The garbage and recycling charge is assessed separately on the property tax for participating households. The Town also operates a brush burning facility at its former landfill site.
- ▶ Pleasant Springs: The town operated a licensed landfill at 1754 Tower Drive since 1972, of approximately 7½ acres. The site became a transfer station in September of 1989 and had a wood burning exemption granted in October 1990. The town began curbside waste and recycling in January of 1993. The site is operational today as a brush burning/compost site, open five hours per day on sixteen Saturdays per year, accepting only clean brush 4" or less in diameter, compost materials and holiday tree disposal. Only town residents and property owners are allowed to use the site.
- ▶ Rutland: Waste Management provides residential waste service to the town by individual contract. The Town operates a recycling center located on the north side of County Road A, east of STH 14. Rutland previously operated a landfill, but it was closed in 1990.

Recreation Facilities

Recreation opportunities are one of the principal assets of a community. The towns' municipally owned park and open space systems are augmented by county and state parks, or state and federal conservation lands (Exhibit 24 and Map 5). Rutland has a significant amount of open space with over 2,000 acres designated as public hunting/fishing grounds and wildlife areas. In addition to the public there are also private recreation facilities located in each of the towns.

Exhibit 24 Town Recreation Facilities: 2004

Albion	Location	Approximate Size (Acres)
Town of Albion Academy Park	Hamlet of Albion	9.7
Blooming Grove		
Lake Farm County Park	South west, adjacent to Lake Waubesa	284.8
Centennial State Park	Southwest	326
Nine Springs E-Way County Park	Southwest	150
Dane County Park	East, just north of Dane County Landfill	27.2
April Hills Park	April Hills subdivision	3
Severson Park	Rambling Acres subdivision	3.7
Thurber Park	Gallagher's Plat subdivision	1.9
Dunkirk		
Viking County Park	North, adjacent to Pleasant Springs	66 (total)
Neighborhood park	Rolling Acres subdivision	0.94
Neighborhood park	Rolling Acres subdivision	2.3
Neighborhood park	Riverwood Estates subdivision	1.6

Exhibit 24 Town Recreation Facilities: 2004

Albion	Location	Approximate Size (Acres)
Neighborhood park	Pleasant Hill Heights	?
Racetrack Park	Just east of Stoughton	1.7
Eggleston's Woods		?
DNR Open Space Area	Section 20 E, Taylor Lane	?
Pleasant Springs		
Lake Kegonsa State Park	West, adjacent to Lake Kegonsa	315.3
LaFollette County Park	West, adjacent to Lake Kegonsa	17
Viking County Park	South, bordering Dunkirk	66 (total)
Oak Knoll Park	Southwest, near Stoughton	9.3
Spring Hill Park	Spring Hill subdivision	6.7
Quam Park	South of Lake Kegonsa	1.7
Oakwood Hill Park	Oakwood Hill subdivision	2.6
Boat Landing	2267 Williams Point Drive	
Greenbriar Estates Park	Greenbriar Estates South of Lake Kegonsa	1.8
Rolling Meadows Park	Squire's Rolling Meadows	
Yahara River Canoe Access	Yahara / River Drive	
Rutland		
Anthony Branch Fishery Area (WDNR)	West central	568.7
Badfish Creek Wildlife Area (WDNR)	South east	1,145.4
U.S. Fish & Wildlife Service	South central	553.9
U.S. Fish & Wildlife Service	Rutland/Dunn Town Line & Lake Kegonsa Road	76.5
U.S. Fish & Wildlife Service	West of Star School Road	79.7

Source: Vierbicher Associates

Library Services

Library resources are an important part of the community base. There are several libraries within the South Central Library System that are within driving distance of the towns of Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland. These include libraries in Cambridge, Deerfield, Madison, Monona, Oregon, Sun Prairie, and Stoughton. Each of these libraries provides a collection of print materials, audio, video, and electronic resources. Materials are also available from other libraries through interlibrary loan. Each of these libraries also offers computer terminals with internet access, and programs for both children and adults.

Police Protection

None of the towns has its own police department. The towns of Albion, and Dunkirk have a constable to enforce their local ordinances. Rutland has two constables.

Additional enforcement is provided by the Dane County Sheriff's Department. The Dane County Sheriff's Department employs over 425 sworn personnel, who provide a variety of functions including patrol, investigations, jail, warrant & civil process service, lake & snowmobile patrol, and the D.A.R.E. education unit.

Fire Protection

Only the Town of Blooming Grove maintains its own fire department. The Blooming Grove Fire Department provides fire protection within the town boundaries. It is primarily a volunteer department, with three full-time employees.

The other four towns receive fire protection through intergovernmental agreements with neighboring jurisdictions.

- ▶ Albion: Edgerton Fire District provides fire protection in the town.
- ▶ Dunkirk: Fire protection in the town is provided by the City of Stoughton.
- ▶ Pleasant Springs: Fire protection in the town is provided through intergovernmental agreements with the City of Stoughton, the Village of McFarland, and the Village of Deerfield.
- ▶ Rutland: The town is served by three different fire districts: the Brooklyn Fire District, the Oregon Area Fire & EMS District, and the City of Stoughton.

Emergency Medical Services

The Town of Albion contracts with a private organization, Kutz Ambulance Service, to respond to medical emergencies in the town. The other towns rely on intergovernmental agreements with neighboring jurisdictions.

- ▶ Blooming Grove: The town has intergovernmental agreements with the Village of McFarland, the Village of Maple Bluff, and the Town of Madison to provide Emergency Medical Services.
- ▶ Dunkirk: Ambulance service is provided through an agreement with the City of Stoughton.
- ▶ Pleasant Springs: Emergency medical services are provided by the City of Stoughton, the Village of McFarland, and Deer-Grove EMS.
- ▶ Rutland: Emergency medical services are provided by the Brooklyn EMS District, the Oregon Area Fire & EMS District, and the City of Stoughton.

Municipal Buildings

Each of the towns owns and operates a town hall. Some have additional buildings such as a maintenance facility or town garage. Map 6 shows the location of these buildings, along with other community facilities.

- ▶ Albion: The Town Hall, located at 620 Albion Road, was constructed for use as a Town Hall in the 1850s. It has been well maintained and is expected to meet the needs of the town in the foreseeable future. The Town garage, located on Academy Street, was constructed in the late 1930s. It is also expected to meet the town's needs into the foreseeable future.
- ▶ Blooming Grove: Blooming Grove has five municipally-owned buildings. A Town Hall/Fire Station located on Stoughton Road, a public works shop, records garage, storage garage, and vehicle garage.
- ▶ Dunkirk: The Town Hall is located on County Highway N.
- ▶ Pleasant Springs: The Town Hall offices and the public works maintenance facilities are located at 2354 CTH N. The Dane County Sheriff's Department is a tenant of the town.
- ▶ Rutland: The Town Hall and garage is located on Center Road.

The Stoughton Area Senior Center serves the City of Stoughton and neighboring towns, including Albion, Dunkirk, Pleasant Springs, and Rutland. The Center is a non-profit agency that provides programs and services for residents of the service area over age 55. It is located in the City of Stoughton, and offers a variety of programs and services including meals, transportation, classes, activities, social opportunities, and

a newsletter. The Center also employs case managers who help link seniors to medical, financial, and legal services that are designed to help seniors remain independent. The McFarland Senior Center also serves the Town of Pleasant Springs.

Schools

Each of the towns is served by more than one school district. Map 12 in the Intergovernmental Cooperation chapter shows the boundaries of each district.

- ▶ Albion: The majority of Albion is located within the Edgerton School District. The northwest corner is in the Stoughton School District, and the northeast corner is located in the Cambridge School District.
- ▶ Blooming Grove: Residents of Blooming Grove are located in either the Madison Metropolitan, Monona Grove, McFarland, Oregon, or Sun Prairie school district.
- ▶ Dunkirk: The majority of the town is in the Stoughton Area School District. The southeastern corner of the town is in the Edgerton School District.
- ▶ Pleasant Springs: The town has four school districts: Stoughton, Cambridge, McFarland, and Deerfield.
- ▶ Rutland: The eastern two-thirds of the town is in the Stoughton Area School District, the western third is in the Oregon School District. Two parcels are located in the Evansville School District.

Childcare Facilities

In southeastern Dane County there are 386 regulated day care programs (Exhibit 25). A regulated program has either been licensed through the state or certified by Dane County. There are two categories of state licensed day care facilities that differ based on the number of children served. Licensed Family Child Care Centers provide care for up to 8 children, and is often located in the provider's home. Licensed Group Child Care Centers provide care for 9 or more children, and are usually located somewhere other than the provider's home. A Certified Family daycare is certified by Dane County, it is a voluntary form of regulation for childcare programs that do not need a license.

Data generally shows that child care demand outstrips supply locally, statewide, and nationally.

Exhibit 25 Child Care Capacity; Southeastern Dane County: 2003

Classification	Number Of Facilities
Licensed Group Full-day	48
Licensed Group Part-day	37
Licensed Family	111
Certified Family	135
School-age Certified	2
Provisional Home	53

Source: Source: Wisconsin Child Care Resource & Referral Network

Health Care Facilities

There are 5 hospitals in Dane County (Exhibit 26). All of these are within driving distance of the towns. Most of the hospitals are located in Madison, and there is one in Stoughton. The Mendota Mental Health Institute is a state hospital that provides psychiatric services. It is also located in Madison.

Exhibit 26 Hospitals; Dane County: 2004

Name	Location	Type
Meriter Hospital	Madison	General Medical- Surgical
St. Mary's Hospital	Madison	General Medical- Surgical
Stoughton Hospital	Stoughton	General Medical- Surgical
University of Wisconsin Hospital	Madison	General Medical- Surgical
Mendota Mental Health Institute	Madison	State
William S. Middleton Memorial VA Medical Center	Madison	General Medical- Surgical

Source: Guide to Wisconsin Hospitals, 2001. Wisconsin Department of Health and Family Services

There are 23 nursing homes in Dane County (Exhibit 27). None of these are located within the towns, however many are located within a relatively short driving distance.

Exhibit 27 Nursing Homes; Dane County: 2001

Name	Location	Capacity
Attic Angel Place	Middleton	44
Badger Prairie Health Care Center	Verona	132
Belmont Nursing and Rehabilitation Center	Madison	132
City View Nursing Home	Madison	57
Four Winds Manor	Verona	71
Heartland Country Village	Black Earth	50
Ingleside	Mount Horeb	119
Karmenta Center	Madison	105
McCarthy Nursing Home	Stoughton	18
Meriter Health Center	Madison	120
Middleton Village Nursing/Rehabilitation	Middleton	97
Nazareth House	Stoughton	99
Oak Park Nursing & Rehabilitation Center	Madison	163
Oakwood Lutheran-Hebron Oaks	Madison	137
Oregon Manor	Oregon	45
Rest Haven Health Care Center	Verona	21
Skaalen Sunset Home	Stoughton	201
St. Mary's Care Center	Madison	184
Sun Prairie Health Care Center	Sun Prairie	32
Waunakee Manor Health Care Center	Waunakee	104
Willows Nursing and Rehabilitation Center	Sun Prairie	53

Source: Wisconsin Department of Health and Family Services

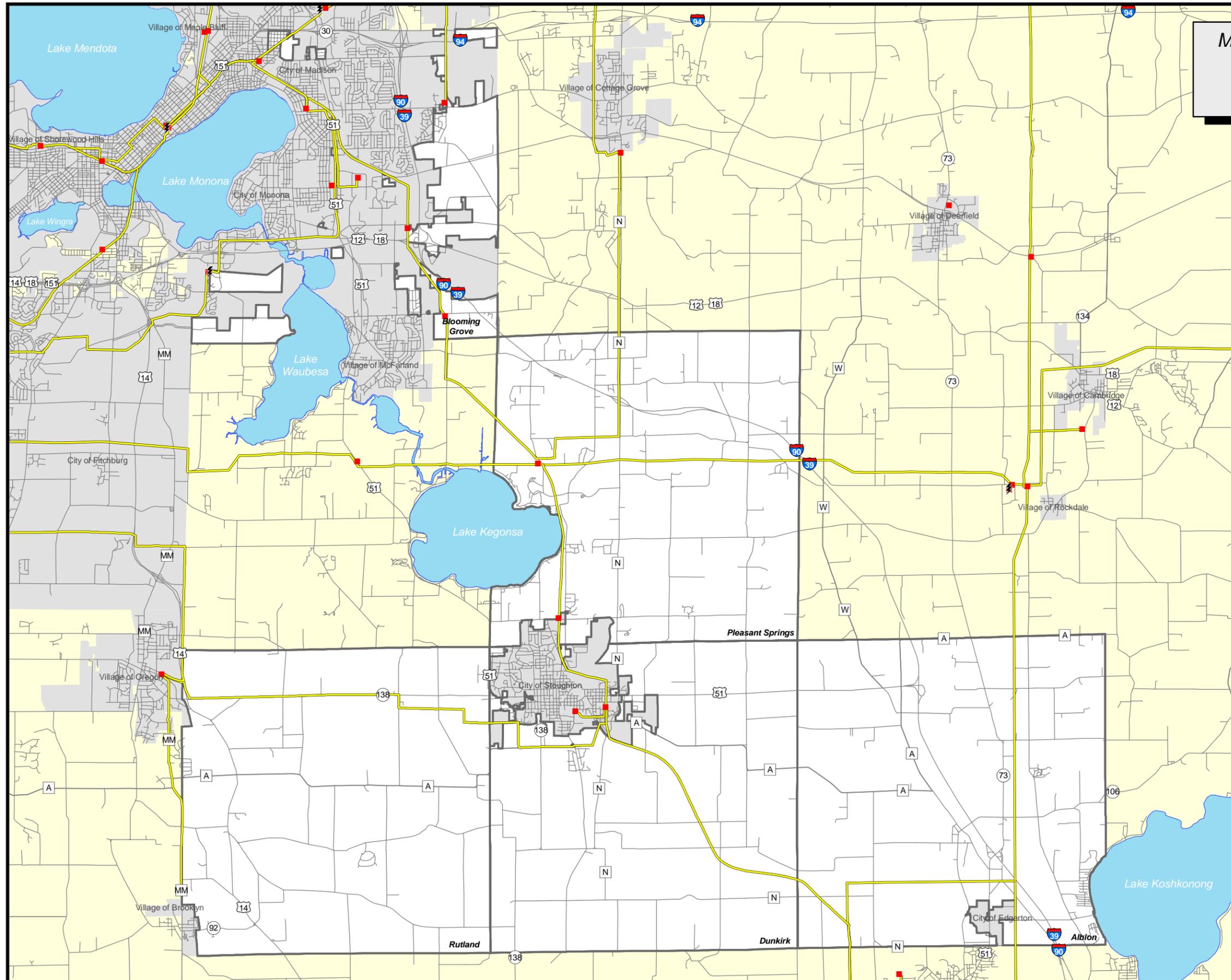
Cemeteries

There are cemeteries located in each of the towns; some are owned and operated by the municipality. In some cases, the cemeteries are privately owned but the town provides maintenance services.

- ▶ Albion: The town operates three cemeteries: Evergreen Cemetery, Sweet Cemetery, and Albion Prairie Cemetery.
- ▶ Blooming Grove: The town owns and operates the Blooming Grove Cemetery. The 4-acre cemetery is located on Pflaum Road, just east of Madison Lafollette High School. It is about 70 percent occupied.
- ▶ Dunkirk: There are three cemeteries in Dunkirk. The private cemeteries are Lutheran Cemetery, CTH N; Lutheran Cemetery, CTH A; and Catholic Cemetery, CTH A.
- ▶ Pleasant Springs: The town does not own or operate any cemeteries. However, it does provide maintenance for approximately two acres in six locally established burial grounds. This maintenance includes annual brush clearing and seasonal mowing.
- ▶ Rutland: The town owns and operates Graves Cemetery, a 2.9-acre cemetery located at the corner of Center Road and Old Stage Road. Rutland Center Cemetery is located at 687 US Highway 14, on the west side of US 14, just north of Rome Corners Road. A 1-acre addition was recently added making this a 3.2-acre cemetery.

Map 4
Electrical;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Map Legend

- Substation
- ⚡ Powerplant
- Transmission line

Map Features

- City / Village
- Roads



Source: Base map provided by Dane County
 Land Information Department

Data Source: Wisconsin Public Service Commission
 and Federal Communications Commission

Map Created: December 11, 2003
 Map Edited: February 27, 2006



Map 5
Recreational Facilities;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland

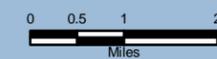
Map Legend

 Parks and recreation

Map Features

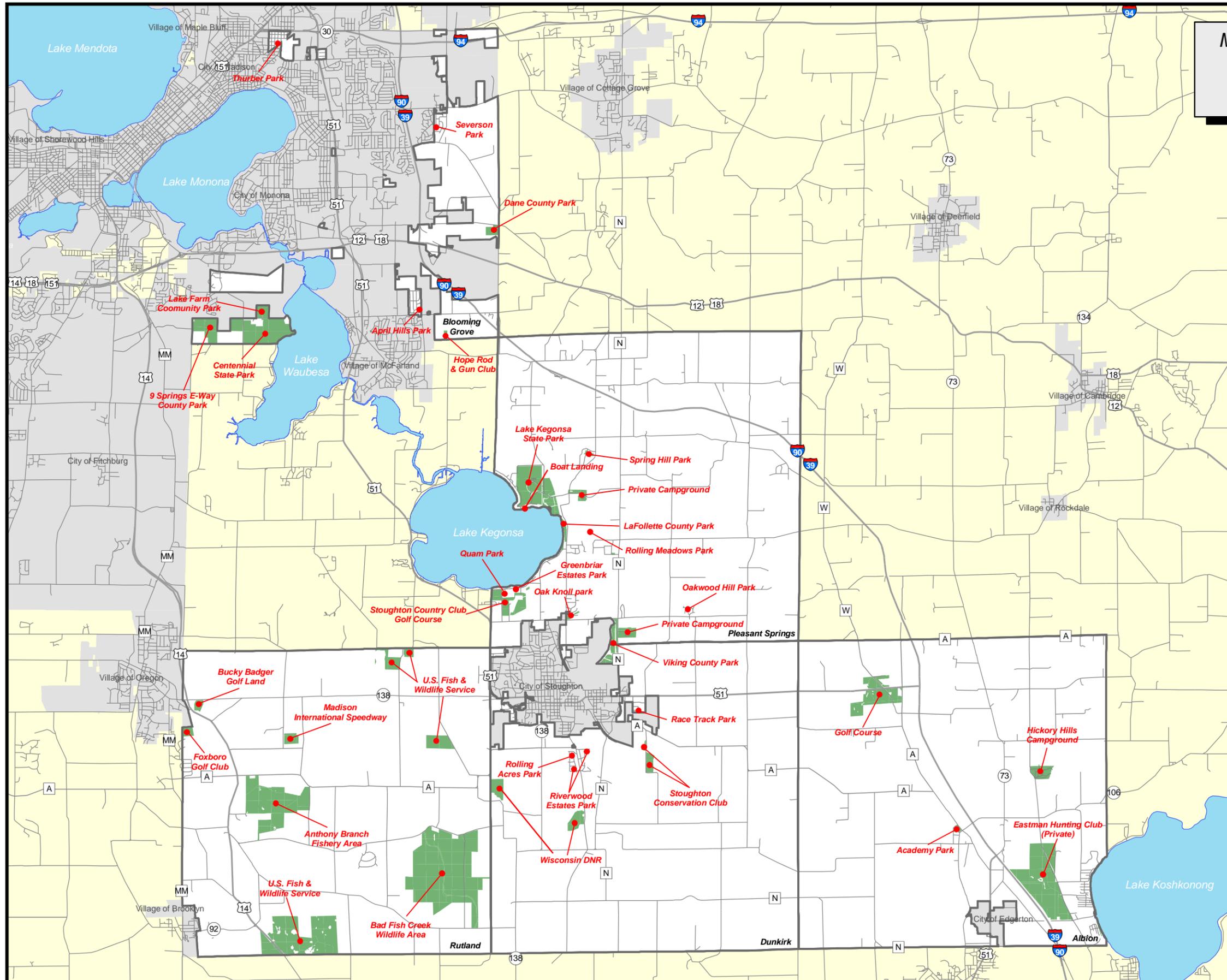
 City / Village

 Roads



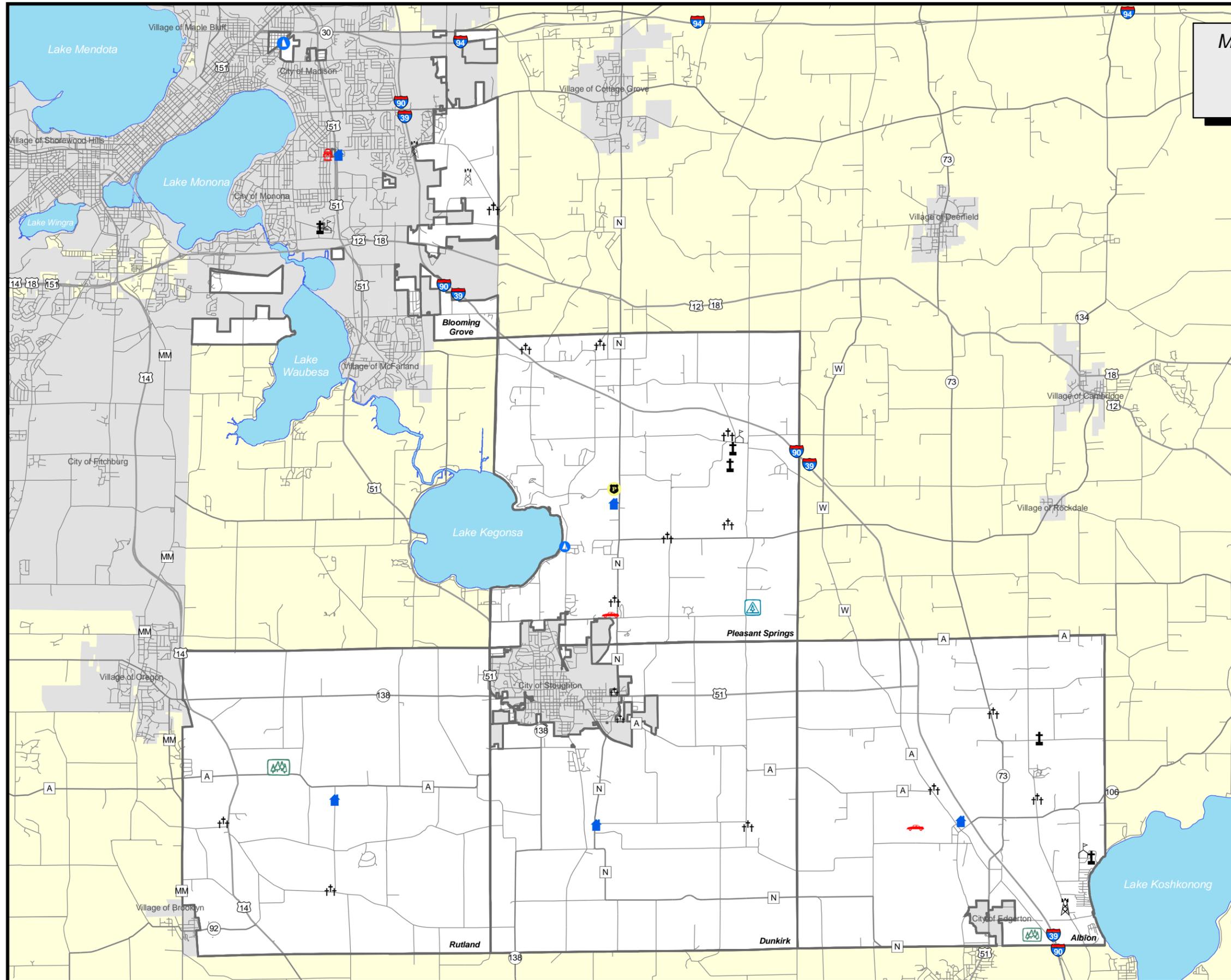
Source: Base map provided by Dane County
 Land Information Department

Map Created: December 11, 2003
 Map Edited: January 26, 2006



Map 6
Community Facilities;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Map Legend

- | | | | |
|--|------------------------|--|----------------|
| | School | | Cemetery |
| | Highway Department | | Fire Station |
| | Recycle Center | | Cellular tower |
| | Brush and Compost Site | | Sheriff Dept. |
| | Sanitary District | | Church |
| | Town Hall | | |

Map Features

- City / Village
- Roads



Source: Base map provided by Dane County
 Land Information Department

Data Source: Federal Communications Commission

Map Created: December 15, 2003
 Map Edited: February 27, 2006



Chapter 5 - Agricultural, Natural, and Cultural Resources

Overview

This chapter provides an inventory of the towns' agricultural, natural, and cultural resources. Specific topics include information about the ecological landscape, groundwater, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, mineral resources, and historical and cultural resources.

Agricultural Resources

v Productive Agricultural Areas

Predominantly focused in the upper Midwest, America's prime farmland regions coincide with our traditional notions of America's farm belt. While not containing as much prime farmland area as some other upper Midwest states, Wisconsin is still home to many acres of prime land.

Forty-one to eighty percent of the land area in eastern Dane County is considered to be prime or potential prime farmland according to the Natural Resources Conservation Service¹. Land that has the potential to be prime farmland (potential prime farmland) is land that becomes prime when it is improved by drainage, irrigation, or protection from flooding.

Map 7 shows the location of prime farmland in the planning area and Exhibit 28 shows the percentage of each town that is considered prime farmland according to the Natural Resources Conservation Service.

**Exhibit 28 Prime Farmland:
2003**

Town	Percent
Albion	55
Blooming Grove	42
Dunkirk	57
Pleasant Springs	53
Rutland	52

The vast majority of land in each of the towns land is used for agricultural purposes (Exhibit 29). However, in most of the towns, this is a small percentage of the town's total land value. The exception is Pleasant Springs, where agricultural land comprises a relatively higher percentage of the town's land value.

¹ Potential Prime Farmland in Wisconsin. U.S. Department of Agriculture, Natural Resources Conservation Service.

Exhibit 29 Agricultural Land; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2003

Town	Parcels	Acres	Percent of land area	Percent of land value*
Albion	734	14,511	66.5	11.6
Blooming Grove	75	2,335	70	2.2
Dunkirk	635	15,181	76.7	12.2
Pleasant Springs	638	13,302	65.8	4.2
Rutland	717	14,413	75.6	9.3

Source: Statement of Assessments – 2002. Wisconsin Department of Revenue.

* Land value only, does not include improvements.

In Dane County, the 1997 Census of Agriculture² revealed a number of interesting findings related to the growth and development of its urbanized areas over the ten year period from 1987 to 1997. Overall, these trends show the decline of farming in this area.

- ▶ Land in farms – decreased by 10 percent from 569,937 to 512,971 acres.
- ▶ Average size of farms – decreased by one percent, from 200 to 198 acres.
- ▶ Number of farms – decreased by 9 percent, from 2,849 to 2,595 farms.



v Agricultural Preservation Programs

Exclusive Agricultural Zoning Ordinances

An exclusive agricultural zoning ordinance can be adopted by any county, town, or municipality in a county that has a certified agricultural preservation plan in effect. A local government, by establishing an exclusive agricultural use district, effectively decides that agricultural uses of land are most appropriate in that district.

The Department of Agriculture, Trade and Consumer Protection assists counties in creating county agricultural preservation plans, which lay the groundwork for towns, municipalities, and counties to develop exclusive agriculture zoning districts. Farmers can also participate by signing an individual, long-term agricultural preservation agreement. The farmland preservation program provides state income tax credits to farmers who meet the program’s requirements to meet soil and water conservation standards, and to only use the land for agriculture. Dane County has adopted exclusive agriculture zoning, only in towns that elect to have such a district. All five towns have elected to have A-1 exclusive agriculture districts.

Natural Resources

v General Setting

The towns are located within the Southeast Glacial Plain Ecological Landscape as defined by the Department of Natural Resources³ (Exhibit 30).

This ecological landscape is home to some of the world’s best examples of continental glacial activity. Drumlins, eskers, kettle lakes, kames, ground and end moraines, and other glacial features are evident

² 1997 Census of Agriculture. U.S. Department of Agriculture.

³ Wisconsin Land Legacy Report: An inventory of places critical in meeting Wisconsin’s future conservation and recreation needs. Wisconsin Department of Natural Resources, 2002.

throughout the entire area. A particularly striking area, the long "ridge" that formed between the Green Bay and Lake Michigan lobes of the Wisconsin glacier (known as a kettle interlobate moraine), is protected in part by the Kettle Moraine State Forest.

In addition to the many small kettle lakes in this landscape, there are also a number of much larger lakes, such as the Lake Winnebago Pool system, the Yahara Chain of Lakes, Lake Koshkonong, and Lake Geneva. Major rivers include the Rock, upper portion of the Milwaukee, middle portion of the Fox, and the Illinois Fox. Although many of the landscape's natural wetlands have been drained, a large amount still remains. The largest single wetland in this landscape, Horicon Marsh, is a globally significant area.

Soils are mostly silt loams but there are also areas of clay soils and sandy soils. Most of the tillable land is intensively farmed, with dairying and cash-cropping of grains and vegetables being the predominant types of agriculture. The natural vegetation of this landscape was formerly a mix of hardwood forest, prairie, savanna and wetlands. Today, very little of the prairie and savanna habitat remains.

v Geology

According to the Wisconsin Geological and Natural History Survey⁴ most of the bedrock geology of southeastern Dane County is characterized by areas of Sinnipee Group, St. Peter Formation, and Prairie du Chien Group. These formations are composed primarily of dolomite or sandstone, with some limestone, shale, and sandstone. Additionally, the Towns of Pleasant Springs and Dunkirk have a significant area composed of primarily sandstone. This area is generally characterized by a greater depth to bedrock (in the 100-300 foot range) than much of Dane County. However, there are areas within the towns that have shallow bedrock (0-50 feet).

Exhibit 30 Wisconsin's Ecological Landscapes



Source: Wisconsin Department of Natural Resources

⁴ Bedrock Geology of Wisconsin. University of Wisconsin – Extension, Geological and Natural History Survey

v Soils

The soils of southeastern Dane County can be categorized as either forested silty soils or prairie silty soils. Both are components of the Southeastern Upland soil region⁵, which includes thirty-four soil associations. This soil region is characterized by variable soil depth and character, and high natural productivity.

v Groundwater

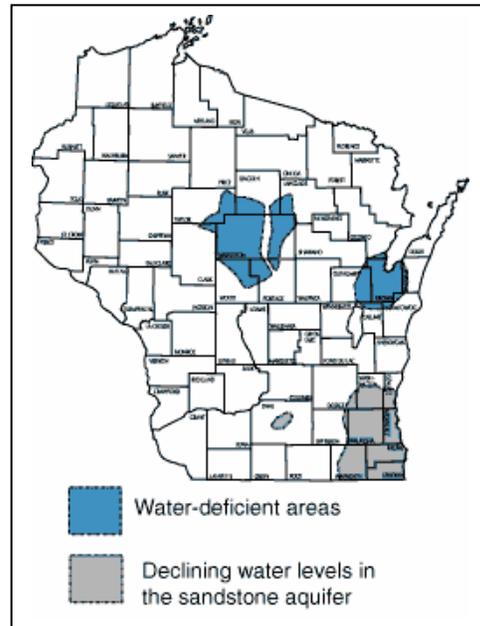
Some portions of the state, including Dane County, are facing concerns about the availability of good quality groundwater for municipal, industrial, agricultural, and domestic use. Groundwater levels are affected by high capacity wells used for municipal water supplies, and by transferring water from one basin to another when wastewater is discharged to areas other than where the water was drawn.

According to the Wisconsin Department of Natural Resources (WDNR), groundwater pumping has led to declines in groundwater in the most populous areas of the state (Exhibit 31). Several problems have been associated with lowering groundwater levels. Pumping costs may be increased; wells may yield less water or dry up; and base flow into streams, springs, lakes, and wetlands can be reduced or even cease, causing surface waters to dry up.

A Wisconsin Geological and Natural History Survey map delineates groundwater susceptibility to contamination based on five physical resource characteristics. These characteristics are the type of bedrock, depth to bedrock, depth to water table, soil characteristics, and surficial deposits. Based on these characteristics, the area of southeastern Dane County is moderately to highly susceptible to contamination, with a few areas being identified as being the most susceptible to contamination. Physical susceptibility is only one factor of potential for contamination. Whether an area will experience groundwater contamination depends on several factors including the likelihood of release, the type of contaminants released, and the sensitivity of the area to contamination.

Atrazine is a popular corn herbicide that has been used in Wisconsin for over 25 years. It has been detected in groundwater in some areas of the state, and is being studied by the US EPA for its health effects. Consuming small amounts of atrazine over time may cause chronic health problems, and it is also suspected of being an endocrine disruptor. Groundwater monitoring has determined that the concentrations of this chemical already exists at high enough levels within the groundwater table in certain areas to issue a ban on the use of atrazine. The towns of Blooming Grove, Dunkirk, Pleasant Springs, and Rutland, and part

Exhibit 31 Groundwater Deficiencies



Source: Groundwater Declines Raise Concern. UW Extension.

⁵ Wisconsin Geological and Natural History Survey. Soil Regions of Wisconsin, and Soils of Wisconsin.

of the Town of Albion are designated as atrazine prohibition areas as delineated by the Wisconsin Department of Agriculture, Trade, and Consumer Protection⁶.

Leaking underground storage tanks have been identified in three of the towns, including two in Albion, two in Blooming Grove, and one in Pleasant Springs. None of these sites have been identified by the DNR as high priority. Exhibit 32 shows the location of these sites.

These sites either have completed, or are undergoing cleanup actions to remedy the leaking tank, with oversight by the DNR and/or the Wisconsin Department of Commerce.

Exhibit 32 Leaking Underground Storage Tank Sites; Towns of Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2003

DNR Activity Name	Site Address	Town
DeYoung Farm Property	Willow Dr	Albion
Severson Transport Garage	624 Albion Rd	Albion
Terra Engineering & Const	2201 Vondron Rd	Blooming Grove
Kampmeier Quarry	4381 Marsh Rd	Blooming Grove
Danco Prairie FS Coop Bulk Plant	2434 Skaalen Rd	Pleasant Springs

Source: Wisconsin Department of Natural Resources, Bureau of Remediation and Redevelopment

Groundwater concerns throughout the region include contamination associated with Hydrite Chemical Company, in Cottage Grove. Contamination is suspected to have occurred in the 1970's and earlier, and the site has been undergoing cleanup and monitoring efforts for more than 15 years. Volatile Organic Compounds (VOCs) have been found in groundwater near the plant and the surrounding area.

v Forests

The WDNR estimates that our state's 16 million acres of forest land (46 percent of Wisconsin's total land area) and millions of urban trees significantly contribute to the quality of life in Wisconsin. However, 70 percent of the forest land is in private ownership, making sustainable forest management more complex. The DNR defines forest land as: land area that is at least 16.7 percent covered by forest trees or was in the past, and is not currently developed for nonforest use.

Private ownership is even more common in the Lower Rock River Basin, where the five towns are located; 88 percent of the timberland is privately owned. The WDNR reports that the amount of forest cover within the Lower Rock River Basin has been decreasing slightly over the past 13 years, although the current net annual growth exceeds the annual removal of trees. Seven percent of the basin's land area was forested, according to the most recent forest survey. The most common type of forest is oak-hickory, with white, black, and pin oak being the most abundant tree species.

There are two forest tax laws in Wisconsin, the Managed Forest Law and the Forest Crop Law. These programs provide private property owners with tax reductions in exchange for entering into long-term contracts with the Department of Natural Resources to ensure proper forest management. The public also benefits from the additional opportunities for recreation, wildlife habitat, and watershed protection that proper

⁶ Atrazine Prohibition Areas and Groundwater Contamination. Wisconsin Department of Agriculture, Trade, and Consumer Protection.

forest management provides. According to the Wisconsin DNR⁷ there are parcels in each of the five towns that are enrolled in these programs.

- ▶ Albion: 25 acres (2 parcels)
- ▶ Blooming Grove: 10 acres (1 parcel)
- ▶ Dunkirk: 184.4 acres (19 parcels)
- ▶ Pleasant Springs: 61 acres (5 parcels)
- ▶ Rutland: 280 acres (22 parcels)

In addition, the towns' urban forest is an important resource. The DNR defines an urban forest as all of the trees and other vegetation in and around a town, village, or city. This includes publicly owned trees such as those lining streets, in parks and utility rights-of-way, and riverbanks, and also includes privately owned trees in home and business landscapes. Shrubs, vines, grass, groundcover, wildlife, pets, and people are all integral parts of the urban forest ecosystem.

v Environmentally Sensitive Areas

The towns are located in an area of the state that is characterized by wetlands, habitat for threatened or endangered species, prairie/savanna ecosystems, surface water, and floodplains. Areas such as these are sensitive to development activity, and may be damaged by development that is too close or is inappropriate for the individual location. The ecological services provided by these areas are important and may be difficult or costly to replicate.

v Threatened or Endangered Species

Wisconsin's Natural Heritage Inventory (NHI)⁸ is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features in Wisconsin. The Wisconsin NHI program is part of an international network of inventory programs that collect, process, and manage data on the occurrences of natural biological diversity using standard methodology. This network was established, and is still coordinated by The Nature Conservancy (TNC), an international non-profit organization.



Based on data contained in Wisconsin's Natural Heritage Inventory there are 160 known rare or endangered plant and animal species in Dane County. Some of these are known to exist in or near the towns. One should not assume that lack of documented sightings of rare or endangered species is evidence that endangered resources are not present.

⁷ Aquatic and Terrestrial Resources Inventory. Wisconsin Department of Natural Resources Comprehensive Planning Webmapping Site.

⁸ Natural Heritage Inventory, established in 1985 by the Wisconsin Legislature. Maintained by the Wisconsin Department of Natural Resources Bureau of Endangered Resources.

v Surface Water

The towns are located in the Lower Rock River basin (Exhibit 33). The Rock River Basin covers about 3,777 square miles and extends across ten counties. The Rock River Basin has over 443 lakes and 28 different watersheds. All five towns are located within five of these watersheds: Yahara River and Lake Monona, Yahara River and Lake Kegonsa, Upper Koshkonong Creek, Lower Koshkonong Creek, and Badfish Creek.

Fifty-eight streams, stream segments, and lakes have been identified as “Impaired Waters of the State” and listed on the Environmental Protection Agency’s (EPA) 303d list, because they do not meet the water quality standards of the Clean Water Act. The majority of these impaired waters are in the Upper Rock River Basin, however there are also some in the Lower Rock River Basin as well. Impaired waters in southeastern Dane County include Badfish Creek in the Town of Rutland, Starkweather Creek in Blooming Grove, and the Yahara River in Pleasant Springs and Dunkirk.

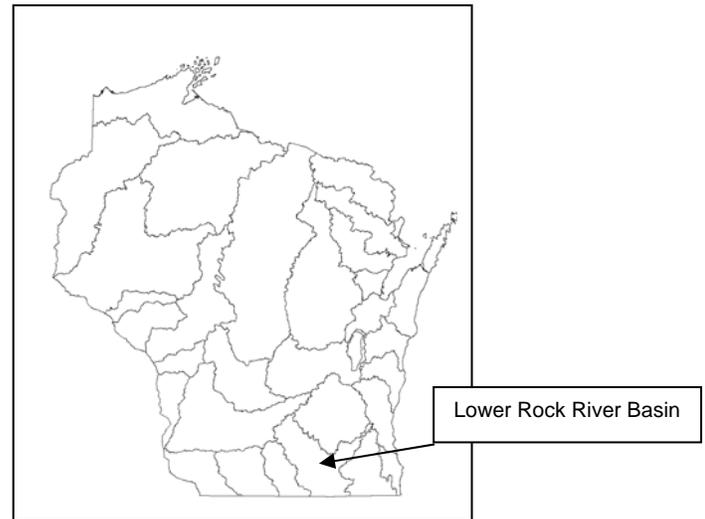
Within the Rock River Basin, there are eight streams or stream segments classified as Outstanding or Exceptional Resource Waters. One of these, Rutland Branch (also known as Anthony Branch), is located in the Town of Rutland. This tributary of Badfish Creek is a small, spring-fed stream that supports trout. The Wisconsin Department of Natural Resources has acquired land adjacent to the stream, known as the Anthony Branch Fishery Area.

The entire basin is impacted by agricultural and urban land use, and it is likely that more streams will be added to the list of impaired waters in the future. There are a number of lake organizations that have undertaken local efforts to protect their water resources. Forty-five of these organizations have been formed in the Rock River Basin.

Lakes are an important part of the landscape in Dane County. The Wisconsin Lakes book includes information on all officially named lakes, and unnamed lakes of more than 20 acres. Lake data for the towns, from the Wisconsin Lakes Book, is summarized below:

- ▶ Albion: There are four lakes in Albion. Rice Lake is 170-acres, Sweet lake is 12-acres, and Turtle Lake is 15-acres. All of these are located in the eastern part of the town. The southeastern corner of the town includes a small part of Lake Koshkonong. Public access is available by boat ramp, and there are several species of fish present in Lake Koshkonong.
- ▶ Blooming Grove: Two separate lakes, that are connected by the Yahara River are found in Blooming Grove. Upper Mud Lake is a 223-acre wilderness lake, that is accessible to the public, but has no walk-in or drive-in trails to the lake. Large mouth bass and Panfish are abundant, while other species of fish are found in the lake. Lake Waubesa, located just south of Upper Mud Lake is a 2,080-acre lake with wheelchair accessible boat ramps and several species of fish. Eurasian

Exhibit 33 Wisconsin Basins



Source: Wisconsin Department of Natural Resources

Water Milfoil, an exotic plant species that can become aggressive and destructive, has been found in Lake Waubesa.

- ▶ Dunkirk: The only lake in the town of Dunkirk is the 10-acre Grass Lake located near the western border.
- ▶ Pleasant Springs: The Town of Pleasant Springs encompasses the eastern half of Lake Kegonsa. This 3,209-acre lake has wheelchair accessible boat ramps and several species of fish. Eurasian Water Milfoil, an exotic plant species that can become aggressive and destructive, has also been found in Lake Kegonsa.
- ▶ Rutland: The only lake in the town of Rutland is the 69-acre Bass Lake. Located near the eastern border of the town, there are no roads or trails leading to the lake, therefore it is considered a wilderness lake.

Stormwater Ordinance

A stormwater management and erosion control ordinance went into effect in Dane County during 2002 to protect surface water from stormwater runoff. Chapter 14 of the Dane County Code of Ordinances requires an erosion control and/or stormwater control permit for certain activities that result in land disturbance and/or impervious surface. Agricultural activities, one and two family house sites, construction of public buildings, and certain state highway projects are exempt from the requirements. The ordinance sets standards to increase the quality and decrease the quantity of stormwater runoff in Dane County.

Potential Phosphorous Ban

Dane County has passed an ordinance that bans the use and sale of lawn fertilizer containing phosphorous. The ordinance is intended to improve water quality by reducing the amount of phosphorous that enters Dane County Lakes.

v Floodplains

The floodplain is land that has been, or may be, covered by floodwater during the 100-year flood, also described as the flood level that has a one percent chance of occurring in any given year. Development in the floodplain reduces the floodplain's storage capacity, causing the next flood of equal intensity to crest even higher than the last.

Floodplains are found within each of the towns (Map 8). They are primarily located near rivers and streams.

v Wetlands

Wisconsin's wetlands provide habitat for wildlife, store water to prevent flooding, and protect water quality. However, the wetlands have continued to be destroyed and degraded as they are impacted by pollutants, and drained or filled for agriculture and development.

According to the Wisconsin Wetlands Inventory, Dane County contains 51,418 acres of wetland⁹, comprising 6.7 percent of the county's total land area, and one percent of the state's wetlands. This data is based on aerial photography and includes only wetlands larger than 2-acres for this county. As a result, the wetland acreage numbers are likely to undercount the existing wetland area.

Exhibit 34 Wetlands; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2004

Town	Acres	Percent
Albion	2616	12
Blooming Grove	721	15
Dunkirk	1411	7
Pleasant Springs	2367	11
Rutland	2339	10

⁹ Based on 1986 aerial photography.

Map 9 shows the locations of wetlands in each of the towns. Exhibit 34 lists the number of acres, and percentage of total land area in each town classified according to the WDNR.

v Wildlife Habitat

Prior to European settlement, many areas in southern Wisconsin were characterized by grassland and prairie ecosystems. These areas are important habitat for grassland birds, whose populations have been declining significantly in recent decades. Wetlands are also important habitat for a number of amphibian and bird species.

As Wisconsin's land ownership becomes increasingly fragmented, the WDNR believes that habitat also tends to become more fragmented. This is particularly relevant to species that require a large range or contiguous habitat. Fragmented ownership negatively impacts species by causing inconsistencies in habitat management, and making it more difficult and expensive for the DNR or private organizations to acquire land for preservation.

v Metallic/Nonmetallic Mineral Resources

Metallic

Presently there are no metallic mines operating in Wisconsin. Although some of the bedrock, particularly in the northern part of the state, contains metal bearing minerals, there are no known metallic mineral deposits of economic value found in or near the towns.

Nonmetallic

Nonmetallic mining is a widespread activity in Wisconsin. The Wisconsin Administrative Code (NR 135) establishes a statewide program regulating nonmetallic mine, or quarry, reclamation. As of September 2001, nonmetallic mines may not operate without a reclamation permit. The program is administered at the state level, and the mines are required by law to develop a reclamation plan that will designate an approved land use when mining operations have ceased.

Active mines within the towns are listed below.

- ▶ Albion: There are two nonmetallic mining operations in Albion, one in the far northwest part of the town on Ramsey Road, just north of Highway 51, and the other in the western part of the town off from County Road A.
- ▶ Blooming Grove: There are three nonmetallic operations in Blooming Grove. One is in the northwest part of the town, north of Milwaukee Street. Yahara Materials is located near the intersection of Buckeye Road and Interstate 39/90. Kampmeier Quarry is located on Marsh Road, south of Highway 12/18.
- ▶ Dunkirk: The two nonmetallic mines located in Dunkirk are: one is located on the south side of Highway 51, just east of the City of Stoughton. The other is located near the intersection of County Road A and State Highway 138.
- ▶ Pleasant Springs: One mine is located in the northern part of the town, on Rinden Road, and another in the eastern part, on Tower Drive.
- ▶ Rutland: The Homberg Center Road Quarry, operated by Wingra Stone is located on Center Road, just south of Old Stone Road. Stoughton Farms also operates a quarry on Old Stage Road.

v Air Quality

National Ambient Air Quality Standards (NAAQS) have been established by the U.S. Environmental Protection Agency¹⁰ to protect public health and the environment. The pollutants regulated by these NAAQS include suspended particulate matter, carbon monoxide, ozone, oxides of nitrogen, oxides of sulfur, and lead. Some counties in southeastern Wisconsin have been designated as non-attainment areas for one or more NAAQS (Exhibit 35). Being designated as a nonattainment area results in stricter pollution control standards. Dane County is considered an attainment area for all pollutants.

Cultural Resources

v Historical Resources

Old buildings have a special relevance, bringing a “sense of place” to our lives and our communities. They also preserve the social, cultural, economic, and political history of people in a way that no printed word or photograph can.

The Wisconsin Architecture & History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts that illustrate Wisconsin’s unique history. The database is maintained by the Wisconsin Historical Society, and is comprised of written text and photographs of each property, which document the property’s architecture and history. Most properties become part of the AHI as a result of a systematic architectural and historical survey; inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. These sites are in addition to those on the National and State Register of Historic Places. Number of sites in AHI listed below current as of February 22, 2006.

- ▶ Albion: There is one site listed on the National Register of Historic Places, the Samuel Hall House, located at 924 Hillside Road. There are also 39 records listed in the Architecture & History Inventory.
- ▶ Blooming Grove: There are three records listed on the National Register of Historic Places, the Lake Farms Archeological District, Phlaum – McWilliams Mound Group (burial mounds), and Waubesa School. The Waubesa School is also listed on the State Register. There are also 10 sites listed in the Architecture & History Inventory.
- ▶ Dunkirk: Two sites in the Town of Dunkirk are listed on the National Register of Historic Places. The Gaute Ingebretson House is located at 1212 Pleasant Hill Road, and the Savage House is located on the northeast corner of STH 138 and Stebbinsville Road. There are also 23 locations listed in the Architecture & History Inventory.
- ▶ Pleasant Springs: There are no sites listed on the National Register of Historic Places. However, there are 38 historic places listed in the Architecture & History Inventory.

Exhibit 35 Air Quality in Wisconsin



Source: Wisconsin Department of Natural Resources

¹⁰ Section 109 of the Clean Air Act

- ▶ Rutland: Five sites in the Town of Rutland are listed on the National Register of Historic Places. The Samuel Hunt Residence is located on Center Road; the Sereno W. Graves Residence is located on the north side of Old Stage Road, 0.2 miles west of Center Road; the C.E. Lockwood Barn is located on the north side of Old Stage Road, 0.7 miles west of Center Road; the Daniel Pond Farm is located on the northeast side of US 14, 0.4 miles south of STH 92; and the Francis Marian Ames Farmstead is located at 221 STH 14. There are also 30 locations listed in the Architecture & History Inventory.



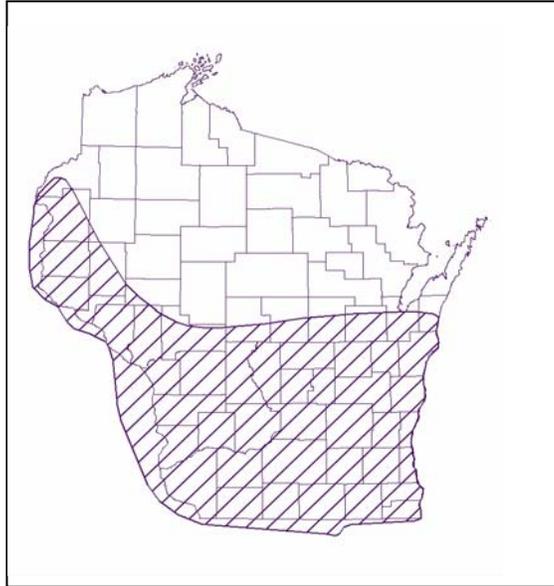
v Archeological Sites

Archaeological evidence indicates that people have lived in what is now Wisconsin for over 12,000 years. It is estimated that nearly 80 percent of the archaeological sites that once existed in the state have been destroyed or severely damaged, primarily by modern land practices such as development and farming. Some of the remaining evidence includes Native American effigy mounds, often constructed in the shapes of turtles, birds, bears, and other animals. The towns are located in a part of the state where effigy mounds are most common (Exhibit 36).

The Wisconsin Historical Society maintains a database of archaeological sites and cemeteries in the state. Although this database is the most comprehensive list of archaeological sites, mounds, and burial sites, it only includes sites that have been reported to the historical society. Sites listed in this database do not have special protection or status as a result of being included, and few of these sites have actually been evaluated for their importance.

- ▶ Albion: There are 23 archaeological records listed for the town, nine of them are cemeteries or burial sites.
- ▶ Blooming Grove: There are 120 sites listed in Blooming Grove, at least 32 of them are cemeteries or burial sites. Some of these sites are located within federally-recognized tribal lands, and therefore information on them is limited.
- ▶ Dunkirk: There are 24 records listed in Dunkirk. Eleven of these are cemetery or burial sites.
- ▶ Pleasant Springs: There are 52 archaeological sites listed in the town and 24 are listed as cemetery or burial sites.
- ▶ Rutland: There are eight records in Rutland. Four are a cemetery or burial site.

Exhibit 36 Effigy Mounds in Wisconsin



Source: Rowe, C. 1956. The Effigy Mound Culture of Wisconsin. Publications in Anthropology No. 3, Milwaukee Public Museum.

Map 7
Prime Farmland;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland

Map Legend

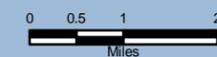
 Prime farmland - based on soils

Note: Additional land may be considered prime farmland when certain conditions are met.

Note: Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas).

Map Features

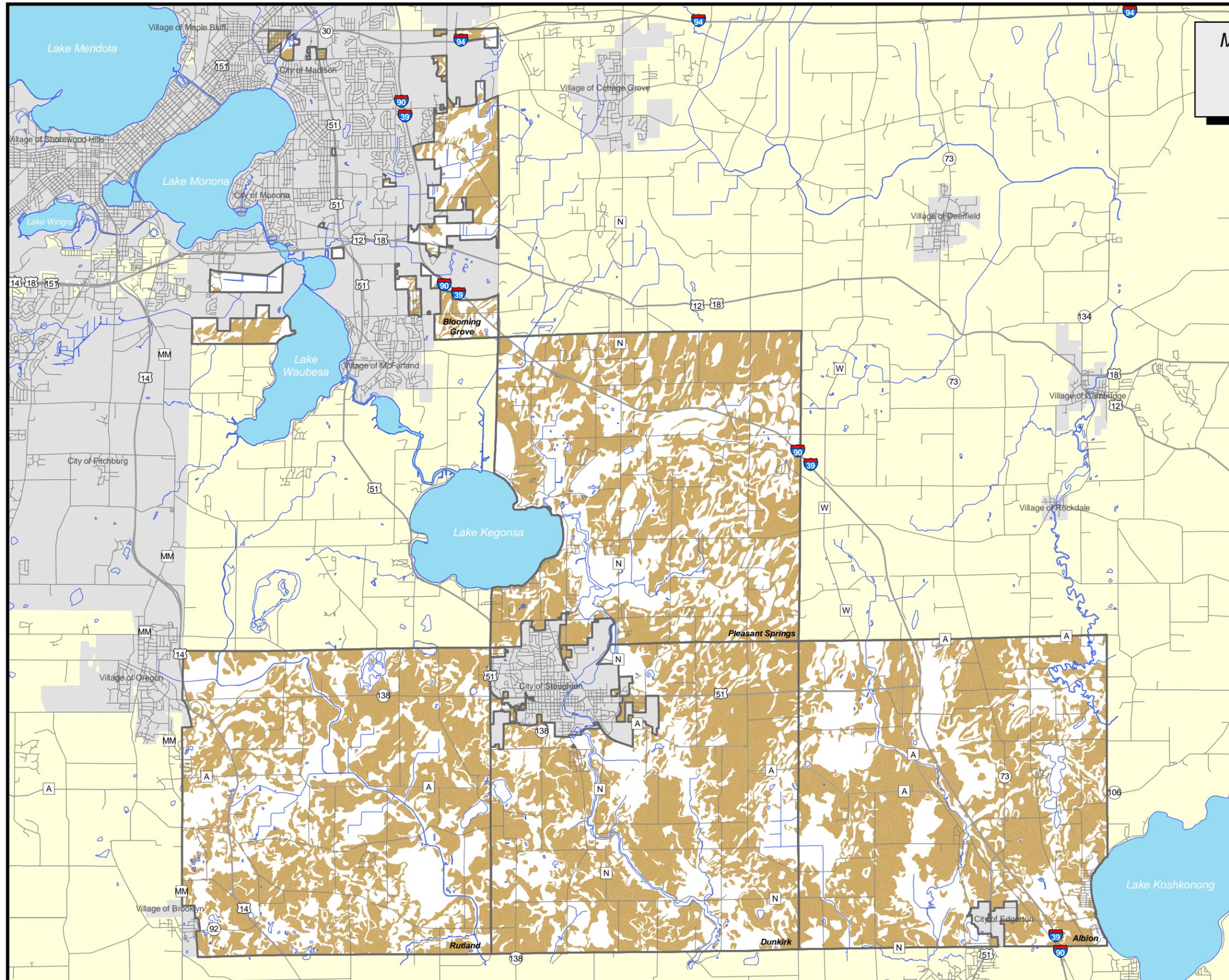
-  City / Village
-  River / Stream
-  Roads



Source: Base map provided by Dane County
 Land Information Department

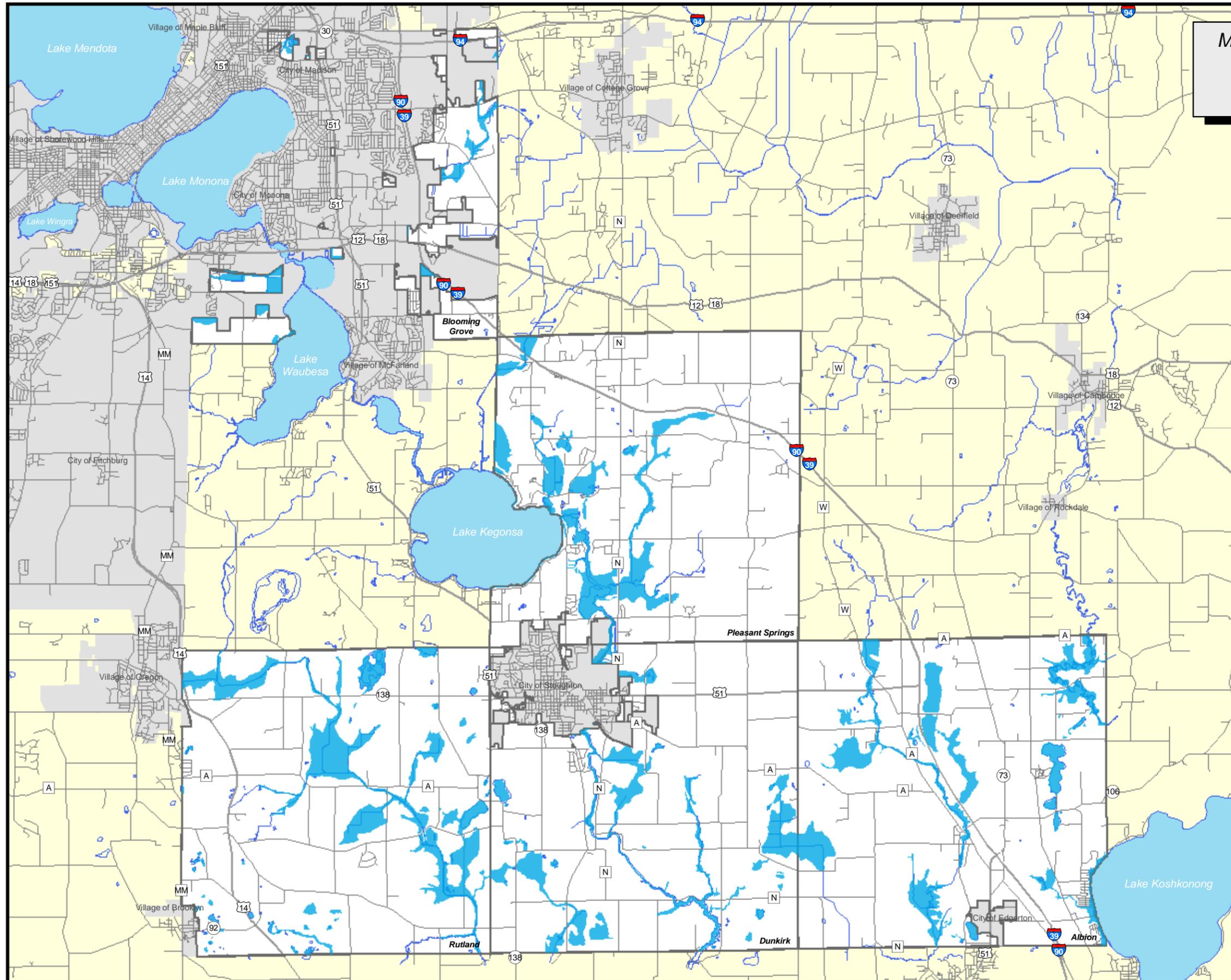
Data Source: Natural Resources Conservation Service

Map Created: December 11, 2003
 Map Edited: February 27, 2006



Map 8
100yr Floodplain;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland

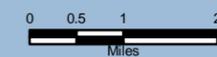


Map Legend

100yr floodplain

Map Features

- City / Village
- River / Stream
- Roads



Source: Base map provided by Dane County
 Land Information Department

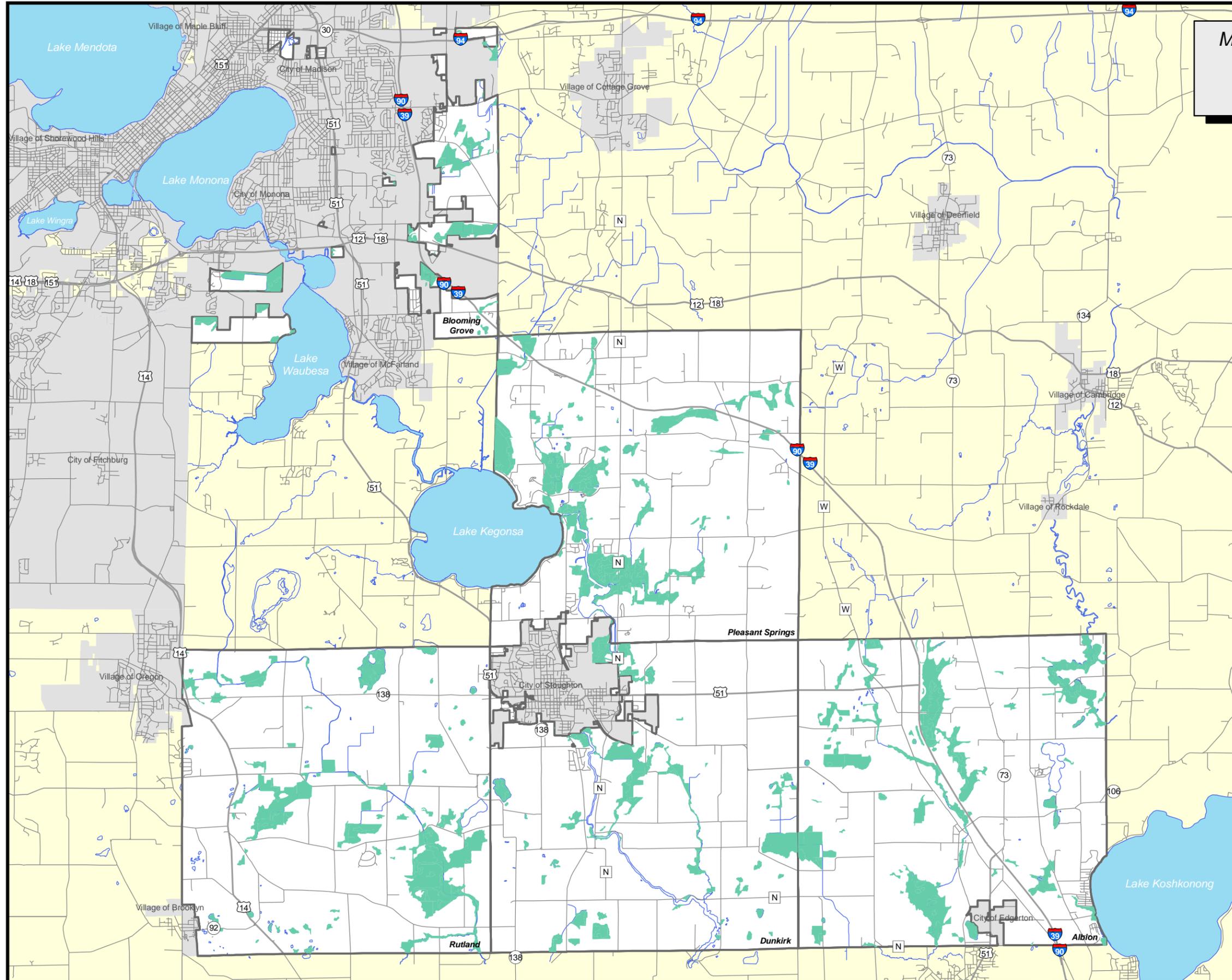
Data Source: Dane County Regional Planning Commission

Map Created: December 11, 2003
 Map Edited: February 27, 2006



Map 9
Wetlands;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland

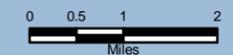


Map Legend

Wetland

Map Features

- City / Village
- River / Stream
- Roads



Source: Base map provided by Dane County
 Land Information Department

Data Source: Wisconsin Department of Natural Resources

Map Created: December 11, 2003
 Map Edited: February 27, 2006



Chapter 6 - Economic Development

Overview

Economic development refers to actions taken by a community to facilitate the increase of wealth within that community. Economic development creates jobs, raises income levels, diversifies the economy, and improves the quality of life while protecting the environment.

Economic activity can be categorized by the impact that activity has on land use. The first impact is the direct relationship the activity has to the land. Second is the effect the activity has upon the environment. The third is the relationship the activity has to other entities. The following examples illustrate the levels of impacts that economic activity may have upon land use.

A mine or quarry is an activity that literally consumes the land. The land has value for the material in the ground. A mine or quarry may change the way water drains from the land, it may create noise from heavy equipment and blasting, the exposed material may chemically react with air and water creating hazardous by-products. It requires heavy equipment that must be transported to and from the site. Material from the site must be transported to another site for further processing or for its end use. People who live near a quarry are affected by the environmental impacts of the quarry operation.

Farming is an economic activity that uses the land to create food and other products, but if properly managed, does not consume the land. The land has value for this activity that is dependent upon the fertility of the soil, climatic conditions, and quality of the environment. Farming may affect the environment through the material that is applied to the land as part of the farming operation, odors and noise that may be generated as part of normal operations, and from run-off from fields and animal enclosures. Farmers relate to their neighbors for security and as a source of seasonal labor. Farmers bring raw materials and equipment in from other places and must transport crops to other places for processing or distribution.



Manufacturing operations use the land as a site for organizing the manufacturing process. The land has value that is dependent upon its location relative to its inputs and markets and the services that are provided to the land (electricity, sewer, water, transportation). Manufacturing activity has an impact on the environment that is dependent upon the processes used in the manufacturing. Waste is generated that must be disposed of. Impervious surface from buildings and parking lots increases the amount of water that drains from the land and the potential for flooding in other parts of the community. The manufacturing operation relies upon people from the community to apply their skills and talents to the process. The manufacturing operation is also capital intensive and employs the surplus wealth created in earlier times to carry on the wealth creation process.

Commercial activity (primarily offices and retail) also uses land as a site for organizing operations and the value of the land is also dependent upon the services provided to the land and its location relative to its market. Commercial activity also generally requires direct exposure to its market either through visibility and

access from major transportation routes or through location in proximity to other commercial activity in a trade center. Commercial activity generally does not have as much of a direct impact upon the environment as other economic activities do, but it still consumes open space or farmland, creates waste that needs disposing, and creates impervious surfaces that require management of stormwater to prevent flooding and run-off impacts. Commercial activity has direct relationships with customers who generally come to the site along with the workers in that operation. Most commercial operations require the stocking of goods and supplies that must be brought to the site from a distribution point.

v Purpose of Chapter

This chapter explores the relationship between economic activity and land use. The chapter assess existing economic conditions, reviews statewide and federal planning efforts and develop goals, defines objectives and policies that will help guide decisions on land use.

v General Conditions

Together the five towns contain a workforce of approximately 8,209 people, while less than 500 non-farming jobs are offered by local employers. Fortunately, each of the towns has locational advantages that would allow an increase local employment. Industry and employment in Wisconsin is strong and with land and labor values increasing in Madison, the five towns could attract business in the future. All five towns are a short distance from the Interstate system, with quick access to Madison, Milwaukee, and Chicago. The towns will also continue to have demand for residential development from the outward growth of Madison.

Labor Force Characteristics

The five towns region is a net importer of jobs, meaning most residents work outside of the area. Most residents live within 30 minutes of the surrounding cities of Stoughton, Madison, or Janesville; all are large sources of jobs.

Exhibit 37 Population Age 16+ by Employment; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Blooming		Pleasant		Dane		Wisconsin
	Albion	Grove	Dunkirk	Springs	Rutland	County	
Population Age 16+	1,452	1,423	1,532	2,346	1,456	341,422	4,157,030
In Armed Forces	0%	0%	0%	0%	0%	0.1%	0.1%
Civilian - Employed	72.1%	74.6%	74.5%	78.3%	80.2%	72.1%	65.8%
Civilian - Unemployed	4.5%	1.4%	2.1%	1.9%	2.0%	2.9%	3.2%
Not in Labor Force	23.4%	24.0%	23.4%	19.7%	17.9%	25.0%	30.9%

Source: U.S. Census Bureau. Census 2000 (SF 4) Table PCT79.

Exhibit 38 Population Age 25+ by Educational Attainment; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Blooming		Pleasant		Dane		Wisconsin
	Albion	Grove	Dunkirk	Springs	Rutland	County	
Population Age 25+	1,272	1,248	1,355	2,093	1,286	269,998	3,475,878
Educational Attainment							
Less than 9th grade	4.3%	4.6%	2.1%	2.7%	2.1%	2.9%	5.4%
Some High School, no diploma	10.5%	3.7%	7.2%	5.3%	5.6%	4.9%	9.6%
High School Graduate (or GED)	40.6%	29.9%	37.6%	28.7%	30.4%	22.3%	34.6%
Some College, no degree	19.7%	30.4%	20.1%	19.9%	21.7%	20.3%	20.6%
Associate Degree	6.6%	7.9%	8.1%	13.3%	15.0%	8.9%	7.5%
Bachelor Degree	13.1%	16.0%	15.4%	19.3%	16.2%	24.8%	15.3%
Graduate or Professional Degree	5.2%	7.5%	9.4%	10.8%	9.0%	15.8%	7.2%
Total with Some Post High School Education	44.6%	61.8%	53.0%	63.3%	61.9%	69.8%	50.6%

Source: U.S. Census Bureau, Census 2000 (SF 4) Table PCT64.

v Educational Attainment

The population of persons over age 25 in the five towns has a generally similar educational attainment level as the state averages but a slightly lower level of attainment when compared to the rest of Dane County (Exhibits 37 and 38). Pleasant Springs has the most educated population of the five towns, but the attainment is still lower than Dane County as a whole. Of the five towns, Albion shows the least educational attainment with averages much lower than Dane County and even below state averages.

v Household Income

Overall, incomes in the five towns are higher than state and county averages. Pleasant Springs has the highest median household and per capita incomes. Seventy-three percent of households in Pleasant Springs make over \$50,000, compared to 43 percent and 49 percent for state and county households, respectively. Albion has the lowest per capita income of the five towns, but incomes are very similar to Dane County averages and are higher than state averages. Albion contains the largest percentage of lower income households with 32 percent reporting under \$35,000, a percentage that is higher than the other four towns, but still less than state and county averages. Exhibits 39 and 40 provide a comparison of incomes across Dane County and the five towns.

Exhibit 39 Per Capita Income; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 1999

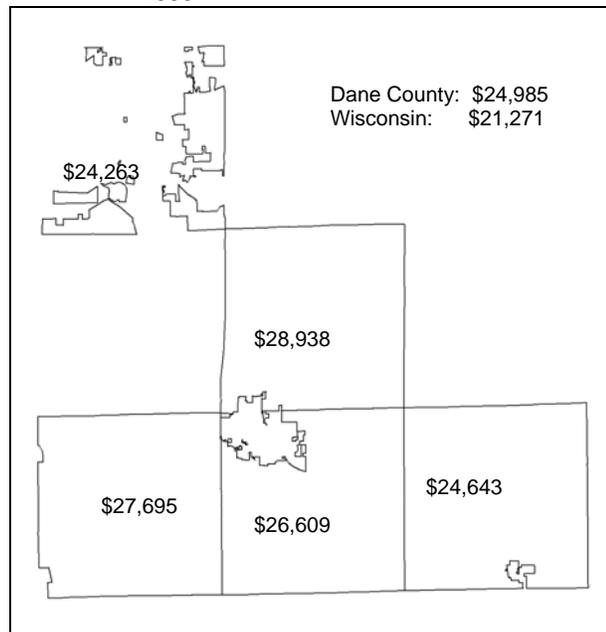


Exhibit 40 Households by Household Income; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 1999

	Blooming			Pleasant	Dane		
	Albion	Grove	Dunkirk	Springs	Rutland	County	Wisconsin
Total Households	738	731	748	1,099	687	173,710	2,086,304
Households by Income Level							
Less than \$15,000	5.9%	4.4%	4.2%	4.5%	2.1%	11.2%	12.9%
\$15,000 - \$24,999	11.5%	7.7%	4.7%	4.6%	5.1%	10.7%	12.7%
\$25,000 - \$34,999	14.6%	10.3%	9.0%	7.7%	7.3%	11.8%	13.2%
\$35,000 - \$49,999	18.7%	22.2%	16.7%	9.8%	15.3%	17.1%	18.1%
\$50,000 - \$74,999	23.6%	33.2%	30.5%	31.6%	34.2%	23.4%	22.7%
\$75,000 - \$99,999	15.2%	14.4%	18.4%	19.2%	16.4%	12.8%	10.9%
\$100,000 - \$149,999	7.0%	6.6%	10.0%	13.4%	14.3%	8.8%	6.4%
\$150,000 - \$199,999	1.1%	0.7%	3.3%	5.8%	4.1%	2.1%	1.5%
\$200,000 and over	2.3%	0.7%	3.1%	3.4%	1.3%	2.1%	1.5%
\$50,000 and over	49.2%	55.6%	65.3%	73.4%	70.3%	49.2%	43.0%
Median Household Income	\$49,118	\$55,328	\$62,426	\$68,958	\$64,740	\$49,223	\$43,791
Per Capita Income	\$24,643	\$24,263	\$26,609	\$28,938	\$27,695	\$24,985	\$21,271

Source: U.S. Census Bureau. Census 2000 (SF 4) Table PCT88.

Economic Base

Most of the available jobs in the five towns are related to local services (public administration, health care, and food service), or industries such as construction, transportation, or manufacturing. The recreational businesses of the Coachman's Inn and Golf Resort in Albion, and the Stoughton Country Club in Pleasant Springs are the largest employers in the five towns. Exhibit 41 shows how employment is spread across the major categories of industry.

Exhibit 41 Employment by Industry; Dane County, Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2003

Industry	Dane County		Albion		Blooming Grove		Dunkirk		Pleasant Springs		Rutland	
	Estimated Employees	% Of Total Employment										
Manufacturing	27,166	11	0	-	3	8	15	44	0	-	0	-
Retail Trade	31,371	12	6	5	0	-	0	-	0	-	17	14
Health Care & Social Assistance	30,990	12	7	6	0	-	0	-	0	-	0	-
Accommodations & Food Service	19,655	8	47	42	0	-	0	-	37	22	0	-
Public Administration	24,037	9	15	13	7	19	3	9	7	4	0	-
Administrative & Support & Waste Management & Remediation Services	13,702	5	3	3	3	8	0	-	7	4	3	2
Educational Services	2,450	1	0	-	0	-	0	-	0	-	0	-
Construction	14,826	6	3	3	24	65	5	15	24	14	31	25
Wholesale Trade	12,125	5	7	6	0	-	0	-	29	17	7	6
Management of Companies and Enterprises	6,667	3	0	-	0	-	0	-	0	-	0	-
Other Services	12,151	5	3	3	0	-	3	9	10	6	10	8
Transportation and Warehousing	4,509	2	10	9	0	-	5	15	17	10	0	-
Finance & Insurance	19,838	8	0	-	0	-	0	-	0	-	0	-
Arts, Entertainment & Recreation	3,371	1	3	3	0	-	0	-	35	21	35	28
Professional, Scientific, & Technical Services	15,890	6	5	4	0	-	3	9	0	-	0	-
Information	6,924	3	0	-	0	-	0	-	0	-	0	-
Real Estate & Rental & Leasing	3,888	2	0	-	0	-	0	-	0	-	0	-
Mining	153	0	0	-	0	-	0	-	0	-	0	-
Utilities	1,094	0	0	-	0	-	0	-	3	2	0	-
Auxiliaries (exc corporate, subsidiary & regional mgt)	2,272	1	0	-	0	-	0	-	0	-	0	-
Ag., Forestry, Fishing and Hunting	175	0	3	3	0	-	0	-	0	-	22	18
Unclassified	106	0	0	-	0	-	0	-	0	-	0	-
Total	253,360	100	112	100	37	100	34	100	169	100	125	100

Source: Wisconsin Dept. of Workforce Development, ES-202 Files. Includes companies paying workers compensation. Self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees are excluded from these data.

v Farming

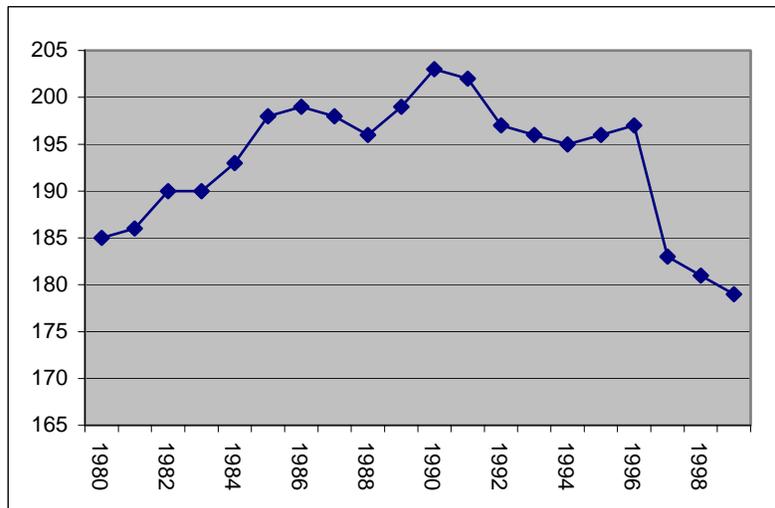
The most economically important industry in the five towns is farming. Except for Blooming Grove, farming dominates land use in each town (Exhibit 42). Due to advances in technology farming is not a major provider of jobs to people outside of the families that own the operations. If Dane County trends hold true in the five towns, farming has lost, and will continue to lose, prominence in land use and the overall economies of these towns. Exhibits 43 and 44 show trends in the amount of land consumed by farming and average farm size in Dane County from 1980 to 1999.

Exhibit 42 Acres Devoted to Farming; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2003

Town	Total Acres	Farm Acres	Percentage of Total in Farmland
Albion	22,896	16,240	70%
Blooming Grove	3,397	2,226	66%
Dunkirk	20,668	15,355	74%
Pleasant Springs	21,677	13,492	62%
Rutland	22,703	16,780	73%

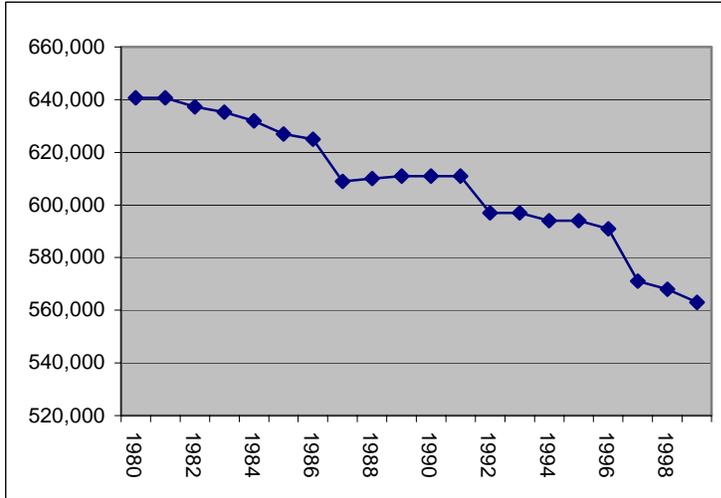
Source: Parcel Data Provided by Dane County

Exhibit 43 Average Acres Per Farm; Dane County: 1980 - 1999



Source: United States Department of Agriculture: Census of Agriculture

Exhibit 44 Land In Farms; Dane County: 1980-1999



Source: United States Department of Agriculture: Census of Agriculture

v Employment by Sector

The labor force in the five towns is employed in fewer management and professional occupations and more construction, transportation, and production occupations than the labor force in Dane County and Wisconsin. Exhibit 45 is a summary of occupations of the labor force in the five towns.

Exhibit 45 Employed Population Age 16+; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Albion	Blooming Grove	Dunkirk	Pleasant Springs	Rutland	Dane County	Wisconsin
Employed Civilian Population Age 16+	1,047	1,061	1,142	1,838	1,167	246,064	2,734,925
Occupations							
Management, Professional and Related	25.1%	30.4%	33.0%	40.0%	42.4%	43.6%	31.3%
Service	15.7%	5.7%	15.1%	13.0%	12.0%	12.7%	14.0%
Sales and Office	20.2%	34.1%	22.9%	25.4%	21.9%	26.5%	25.2%
Farming, Fishing, and Forestry	2.0%	0%	0%	0.9%	1.2%	0.4%	0.9%
Construction, Extraction and Maintenance	13.9%	13.1%	12.8%	10.4%	15.3%	6.7%	8.7%
Production, Transportation and Material Moving	23.1%	16.6%	16.1%	10.3%	7.1%	10.1%	19.8%

Source: U.S. Census Bureau. Census 2000 (SF 4) Table PCT86.

v Major Employers

The following two pages contain five exhibits listing major employers in each of the five towns. These exhibits give a snapshot of what industries are contained the towns, the approximate number of employees, and the industry classification. These exhibits are derived from the ES-202 worker's compensation database, which is maintained by the Wisconsin Department of Workforce Development.

Exhibit 46 Blooming Grove Employers: 2003

Employer Name	Trade Name	Mailing Address	Employment Range	Industrial Classification
Madison Metro Sewer District		1610 Moorland Road	>20	Sewer District
Capital City Harley-Davidson		6200 Millpond Road	>20	Retail
Bollig Lathing		6001 Femrite Drive	>20	Industrial
Harlan Sprague		5821 Femrite Drive	>20	Commercial
Terra Engineering		2201 Vondron Road	>20	Contractor

Exhibit 46 Blooming Grove Employers: 2003

Employer Name	Trade Name	Mailing Address	Employment Range	Industrial Classification
McDonalds	Missoula Mac	4020 Milwaukee St.	>20	Restaurant
Country Kitchen	CK Restaurants	4008 Milwaukee St.	>20	Restaurant

Source: Town of Blooming Grove

Exhibit 47 Dunkirk Employers: 2003

Employer Name	Trade Name	Mailing Address	Employment Range	Industrial Classification
Controlled Surface Finishing Inc	Automation Plus	810 Hwy 51 East	10-19	Farm Machinery and Equipment Manufacturing
Carl Larsen	Cal's Trucking		1-4	General Freight Trucking, Long-Distance, Truckload
Datamax Inc		907 Winston Way	1-4	Custom Computer Programming Services
JDL Services Inc			1-4	Commercial and Industrial Machinery and Equipment
JL Anderson Concrete LLC			1-4	All Other Specialty Trade Contractors
MCB Inc		C/O Mark Clayton	1-4	General Freight Trucking, Local
Michael G Zweep	Dunkirk Electric	934 Cty Trunk N	1-4	Electrical Contractors
Town Of Dunkirk-Dane County		% Don Heiliger	1-4	Executive and Legislative Offices, Combined

Source: Department of Workforce Development ES-202 Database

Exhibit 48 Pleasant Springs Employers: 2003

Employer Name	Trade Name	Mailing Address	Employment Range	Industrial Classification
Stoughton Country Club		3165 Shadyside	20-49	Golf Courses and Country Clubs
Halverson's LTD			20-49	Full Service Restaurant
Independent Operator Inc		2863 County Hwy N	10-19	General Freight Trucking, Long-Distance, Truckload
Midwest Equipment Specialists Inc			10-19	Motor Vehicle Supplies and New Parts Merchant Wholesalers
Terry Kahl Plumbing Inc			10-19	Plumbing, Heating, and Air-Conditioning Contractors
Badgerland Cattle Inc		3075 Klubertanz La	5-9	Livestock Merchant Wholesalers
Kerry J Hauge	Paradise Landscape	3103 Oak St	5-9	Landscaping Services
SDC Drywall Inc			5-9	Drywall and Insulation Contractors
Specialty Fabrications Inc		2716 Hwy N R 1	5-9	Commercial and Industrial Machinery and Equipment Repair and Main
Town Of Pleasant Springs- Dane			5-9	Executive and Legislative Offices, Combined
Tri-For Distributing Inc			5-9	Meat and Meat Product Merchant Wholesalers
Iverson Construction LLC		2588 Iverson Rd	1-4	Other Heavy and Civil Engineering Construction
Karn Trucking Inc		2462 Erickson St	1-4	Couriers
Pleasant Springs Pub		2488 Koshkonong Rd	1-4	Drinking Places (Alcoholic Beverages)
Midwest Aerial Service Inc			1-4	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Main
Pleasant Springs Sanitary District		2083 Williams Dr	1-4	Sewage Treatment Facilities
Sunnyside Resort		3097 Sunnyside Street	Unknown	Restaurant, Accommodations

Exhibit 48 Pleasant Springs Employers: 2003

Employer Name	Trade Name	Mailing Address	Employment Range
ATC			Unknown
Road Ranger			Unknown
Burger King			Unknown

Exhibit 49 Rutland Employers: 2003

Employer Name	Trade Name	Mailing Address	Employment Range	Industrial Classification
Three F Group Inc		1122 Sunrise Rd	20-49*	Racetracks
Stoughton Lumber/Ace Hardware			20-49	Home Centers
Furseth Farms Inc		2157 Cty Hwy A	10-19	All Other Miscellaneous Crop Farming
Stoughton Garden Center Inc		1471 Hwy 51	10-19	Nursery, Garden Center, and Farm Supply Stores
Barbara Kay Dibbell			5-9	Private Households
Dairyland Electrical Industries Inc			5-9	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers
Dale E Alme	Alme Building & Remodeling	3325 Rutland-Dunn	5-9	Residential Remodelers
David P Nedveck	The Flower Factory		5-9	Floriculture Production
James S Sweeney	Brothers Painting		5-9	Painting and Wall Covering Contractors
MPS Enterprises Inc	Mike Schmudlach Builder	538 Windmill Rd	5-9	Residential Remodelers
Shaw Building & Design Inc	SBDI	3185 Deer Point Dr	5-9	New Single-Family Housing Construction
Nelson Roofing & Construction			5-9	
Martinson Repair Inc			1-4	Commercial and Industrial Machinery and Equipment Repair and Main
Moyer's Landscape Services		936 Starr School	1-4	Landscaping Services
New Generation Genetics Inc			1-4	Nursery, Garden Center, and Farm Supply Stores
Shackelford Heating & Air			1-4	Plumbing, Heating, and Air-Conditioning Contractors
Eugster's Farm Market		3865 Highway 138 West	1-4	Other Vegetable (except Potato) and Melon Farming
Harlan Sprague			250-499**	All Other Animal Production
Old Stage Vegetable Garden's Inc.			0-0	Unclassified
Nelson Building Services, LLC			0-0	Residential Remodelers
Miller Implement			Unknown	
Carter & Greenwald			Unknown	

Source: Department of Workforce Development ES-202 Database, and Town of Rutland

* Seasonal employees

** Multiple locations throughout Dane County

Exhibit 50 Albion Employers: 2003

Employer Name	Trade Name	Mailing Address	Employment Range	Industrial Classification
Coachman's Inn Enterprises Inc		984 CTH A	20-49	Full-Service Restaurants
Town Of Albion-Dane County			10-19	Executive and Legislative Offices, Combined
Bussey Dishwasher Service Inc		901 Hwy 73	5-9	Other Commercial Equipment Merchant Wholesalers
Klubertanz Equipment Co Inc		1165 State Hwy 73	5-9	Pet and Pet Supplies Stores
Millar Grain Service Inc			5-9	General Freight Trucking, Local
Mo's Pub Inc			5-9	Drinking Places (Alcoholic Beverages)
Ms Tammy M Venske	Tammys Little Sweethearts	149 Highwood Dr	5-9	Child Day Care Services
Alice M Lintvedt	Bookkeeping Plus		1-4	Other Accounting Services
Bette L Schieldt	Hobby Farm Ceramics		1-4	All Other Miscellaneous Store Retailers (except Tobacco Stores)
David O Oberg	Oberg's Bar	348 Ligouri Rd	1-4	Drinking Places (Alcoholic Beverages)
Gary Thalacker		501 Cty Hwy X	1-4	All Other Miscellaneous Crop Farming
Hickory Hills Family Campground Inc			1-4	RV (Recreational Vehicle) Parks and Campgrounds
Hillside Landscape Co Inc			1-4	Landscaping Services
Kev/Di Inc	Northern Inn	69 Hwy 51	1-4	Bowling Centers
Marilyn R Olson Grain Co Ltd		C/O Marilyn R Olson	1-4	Specialized Freight (except Used Goods) Trucking, Local
Steven T Hanewall	Steves 51 Repair		1-4	General Automotive Repair
Uniserv Solutions Inc		490 Craig Rd	1-4	Computer Systems Design Services
Wagner Construction Co Inc			1-4	Finish Carpentry Contractors

Source: Department of Workforce Development ES-202 Database

Growing Industries

The Wisconsin Department of Workforce Development has projected employment growth by industry. A summary of the fastest growing industries is provided in Exhibit 51. Exhibit 52 is a summary of the industries that are expected to add the greatest number of new jobs to the Wisconsin economy through 2010.

Exhibit 51 30 Fastest Growing Industries in Wisconsin Projections: 2000-2010

SIC Code ¹	Industry Title	2000 Estimated Annual Average Employment ²	2010 Projected Employment ²	2000-2010 Percent Change
89	Services, Not Elsewhere Classified	440	630	43.2
79	Amusement & Recreation Services	31,070	42,790	37.7
07	Agricultural Services	15,680	20,860	33.0
83	Social Services	76,420	100,500	31.5
84	Museums, Botanical, Zoological Gardens	1,420	1,850	30.3
87	Engineering & Management Services	40,650	52,750	29.8
75	Auto Repair Services and Parking	22,040	28,540	29.5
81	Legal Services	13,850	17,760	28.2
47	Transportation Services	6,510	8,130	24.9
80	Health Services	233,240	287,930	23.4
70	Hotels & Other Lodging Places	30,770	36,600	18.9
73	Business Services	152,990	181,300	18.5
41	Local and Interurban Transit	15,920	18,520	16.3
59	Miscellaneous Retail Stores	73,760	85,760	16.3
86	Membership Organizations	74,740	86,860	16.2
67	Holding & Other Investment Offices	4,550	5,280	16.0
62	Security & Commodity Brokers	8,240	9,450	14.7
25	Furniture and Fixtures	18,640	21,300	14.3
58	Eating and Drinking Places	173,380	197,940	14.2
57	Furniture & Home furnishings Stores	19,210	21,780	13.4
65	Real Estate	20,270	22,760	12.3
72	Personal Services	26,170	29,310	12.0
45	Transportation by Air	13,990	15,550	11.2
16	General Contractors, Except Building	12,600	13,860	10.0
82	Educational Services	245,780	270,350	10.0
55	Auto Dealers & Service Stations	58,560	64,300	9.8
17	Special Trade Contractors	81,110	88,850	9.5
63	Insurance Carriers	48,600	53,200	9.5
15	General Building Contractors	30,360	33,090	9.0
61	Non-depository Institutions	6,930	7,540	8.8

Source: Wisconsin Department of Workforce Development, Division of Workforce Solutions, Bureau of Workforce Information, Projections Unit, March 2003

1: SIC Code is the Standard Industrial Classification Code

2: Employment is rounded to the nearest ten. Numbers may not add due to rounding.

3: Includes State and Local Government employment.

4: Local Government employment in Education and Hospitals is removed and included with Educational Services (SIC 82) and Health Services (SIC 80).

5: Local Government includes Tribal Owned Operations.

Employment derived using data from 2000 Current Employment Statistics (3/01 Benchmark), 2000 Covered Employment and Wages, and unpublished data from the U.S. Bureau of Labor Statistics and U.S. Census Bureau.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2000 to 2010. It is important to note that unanticipated events may affect the accuracy of these projections.

Exhibit 52 30 Industries Adding the Most New Jobs in Wisconsin: 2000-2010

SIC Code ¹	Industry Title	2000 Estimated Annual Average Employment ²	2010 Projected Employment ²	2000-2010 New Jobs
80	Health Services ³	233,240	287,930	54,690
73	Business Services	152,990	181,300	28,310
82	Educational Services ³	245,780	270,350	24,570
58	Eating and Drinking Places	173,380	197,940	24,560
83	Social Services	76,420	100,500	24,080
86	Membership Organizations	74,740	86,860	12,120
87	Engineering & Management Services	40,650	52,750	12,100
59	Miscellaneous Retail Stores	73,760	85,760	12,000
79	Amusement & Recreation Services	31,070	42,790	11,720
93	Local Government, Excluding Education & Hospitals ^{4,5}	126,080	135,000	8,920
17	Special Trade Contractors	81,110	88,850	7,740
75	Auto Repair Services and Parking	22,040	28,540	6,500
50	Wholesale Trade, Durable Goods	80,850	86,960	6,110
70	Hotels & Other Lodging Places	30,770	36,600	5,830
55	Auto Dealers & Service Stations	58,560	64,300	5,740
07	Agricultural Services	15,680	20,860	5,180
53	General Merchandise Stores	66,360	71,500	5,140
63	Insurance Carriers	48,600	53,200	4,600
81	Legal Services	13,850	17,760	3,910
51	Wholesale Trade, Nondurable Goods	57,740	61,540	3,800
42	Trucking and Warehousing	53,590	57,370	3,780
54	Food Stores	65,150	68,400	3,250
72	Personal Services	26,170	29,310	3,140
24	Lumber and Wood Products	32,220	35,000	2,780
15	General Building Contractors	30,360	33,090	2,730
25	Furniture and Fixtures	18,640	21,300	2,660
41	Local and Interurban Transit	15,920	18,520	2,600
57	Furniture & Home furnishings Stores	19,210	21,780	2,570
65	Real Estate	20,270	22,760	2,490
52	Building Materials & Garden Supplies	26,140	28,280	2,140

Source: Wisconsin Department of Workforce Development, Division of Workforce Solutions, Bureau of Workforce Information, Projections Unit, March 2003

1: SIC Code is the Standard Industrial Classification Code

2: Employment is rounded to the nearest ten. Numbers may not add due to rounding.

3: Includes State and Local Government employment.

4: Local Government employment in Education and Hospitals is removed and included with Educational Services (SIC 82) and Health Services (SIC 80).

5: Local Government includes Tribal Owned Operations.

Employment derived using data from 2000 Current Employment Statistics (3/01 Benchmark), 2000 Covered Employment and Wages, and unpublished data from the U.S. Bureau of Labor Statistics and U.S. Census Bureau.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2000 to 2010. It is important to note that unanticipated events may affect the accuracy of these projections.

Commuting Patterns

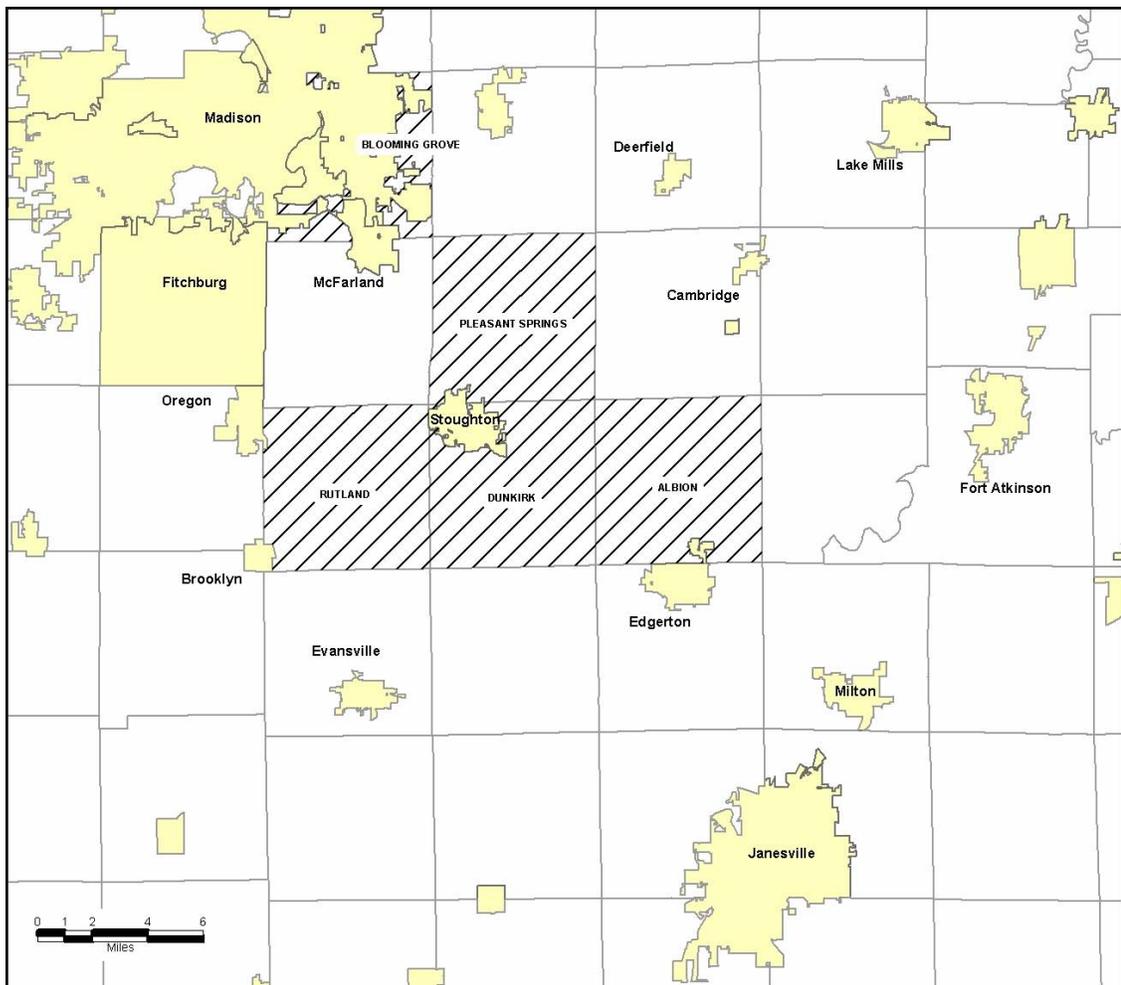
Exhibit 53 provides reported commuting times for each municipality. Albion has the highest average commute time, while Blooming Grove has the lowest. According to the 2000 Census, only 202 residents, or 3.2 percent of the total labor force in the five towns, drive over one hour to work.

Exhibit 53 Work Commute; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2000

	Blooming			Pleasant		Dane	
	Albion	Grove	Dunkirk	Springs	Rutland	County	Wisconsin
Total Persons Employed	1,041	1,061	1,126	1,805	1,159	242,542	2,690,704
Commuter Time							
Less than 5 minutes	4.0%	1.4%	5.3%	2.0%	2.0%	3.5%	5.0%
5 to 14 minutes	22.9%	28.3%	34.5%	22.6%	15.4%	30.3%	32.5%
15 to 24 minutes	24.5%	45.7%	15.9%	34.1%	33.6%	35.9%	30.2%
25 to 34 minutes	24.0%	18.6%	28.3%	26.6%	31.9%	17.4%	15.2%
35 to 44 minutes	8.4%	2.5%	4.7%	4.5%	4.9%	3.6%	4.5%
45 to 89 minutes	9.6%	1.6%	5.5%	2.7%	3.8%	4.2%	7.0%
90 or more minutes	3.0%	1.1%	0.9%	1.4%	3.4%	1.3%	1.7%
Persons Working at Home	3.7%	0.8%	4.8%	6.1%	5.0%	3.8%	3.9%
Average commute time for people not working at home (in minutes).	26.2	19.2	20.9	21.6	26.0	20.8	19.9

Source: U.S. Census Bureau, Census 2000 (SF 4)

Exhibit 54 Major Employment Centers Near the Five Towns: 2003



Property Value

The Wisconsin Department of Revenue maintains a database of assessed property values for every taxing jurisdiction in the state. This database is a valuable resource for analyzing local economies. The total assessed value is an indicator of the property taxes a community might have at its disposal. Dividing this amount by the population provides the per capita assessed value; a figure which reflects the amount of tax dollars available to provide services to each resident. All things being equal, towns with higher per capita assessed values are capable of providing higher levels of service. Exhibit 55 shows how the five towns compare in per capita assessed values.

Exhibit 55 Per Capita Equalized Values; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2002

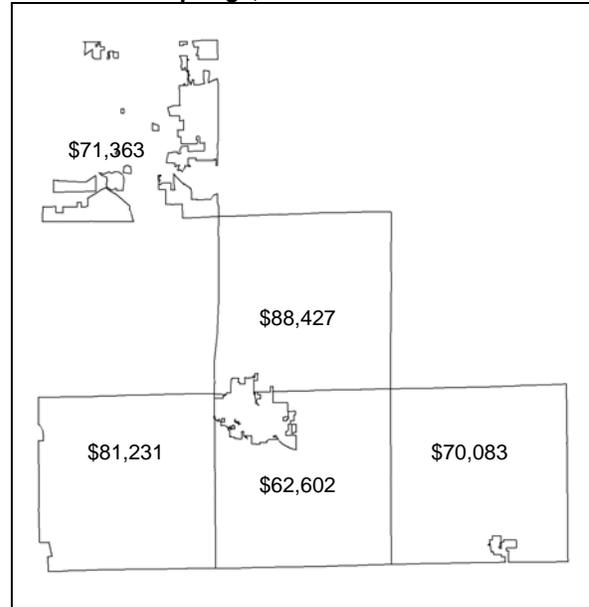


Exhibit 56 shows how the total equalized value of each town is spread across the major categories of land use. Notice how the five towns have less land value in commercial and manufacturing than state and county averages and more value in the residential, agricultural, and other categories. Comparing the five towns to each other, Pleasant Springs has the highest proportion of value residing in residential property and also has the highest per capita assessed value. Dunkirk has the lowest per capita assessed value and much more value in agriculture and other uses than the state and county averages.

Exhibit 56 Equalized Property Values; Albion, Blooming Grove, Dunkirk, Pleasant Springs, Rutland, Dane County, and Wisconsin: 2002

	Albion	Blooming Grove	Dunkirk	Pleasant Springs	Rutland	Dane County	Wisconsin
Residential	68.3%	77.1%	77.9%	86.6%	79.6%	69.4%	71.9%
Commercial	7.0%	19.0%	2.4%	4.2%	8.3%	25.9%	18.2%
Manufacturing	0.4%	0.3%	0.9%	0.1%	0.0%	2.1%	3.4%
Agricultural	3.8%	0.5%	4.1%	1.4%	3.1%	0.4%	0.9%
Swamp & Waste	1.0%	0.0%	0.2%	0.9%	0.4%	0.1%	0.5%
Forest	2.3%	0.3%	0.6%	0.6%	1.0%	0.3%	2.7%
Other	17.3%	2.8%	13.9%	6.3%	7.6%	1.7%	2.6%
Total Assessed Value (millions)	\$127.7	\$126.2	\$128.5	\$270.0	\$153.2	\$31,011	\$325,577
Per Capita Assessed Value	\$70,083	\$71,363	\$62,602	\$88,427	\$81,231	\$72,706	\$74,946

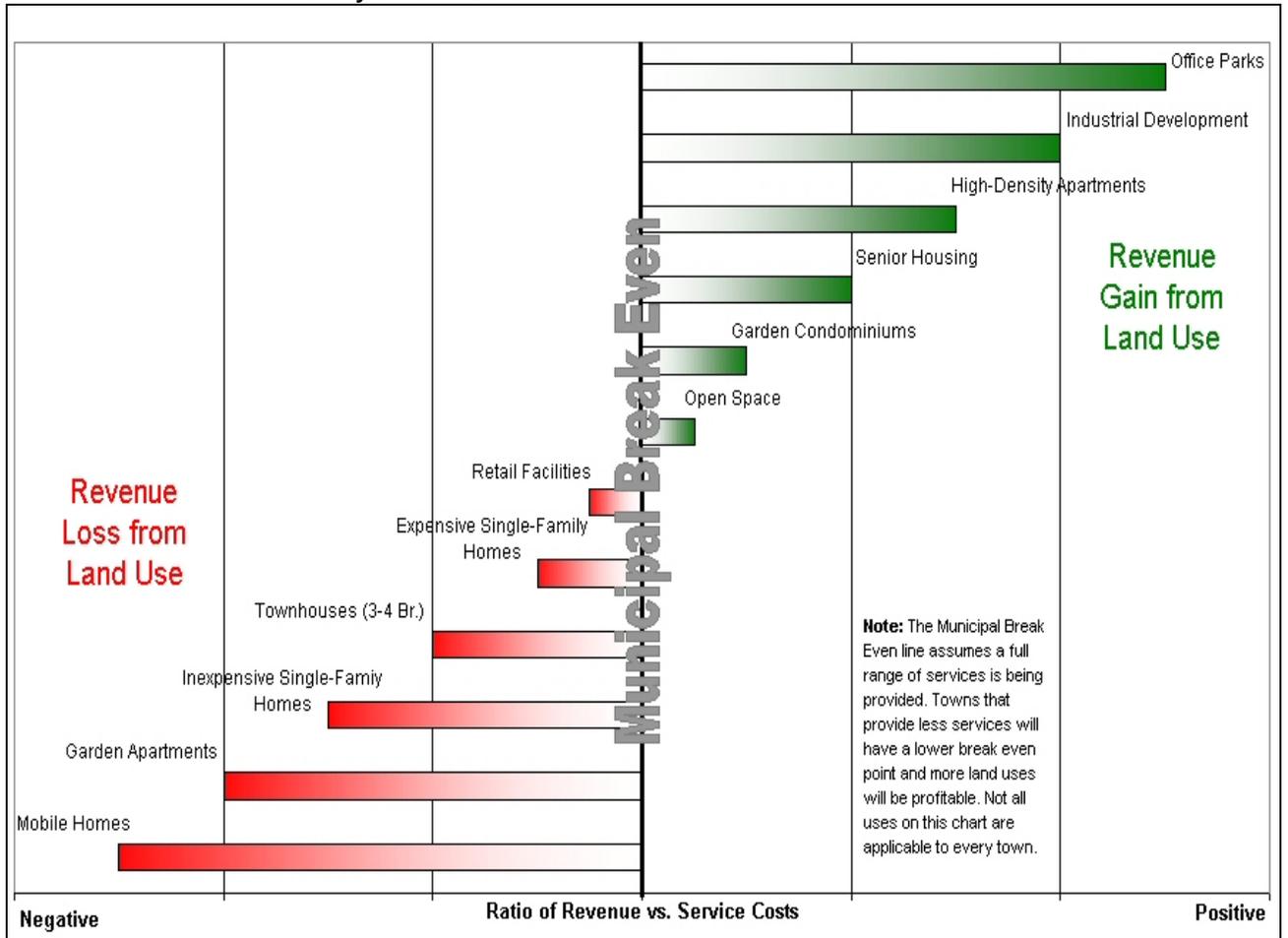
Source: Wisconsin Department of Revenue, Database of Assessed Values

These figures are an important consideration when making land use decisions. Towns with a low per capita assessed value may have trouble providing adequate services. Increasing this figure is trickier than one might expect. The most important thing to remember is that not all development improves a town's fiscal

capacity. Only those land uses that yield more in tax revenues than they cost in services have this ability. Exhibit 57 shows how different types of land use compare when it comes to improving per capita fiscal capacity. Land uses to the right offer the highest ratio of revenue/cost of services. Notice that open space, or not developing at all, may be better than developing uses to the left--the level of service required by these uses may not be covered by the taxes they generate.

Of course, land use decisions are not as easy as Exhibit 57 depicts. Many of the high value uses on the right would not be possible without the existence of components on the left.

Exhibit 57 The Fiscal Hierarchy of Land Uses



Environmentally Contaminated Sites

v Background

When economic development is hampered by costs associated with removing remnants of prior uses, including demolishing buildings and cleaning up environmental contamination, this property can be identified as a “brownfield.” By definition, brownfields are abandoned, idle or underused industrial or commercial facilities, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.

The suspicion of contamination is often enough to send developers looking elsewhere.



Former gas stations are common brownfields

v What Can Municipalities Do?

The first step is to identify the brownfield properties in the jurisdiction. Some properties may have major contamination but the property is so valuable that development will still occur. Other sites may have a minor amount of contamination, but it's enough to stop development. Still other sites may have no contamination but are being avoided by developers because of suspected contamination. Former gas stations are good examples of this. What often needs to be done is to ask local developers what properties they would consider if they were free of all contamination, buildings, and other remnants of former uses.

Once a brownfield is identified, the next step often involves conducting Phase I and Phase II environmental assessments. These relatively inexpensive options may be enough to allay the fears of developers about the presence of environmental contamination. In other cases, it may be in the best interest of the municipality to have dilapidated structures removed and environmental contaminants cleaned up. Grants are frequently offered by the Wisconsin Department of Natural Resources (DNR) to pay for assessments, building demolition, and environmental clean-up.

At this time, no designated brownfield sites have been identified in any of the five towns. A search of the Wisconsin DNR's reported spills and contaminated land databases returned a number of reported spills and leaking underground storage tanks, but there is no local evidence that these sites are still a problem and hampering economic development.

State and Federal Economic Development Assistance

There are numerous programs and laws available to assist any municipality with economic development. Some of the most powerful for rural communities are Community Development Block Grants, brownfield grants from the State of Wisconsin and low-interest loans for small businesses and farmers from state and federal agencies.

The following list is a compilation of economic development programs that have potential for the five towns.

v State Programs

Grow Wisconsin is Governor Jim Doyle's plan to create jobs, released in September 2003. The plan's eight strategic goals are:

- ▶ Retain and create high wage jobs
- ▶ Prepare workers for tomorrow's economy
- ▶ Add value in Wisconsin's economic base
- ▶ Create and unleash knowledge to build emerging industries
- ▶ Tap Wisconsin's full urban potential
- ▶ Implement strategies regionally
- ▶ Lower regulatory burdens, keep standards high
- ▶ Build a work class infrastructure

Each of these eight goals includes an implementation plan which includes government actions, programs, and funding opportunities. The full text can be found at www.wisconsin.gov.

The Wisconsin Department of Commerce (COMMERCE) has a broad range of financial assistance programs to help communities undertake economic development. This quick reference guide identifies these programs and selected programs from other agencies. COMMERCE maintains a network of Area Development Managers to offer customized services to each region of Wisconsin. For more information on COMMERCE finance programs contact the Area Development Manager.

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located or cannot meet the cleanup costs.

The Community-Based Economic Development Program is designed to promote local business development in economically-distressed areas. The program awards grants to community-based organizations for development and business assistance projects and to municipalities for economic development planning. The program helps community-based organizations plan, build, and create business and technology-based incubators, and can also capitalize an incubator tenant revolving-loan program.

The Community Development Block Grant (CDBG)–Blight Elimination and Brownfield Redevelopment Program can help small communities obtain money for environmental assessments and remediate brownfields.

The CDBG-Emergency Grant Program can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events.

The CDBG-Public Facilities component helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low- to moderate-income residents.

The CDBG-Public Facilities for Economic Development component offers grants to communities to provide infrastructure for a particular economic development project.

The Community Development Zone Program is a tax-benefit initiative designed to encourage private investment and job creation in economically-distressed areas. The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone.

The Health Care Provider Loan Assistance Program provides repayment of educational loans up to \$25,000 over a five-year period to physician assistants, nurse practitioners, and nurse midwives who agree to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care providers and have difficulty recruiting providers to their area.

The Physician Loan Assistance Program provides repayment of medical school loans up to \$50,000 over a five-year period to physicians who are willing to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care physicians, and have had difficulty recruiting these physicians to their area.

The Community Development Block Grant (CDBG)-Economic Development Program provides grants to communities to loan to businesses for start-up, retention, and expansion projects based on the number of jobs created or retained. Communities can create community revolving loan funds from the loan repayments.

v Other State of Wisconsin Programs

The Freight Railroad Preservation Program provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly-owned rail lines. Contact Department of Transportation.

The Minority Business Development Fund - Revolving Loan Fund (RLF) Program is designed to help capitalize RLFs administered by American Indian tribal governing bodies or local development corporations that target their loans to minority-owned businesses. The corporation must be at least 51-percent controlled and actively managed by minority-group members, and demonstrate the expertise and commitment to promote minority business development in a specific geographic area. Contact Bureau of Minority Business Development.

The State Infrastructure Bank (SIB) Program is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact Department of Transportation.

Tax Incremental Financing (TIF) can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development project in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. A recent change to state statutes means that Towns have the ability to use a limited form of TIF.

The Wisconsin Transportation Facilities Economic Assistance and Development Program funds transportation facilities improvements (road, rail, harbor, airport) that are part of an economic development project. Contact Department of Transportation.

The Freight Railroad Infrastructure Improvement Program awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement. Contact Department of Transportation.

The Recycling Demonstration Grant Program helps businesses and local governing units fund waste reduction, reuse, and recycling pilot projects. Contact Department of Natural Resources.

v Federal Programs

There is a wide range of federal programs intended to foster economic development. A review of the "Catalog of Federal Domestic Assistance" was conducted to identify those programs most applicable to the five towns. Each program is described below and includes the CFDA identifier. Detailed program descriptions can be found at <http://www.cfda.gov>

Rural Business Opportunity Grants CFDA: 10.773, Agency: Regional Business Service
Objectives: Grant funds may be used to assist in the economic development of rural areas by providing technical assistance, training, and planning for business and economic development.

Community Development Block Grants/Entitlement Grants CFDA: 14.218, Agency: Housing and Urban Development (HUD)
Objectives: To develop viable urban communities, by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low and moderate income.

Farm Operating Loans CFDA: 10.406, Agency: Farm Service Agency
Objectives: To enable operators of not larger than family farms through the extension of credit and supervisory assistance, to make efficient use of their land, labor, and other resources, and to establish and maintain financially viable farming and ranching operations.

Interest Assistance Program CFDA: 10.437, Agency: Farm Service Agency
Objectives: To provide a 4 percent subsidy to farmers and ranchers, who do not qualify for standard commercial credit. Guaranteed loans are serviced by a lender who has entered into a Lenders Agreement with the agency.

Business and Industry Loans CFDA: 10.768, Agency: Regional Business Service
Objectives: To assist public, private, or cooperative organizations (profit or nonprofit), Indian tribes or individuals in rural areas to obtain quality loans for the purpose of improving, developing or financing business, industry, and employment and improving the economic and environmental climate in rural communities including pollution abatement and control.

Empowerment Zones Program CFDA: 10.772, Agency: United States Department of Agriculture
Objectives: The purpose of this program is to provide for the establishment of empowerment zones and enterprise communities in rural areas to stimulate the creation of new jobs, particularly for the disadvantaged and long-term unemployed, and to promote revitalization of economically distressed areas.

Community Development Block Grants/Special Purpose Grants/Technical Assistance Program
CFDA: 14.227, Agency: Housing and Urban Development (HUD)

Community Development Block Grants/Brownfield Economic Development Initiative CFDA: 14.246,
Agency: Housing and Urban Development (HUD)
Objectives: To return brownfields to productive use by assisting public entities eligible under the Section 108-Guaranteed Loan program carry out qualified economic development projects on brownfields authorized by Section 108(a) of the Housing and Community Development Act of 1974, as amended. Grant assistance must enhance the security of loans guaranteed under the Section 108 program or improve the viability of projects financed with loans guaranteed under the Section 108 program.

Bank Enterprise Award Program CFDA: 21.021, Agency: Treasury
Objectives: To encourage insured depository institutions to increase their level of community development activities in the form of loans, investments, services and technical assistance within distressed communities and to provide assistance to community development financial institution's through grants, stock purchases, loans, deposits and other forms of financial and technical assistance. The program rewards participating insured depository institutions for increasing their activities in economically distressed communities and investing in community development financial institutions.

Construction Grants for Wastewater Treatment Works CFDA: 66.418, Agency: Environmental Protection Agency
Objectives: To assist and serve as an incentive in construction of municipal wastewater treatment works which are required to meet State and/or Federal water quality standards and improve the water quality in the waters of the United States.

Brownfield Assessment and Cleanup Cooperative Agreements CFDA: 66.818, Agency: Environmental Protection Agency
Objectives: To provide funding: (1) to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites; (2) to capitalize a revolving loan fund (RLF) and provide subgrants to carry out cleanup activities at brownfield sites; and (3) to carry out cleanup activities at brownfield sites that are owned by the grant recipient.

Farm Ownership Loans CFDA: 10.407, Agency: Farm Service Agency
Objectives: To assist eligible farmers, ranchers, and aquaculture operators, including farming cooperatives, corporations, partnerships, and joint operations to: Become owner-operators of not larger than family farms; make efficient use of the land, labor, and other resources; carry on sound and successful farming operations; and enable farm families to have a reasonable standard of living.

Rural Community Development Initiative CFDA: 10.446, Agency: Rural Housing Service

Objectives: To develop the capacity and ability of private, nonprofit community-based housing and community development organizations, and low income rural communities to improve housing, community facilities, community and economic development projects in rural areas.

Rural Economic Development Loans and Grants CFDA: 10.854, Agency: Regional Business Service

Objectives: To promote rural economic development and job creation projects, including funding for project feasibility studies, start-up costs, incubator projects, and other reasonable expenses for the purpose of fostering rural development.

Procurement Assistance to Small Businesses CFDA: 59.009, Agency: Small Business Administration

Objectives: To assist small business in obtaining a "fair" share of contracts and subcontracts for Federal government supplies and services and a "fair" share of property sold by the government.

Small Business Loans CFDA: 59.012, Agency: Small Business Administration

Objectives: To provide guaranteed loans to small businesses which are unable to obtain financing in the private credit marketplace, but can demonstrate an ability to repay loans granted.

Service Corps of Retired Executives Association CFDA: 59.026, Agency: Small Business Administration

To use the management experience of retired and active business management professionals to counsel and train potential and existing small business owners.

Small Business Development Center CFDA: 59.037, Agency: Small Business Administration

Objectives: To provide management counseling, training, and technical assistance to the small business community through Small Business Development Centers (SBDCs).

Certified Development Company Loans (504 Loans) CFDA: 59.041, Agency: Small Business Administration

Objectives: To assist small business concerns by providing long- term, fixed-rate financing for fixed assets through the sale of debentures to private investors.

Farm Storage Facility Loans CFDA: 10.056, Agency: Farm Service Agency

Objectives: To encourage the construction of on farm grain storage capacity and to help farmers adapt to identity preserved storage and handling requirements for genetically enhanced production.

Chapter 7 - Intergovernmental Cooperation

Overview

Given the number and range of public and quasi-public entities that can affect the lives of town residents, intergovernmental cooperation is a very important consideration in this plan.

Cooperation can take many forms (Exhibit 58). Relationships may be informal, or may be expressed in a legally binding agreement. Most intergovernmental cooperation is done for the purpose of delivering services or exercising joint powers. Some cooperation is undertaken to receive services or make cooperative purchases.

Exhibit 58 Examples of Intergovernmental Cooperation

- | | |
|--|------------------------------|
| ▪ transfer of territory (annexation, detachment) | ▪ joint ventures |
| ▪ sharing information, staff, resources, etc. | ▪ revenue sharing |
| ▪ communication | ▪ boundary agreements |
| ▪ consolidating services / trading services | ▪ areawide service agreement |
| ▪ areawide planning | ▪ joint use of a facility |
| ▪ special purpose districts serving multiple jurisdictions | ▪ cooperative purchasing |

Intergovernmental relations can be described as vertical or horizontal. Vertical relationships are those linking a municipality to governments of broader jurisdiction. For example, the relationship between a local unit of government to the state and the federal government is vertical. Actions of one, often have a direct bearing on the others. For the most part, this relationship occurs in a top down fashion. For example, when the state adopts a statewide policy plan, it in essence directs future activities with counties, villages, cities, and towns.

Horizontal relationships describe the five town's connection to one another and to other adjacent communities. Together, these relationships cut across each of the functional elements of this plan.

Over the years, and most recently with the Kettl Commission report, there has been a statewide push for consolidating governmental services at the local level. The Commission on State-Local Partnerships (Kettl Commission) calls for the creation of "growth-sharing areas: within which local units of government would collaborate to serve the needs of their citizens." The report recommends that local governments adopt "Area Cooperation Compacts" with at least two other governments in at least two functional areas including: law enforcement, housing, emergency services, fire, solid waste, recycling, public health, animal control, transportation, mass transit, land-use planning, boundary agreements, libraries, parks, recreation, culture, purchasing or e-government. The Commission also advocates for the reform of state aids to municipalities.

Organizational Structure of Albion, Blooming Grove, Dunkirk, Pleasant Springs and Rutland

v Town of Albion

The Town of Albion Board consists of five board members. It also has a Plan Commission with five members and a Comprehensive Plan Committee.

v Town of Blooming Grove

The Town of Blooming Grove Board consists of five members. The Plan Commission has seven members. In addition to the Plan Commission and the Town Board there is a Personnel Committee that has three members.

v Town of Dunkirk

The Town of Dunkirk Board consists of two supervisors and a chair. The Plan Commission has five members with a chair and secretary.

v Town of Pleasant Springs

The Town of Pleasant Springs has four supervisors and a chairperson. There are seven Plan Commissioners. In addition there is a Park Committee, and a comprehensive planning committee.



v Town of Rutland

The Town Board of Rutland has three supervisors and a chairperson. The Planning Commission consists of six members. The Town also has a Comprehensive Planning Committee.

Area Local Units of Government

v County Government

All five towns are situated in Dane County. The Board of Supervisors consists of 37 supervisors each representing a particular geographic area. Albion, Dunkirk and Rutland residents are located in Supervisory District 35, Pleasant Springs residents are located in District 36, and Blooming Grove is in District 16.

v Surrounding Towns

The Towns of Dunkirk, Christiana, Fulton, and Sumner surround Albion. Blooming Grove abuts the Towns of Burke, Cottage Grove, Dunn, Madison, Oregon, Pleasant Springs, and Sun Prairie. The Town of Dunkirk is surrounded by Rutland, Albion, Pleasant Springs, and the Town of Porter. The Towns of Dunkirk, Christiana, Dunn, and Cottage Grove surround Pleasant Springs. Rutland is surrounded by the towns of Dunkirk, Oregon, Dunn, and Union.

v Surrounding Cities and Villages

The cities and villages that are in close proximity to the five towns are the cities of Madison, Monona, Stoughton, McFarland, Edgerton, Oregon and Fitchburg.

Regional Governmental Bodies

v Regional Planning Commission (RPC)

There are eight regional planning commissions within Wisconsin created pursuant to §66.0309, Wis. Stats. RPCs are created by the governor with the consent of local governing bodies. They are formed to provide a wide range of services to local units of government within its geographic

boundary, including planning assistance on regional issues, assist local interests in responding to state and federal programs, provide advisory service on regional planning problems, act as a coordinating agency for programs and activities, and provide shared planning and development assistance to local governments. Plans that affect the five towns are reviewed by the Community Analysis and Planning Division (CAPD) of Dane County Planning. The CAPD conducts water quality planning for the region.

v Metropolitan Planning Organization

Metropolitan planning organizations (MPOs) are federally-sanctioned entities charged with transportation planning on a regional basis and are designated for each urbanized area in the United States with a population greater than 50,000. Within Wisconsin there are 12 MPOs (Exhibit 59). Some are housed within existing regional bodies, while others are agencies created for this single purpose. Still others are simply committees staffed by state or county employees.

MPOs are administered by a board consisting primarily of elected officials from the local jurisdictions within the geographic boundary of the MPO. Funding for MPOs is provided through a combination of federal, state, and local funds. Each MPO is governed by a board consisting primarily of chief elected officials who represent different parts of the area served by the MPO. A technical committee (typically referred to as a Technical Advisory Committee, or TAC) advises the policy board. In some MPOs, a citizen advisory committee and other specialized committees serve as advisory bodies to the policy board.

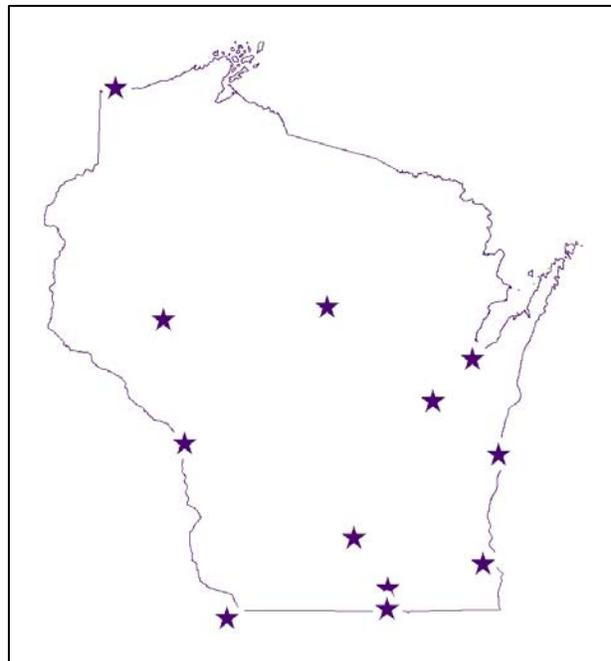
Currently, MPOs fulfill several important roles.

First, they prepare and adopt a long-range transportation plan that provides a multi-modal investment strategy for meeting the mobility needs of people and businesses within its jurisdiction. Second, an MPO has the responsibility of developing a short-range transportation improvement program to prioritize federally funded improvement projects. MPOs also ensure that state and federal requirements relating to regional transportation planning are implemented.

The Madison Area MPO was created in November 1999 and assumed the responsibility to conduct transportation planning and programming for the metropolitan area from the previous MPO, the Dane County Regional Planning Commission (DCRPC), following the DCRPC's reorganization.

The planning area is defined as the existing urbanized area plus the projected 20-year growth area. The planning area is mutually determined by the MPO and the state. Parts of Blooming Grove, Pleasant Springs, Rutland, Dunkirk are located within the jurisdiction of Madison Area MPO. The Madison Metropolitan Planning Area consists of the City of Madison and the Madison Urbanized Area, including all or portions of

Exhibit 59 **Metropolitan Planning Organizations in Wisconsin**



the 27 contiguous villages, cities, and towns that are or are likely to become urbanized within a 20-year planning period. Federal rules also require the designation of MPOs in urbanized areas of 50,000 or more in population as a condition for spending federal highway and transit funds. While the Madison Area MPO provides regional coordination and approves use of federal transportation funds within the metropolitan planning area, responsibility for the implementation of specific transportation projects lies with WisDOT, Dane County, the City of Madison, and other local units of government as transportation providers.

The goal of the MPO is to build regional agreements on transportation investments that work to balance roadway, public transit, bicycle, pedestrian, and other transportation needs that support regional land use, economic, and environmental goals.

Special Purpose Districts

Special purpose districts are local units of government that are created to provide a specified public service. Like municipalities, special purpose districts derive their authority from state statutes. They have geographic boundaries that may or may not coincide with those of counties, villages, cities, or towns. Once a special

Exhibit 60 Sample of Non-educational Special Purpose Districts in Wisconsin

Type of District	State Authorization
Metropolitan sewerage district	Chapter 200
Town sanitary district	Subchapter IX, Chapter 60
Drainage district	Chapter 88
Public inland lake protection and rehabilitation district	Chapter 33
Local exposition districts	Subchapter II, Chapter 229
Local professional baseball park district	Subchapter III, Chapter 229
Local professional football stadium district	Subchapter IV, Chapter 229
Local cultural arts district	Subchapter V, Chapter 229
Architectural conservancy district	§66.1007

district is created, it becomes an autonomous body often with its own taxing authority. In a few instances, state statutes create unique districts (e.g., professional team districts) but typically authorize counties, towns, cities, and villages to create special districts according to the requirements contained in the statutes. Exhibit 60 provides a sample of non-educational special purpose districts authorized by state statute. Local school districts and the vocational educational districts in the state are also considered special districts because they have been created to provide a single service – education.

v Sanitary District

The Town of Pleasant Springs created a Sanitary District on October 3, 1988. The areas include all plats of Monson's Park, Lee's Park, Addition to Lee's Park, and Williams Point on the north shore of Lake Kegonsa. The district also includes the following areas on the south shore of Lake Kegonsa – Veia Park, Shadyside Park, Crystal Springs Park, Atkinson's Addition, Kegonsa Park, Cottage Park, Atkinson's Addition to Cottage Park, Monroe Park, Kegonsa Grove, First Addition to Kegonsa Grove, Skyline Plan, and parts of Quam's Addition.

The Consolidated Koshkonong Sanitary District serves the Lake Koshkonong area, and is partially located within the Town of Albion. The service area also includes land in Rock and Jefferson Counties, and discharges into the Rock River. The Town of Albion has also recently formed the Town of Albion Sanitary

District #2, and is currently undergoing infrastructure development. This district includes the hamlet of Albion, along with the I-39/90 – Highway 73/51 interchange area.

Map 10 shows the boundaries of the sanitary districts.

v Drainage Districts

Drainage districts are organized to drain land for agricultural and other purposes. Landowners in a district who benefit from drainage conveyance must pay assessments to cover the cost of constructing, maintaining, and repairing the system. Throughout Wisconsin there are hundreds of these districts many of which were created decades ago. Not all districts have remained active owing to changing land uses. Per state mandate, districts need to create District Maintenance Plans. According to state law (ATCP Chapter 48) both inactive drainage districts and active districts need to update their drainage map sets, update benefit assessments, and prepare maintenance plans.

Approximately 30 districts exist in Dane County and the vast majority are active. Active drainage districts are located in each of the five towns (Map 11). The Town of Albion is the only one of the five towns to start on the process of updating the maintenance plans. The following is a list of the drainage districts located within each town:

- ▶ Albion: Saunders Creek Drainage District
- ▶ Blooming Grove: Blooming Grove Drainage District, Door Creek Drainage District, and Nine Springs Drainage District
- ▶ Dunkirk: Drainage District Number 16
- ▶ Rutland: Badfish Drainage District
- ▶ Pleasant Springs: Door Creek Drainage District and Drainage District Number 12

v School Districts

Within the five towns, there are 10 school districts (Map 12). The Town of Albion is located mostly in the Edgerton school district; it is also located in the Cambridge and Stoughton school districts. The Town of Blooming Grove is located in the Monona Grove, McFarland, Sun Prairie, Madison Metro, and Oregon school districts. Dunkirk is located in the Stoughton and Edgerton school districts. Rutland is located mainly in the Stoughton and Oregon school districts, however a small area falls into the Evansville Community school district. The Town of Pleasant Springs is located in the Stoughton, McFarland, Deerfield Community, and Cambridge school districts.

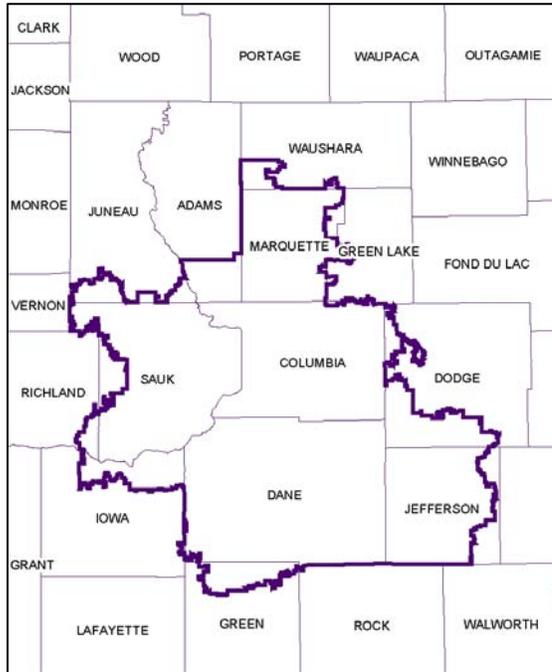
The following is a list of the school districts together with the number of people on their school board:

- ▶ Monona Grove: 7 members
- ▶ Madison Metropolitan: 7 members
- ▶ Sun Prairie: 7 members
- ▶ Deerfield Community: 7 members
- ▶ McFarland: 5 members
- ▶ Cambridge: 7 members
- ▶ Edgerton: 9 members
- ▶ Stoughton: 9 members and 2 student representatives
- ▶ Evansville: 7 members
- ▶ Oregon: 7 members

v Technical College District

Wisconsin has 16 technical college districts. All five towns are located in Madison Area Technical College district (Exhibit 61). The college is operated under the direction of the MATC District Board. The board consists of nine members: two employers, two employees, three members-at-large, an elected official, and a school district administrator. Board members may also serve on various subcommittees of the Board. The school district's offices are located at 3550 Anderson Street, Madison.

Exhibit 61 Madison Area Technical College District



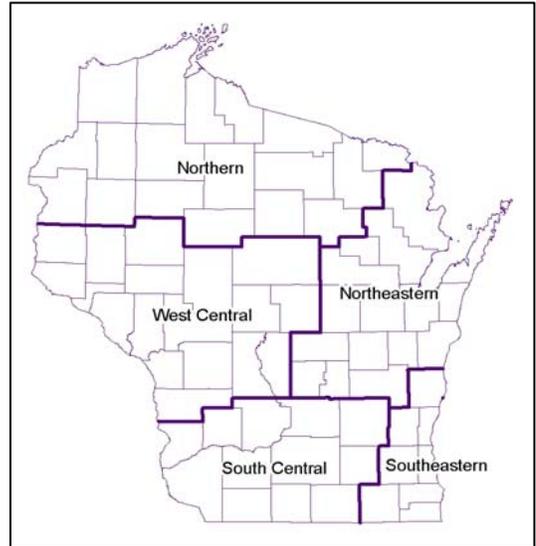
State Agencies

By virtue of their roles, there are a number of state agencies that are integral partners in town policies, programs, and projects.

v Department of Natural Resources (DNR)

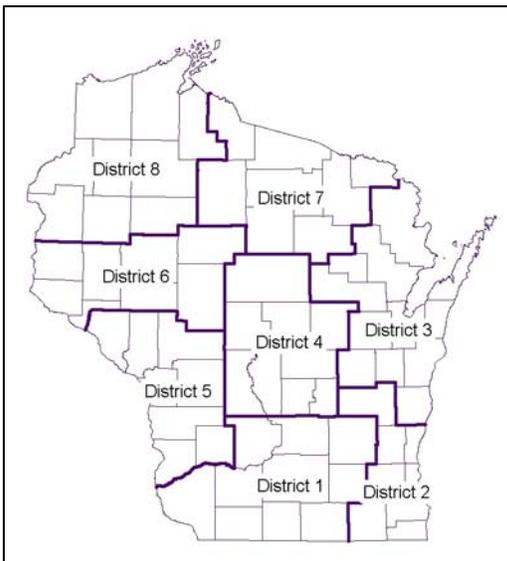
The DNR has statewide responsibility for environmental quality, state parks, and recreation. It is governed by the Natural Resources Board, which has legal authority to set agency policy, recommend regulations for legislative approval, approve property purchases, and accept donations. Together with the DNR staff, the board works to establish policies and programs, administer state laws and rules, distribute grants and loans, and work with many government and non-government entities. Most of the DNR workforce is assigned to field offices in five regions (Exhibit 62). Their work is further subdivided into 23 geographic management units whose boundaries roughly match the state's natural river basins and large waterways. DNR staff are responsible for defining the area's natural ecology and identifying threats to natural resources and the environment. The DNR staff efforts are often combined with local government and private efforts to manage public resources.

Exhibit 62 Department of Natural Resources Regions



The five towns are located in the South Central Region, which includes: Columbia, Dane, Dodge, Green, Grant, Iowa, Jefferson, Lafayette, Richland, Rock, and Sauk Counties. Local DNR service centers are maintained in Dodgeville, Fitchburg, Horicon, Janesville, Madison, and Poynette.

Exhibit 63 Department of Transportation Districts



v Department of Transportation

The Wisconsin Department of Transportation (WisDOT) is divided into eight districts for administrative and programmatic purposes. The five towns are located in Region 1, which includes: Columbia, Dane, Dodge, Grant, Green, Iowa, Jefferson, Lafayette, Rock, and Sauk Counties (Exhibit 63). Madison hosts the offices of this district.

v Department of Commerce

The Department of Commerce also has regulatory responsibility. The Safety and Buildings Division administers and enforces state laws and rules relating to building construction and safety and health. Plan review and site inspection is part of the division's role in protecting the health and welfare of people in constructed environments.

v Department of Agriculture, Trade and Consumer Protection

The Department of Agriculture, Trade and Consumer Protection (DATCP) has regulatory duties concerning the Farmland Preservation Program and certain agricultural practices.

v Department of Revenue (DOR)

The Department of Revenue is responsible for establishing equalized value for real estate, state aids, lottery credit administration, alcohol licensing, manufacturing assessment, and Board of Review Training.

v Department of Administration

The Department of Administration (DOA) reviews annexation requests, incorporations, and cooperative boundary plans. Additionally, the Land Information Office (LIO) within DOA identifies ways to enhance and facilitate planning of local governments and improve coordination and cooperation of state agencies in their land use activities. LIO also provides technical assistance and advice to state agencies and local governments with land information responsibilities. Because this plan was funded by a grant, LIO will review this comprehensive plan for consistency with the State's 'Smart Growth' legislation.

Along with regulating local activities, all of these agencies provide information, education and training and maintain funding programs to assist local governments in development efforts and maintaining a basic level of health and safety.

v Wisconsin Emergency Management

Wisconsin Emergency Management (WEM) is responsible for disaster mitigation, planning, response, and education. It administers a number of grants to local communities and is responsible for preparing and administering several statewide policy plans. Most recently, it completed a statewide hazard mitigation plan for natural and technological hazards in conformance with the Disaster Mitigation Plan of 2000.

Non-Governmental Organizations

There are other types of organizations that can affect the lives of town residents. These may include a chamber of commerce, non-profit organizations, or similar organizations that are actively working to promote the quality of life in the area. The following section briefly describes some of these organizations and how they are organized and their purpose.

v Forward Wisconsin

Forward Wisconsin, Inc. was created in 1984 as a not-for-profit corporation. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state. It is governed by a board of directors that reflects that public-private partnership. The Governor is chairman of the board. Private sector representation includes Wisconsin's utilities, banks, educational institutions, investment firms, law firms, and manufacturers. Public sector representation includes four state legislators and the Secretary of the Department of Commerce. Funding for Forward Wisconsin comes from private-sector contributors and from the state through a contract with the Wisconsin Department of Commerce. Forward Wisconsin is headquartered in Madison and has offices in Eau Claire, Milwaukee, and Chicago.

v International Trade, Business and Economic Development Councils

Since 1992, five regional International Trade, Business and Economic Development Councils (ITBECs) have been created to expand economic development in the state by promoting tourism from foreign lands and the exporting of Wisconsin products to other countries. ITBECs are a public-private partnership between business leaders, county elected officials, and tribal representatives. The ITBEC now includes 54 counties.

The five towns are not included in any international trade, business or economic development council. (Exhibit 64).

v Resource Conservation and Development Councils

Resource Conservation and Development Councils (RC&Ds) are private, non-profit organizations created to improve the social, economic, and environmental opportunities of the area. Nationally, there are more than 200 districts; there are seven in Wisconsin (Exhibit 65).

Working through its RC&D council, local citizens provide leadership and work together to set program priorities. Each RC&D district establishes an area plan (also known as a resource conservation and utilization plan), which provides direction for the council in making community improvements and conducting activities. A variety of government agencies, organizations, and companies provide assistance in accomplishing program goals.

The southeastern portion of the state, including Dane County, does not have a RC&D.

Existing Intergovernmental Cooperation

State statutes set up a number of tools for local units of government to formally cooperate on a number of issues of common concern. Exhibit 66 summarizes these tools and the following sections describe them in more detail and if any of the five towns are currently using them (Exhibit 67).

Exhibit 64 International Trade, Business and Economic Development Councils

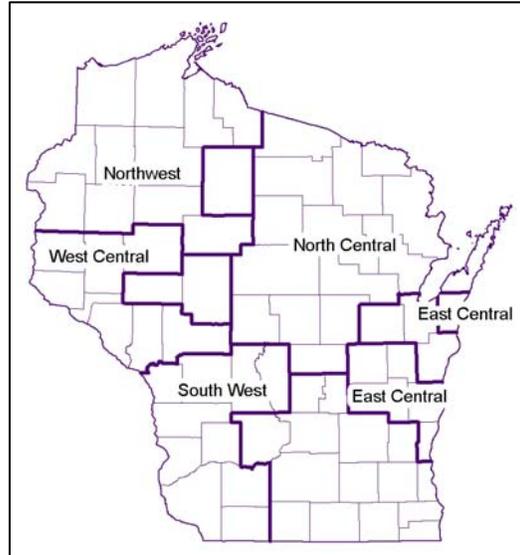
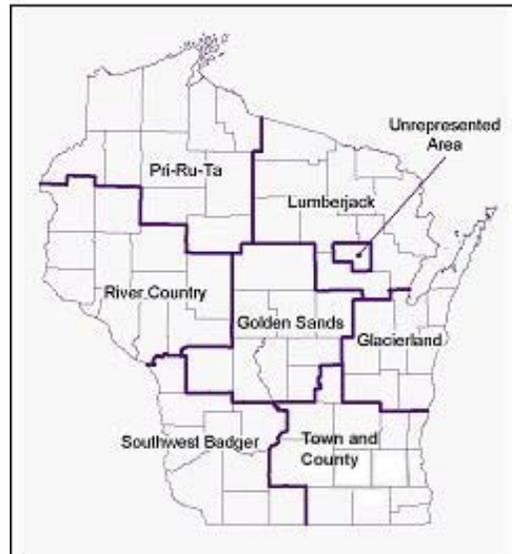


Exhibit 65 Resource & Conservation Development Councils in Wisconsin



v Stipulations and Orders

Section 66.0225, Wis. Stats., allows local units of government to resolve an on-going legal battle over a boundary conflict with a legally binding stipulation and order. None of the five towns are party to a stipulation or order.

v General Agreements

State statutes (§66.0301) authorizes local units of government to cooperate for the “receipt or furnishing of services or the joint exercise of any power or duty required or authorize by law” (Exhibit 67).

The Town of Rutland has agreements to share equipment and road patrol staff with the Town of Dunn and the Town of Oregon. Rutland additionally has an agreement with Pleasant Spring and the City of Stoughton to share a municipal court. Rutland has a fire protection agreement as well as an ambulance service agreement with the City of Stoughton. The Town of Rutland is also a joint owner of both the Brooklyn and Oregon Fire/EMS districts.

The Town of Pleasant Springs has agreed that the City of Stoughton will pay an annual fee of \$300 for the Town’s snowplowing of a portion of Williams Drive between the Pleasant Springs town limit and Page Street. There is also a park maintenance agreement between the City of Stoughton and Pleasant Springs saying that the City shall maintain the Town’s Oak Knoll Park Baseball Facility. Pleasant Springs has an agreement with the Village of McFarland, for the provision of fire protection services as well as services from the emergency medical services department. In addition to the McFarland services, the Town of Pleasant Springs has fire protection and ambulance agreements with the City of Stoughton, Village of Deerfield, and Deer-Grove EMS. Pleasant Springs has an agreement with the Town of Rutland and the City of Stoughton to share a municipal court.

The Town of Albion has fire service and EMS agreements with Edgerton Fire District and Edgerton EMS. Albion also has an agreement with the City of Edgerton to share a municipal court.

Exhibit 66 Types of Intergovernmental Agreements

	General Agreement	Stipulation & Order	Revenue Sharing Agreement	Cooperative Boundary Agreement
State authorization	§66.0301	§66.0225	§66.0305	§66.0307
Uses	services	boundaries	revenue sharing	boundaries, services, & revenue sharing
Who decides?	participating municipalities	municipalities involved in the lawsuit, the judge, and area residents if they request a referendum	participating municipalities	participating municipalities and Department of Administration, Municipal Boundary Review
Referendum?	no	binding referendum possible	advisory referendum possible	advisory referendum possible

Source: *Intergovernmental Cooperation*, Wisconsin Department of Administration

Blooming Grove has an agreement with the Village of McFarland, and the Town of Burke and Village of Maple Bluff for the provision of emergency medical services. The Town of Madison also provides EMS support for a portion of Blooming Grove. Blooming Grove participates in an agreement with the Town of Bristol, the Town of Burke, and the Town of Sun Prairie to share a municipal court.

Dunkirk The Town of Dunkirk has agreements with the City of Stoughton for the provision of fire and emergency medical services.

v Municipal Revenue Sharing Agreements

Under §66.0305, Wis. Stats., adjoining local units of government can share taxes and fees with a municipal revenue sharing agreement. This type of agreement can also include provisions for revenue sharing. The towns are not party to any revenue sharing agreements.

v Cooperative Boundary Agreements

Cooperative boundary agreements (§66.0307, Wis. Stats.) can be used to resolve boundary conflicts between villages, cities, and towns and may include revenue sharing or any other arrangement. With adoption of a cooperative boundary agreement, the rules of annexation do not apply (Exhibit 67). The Town of Rutland currently has an informal Boundary Agreement with the City of Stoughton.

There is an Annexation, Jurisdiction, and Service Agreement between the City of Madison and the Town of Blooming Grove and the Blooming Grove Sanitary Service District Number 8.

The Town of Albion is currently in the process of working on a cooperative boundary agreement with the City of Edgerton.

Existing or Potential Areas of Conflict

Each of the five towns enjoys good working relationships with the surrounding towns. It is imperative that this cooperation continues through the implementation of this plan and those of the surrounding towns. A set of goals and objectives are included in the policy plan document describing the ways in which each of the five towns will attempt to avoid and/or minimize conflict with its surrounding neighbors.

All five of the towns face challenges when dealing with surrounding cities and villages. Annexation issues seem to be the largest problem that the towns are facing with the surrounding communities.

Some the towns have issues with intergovernmental agreements with other service providers in terms of cost allocation, management and control. These are being currently addressed through ongoing dialogue.

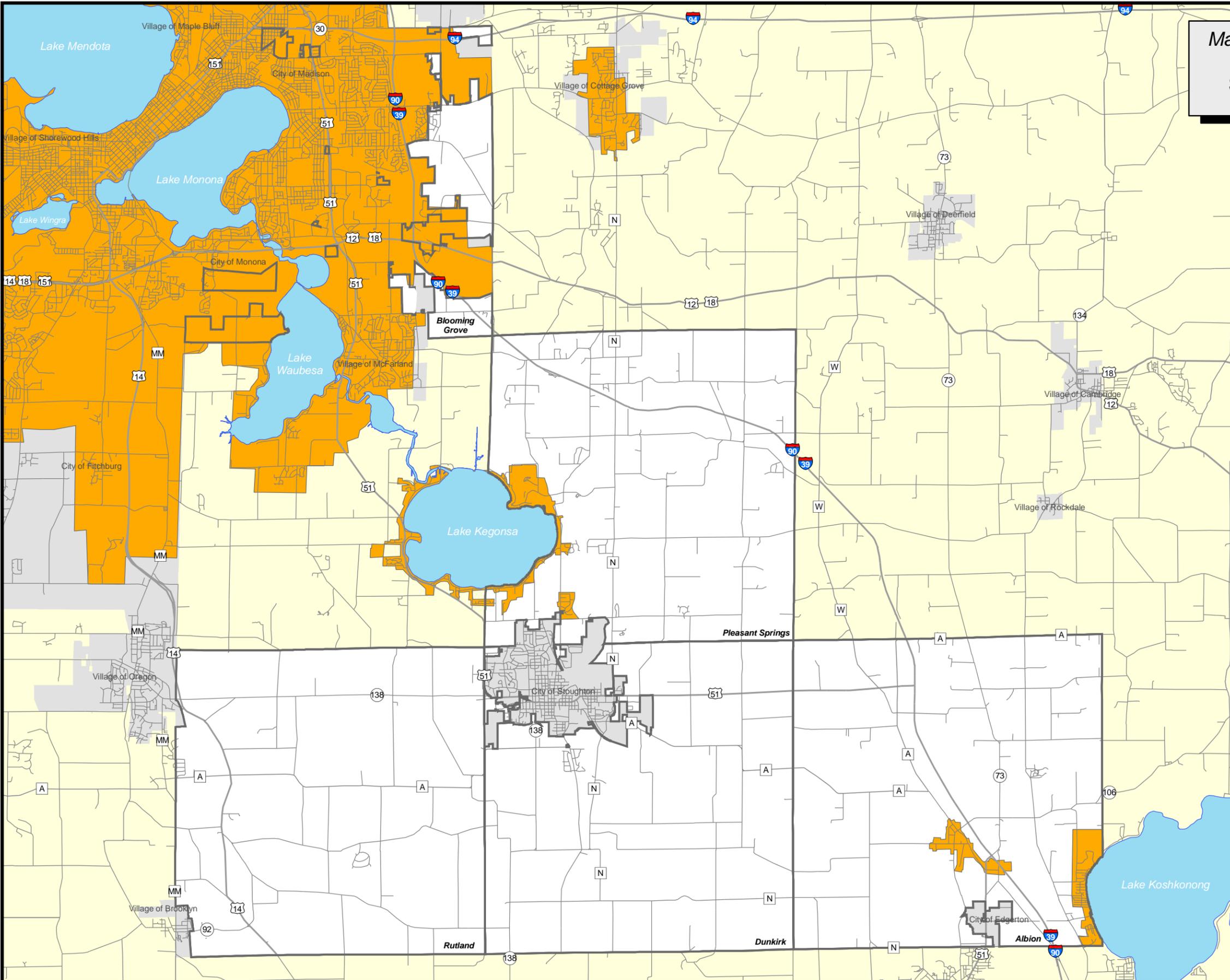
Exhibit 67 Summary of Agreements; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2003

Jurisdiction	Partners	Type of Agreement
Albion	City of Edgerton	Joint municipal court
	City of Edgerton	The Town is in the process of working out a cooperative boundary agreement with the City.
	City of Edgerton	Provision of EMS and fire services
Blooming Grove	Town of Bristol, Town of Burke, and the Town of Sun Prairie	Creation of a municipal court
	Village of McFarland	Provision of Emergency Medical Services
	Village of Maple Bluff and the Town of Burke	Creation of an EMS district
	City of Madison and the Blooming Grove Sanitary District Number 8	Annexation, jurisdiction and service agreement
Dunkirk	Town of Rutland, Town of Pleasant Springs & the City of Stoughton	Creation of a joint municipal court
	City of Stoughton	Provision of EMS and fire services
Pleasant Springs	City of Stoughton	Provision of EMS and fire services
	Village of McFarland	Provision of EMS and fire services
	Town of Rutland, Town of Dunkirk & the City of Stoughton	Creation of a joint municipal court
	City of Stoughton	Snowplowing services for a portion of Williams Drive between the town limit and Page Street (\$300 yearly fee)
	City of Stoughton	Park maintenance agreement (Oak Knoll Park)
Rutland	Town of Dunkirk, Town of Pleasant Springs & the City of Stoughton	Creation of a joint municipal court
	Town of Dunn & the Town of Oregon	Town patrolmen work and share equipment with Town of Dunn and Town of Oregon
	City of Stoughton	Agreement regarding municipal boundary common to the City of Stoughton and Town of Rutland
	City of Stoughton	Provision of EMS and fire protection.

Source: Town Clerks

Map 10
Sanitary Districts;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Map Legend

Service Area

Map Features

City / Village

Roads

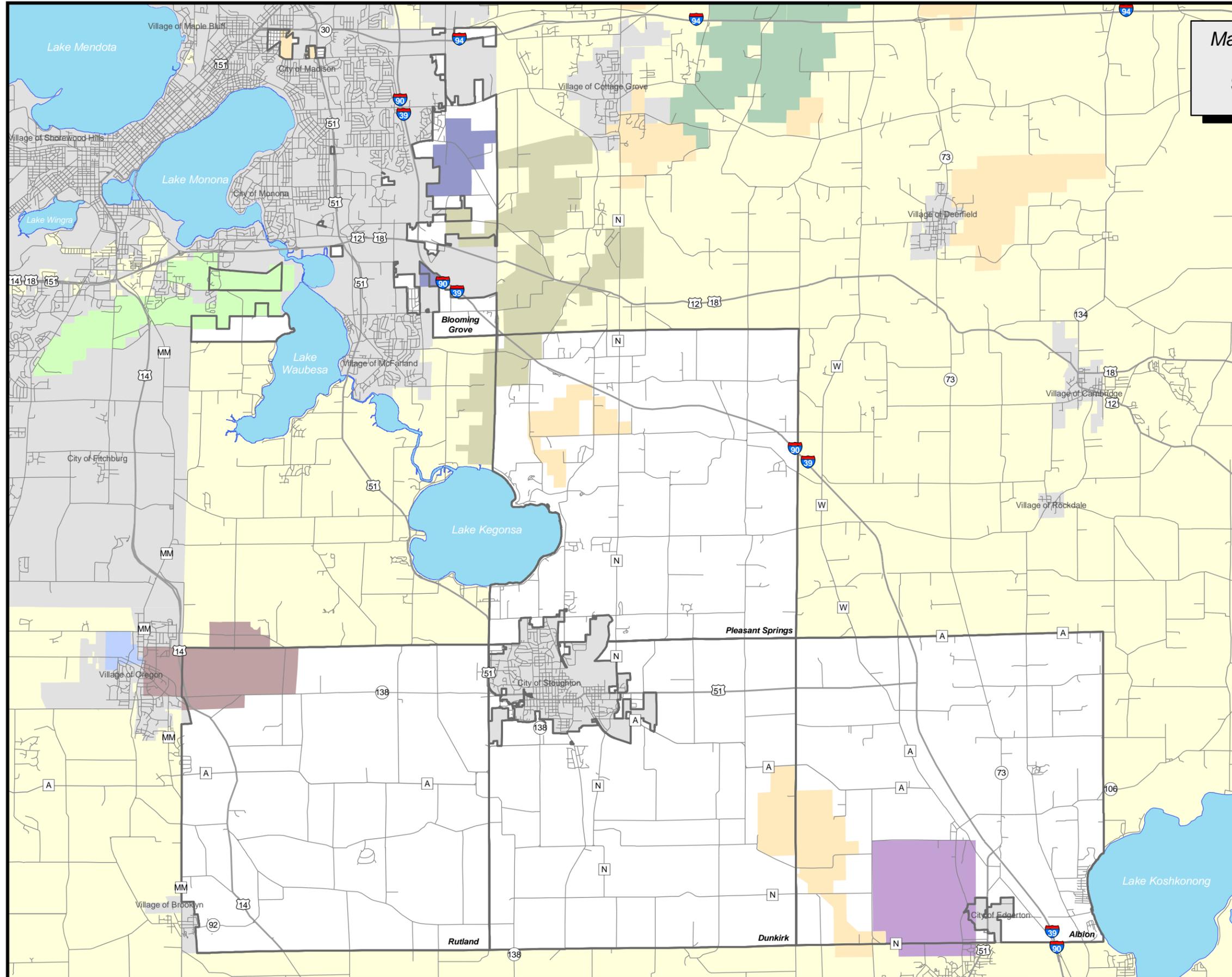


Source: Base map provided by Dane County
 Land Information Department

Data Source: Madison Metropolitan Sewer District

Map 11
Drainage Districts;
Southeastern Dane County: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Map Legend

- Badfish
- Badfish 1st Addition
- Blooming Grove
- Dane County
- Door Creek
- Middleton
- Nine Springs
- Saunders Creek
- Seperation

Map Features

- City / Village
- Roads



Source: Base map provided by Dane County
 Land Information Department

Data Source: Dane County Land Conservation Department

Map Created: January 6, 2004
 Map Edited: February 27, 2006



Map 12
School Districts;
Southeastern Dane County: 2003

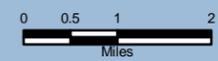
Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland

Map Legend

- | | |
|--|--|
|  Belleville |  McFarland |
|  Cambridge |  Middleton - Cross Plains |
|  Deerfield Community |  Monona Grove |
|  Edgerton |  Oregon |
|  Evansville Community |  Stoughton Area |
|  Madison Metro |  Sun Prairie |
|  Marshall |  Verona Area |

Map Features

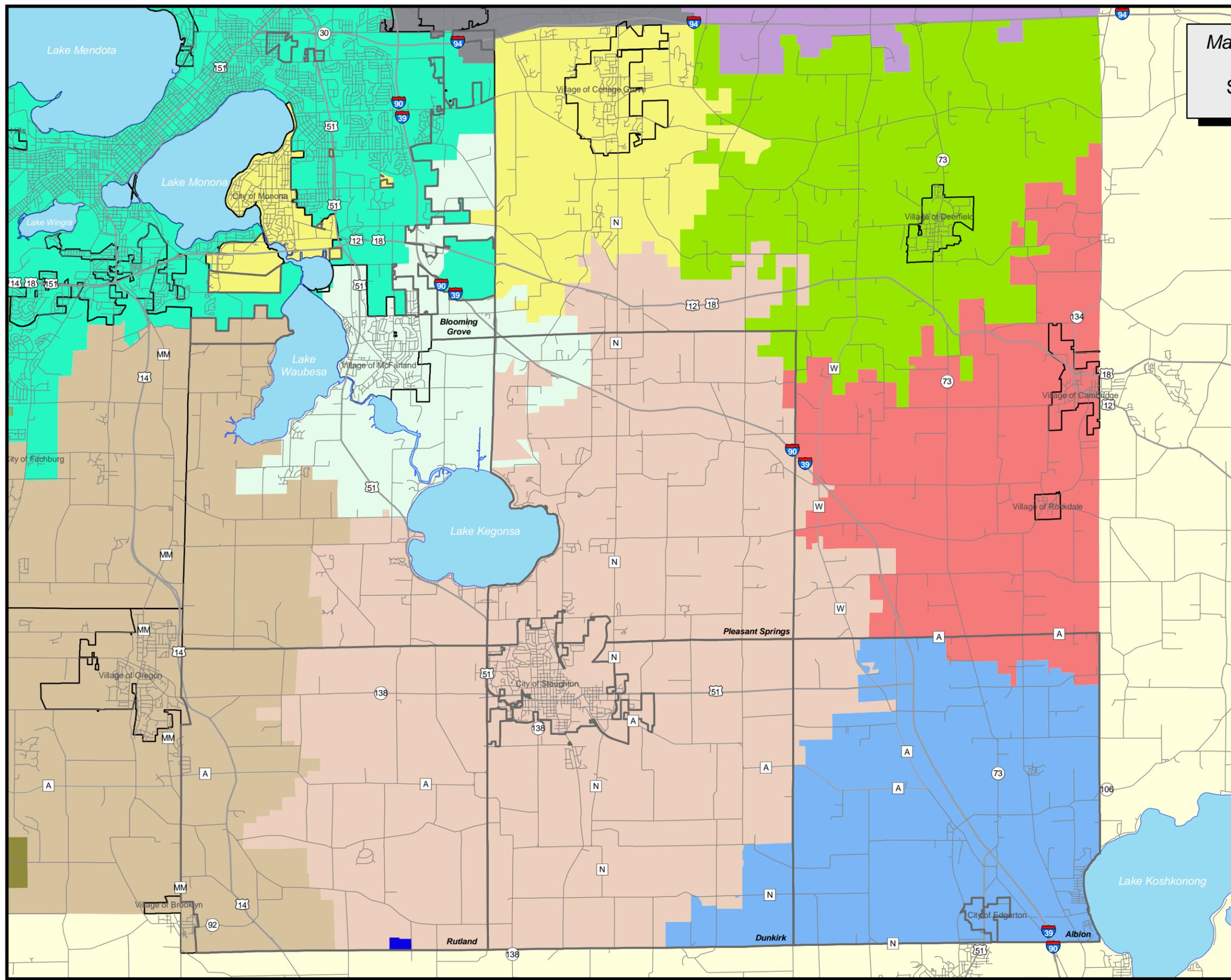
-  City / Village
-  Roads



Source: Base map provided by Dane County
 Land Information Department

Data Source: Madison Area Metropolitan Planning Organization

Map Created: December 11, 2003
 Map Edited: February 27, 2006



Chapter 8 - Land Use

Existing Land Use

A windshield survey was conducted during the fall of 2003 of each of the five towns to record existing land use. It should be noted that the use may not match the zoning requirements. Exhibit 68 provides a summary of land use by type and Maps 13 through 17 depict the existing land uses.

v Town of Albion

Of the 22,680 total acres in the town, a majority of the acreage is in agriculture and woodlands (see Map 13). There is a large amount of park and recreation areas in the town as well. Hickory Hills Campground, a private campground, and the Eastman Hunting Club account for most of this category. Farmsteads and single family homes are scattered throughout the town along most of the roads bisecting the town. Most of the non-farm homes are found on larger lots. Larger clusters of homes on small lots can be found around Lake Koshkonong where subdivisions are quite common and in and near the hamlet of Albion. Residential development also occurs to the north and west of Edgerton. A relatively large commercial area has developed near the I39/90 and STH 73 interchange.

Exhibit 68 Existing Land Use : Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland; 2003

Land Use	Albion		Blooming Grove		Dunkirk		Pleasant Springs		Rutland	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Single Family	678	3.0	366	7.5	577	2.8	1,038	4.8	893	4.0
Two-Family	5	0.2	5	0.1	0	0	3	<0.1	0	0
Multi-Family	1	<0.1	5	0.1	1	<0.1	0	0	0	0
Retail	26	0.1	23	0.5	1	<0.1	8	<0.1	55	0.2
Professional Service/Office	20	<0.1	38	0.8	16	<0.1	40	0.2	11	<0.1
Mixed Use	20	<.01	33	0.7	14	<0.1	0	0	4	<0.1
Lodging	4	0.2	4	<0.1	0	0	1	0	0	0
Industrial	11	<0.1	7	0.1	17	<0.1	0	0	5	<0.1
Warehouse and Storage	3	<0.1	11	0.2	2	<0.1	3	<0.1	0	0
Governmental Services	28	0.1	2	<0.1	6	<0.1	41	0.2	19	<0.1
Institutional Services	137	0.6	6	0.1	12	<0.1	14	<0.1	4	<0.1
Utility	1	<0.1	323	6.6	2	<0.1	14	<0.1	1	<0.1
Transportation & ROW	1,009	4.4	429	8.8	723	3.5	1,221	5.6	674	3.0
Park and Recreation	874	3.8	478	9.8	144	0.7	558	2.6	2,505	11.0
Agriculture and Woodlands	19,422	85.6	2,995	61.4	18,652	90.3	18,390	84.4	18,081	80.0
Quarry	82	0.4	105	2.2	153	0.7	76	0.4	47.83	0.2
Water	330	1.4	14	0.3	324	1.6	256	1.2	391	1.7
Vacant	29	0.1	28	0.6	19	<0.1	13	<0.1	10	<0.1
Total	22,680	100.0	4,872	100.0	20,665	100.0	21,675	100.0	22,703	100.0

Source: Vierbicher Associates, Inc. Land Use Survey; 2003
 *Due to rounding percentages may not total exactly 100%

v Town of Blooming Grove

Over the years, Madison has annexed land out of the town leaving roughly 4,800 acres. The town consists of a number of isolated "islands" especially in to the west (Map 14). Agricultural land and woodlands account for two-thirds of the town. The next largest area of land is park and recreation and primarily consists of Lake Farm Community Park and 9 Springs E-Way County Park in the southwestern portion of the town. For the most part, residential uses are found in small-lot subdivisions adjoining Madison. A large quarry is located on Buckeye Road, and another on Marsh Road.

v Town of Dunkirk

Dunkirk consists of 20,669 acres and most of this acreage consists of agriculture and woodland (Map 15). Transportation and right-of-way areas make up the second largest use of land. Single family homes and farmsteads are scattered throughout the town and are generally situated on large lots. A significant number of homes are found along CTH N south of Stoughton, especially along the Yahara River. There are few traditional subdivisions in the town.

v Town of Pleasant Springs

Map 16 shows, that of the total 21,674 acres within the town, agriculture and woodlands are the predominant land uses. Parks and recreation areas account for 1,221 acres, including Lake Kegonsa State Park and Viking County Park. Farmsteads and single family residences are scattered throughout the town. There are many single-family residences near Lake Kegonsa and there are a few scattered subdivision areas.

v Town of Rutland

Map 17 depicts the various land uses in Rutland. Agriculture and woodlands account for 8 of every 10 acres in the town. Farmsteads and large single family lots are scattered throughout the town, primarily along the roads. There are a number of subdivisions in the town. The Badfish Creek Wildlife Area, Anthony Branch Fishery Area, and land owned by the U.S. Fish & Wildlife Service, and other smaller park/recreation areas account for one-tenth of the town's area.



History of Annexation

v Town of Blooming Grove

The Town of Blooming Grove has had 5 annexations from 2002 to 2003. It has an Annexation, Jurisdiction and Service Agreement with the City of Madison and the Blooming Grove Sanitary District Number 8.

v Town of Pleasant Springs

The City of Stoughton recently annexed three pieces of land from Pleasant Springs. The most recent property was annexed in 2005 and the others were done in 2003 and the early 1990s.

v Town of Albion

Albion is currently in the process of working out a cooperative boundary agreement with the City of Edgerton. In the past ten years, the City of Edgerton has annexed two properties consisting of approximately 100 acres each.

Current Land Use Plans

v Town of Albion

The Albion Town Board adopted a land use plan in 1998. The plan was prepared as a guide for elected officials and town residents to use to manage and direct orderly growth and development. The goals and objectives that the town adopted for this document will be used as a framework for creation of the goals, policies, and objectives that can be found in the policy document. The following are districts included in that plan:

- ▶ Agricultural Preservation District
- ▶ Rural Residential District
- ▶ Planned Recreation Development District
- ▶ Albion Hamlet District
- ▶ Highway Interchange District
- ▶ Lake Koshkonong Urban Service Area District
- ▶ Edgerton Urban Service Area District
- ▶ Environmental Corridors

v Town of Blooming Grove

Blooming Grove completed their land use plan in February of 2000. The purpose of the plan was to provide a performance-based plan, which will serve as the primary public policy document for guiding future growth and development in the town. The following are districts identified in the plan.

- ▶ Government and Institutional
- ▶ Roadside Mixed-Use
- ▶ Rural Neighborhood
- ▶ Urban Residential
- ▶ Agriculture Preservation
- ▶ Environmental Preservation
- ▶ Neighborhood Mixed-Use
- ▶ Mixed-Use Campus
- ▶ Scenic Drive Overlay
- ▶ Urban Renewal District

v Town of Dunkirk

The Dunkirk Town Board updated its land use plan in 2000. The original plan had been drafted in 1979. The stated purpose of the plan is to “preserve agricultural land, rural character, and protect natural resources.” The plan establishes objectives and policies in the following areas: agricultural; commercial; environmental and resource protection; transportation; mineral extraction; and recreational.

v Town of Pleasant Springs

The Town of Pleasant Spring's Land Use Plan was adopted in 1978, and was recently amended in September of 2002. The development objectives and policies provide guidelines for citizens and officials in making decisions about future growth and development. When the policies were created they were coordinated with those of the City of Stoughton and Dane County. Policies were created for the following categories:

- ▶ Agricultural Preservation Areas
- ▶ General Residential Development Policies
- ▶ Sewer Service Areas
- ▶ Commercial Development
- ▶ Recreational Development
- ▶ Industrial Development
- ▶ Environmental Protection
- ▶ Mineral Extraction

These policies will be taken into consideration in the policy documents.



v Town of Rutland

The Town of Rutland last amended their land use plan in December 2001. The plan served to develop specific policies and guidelines about where and what type of development should occur. The plan establishes policies for each of the following districts:

- ▶ Agricultural Preservation Areas
- ▶ Rural Development Areas
- ▶ Urban Service Areas
- ▶ Resource Protection Areas
- ▶ Public Lands

Waste Disposal Site and Contaminated Sites

Identification of brownfield sites is an important consideration in forming an appropriate land use plan, in fostering economic development, and in ensuring a clean and healthy environment. Cleanup and redevelopment of brownfield sites makes common sense by returning abandoned or under-utilized properties to the tax rolls and to productive use. Redevelopment of brownfield sites also makes optimal use of existing infrastructure.



Exhibit 69 Contaminated Sites; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland; 2003

Albion	Activity Type	Activity Name	Site Name	Address
	ERP	Anderson Trucking	Anderson Trucking	.5 Mi N Of Lake Dr Rd & I90
	LUST	Deyoung Farm Property	Deyoung Farm Property	Willow Dr
	LUST	Severson Transport Garage	Severson Transport Garage	624 Albion Rd
	Spills	I90 E Bound S of mile marker 159	I90 E Bound S of mile marker 159	I90 E Bound S of mile marker 159
	Spills	MP 162 WB I90	MP 162 WB I90	MP 162 WB I90
Blooming Grove				
	ERP	Blooming Grove Town	Blooming Grove Town	HWY 12 & 18
	ERP	Convenience Transportation LLC	Convenience Transportation LLC	HWY 12/18 & I39/90
	ERP	Hirschbein Property	Hirschbein Property	4235 CTH AB
	ERP	Koch Pipeline	Koch Pipeline	MP 61
	ERP	Midwest Steel	Midwest Steel Co Inc (H Samuels Co)	2002 Vondron Rd
	General Property	Willshire Holdings LLC Property	Blooming Grove Town	CTH BB
	LUST	Terra Engineering & Const	Terra Engineering & Const Corp	2201 Vondron Rd
	LUST	Kampmeier Quarry	Wingra Stone	4381 Marsh Rd
	Spills	Terra Engineering & Const	Terra Engineering & Const Corp	2201 Vondron Rd
Pleasant Springs				
	ERP	Miller Transport	Miller Transport	I90 S Of MP 151
	LUST	Danco Prairie Fs Coop Bulk Plant	Danco Prairie Fs Coop Bulk Plant	2434 Skaalen Rd

Source: WIDNR BBRTS Search
 Note: LUST – Leaking underground storage tank
 ERP – Emergency Repair Program

To identify brownfield sites, a number of sources were used as described more fully in the following sections:

- ▶ Bureau of Remediation and Redevelopment Tracking System (BBRTS)
- ▶ Registry of Waste Disposal Sites in Wisconsin
- ▶ Superfund Sites
- ▶ Local knowledge

As an initial step to identify brownfield sites, the BBRTS database was searched to identify contaminated sites. It should be noted that not all contaminated sites are brownfields. This database though is a good starting point for identifying such sites. The Wisconsin Department of Natural Resources maintains BBRTS (Bureau of Remediation and Redevelopment Tracking System) that catalogs all known contaminated sites in the state. Types of contaminated sites on BBRTS include leaking underground storage tank (LUST) sites, Environmental Repair Program (ERP) sites, and emergency response spill sites.

This database, while valuable, is not complete, nor up-to-date. It is however the best available source. Sites identified may be in various stages of remediation. Remediation efforts for spills (quite often associated with trucking accidents) are typically initiated immediately. Remediation efforts on larger sites typically occur over years.

As listed in Exhibit 69 there are a number of sites in Albion, Blooming Grove, and Pleasant Springs that have been contaminated. No sites are found in Dunkirk or Rutland. None of the sites identified are considered brownfields.

In addition, the DNR maintains a listing of all known waste disposal sites in the state. These may include landfills or areas where solid or hazardous waste was disposed of on private property. As such, this list includes sites that meet current environmental standards and those that do not.

Exhibit 70 Waste Disposal Sites; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland; 2003

Albion	Site	Location Section Township Range	Address
	Gus Oberg's Bar	NW SE S25 05N 12E	
	Old Town of Albion dump	NE NE S23 05N 12E	
	Town Albion	NW SW S35 05N 12E	
Blooming Grove			
	Abandoned Salvage Yard	SE SE S15 07N 10E	
	Dane County Landfill # 2 Rodefeld	NE S25 07N 10E	7102 E BROADWAY
	D & M Construction	NW S13 07N 12E	
	Terra Engr & Constr Corp	NE NW S15 07N 10E	2201 Vondron Rd
	Town of Blooming Grove	SW NE S12 07N 10E	CTH BB
	Town Blooming Grove 1954- 60	NW NW S13 07N 10E	
Dunkirk			
	Cty Stoughton	NW SW S04 05N 11E	
	Orrin Hagen Farm	NE SW S10 05N 11E	
	Thomas Matson (Demo)	NW SW S10 05N 11E	
	Town of Dunkirk	NE NE S16 05N 11E	
	Uniroyal Eng Products- Hagen	NE SW S10 05N 11E	
Pleasant Springs			
	Clifford Sagen	SW S17 05N 09E	
	Lloyd Downing	NW S06 06N 11E	
	Town of Pleasant Springs	SW NW S36 06N 11E	
	Town of Pleasant Springs	NE SW S25 06N 11E	
	Town of Pleasant Springs	S25 05N 11E	
Rutland			
	Every Farm	SE NE S02 05N 10E	
	Oregon Kar Body	NW S07 05N 10E	
	Oregon Race Track	SW SW S09 05N 10E	
	Town of Rutland	SE NE S17 05N 10E	CTH A
	Town of Rutland	NW NW S02 05N 10E	
	Town of Rutland	S36 05N 10E	

Source: Registry of Waste Disposal Sites in Wisconsin.

A search of this database revealed a number of sites in each of the five towns (Exhibit 70). Each of the five towns operated one or more landfills. All of these sites have been closed.

At one time, Blooming Grove operated two landfills. Currently neither of these landfills are operational. One landfill was located off of county Highway AB. It was long ago sealed and is currently rural land. The second landfill was located at 3233 County Highway BB, in the far eastern portion of the town. This landfill

was covered many years ago and is now rural land. The DNR has identified several landfills within the town, see Exhibit 70 for locations.

The Town of Pleasant Springs operated a licensed landfill at 1754 Tower Drive since 1972. The area is approximately 7.44 acres in size. The site became a transfer station in September of 1989 and had a wood burning exemption granted in October 1990. Today the site is operational as a brush burning/compose site. Only town residents and property owners are allowed to use the site.

None of these waste disposal sites are considered brownfields in need of development or redevelopment.

Finally, there are no Superfund sites within any of the towns.

Town of Pleasant Springs - Land Use Conflicts

- Mineral extraction next to residential land uses.
- Commercial lighting next to residential land uses.
- Inability to reach agreement with adjacent municipalities on boundaries and land use.
- Cell tower placement.
- Growing home-based businesses in exclusive agricultural zoning.

Designed Redevelopment Areas

Currently, there are no areas designated for redevelopment in any of the five towns.

Local Real Estate Forces

Exhibit 71 shows a snapshot of what was on the real estate market in the month of December 2003. The figures that are listed are only for single-family residences only and excludes condominiums or other residences that could be considered multi-family. The average amount of time single-family homes stayed on the market in the past year ranged from 38 to 85 days. The average home prices in the five towns ranged from \$123,534 up to \$243,669.

It is anticipated that the real estate market in the five towns will remain strong because of the continued growth of the Madison metropolitan area.

Exhibit 71 Reported Residential Sales; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2005

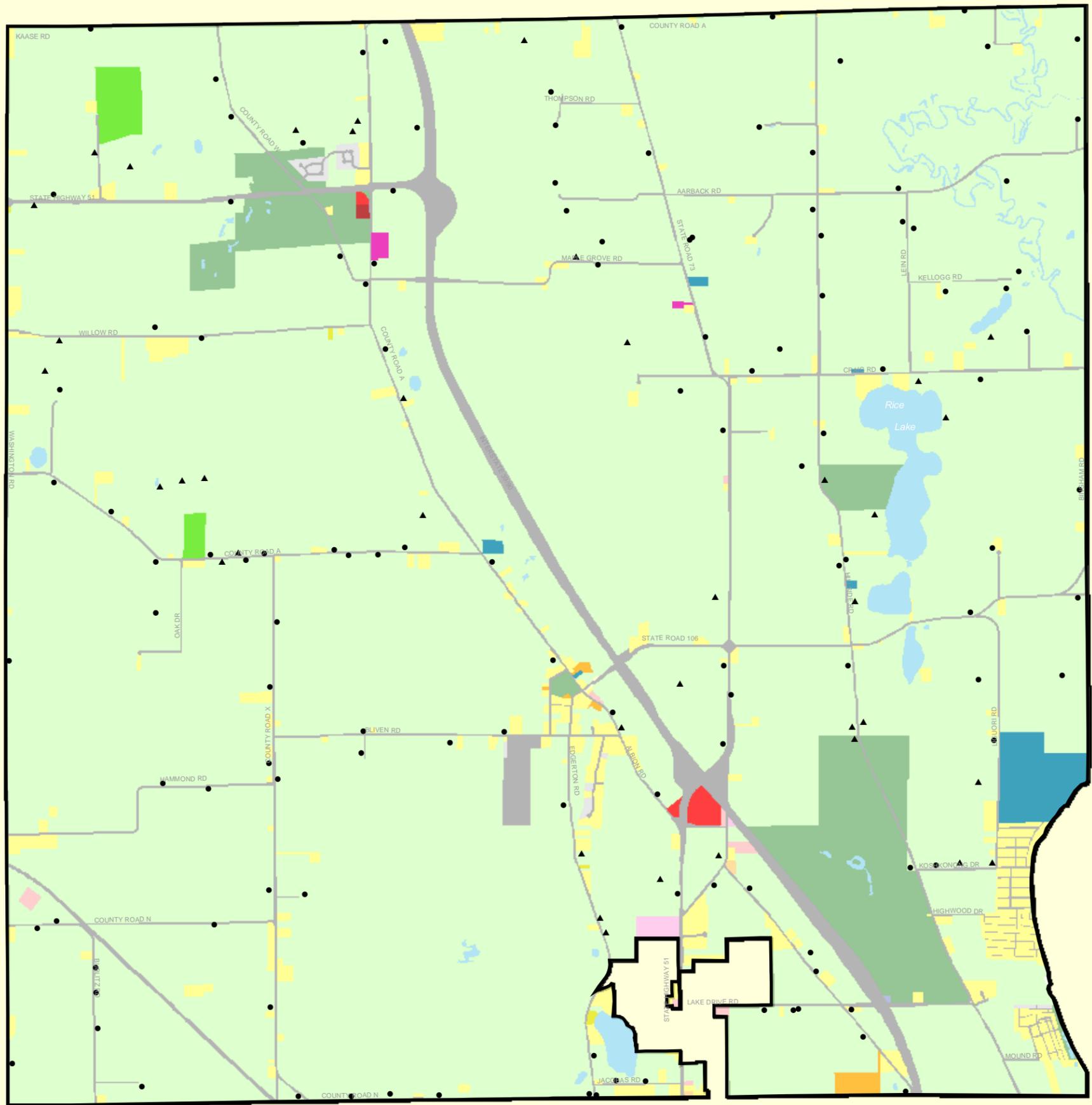
Price Range	Blooming		Dunkirk	Pleasant	
	Albion	Grove		Springs	Rutland
<\$99,999	5	0	0	0	0
\$100,000 –0 \$129,000	2	1	0	1	0
\$130,000 – \$159,999	4	0	1	0	1
\$160,000 - \$199,999	3	5	6	5	4
\$200,000 - \$229,999	7	3	2	6	3
\$230,000 - \$299,999	1	4	3	2	2
> \$300,000	5	1	2	14	2
Total	27	14	14	28	11
Average sale price	\$188,453	\$224,971	\$235,043	\$317,448	\$229,500
Average days on market	74	54	27	56	66

Source: Paul Lawrance, Caldwell Banker Sveum Realtors, from the South Central. MLS Corp.

Note: Reported sales between January 1 and December 31, 2005

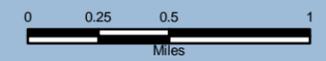
Map 13
Existing Land Use;
Town of Albion: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Legend

- Farmstead
- ▲ Single-family (large acreage)
- Single-family
- Two-family
- Multi-family
- Retail
- Professional service/office
- Mixed use
- Lodging
- Industrial
- Warehouse and storage
- Governmental services
- Institutional services
- Utility
- Transportation
- Park and recreation
- Agricultural and woodlands
- Quarry
- Water
- Vacant



Source: Base map provided by Dane County
 Land Information Department

Land use survey conducted on November 13, 2003

Map Created: December 9, 2003
 Map Edited: January 27, 2006

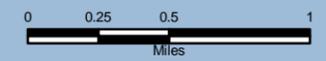
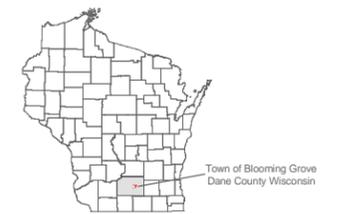


Map 14
Existing Land Use;
Town of Blooming Grove: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland

Legend

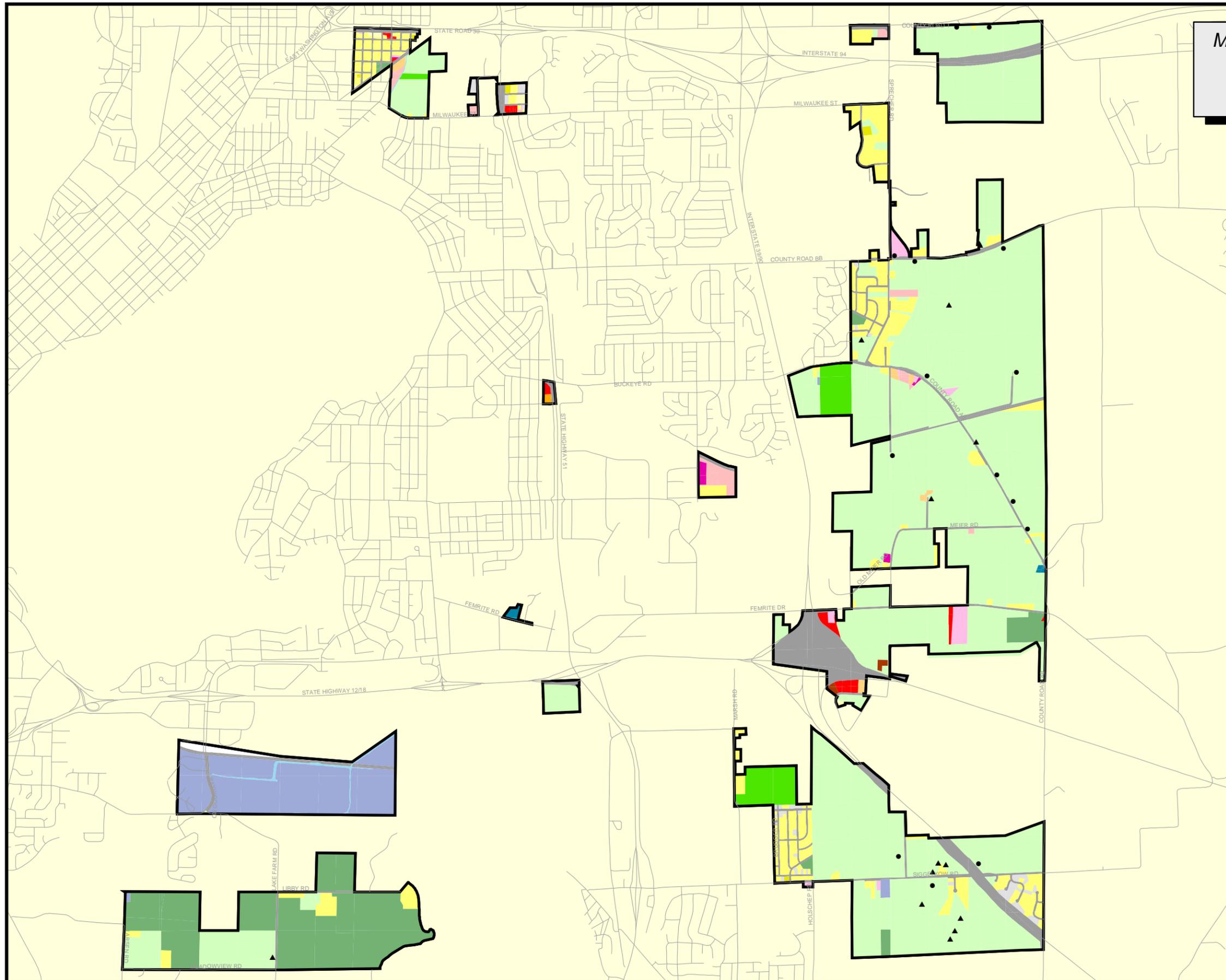
- Farmstead
- ▲ Single-family (large acreage)
- Single-family
- Two-family
- Multi-family
- Retail
- Professional service/office
- Mixed use
- Lodging
- Industrial
- Warehouse and storage
- Governmental services
- Institutional services
- Utility
- Transportation
- Park and recreation
- Agricultural and woodlands
- Quarry
- Water
- Vacant



Source: Base map provided by Dane County
 Land Information Department

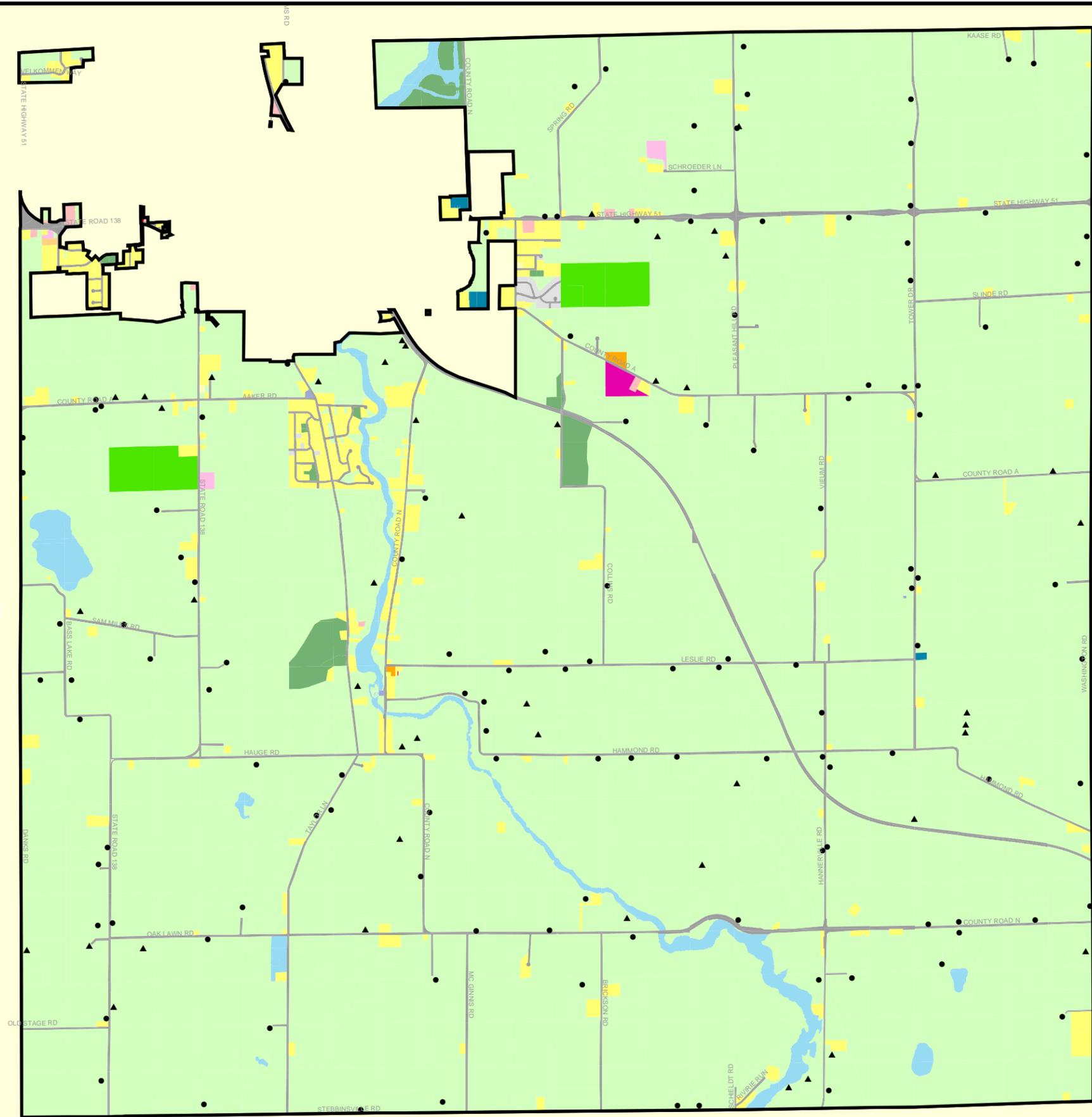
Land use survey conducted on November 10, 2003

Map Created: December 9, 2003
 Map Edited: January 27, 2006



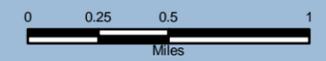
Map 15
Existing Land Use;
Town of Dunkirk: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Legend

- Farmstead
- ▲ Single-family (large acreage)
- Single-family
- Two-family
- Multi-family
- Retail
- Professional service/office
- Mixed use
- Lodging
- Industrial
- Warehouse and storage
- Governmental services
- Institutional services
- Utility
- Transportation
- Park and recreation
- Agricultural and woodlands
- Quarry
- Water
- Vacant



Source: Base map provided by Dane County
 Land Information Department

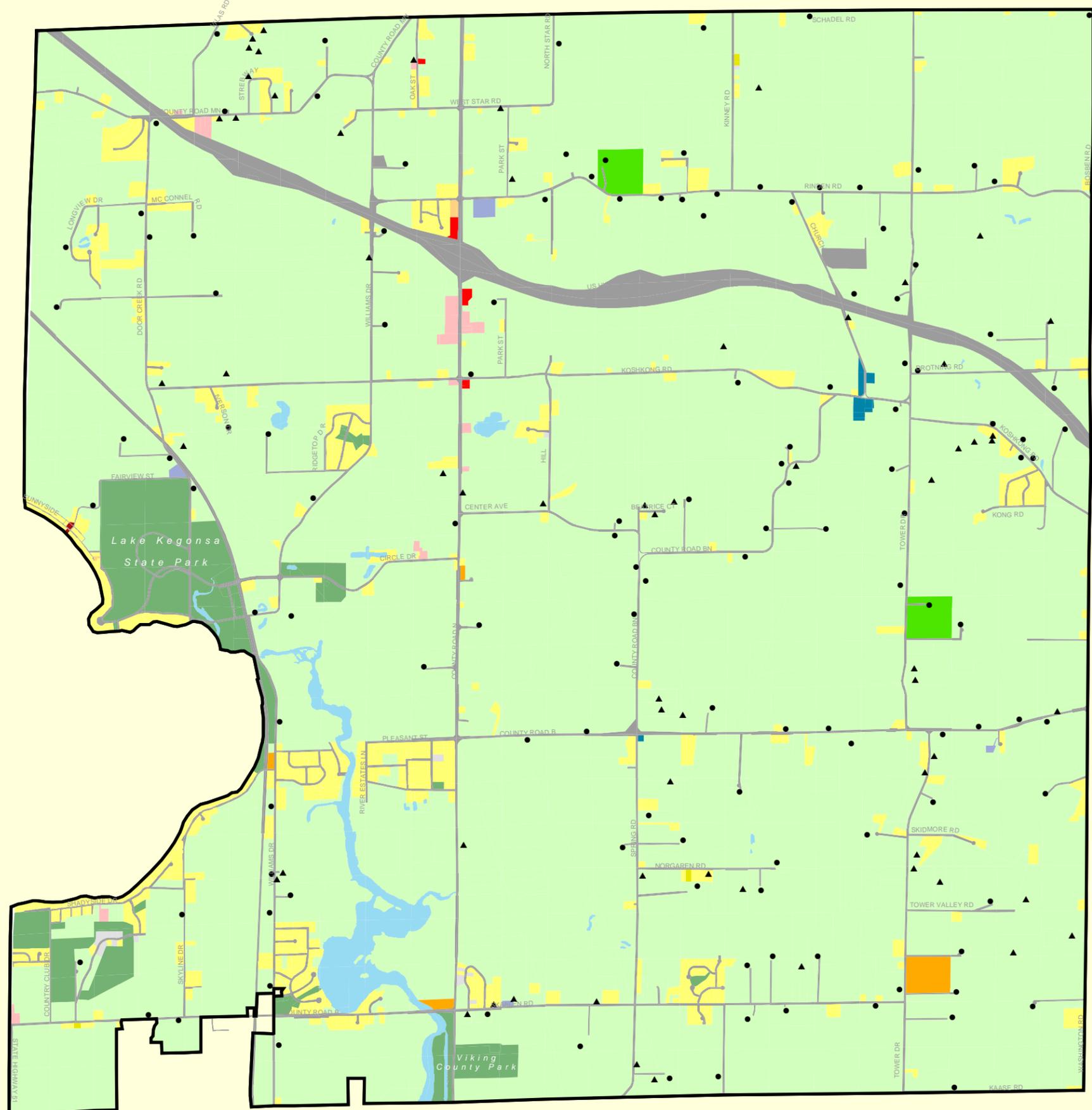
Land use survey conducted on November 5, 2003

Map Created: December 10, 2003
 Map Edited: January 27, 2006



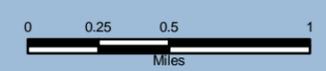
Map 16
Existing Land Use;
Town of Pleasant Springs: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Legend

- Farmstead
- ▲ Single-family (large acreage)
- Single-family
- Two-family
- Retail
- Professional service/office
- Mixed use
- Lodging
- Industrial
- Warehouse and storage
- Governmental services
- Institutional services
- Utility
- Transportation
- Park and recreation
- Agricultural and woodlands
- Quarry
- Water
- Vacant



Source: Base map provided by Dane County
 Land Information Department

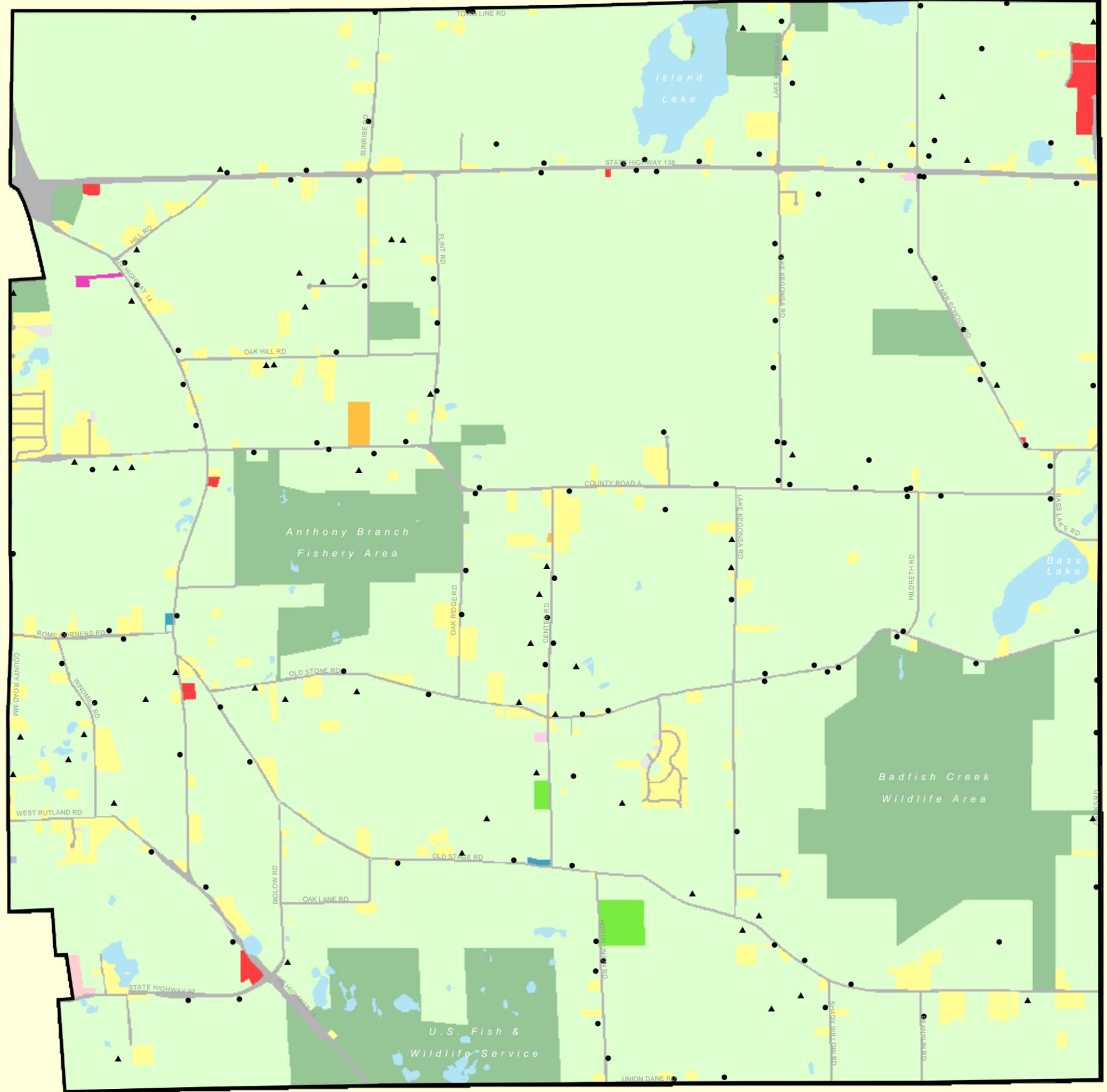
Land use survey conducted on October 21, 2003

Map Created: December 9, 2003
 Map Edited: January 27, 2006



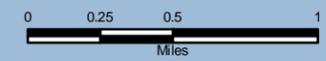
Map 17
Existing Land Use;
Town of Rutland: 2003

Comprehensive Plan Background Report.
 Towns of Albion, Blooming Grove,
 Dunkirk, Pleasant Springs, and Rutland



Legend

- Farmstead
- ▲ Single-family (large acreage)
- Single-family
- Retail
- Professional service/office
- Mixed use
- Industrial
- Governmental services
- Institutional services
- Utility
- Transportation
- Park and recreation
- Agricultural and woodlands
- Quarry
- Water
- Vacant



Source: Base map provided by Dane County
 Land Information Department

Land use survey conducted on October 30, 2003

Map Created: December 9, 2003
 Map Edited: January 27, 2006



Chapter 9 – Community Vision

While an adventurous traveler may relish the unknown, a community can't leave its future to happenstance. It takes a lot of hard work to maintain a high quality of life.

The information provided in this chapter will help to guide decisions and decision-makers in the coming years. It will also help give direction to a wide range of non-governmental organizations providing services within the community. It will guide the formation, implementation and amendment process of land development regulations, including zoning regulations.

A Vision for Pleasant Springs

In 2025, the Town of Pleasant Springs will be a place where...

- ◆ Rural character and country atmosphere are common phrases used to describe town life.
- ◆ Agriculture and agriculturally-related businesses are encouraged.
- ◆ The community is clean, well maintained, and safe.
- ◆ The growth of the tax base occurs in a planned and orderly fashion.
- ◆ Fair cooperative boundary agreements are encouraged with adjacent municipalities.
- ◆ Commercial and residential growth is controlled.
- ◆ There is cooperation among surrounding jurisdictions regarding public amenities and services.
- ◆ Clean water is protected and viewed as a town amenity.
- ◆ Passive recreational opportunities are assets.
- ◆ Rail and bicycle connections are possible to the surrounding communities.

Community Survey

A written questionnaire was sent to every household in the town during November, 2003, to collect resident opinions and preferences on a number of important questions relating to the preparation of this plan. The survey consisted of five pages and included 27 questions. Of the 1,160 surveys that were mailed out, 423 were returned for a response rate of 36 percent. Survey results were used to fashion this plan's long-term vision.

About the Town of Pleasant Springs

1. **How do you feel about the Town of Pleasant Springs as a place to live?**
Excellent: 45.9% Good: 44.0% Fair: 7.6% Poor: 1.7% No opinion: 0.5%
2. **How do you feel about the Town of Pleasant Springs as a place to work?**
Excellent: 9.7% Good: 9.5% Fair: 7.1% Poor: 11.6% No opinion: 6.9% Not applicable: 53.7%
3. **Over the last ten years, the quality of life in the Town has?**
Improved: 16.1% Stayed the same: 56.3% Declined: 14.2% No opinion: 12.3%
4. **Over the next five years, do you expect the quality of life in the Town to?**
Improve: 21.5% Stay the same: 50.8% Worsen: 20.6% No opinion: 6.4%

Future Growth and Development

5. **Over the last decade the Town's population has grown by 1.4% per year (about 20 new dwellings per year or 40 people per year). Compared to the last decade, how should the Town grow in the future?**
Slower: 37.1% Same rate: 49.2% Faster: 6.1% No opinion: 4.7%
6. **For each of the following statements, select one choice that best matches your opinion.**
The Town should:

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion</i>
aggressively work to block or slow the expansion (annexation) of adjoining cities and villages into the Town	46.1%	28.4%	12.3%	3.1%	8.5%
relax its land use controls to permit more development	5.0%	12.3%	29.3%	48.0%	4.3%
do more to attract commercial projects	5.0%	20.6%	31.7%	35.7%	5.9%
do more to attract industrial projects	3.1%	16.5%	32.9%	40.7%	5.4%
lower local property taxes even if this means a reduction in the current level of service	10.9%	22.7%	49.9%	10.4%	5.2%
work cooperatively with adjoining municipalities to increase cost efficiencies and overall coordination	30.3%	59.6%	2.1%	1.4%	4.3%
work to preserve farmland by limiting development	44.0%	37.8%	9.9%	3.1%	4.5%
create a "Town center" in the Town consisting of a mix of uses (e.g., residential, commercial, civic, etc.)	2.8%	18.7%	36.9%	18.9%	20.8%
require developers to pay for the added costs of providing local services that are needed to serve their projects	52.2%	38.1%	1.7%	1.4%	4.7%
work to create an industrial or commercial park by using local tax revenue	2.8%	13.5%	38.5%	34.8%	8.0%
work to maintain the area's rural character	58.4%	32.9%	2.8%	0.7%	4.3%
impose limits on the number of animals that a farmer could raise	7.8%	25.1%	36.6%	14.7%	15.1%
raise local property taxes to protect the rural character of the Town by purchasing development rights from farmers and other property owners with large parcels	7.8%	21.5%	39.0%	18.7%	10.4%
redirect new commercial or industrial development to villages and cities in the area	19.1%	44.2%	18.9%	4.0%	11.3%
invest more money to maintain existing infrastructure before creating more infrastructure (e.g. roads, sewer)	14.9%	61.9%	9.5%	1.4%	9.7%
adopt more restrictive regulations to control the location, size, and design of signs/billboards	28.4%	46.1%	10.9%	3.1%	10.6%
adopt more restrictive regulations to control the location, size, and design of cell towers	20.6%	47.0%	14.9%	3.5%	12.5%
allow property owners to transfer their development rights to other property owners in the Town	3.5%	23.6%	33.1%	15.1%	22.0%
allow non-metallic mining (gravel pits) throughout the Town	4.3%	18.0%	39.2%	26.2%	10.6%
expand the Town's sewer service area	7.1%	29.6%	34.0%	10.4%	17.0%

7. Listed below are different types of land uses. Indicate your level of support for allowing these in the more rural areas of the Town.

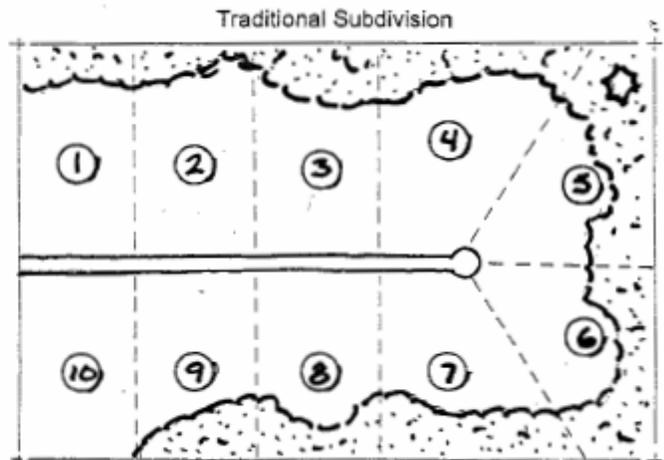
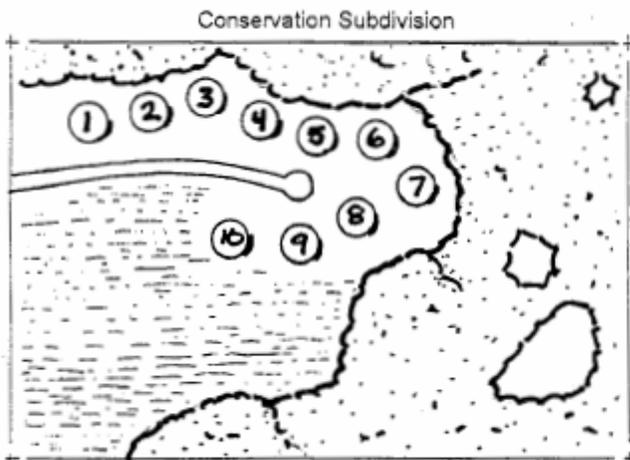
	<i>Strongly Agree</i>	<i>Agree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No Opinion</i>
Residential subdivisions	5.2%	24.3%	32.2%	29.8%	4.5%
Single-family homes not in subdivisions	7.3%	57.4%	16.5%	11.6%	5.0%
Duplexes	1.2%	16.1%	40.7%	35.9%	4.5%
Apartments (three or more units)	0.5%	5.0%	37.8%	51.3%	4.3%
Commercial/retail	3.3%	23.6%	31.4%	32.2%	6.6%
Professional/office	3.3%	31.4%	29.6%	25.5%	7.3%
Manufacturing/industrial	2.4%	17.0%	34.0%	38.5%	4.7%
Hobby farms	13.9%	63.6%	9.2%	4.5%	6.1%
Family farms	38.8%	54.6%	1.4%	1.7%	2.4%
Large scale commercial farms	2.4%	22.7%	34.5%	32.9%	5.7%
Recreation (e.g. parks, golf courses)	15.6%	52.7%	16.3%	9.0%	4.0%
Gravel pits	1.4%	19.9%	32.9%	36.6%	7.8%
Warehousing/contractor storage/mini-storage	1.9%	18.9%	37.8%	33.3%	6.1%

8. Is there currently a need in the Town for new housing of the following types?

	<i>Yes</i>	<i>No</i>	<i>No opinion</i>
Single-family	35.9%	44.7%	17.0%
Duplexes	13.0%	74.2%	11.1%
Apartments (three or more units)	5.0%	83.2%	10.2%
Condominiums	12.1%	75.7%	10.4%
Assisted living for seniors	34.5%	48.5%	15.1%
Nursing homes	17.3%	63.8%	17.0%
Mobile homes	1.4%	88.2%	8.7%

9. Some communities are using "conservation subdivisions" as a means to allow some residential development in rural settings. Conservation subdivisions are housing developments where lots are smaller than normally required and they are grouped together in clusters. The majority of the property remains undeveloped and can be used for agricultural purposes, resource protection, and the like. The diagram below illustrates an example of a conservation subdivision and how it contrasts with a typical "cookie-cutter" subdivision approach. How should the Town use the conservation subdivision approach in the coming years?

<i>Conservation subdivisions should be required</i>	44.7%
<i>Conservation subdivisions should not be required, but allowed as an option for a developer to choose</i>	35.9%
<i>No opinion</i>	14.7%



10. What percent of the new housing units in this Region should be located in or near existing urbanized areas?
None: 9.2% About one-quarter: 8.7% About half: 12.3% About three-quarters: 10.4% Almost all: 34.0%
No opinion: 20.3%

11. In the more rural areas of the Town (without sanitary sewer service), what should be the minimum lot size for residential lots?
About 2 acres: 41.6% About 5 acres: 27.2% About 10 acres: 9.2% About 20 acres: 3.5% About 30 acres: 3.5%
About 40 acres: 3.1% More than 40 acres: 5.0%

Government Services

12. Do residents have an adequate opportunity to express their opinions on local issues?
Yes: 63.3% No: 13.2% No Opinion: 18.4%

13. Please rate the following services:

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>No opinion</u>
Police protection	23.6%	49.4%	12.3%	3.3%	9.2%
Fire protection	19.1%	50.6%	10.9%	2.8%	13.9%
EMS (Emergency Medical Service)	19.6%	51.1%	9.5%	0.9%	17.0%
Trash collection	37.1%	50.4%	8.0%	1.9%	1.2%
Recycling	29.3%	51.5%	11.6%	2.1%	3.1%
Water and sewer	11.1%	28.4%	7.1%	3.5%	45.6%
Storm water management	6.1%	29.1%	12.8%	6.4%	41.6%
Snow removal	22.9%	55.1%	15.1%	3.8%	0.5%
Road repairs and maintenance	13.5%	54.6%	22.7%	7.1%	0.2%
Library services	14.2%	31.7%	6.4%	4.7%	39.5%
Traffic enforcement	7.8%	41.6%	22.5%	8.3%	17.0%
Planning and zoning	3.3%	34.3%	29.6%	12.8%	17.0%
School district	13.5%	49.6%	14.7%	0.7%	18.2%
Communication with residents	8.3%	47.5%	28.8%	7.1%	5.0%
Recreation for youth	6.1%	28.1%	22.5%	8.7%	31.4%
Recreation for adults	4.5%	27.7%	24.8%	9.7%	30.0%
Recreation for the elderly	3.3%	14.9%	20.1%	12.8%	45.6%
Town administrative services	9.2%	45.6%	21.3%	5.7%	15.4%

Parks, Open Space and Recreation

14. Is there a Town park near you?
Yes: 63.8% No: 28.6% Not Sure: 6.1%

15. How many times in the last year have you, or members of your household, visited a Town park?
0: 42.8% 1 – 5 times: 32.4% 6 – 10 times: 9.5% 11- 20 times: 5.0% More than 20 times: 9.0%

16. The Town park system should be:
Expanded: 21.0% Decreased: 6.1% Maintained: 61.5% No Opinion: 10.2%

17. If the Town chooses to expand the park system check up to FIVE of the most important items listed below that the Town should add or expand:

Outdoor swimming pool	11.1%	Dog walking parks	20.3%	Softball diamonds	6.1%
Indoor swimming pool	6.6%	Outdoor basketball courts	6.1%	Little league diamonds	6.9%
Volleyball courts	4.7%	Indoor basketball courts	2.8%	Horseshoe pits	5.7%
Outdoor ice rinks	20.1%	Fitness room	3.5%	Archery range	4.0%
Indoor ice arena	2.4%	Picnic areas	32.4%	Rifle/shooting range	8.3%
Sledding hills	27.7%	Nature areas	44.2%	Public hunting grounds	9.2%
Snowmobile trails	7.6%	Public gardens	15.4%	Skate boarding and/or	
Hiking/walking trails	53.2%	Racquetball courts	2.4%	rollerblading area	4.5%
Horse trails	6.6%	Cross country ski trails	17.0%	Tennis courts	4.7%
ATV trails	7.8%	Bike trails	40.9%	Soccer fields	4.3%
Exercise trails	23.9%	Baseball diamonds	4.3%		

Background Questions

18. Are you a full-time resident?

Yes: 95.0% No: 3.8%

19. How long have you lived in the town?

Less than 5 years: 13.9% 5 – 10 years: 20.3% 11 to 20 years: 26.0% 21 or more years: 37.8%

20. What is your age?

18 – 24: 0.2% 25 – 34: 6.1% 35 – 44: 30.3% 45-64: 44.2% 65 and over: 20.3%

21. Do you own or rent your dwelling unit?

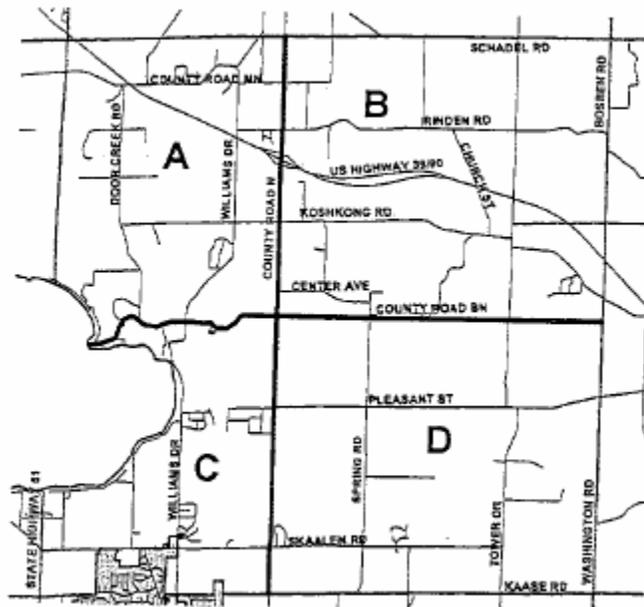
Own: 95.7% Rent: 0.2%

22. Which one of the following best describes the parcel you live on?

A lot in a residential subdivision	33.8%	A family farm	8.7%
A tract of land in the country between 5 and 20 acres	8.7%	Riverfront or lake front property	18.2%
A tract of land in the country more than 20 acres	5.9%	A hobby farm	3.3%
A tract of land in the country less than 5 acres	19.9%		

23. Looking at the map, identify the area of the Town where you reside:

- A: 23.4%
- B: 18.2%
- C: 35.2%
- D: 18.7%



- 24. What is the single most important reason why you are currently living in the Town (SELECT ONE)?**
- | | |
|--|-------|
| <i>Born and raised here</i> | 9.0% |
| <i>Near family</i> | 2.8% |
| <i>Rural life style</i> | 21.7% |
| <i>Close to urban amenities, but like rural living</i> | 44.9% |
| <i>Lower cost of living when compared to other areas in the region</i> | 3.8% |
| <i>Lower housing costs when compared to other areas in the region</i> | 1.9% |
| <i>Employment/business opportunities</i> | 2.8% |
| <i>None of the above</i> | 7.6% |
- 25. Tell us what you like about the Town**
99.1% responded.
- 26. Tell us what you do not like about the Town**
96.7% responded.
- 27. Other comments**
98.6% responded.

Statewide and Regional Plans

A number of statewide policy plans have also been prepared (Exhibit 72). Each of these was reviewed as part of this planning effort. This plan was found to comply with all of the documents below. The Wisconsin Rail Issues and Opportunities Report (formerly the State Rail Plan 2020) was issued as an interim report, and will be integrated into the State’s “Connections 2030” plan, which is currently being developed.

Exhibit 72 Statewide Plans: 1994 to 2004

Title	State Agency	Year
<i>Translink 21</i>	Department of Transportation	1994
<i>Wisconsin Bicycle Transportation Plan: 2020</i>	Department of Transportation	1998
<i>Midwest Regional Rail System</i>	Department of Transportation	2000
<i>Wisconsin State Highway Plan 2020</i>	Department of Transportation	2000
<i>Wisconsin State Airport System Plan 2020</i>	Department of Transportation	2000
<i>State Recreational Trails Network Plan</i>	Department of Transportation	2001
<i>Wisconsin Pedestrian Plan</i>	Department of Transportation	2001
<i>Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2000-2005</i>	Department of Natural Resources	2000
<i>Wisconsin Rail Issues and Opportunities Report</i>	Department of Transportation	2004
<i>Wisconsin Consolidated Housing Plan; 2000-2005</i>	Department of Administration and Department of Commerce	2000
<i>Wisconsin Historic Preservation Plan; 2001–2005</i>	Wisconsin Historical Society	2001
<i>State of Wisconsin Hazard Mitigation Plan</i>	Wisconsin Emergency Management	2001

Goals, Objectives, and Policies

Goals, objectives, and policies break the vision statement into clearly defined statements and provide additional guidance for decision-makers.

1. A **goal** statement defines a long-term target that may or may not be achieved, but describes a desired outcome
2. **Objectives** are statements of measurable, achievable actions to be taken in moving toward a goal.
3. **Policies** are statements describing positions, regulations or procedures designed to achieve one or more objectives. Policies prescribe specific things to be done, when they will be done, and by whom. Policies describe implementation activities and methods.

Some goals and objectives can be mapped. Map 21 identifies in broad terms how development may occur in the future and is included in Chapter 17. This map forms the basis for more specific land development regulations. The future transportation map, included in Chapter 12, identifies how the transportation network may look by the end of the 20-year planning period. Finally, a map was prepared to identify what community facilities and utilities will be required to accommodate the growing population and their needs. This is included in Chapter 13.

Chapter 10 - Issues and Opportunities

Issues can be an emerging concern or an old unresolved problem. Issues could be addressed one time, never to reemerge. Or, issues may never really go away – they may always need attention. Issues could range from localized concerns to those that are more global and affect many communities throughout the state and nation. The success of this plan rests, in part, on identifying relevant issues, prioritizing them for action, and adopting appropriate goals, objectives, and policies to address each.

Identification of Issues and Opportunities

Exhibit 73 lists the issues and opportunities that this plan is intended to address. Each was ranked using a 10-point scale to help determine its relative importance. Also, each issue was evaluated to determine if it is becoming more important or less important, or whether little movement is anticipated in the next five-year period.

The issues and opportunities listed in this chapter were derived over the course of the planning process and were largely generated in four ways:

Strengths, Weaknesses, Opportunities, and Threats

On November 6, 2003 the Town Board and Plan Commission conducted a public meeting. Attendees participated in an activity commonly called SWOT analysis, or "Strengths, Weaknesses, Opportunities and Threats." This process involved a brainstorming session to generate a working list of issues. They were grouped under common themes and are presented on 123.

Community Survey

A community survey was sent to every household in the town to better understand their perceptions and preferences on a range of issues. Many of the questions were designed to solicit input on issues identified in the SWOT analysis and were worded to gauge support for, or opposition to, various options.

The survey results were compiled and are summarized on Page 105.

Public Meetings

Over the course of the planning project, monthly public meetings were held to identify and clarify the issues relevant to this plan. Every meeting of the Local Comprehensive Planning Committee included time for public comment. A draft list of issues was presented at a public forum held on February 24, 2005

Comparative Analysis

The planning process used to prepare this plan was conducted concurrently with the efforts of the other four towns included in our regional planning partnership. Each municipality identified issues that were important in their circumstances. While each had some unique issues, many issues were common to all five. To compare the importance of the issues across the five towns, a table was prepared showing the relative rank and the short-term trend (Exhibit 73). This analysis was done to identify areas of potential common concern that could be addressed in a cooperative fashion.

Key for Trend:

- ▲ The issue is anticipated to become more important in the coming years.
- ▼ The issue is anticipated to become less important in the coming years.
- The issue will likely remain stable in the coming years.

Exhibit 73. Issues and Opportunities: 2004

	Importance										Trend	
	Low					High						
Governance/Citizen Involvement												
Lack of interest in serving in an elected capacity	●	●	●	●	●	●						▼
Lack of interest in local issues until personally affected	●	●	●	●	●	●	●	●				—
Polarization of public opinion on local issues	●	●										—
Development of new avenues to inform town residents	●	●	●	●	●	●	●	●				▼
Increasing volunteerism and community involvement	●	●	●	●	●	●						▲
Tax Base												
Loss of state shared revenue	●	●	●	●	●	●	●	●	●	●		▲
Citizens wanting lower local property taxes	●	●	●	●	●							—
Over reliance on residential property	●	●	●									—
Potential negative impacts of growth on local property taxes	●	●										—
Demographics												
Aging of population	●	●	●									—
Changing nature of households (more single member households, etc)	●	●										—
Declining household size	●	●										—
Housing												
Affordability	●	●	●	●	●							—
Housing age/maintenance	●	●										—
Few options for housing other than single-family units	●	●										—
Few housing options for certain groups (elderly, handicapped) in the Town	●	●	●	●	●	●						—
Community Character												
Unightly or blighted properties	●	●	●	●	●	●	●					▲
Becoming more of a bedroom community	●	●										—
Lack of community identity	●	●										—
Crime	●	●	●	●	●	●	●	●				▲
No town center	●	●										—
Maintenance of quality of life	●	●	●	●	●	●	●	●	●			▲
Historic preservation	●	●	●	●	●							—
Transportation												
Few pedestrian paths in Town	●	●	●	●	●							▲
Increasing traffic levels	●	●	●	●	●	●	●	●				▲
Number of speeding motorists	●	●	●	●	●	●	●	●				▲
Safety concerns at problem intersections	●	●										—
Induced growth pressures associated with road improvement projects	●	●	●	●	●	●	●					▲
Maintenance of local roads	●	●	●	●	●	●	●	●				▲
Limited specialized transportation for elderly, handicapped	●											—

Exhibit 73. Issues and Opportunities: 2004

	Importance							Trend
	Low						High	
Through traffic in residential areas	●	●						—
Utilities and Community Facilities								
Child care services	●							—
Health care services	●							—
Quality of K-12 education	●							—
Lack of recreation facilities for youth	●	●						—
Lack of recreation facilities for teenagers	●	●						—
Lack of recreation facilities for elderly	●	●	●	●				▲
Maintenance of park facilities	●	●	●	●	●	●		▲
Citizens wanting more public facilities	●							—
Energy supply	●							—
Electrical distribution	●							—
Need for more Town hall space (office space, public meetings)	●							—
Provision of more organized sport facilities	●	●						—
Provision of more passive / unorganized recreation opportunities	●	●	●	●	●	●	●	▲
Lack of high-speed Internet access	●	●	●	●	●			▲
Agriculture								
Farmland loss	●	●	●	●	●	●	●	▲
Decline in the local farm economy	●	●	●	●	●			—
Decline in the state and national farm economy	●	●						—
Conflict between rural and urban values	●	●	●	●	●			—
Farm agglomeration	●	●	●	●	●	●		▲
Conversion of working farms to hobby farms	●	●						—
Natural Resources								
Cumulative environmental impacts	●	●	●					—
Air quality	●	●						—
Surface water quality	●	●	●	●	●	●	●	▲
Ground water quality	●	●	●	●	●	●	●	▲
Flooding	●							—
Stormwater	●	●	●	●				▲
Lack of, or improper, woodlot management	●							—
Loss of wetlands	●							—
Development along shores of area lakes and rivers	●							—
Development on steep slopes	●							—
Economic Development								
Lack of jobs in the Town	●	●						—
Decline in local farm economy	●	●						—
Growing opportunities for home occupations	●	●	●	●	●	●		▲
Comparatively low household income as compared to others in region	●							—

Exhibit 73. Issues and Opportunities: 2004

	Importance										Trend	
	Low					High						
Intergovernmental Cooperation												
Annexation	●	●	●	●	●	●	●	●	●	●	●	▲
Competition for tax base growth with other jurisdictions in region	●	●										—
Opportunities for intergovernmental cooperation	●	●	●	●	●	●	●	●				▲
Land Use												
Encroachment of incompatible land uses	●	●	●	●	●	●	●	●				▲
Existing land use conflicts	●	●	●	●	●	●	●	●				▲
Brownfield sites	●											—
Inappropriate signage (size, location, etc.)	●	●										—
Cell towers (location, height, appearance)	●	●	●	●	●	●	●	●				▲
Loss of rural character	●	●	●	●	●	●	●	●	●			▲
Scattered commercial uses	●	●	●	●	●							—
Amount of land in public ownership (federal, state, county, local)	●											—
High-voltage transmission lines (existing / planned)	●	●										—
“Cost” of managing growth	●	●	●									—
“Cost” of not managing growth	●	●	●	●								—
Developing a mechanism to incorporate conservation subdivision design into more residential projects	●											—

Key for Rank:

1 is low importance and 10 is high

Key for Trend:

- ▲ The issue is anticipated to become more important in the coming years.
- ▼ The issue is anticipated to become less important in the coming years.
- The issue will likely remain stable in the coming years.

Exhibit 74 Issue Identification Matrix

Issue	Rank and Trend by Jurisdiction					
	Town of Albion	Town of Blooming Grove	Town of Dunkirk	Town of Pleasant Springs	Town of Rutland	
Lack of interest in local issues until personally affected	9 ▲	10 —	8 ▲	8 —	8 —	
Polarization of public opinion on local issues	9 ▲	7 —	9 ▲	2 —	8 ▲	
Increasing volunteerism and community involvement	7 ▲	9 —	5 —	6 ▲	8 —	
Loss of state shared revenue	8 ▲	10 ▲	10 ▲	10 ▲	7 ▲	
Aging of population	9 ▲	6 —	7 ▲	3 —	5 ▲	
Lack of community identity	6 ▲	10 ▲	1 —	2 —	8 —	
Maintenance of quality of life	9 ▲	3 —	1 —	9 ▲	9 ▲	
Few pedestrian paths in Town	1 ▲	10 ▲	9 ▲	5 ▲	9 ▲	
Increasing traffic levels	9 ▲	10 ▲	9 ▲	8 ▲	8 ▲	
Number of speeding motorists	9 ▲	10 ▲	9 ▲	8 ▲	10 ▲	
Safety concerns at problem intersections	10 ▲	10 ▲	5 ▲	2 —	9 ▲	

Exhibit 74 Issue Identification Matrix

Issue	Rank and Trend by Jurisdiction									
	Town of Albion	Town of Blooming Grove	Town of Dunkirk	Town of Pleasant Springs	Town of Rutland					
Maintenance of local roads	8 ▲	10 ▲	5 ▲	8 ▲	5 ▲					
Quality of K-12 education	6 ▼	9 –	1 –	1 –	8 ▲					
Farmland loss	5 –	10 ▲	5 ▲	8 ▲	9 ▲					
Decline in the local farm economy	7 ▼	10 ▲	8 ▲	5 –	9 ▲					
Decline in the state and national farm economy	7 ▼	10 ▲	8 ▲	2 –	9 ▲					
Conflict between rural and urban values	8 ▲	10 ▲	10 ▲	5 –	4 ▲					
Cumulative environmental impacts	7 ▲	10 ▲	1 –	3 –	8 ▲					
Air quality	9 ▼	10 ▲	1 –	2 –	7 ▲					
Surface water quality	7 –	10 ▲	1 –	7 ▲	8 ▲					
Ground water quality	8 –	10 ▲	5 ▲	9 ▲	8 ▲					
Decline in local farm economy	7 ▼	9 ▲	10 ▲	2 –	8 ▲					
Growing opportunities for home occupations	10 ▲	7 –	5 ▲	7 ▲	5 ▲					
Annexation	8 –	10 ▲	10 ▲	10 ▲	9 ▲					
Competition for tax base growth with other jurisdictions in region	9 ▲	10 ▲	1 –	2 –	9 ▲					
Opportunities for intergovernmental cooperation	8 ▲	10 ▲	10 ▲	8 ▲	9 ▲					
Encroachment of incompatible land uses	4 ▼	5 –	6 ▲	8 ▲	9 ▲					
Loss of rural character	1 –	9 ▲	5 ▲	9 ▲	8 ▲					

Identification of Strengths, Weaknesses, Opportunities, and Threats

On November 6, 2003, a public meeting was held with town officials and residents from the towns of Blooming Grove and Pleasant Springs to identify important issues facing each. The results are shown below and are grouped together in general categories.

Exhibit 75 SWOT Identification (Strength, Weaknesses, Opportunities, Threats)				
	Strength	Weakness	Opportunity	Threat
Parks And Recreation	<ul style="list-style-type: none"> ▪ Good park system ▪ State park ▪ Recreational opportunity (lake, river, bike, snowmobile) ▪ Good parks for kids 	<ul style="list-style-type: none"> ▪ Nicer outdoor meeting places ▪ No horse trails ▪ Parks could be improved-bigger playgrounds 	<ul style="list-style-type: none"> ▪ Shared parks and roads ▪ Great potential for trails and open space corridors ▪ Nicer parks/meeting places (outdoors) ▪ Reflect the substantial horse owner use in Pleasant Springs in our parks/recreation ▪ Outdoor swim pool ▪ Create a first rate cycle and jogging path throughout the Town of Pleasant Springs 	
Community Character	<ul style="list-style-type: none"> ▪ Diverse population ▪ Diversity in land use ▪ Personalization of services ▪ Low crime ▪ Boundary agreement with City of Stoughton ▪ Lack of bureaucracy ▪ Caring employees ▪ Immediacy of dealing with issues ▪ Ability to grow ▪ Wealth/population ▪ Lake Kegonsa ▪ Low cost, efficient, Town government ▪ Rural character ▪ Individual request considered and acted on ▪ Rural character ▪ Good mix-residential, agricultural, lake property ▪ Not over-populated ▪ Strong agricultural base ▪ Our people-value rural character 	<ul style="list-style-type: none"> ▪ Lack of identity ▪ Lack of continuity ▪ Territorial pockets ▪ Who's responsible? ▪ 20 miles from Madison ▪ Horse farms ▪ Limited identifiable "Center" ▪ Lack of power/authority ▪ Proximity to cities – annexation, pressure to grow/develop 	<ul style="list-style-type: none"> ▪ Incorporate as a City to control destiny independent of Stoughton ▪ To involve our people more productively in Town affairs ▪ Youth center ▪ To build a sense of "community" ▪ Community garden ▪ To engage all ages in the process (very young, old) 	<ul style="list-style-type: none"> ▪ Sewer systems ▪ Violation of boundary agreements ▪ Commercial sprawl from Stoughton to I90/N intersection ▪ Annexation ▪ Diminished state funding ▪ Madison Central Dane County Planning ▪ Overpopulation of lake area ▪ Increased costs to Town ▪ Use of ag land ▪ Annexations from city of Stoughton ▪ Crime ▪ Public apathy ▪ Farmer income will drop putting pressure on need to convert land for money ▪ Taxes will rise without a plan for growth that supports "Pay as you Grow" ▪ Declining shared revenue with no local offsets to generate revenue
Historic Preservation	<ul style="list-style-type: none"> ▪ Dean House 			
Housing	<ul style="list-style-type: none"> ▪ Use of farmland is retained by strong 1 split for 35-acre rule 	<ul style="list-style-type: none"> ▪ Lack of vision for developing future housing areas ▪ Vulnerability of lake development ▪ Proximity to Madison population growth ▪ More diverse housing opportunities 	<ul style="list-style-type: none"> ▪ Residential growth ▪ Diverse community 	<ul style="list-style-type: none"> ▪ Price of housing ▪ Less privacy ▪ Added houses ▪ Discontinued growth ▪ City growth

Exhibit 75 SWOT Identification (Strength, Weaknesses, Opportunities, Threats)

	Strength	Weakness	Opportunity	Threat
Transportation	<ul style="list-style-type: none"> • Good roads/highways • Quality of Town roads • Good transportation system • Potential for transport, energy, communication • I-90 interchange • Major highways in and nearby • Location with Madison, Stoughton 	<ul style="list-style-type: none"> ▪ Dissected by I-90 and unattractive transport-driven development I90 and N ▪ Proximity to Interstate (noise, traffic, cell towers) ▪ County Highway B, west of N ▪ Speed on residential roads ▪ Vulnerable to new/expanding county/state highways ▪ No bike paths ▪ No public transportation ▪ No transportation systems for older people who can't drive 	<ul style="list-style-type: none"> ▪ Safer roads/highways ▪ Rail transportation 	<ul style="list-style-type: none"> ▪ New/expanded highways ▪ Road construction ▪ Busier roads, more traffic ▪ S1 relocation
Economic Development	<ul style="list-style-type: none"> ▪ Jobs nearby ▪ Close to business districts ▪ Restricted commercial development ▪ Lower taxes ▪ Shopping ▪ Mostly agriculture ▪ Tourism ▪ We have a nice mix of existing business to build upon 	<ul style="list-style-type: none"> ▪ No central downtown area ▪ Low on commercial ▪ Commercial development along one road ▪ Diminishing farm population ▪ No close by shopping for everyday needs ▪ Lack of commercial development areas ▪ Expensive services combined with Madison ▪ Limited tax base ▪ Are we matching growth to service costs? ▪ Not enough entrepreneurs ▪ Annexation ▪ No plan for commercial growth ▪ Heavy pressure for growth-Stoughton, now-Madison, maybe ▪ Extra-territorial planning ▪ Annexation by Stoughton ▪ Additional commercial needed ▪ No specific definition as to what kind of commercial growth business we want ▪ Pressure against commercial/business development 	<ul style="list-style-type: none"> ▪ Jobs from commercial development ▪ Room for more housing growth ▪ Pleasant place to raise a family ▪ Room for more housing growth ▪ Place economic/retail growth near major Highway-I90 ▪ Directing/controlling growth ▪ To direct/limit commercial development in Town ▪ Create low density home based business mixed with ag ▪ More commercial on both N and B ▪ Private sector growth plans ▪ Become seedbed of entrepreneurial endeavor ▪ Create a commercial shopping district ▪ New land use not already in place ▪ Bring Village and cities under regional control 	<ul style="list-style-type: none"> ▪ Annexation ▪ Conflict between commuters and ag ▪ Increased taxes ▪ Haphazard development ▪ Property tax burden ▪ Annexation by Stoughton ▪ Economic down turns ▪ City and Village oriented State planners

Exhibit 75 SWOT Identification (Strength, Weaknesses, Opportunities, Threats)				
	Strength	Weakness	Opportunity	Threat
Agricultural, Natural and Cultural Resources	<ul style="list-style-type: none"> ▪ Dean House ▪ Agricultural economy ▪ Environmentally diversity (lake, river, wetland, wooded areas) ▪ Cultural life ▪ Ag preservation Town with strong land use plan ▪ Good land use growth ▪ Access to Madison shopping, entertainment, and government offices 	<ul style="list-style-type: none"> ▪ Emphasis on farm land preservation- rather than green space and/or rural open space. ▪ Land use preserving prime farmland 	<ul style="list-style-type: none"> ▪ To maintain agricultural acreage for farming ▪ Prevent degradation of water sources and waterways ▪ To build on interest in land preservation- expand to rural use and green space-not just farm land 	<ul style="list-style-type: none"> ▪ Mineral extraction ▪ Damage to watershed ▪ Pollution ▪ Noise pollution from I-90 ▪ Large scale annexation pressure- Stoughton, McFarland, Madison ▪ Quarries
Utilities And Community Facilities	<ul style="list-style-type: none"> ▪ Good maintenance services ▪ Good municipal services-trash, recycling, fire ▪ Sanitary district ▪ Fire department ▪ Rural area with city services close by ▪ Municipal court 	<ul style="list-style-type: none"> ▪ No water ▪ High sewer fee ▪ No sewer to outlying areas ▪ Wells and septic for great majority of homes 	<ul style="list-style-type: none"> ▪ Potential for wind power ▪ Urban service areas ▪ Extend sewer systems and provide for cleaner environment ▪ Inter-government cooperation 	<ul style="list-style-type: none"> ▪ Cuts to shared revenue
Misc.	<ul style="list-style-type: none"> ▪ Boundary agreement with Stoughton ▪ Physical separation from Madison ▪ Good citizen participation in Town government ▪ Farm land preservation philosophy of current Plan Commission and Town Board ▪ Effective Town governance ▪ Very desirable place to live ▪ Good housing stock ▪ Low taxes ▪ Pleasant Springs recently revised land use plan ▪ Terrific tax base ▪ Valuable land ▪ Is populated sparsely enough to give privacy and quiet ▪ Great recreational potential-Lake Kegonsa 	<ul style="list-style-type: none"> ▪ Pressure from Madison politics on County Board ▪ Participation by public is not strong ▪ Small population limits tax base ▪ Small population limits opportunities and facilities ▪ Vulnerable to cottage Grove encroachments and Stoughton annexation ▪ Annexation ▪ Lack of home rules ▪ Revise ordinances 	<ul style="list-style-type: none"> ▪ Better communication with surrounding communities ▪ Border agreements ▪ Work toward home-role (Village status) ▪ Making a plan ▪ Economics 	<ul style="list-style-type: none"> ▪ Annexation ▪ Excessive building ▪ Over-regulation ▪ Rigidity of planning ▪ Loss of farms/ag land ▪ Increased crime and traffic

FORECAST-BASED PLANNING

Introduction

Four 20-year forecasts are fundamental to the preparation of this plan:

- **Population**
- **Households and housing units**
The anticipated population base can then be translated into the number of additional housing units that will be needed over the planning period to accommodate the anticipated population base.
- **Additional Land**
A future land use plan must show additional land for development to accommodate the anticipated number of new households.
- **Employment**

Exhibit 76 presents the four sets of forecasts. The following sections in this chapter present background information about the first three forecasts and describe in more detail how they were prepared. Chapter 17 presents the land use forecast data.

Population Forecasts

A community can directly and indirectly affect how fast it grows and the type of growth that occurs through the policies it adopts and the actions it takes. A community could capture a disproportionate share of the growth potential within the region by proactively creating opportunities for new development through infrastructure improvement and creation of tax incentives. A community could create a public/private partnership and use its resources to make a project happen that would not otherwise occur. Likewise, it could slow the natural

rate of growth by instituting policies to limit new development, such as limiting the number of residential building permits issued per year.

Although a community can affect the rate of

growth, it needs to take stock of historical growth patterns and understand its strengths and weaknesses relative to the other locales within the regional market.

Exhibit 76 Population & Employment Forecast					
	2005	2010	2015	2020	2005
	to 2009	to 2014	to 2019	to 2024	to 2024
Additional population ¹	128	133	138	144	543
Additional households ¹	57	60	64	67	248
Additional housing units ¹	63	67	71	74	275
Additional Commercial (acres)	0	0	5	0	5
Additional employment (jobs)	0	0	136	0	136
Residential (acres)	126	134	142	148	550

Notes: Calculations are based up on an annual 0.8% population increase.

1. Projections of additional population, land, and households is for land that is currently in the Town of Pleasant Springs; future annexations will affect these projections.

After evaluating a number of growth rates and looking at potential consequences of each, an annual average growth rate of 0.8 percent was selected and is used throughout this plan.

Exhibit 77 shows the year-end projected population counts and the number of new residents added in each of the five-year increments based on this growth rate. Between 2005 and 2024, approximately 543 new residents are anticipated.

Because a certain percentage of the population may be living in an institutional setting, such as a nursing home or group home, Exhibit 77 shows the population living in a household setting. This step is needed to accurately estimate the number of acres needed for residential purposes. However, for the purpose of this plan, it is assumed that all of the town residents will be living in a household situation (non-institutional) over the next 20-year period.

Exhibit 77 Population: 2005 to 2024

Time Period	Total Resident Population ¹	Population In Households
2004	3,142	3,142
2005	3,167	3,167
2006	3,192	3,192
2007	3,218	3,218
2008	3,244	3,244
2009	3,270	3,270
2010	3,296	3,296
2011	3,322	3,322
2012	3,349	3,349
2013	3,376	3,376
2014	3,403	3,403
2015	3,430	3,430
2016	3,457	3,457
2017	3,485	3,485
2017	3,513	3,513
2019	3,541	3,541
2020	3,569	3,569
2021	3,598	3,598
2022	3,627	3,627
2023	3,656	3,656
2024	3,685	3,685
Number Added During Period		
2005 – 2009	128	128
2010 – 2014	133	133
2015 – 2019	138	138
2020 - 2024	144	144
2005 - 2024	543	543

1. The total population includes those living in an institutional setting and those living in households.

Housing Forecasts

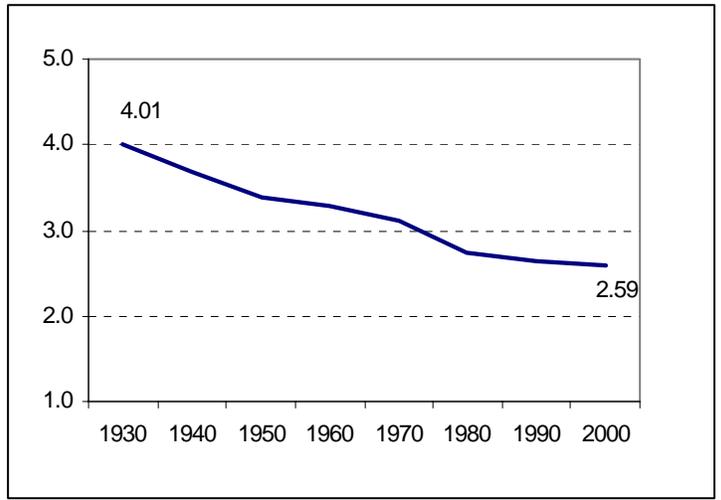
Having established the anticipated resident population living within the town in a household setting, it is possible to forecast the number of housing units that will be needed to accommodate the growing population.

The number of households was estimated by dividing the anticipated population living in a household by the average household size for each of the time periods.

Nationally, the average household size has been on a steady downward trend for a number of decades as shown in Exhibit 78. This trend is also evident throughout much of Wisconsin and in Pleasant Springs. From 1990 to 2000, the average household size in the town declined from 2.89 to 2.77. It is anticipated this trend in Pleasant Springs will continue throughout the planning period, but at a slower rate of decline, and cause the figure to drop to about 2.65 persons per household.

This demographic trend suggests that even if the population of the town did not grow, additional housing units would be needed to maintain the same population base to account for a smaller number of people living in each housing unit.

Exhibit 78 Average Household Size; United States: 1930 to 2000



Source: Census Bureau

Exhibit 76 shows the anticipated number of households over the 20-year planning horizon by year and for each of the 5-year increments. Having established the projected number of households in the town, it is necessary to determine the number of housing units that will be needed to house them. The number of housing units will, more often than not, exceed the number of households, in that a certain share of the housing units will be vacant at any point in time. A unit may be vacant because it is not considered a primary residence, because it is for rent or for sale, or simply not occupied. For the purpose of this plan, it is assumed that 2 percent of the housing units will be vacant at any point in time.

The calculated number of housing units is also shown in Exhibit 76. Over the planning period, 275 new dwelling units will be needed, the vast majority of which will be needed due to a declining household size.

Employment Forecasts

As shown on the future land use map in Chapter 17, land is allocated to accommodate new commercial enterprises. The number of potential new jobs by type was calculated using employment ratios based on acreage (Exhibit 76).

Chapter 11 - Housing

Housing in Pleasant Springs is made up of primarily single-family homes, which make up 97.5% of the housing stock in the town. Few of those single-family homes are rented – 91.4% of the housing in Pleasant Springs is owner-occupied; a high percentage, even when compared to other towns. This ratio is expected to remain fairly constant – the town anticipates the majority of future residential growth will be made up of single-family units. The town's housing stock increased by 15.5% from 1990 to 2000, from 1,057 units to 1,221 units.

Based on the forecasts of the preceding chapter, the town's population will increase by 543, from 3,142 to 3,685 between 2004 and 2024. Limited growth could occur in the "Agriculture Transition Area," as shown on Map 21. However, some of the transition area could be annexed by the City of Stoughton, which acknowledges an informal agreement with the Town in the Intergovernmental Cooperation section of their plan that allows the City to grow as far north as CTH B. This agreement expired in 2005, but Stoughton Plan advises continuing participation in intergovernmental discussions, with "the goal of achieving consistency among comprehensive plans and implementation programs." If this arrangement does continue, it is possible that some of the growth projected for the town in the transition area may end up taking place in lands that are annexed into the City of Stoughton.

Housing Goal 1

Encourage a housing stock to meet the diverse needs of current and future residents.

Objectives:

1. Provide housing opportunities consistent with a rural setting.
2. Support the development of independent and assisted housing facilities for special populations (e.g., elderly, developmentally disabled).
3. For new single-family residential development, housing densities are defined in the following proportions:
 - Low Density: 1 residence per 35 acres;
 - Medium Density: 1 residence per minimum 15,000 square foot lot within limited service areas.
4. Maintain a housing stock predominantly of single family units.

Policies:

1. Support state and county-level housing rehabilitation assistance programs available to residents.
2. Locate residential areas and especially medium density development in close proximity to services and other community facilities.
3. Review the Town's/County's land development regulations to ensure that policies are implemented.
4. Periodically review the amount of land available for residential development to determine if it meets the anticipated growth.

Chapter 12 – Transportation

Introduction

For many years, transportation planning and land use planning were seen as independent activities. In recent years, there has been a growing recognition that land use and transportation are linked, in that a change in one will undoubtedly have consequences for the other. For example, certain types of commercial land uses are typically found only on major roadways, while other types of land uses can easily be served by a local or collector road. When a major employment or activity center locates on a road unable to carry the resulting traffic, local and state officials inevitably end up improving the road to serve the new use. As roads are improved through widening or other type of upgrading, land use pressures on the adjoining parcels may change to take advantage of the increased exposure or accessibility.

The future transportation and land use maps of this plan were prepared at the same time to complement one another.

The majority of roads in the town are in good condition; all roads are inspected and rated annually, and prioritized for maintenance and resurfacing. Given the low level of new development contemplated in the future land use plan, no new major road construction or improvement have been identified. Map 18 shows the town's future transportation network.

Additional pedestrian and bicycle facilities were identified in the planning process as an increasingly desirable recreational amenity. The proposed pedestrian facilities are shown on Map 19. These projections are consistent with those facilities identified by the Madison Metropolitan Planning Organization and the Dane County Parks & Open Space Plan.

The only near-term (though 2008) road in the Town that is identified for improvements in the Madison Area Metropolitan Planning Organization's Transportation Improvement Program is CTH N from USH 51 north to CTH B.

Exhibit 79 Near-Term Bicycle and Pedestrian Improvements In and Adjacent to Pleasant Springs

Location	Segment	Improvement
CTH B	USH 51 to CTH N	On-Road Bicycle Facility Improvements
Lake Kegonsa Loop Route	Path connections from Fish Camp Rd. to Sunnyside Rd, thru park, from Shadyside Dr. to Aalseth Ln, and Colladay Point Dr to CTH B Dr	Path Connections
Yahara River Loop Trail (Stoughton)	Extension of trail from Business Park Cir. west through Viking County Park to Ridge St. on SW side	Trail extension would complete loop route

Source: Madison Area Metropolitan Planning Organization: 2004 to 2008 Transportation Improvement Program for the Dane County Area, and Dane County Bicycle Plan

Goal 1

Work with Dane County and the State of Wisconsin to develop a diversified, safe, efficient, and environmentally sound transportation network to move people and goods within the community and to connect the town with population centers in the region

Objectives:

1. Reduce the potential for traffic accidents and provide for safe transportation throughout the town.
2. Support the number of transportation options available in the region.
3. Coordinate land use and transportation facilities so they support one another.

Policies:

1. Ensure that local road improvement projects are implemented consistent with Wisconsin's transportation plan.
2. Develop new portions of the transportation system and road improvements to be compatible with existing and future land use patterns.
3. Locate and design transportation projects to minimize negative impacts on agricultural, natural, cultural, and historic resources and neighborhoods.
4. Limit the number of access points onto town roads while providing appropriate levels of access to private property.
5. Promote multi-modal transportation systems in the region.
6. Support transportation programs that meet the special needs of the elderly, children, and disabled persons.
7. Support the creation of Park & Ride lots and transit stations. Aim for efficient, compatible development, well-targeted to local demand (reducing regional shopping trips).
8. Encourage commuter rail cost-effectiveness, especially to outlying communities.
9. Coordinate land use and transportation facilities so they support one another.
10. Conduct an annual review of the Town's roads using the PASER system as required by state law and use the results in developing a work program for improving the Town's roads.

Goal 2

Work with other communities to develop a network of pedestrian and bike ways and connect them with other recreational facilities in the region.

Objectives:

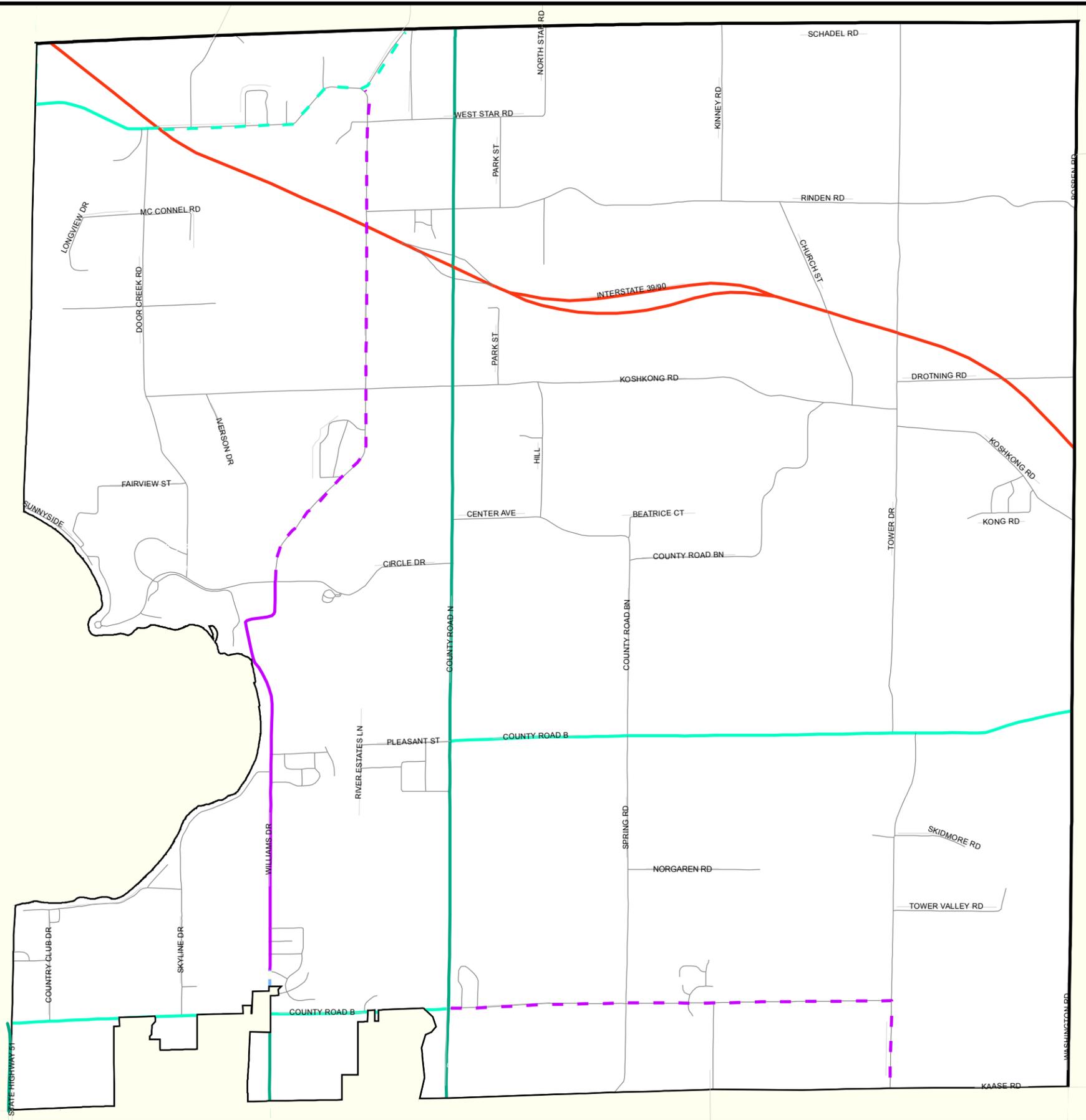
1. Increase opportunities for pedestrian and bike travel within the town.
2. Increase pedestrian and bicycle safety.

Policies:

1. Advocate the addition of bike lanes on county roads where appropriate.
2. Explore opportunities to connect town bike paths with those in the region.
3. Make recommendations to the county regarding bike lanes on county roads.

Map 18
**Future Transportation Plan:
 2005 to 2024**

**Town of Pleasant Springs
 Comprehensive Plan - Policy Document**



Existing Facilities

- Principal Arterial – Interstate
- Minor Arterial
- Local
- Collector (major, rural)
- Collector (minor, rural)

Proposed Change

- - Principal Arterial – Interstate
- - Principal Arterial – Freeway, Expressway, other
- - Minor Arterial
- - Collector
- - Local
- - Collector (major, rural)
- - Collector (minor, rural)



Source: Base map provided by Dane County
 Land Information Department

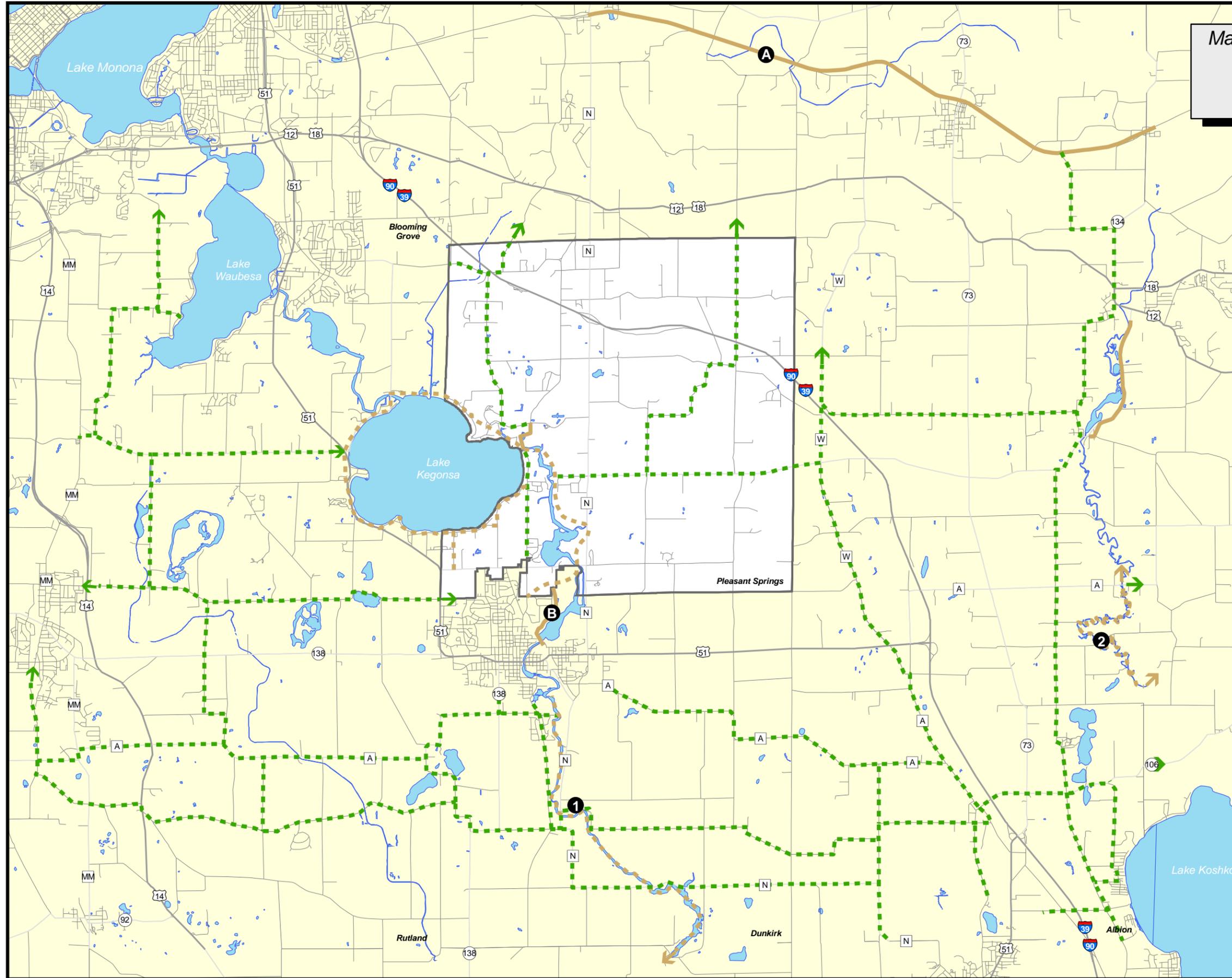
Data Source: Madison Area Metropolitan Planning Organization

Map Created: June 4, 2004
 Map Edited: February 26, 2006



Map 19
Future Pedestrian Plan:
2005 to 2024

Town of Pleasant Springs
Comprehensive Plan - Policy Document



Existing

- Multi-use trail
- Glacial Drumlin Trail
- River Trail

Proposed

- Bike route
- Multi-use trail
- Yahara River Trail*
- Koshkonong Creek Trail*

Map Features

- Primary
- Secondary

* As proposed by Dane County Parks & Open Space Plan 2001-2005



Source: Base map provided by Dane County Land Information Department

Data Source: Madison Area Metropolitan Planning Organization (Bike Routes and Multi-use Trails), Dane County Regional Planning Commission (Glacial Drumlin Trail).

Map Created: July 30, 2004
 Map Edited: February 27, 2006



Chapter 13 - Utilities and Community Facilities

Introduction

As the Town's population increases, additional utilities and community facilities may be needed. The aging of America will have a profound impact on the types of public services that residents may demand. This chapter answers a basic question: What types of community facilities and services will be needed to accommodate a growing population and a changing demographic base?

This chapter relies on the population and housing forecasts presented in Chapter 2 and the future land use plan in Chapter 17.

Public Facilities Plan

Exhibit 80 identifies those public facilities/services either provided by the town or by other entities. The chart identifies the current adequacy of the facility/service.

As shown, all of the facilities and services in the town are deemed adequate. The town recognizes that there may be changes to the number of sanitary sewer users in the Pleasant Springs Sanitary District #1 throughout the planning period through annexations to the Limited Service Area and development of residential areas in the current LSA. Other than roadside ditches and culverts, the town has no stormwater management facilities.

Exhibit 80 Public Facilities Plan: 2005 to 2024					
Town Facilities/Services	Current Status (2004)	Recommendation			
		2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024
Stormwater management	Adequate	-	-	-	-
Municipal building	Adequate	-	-	-	-
Recreation facilities	Adequate	-	-	-	-
Library services	Adequate	-	-	-	-
Police services	Adequate	-	-	-	-
Fire protection	Adequate	-	-	-	-
EMS	Adequate	-	-	-	-
Facilities/Services by Others					
Solid waste and recycling	Adequate	-	-	-	-
Tele-communication and fiber optics	Adequate	-	-	-	-
Electrical and natural gas	Adequate	-	-	-	-
Schools	Adequate	-	-	-	-
Sanitary Sewer	Adequate	-	-	-	-
Senior Center/Outreach	Adequate	-	-	-	-

Goal 1

Alleviate the impacts of stormwater runoff on the town.

Objectives:

1. Reduce the amount of flooding that occurs as a result of impervious surface/stormwater runoff from surrounding communities.
2. Limit damage to public infrastructure resulting from stormwater events.

Policies:

1. Work with neighboring communities to ensure that development occurring within those communities does not contribute to stormwater runoff problems in the town.
2. Require the use of on-site stormwater management facilities when needed to control stormwater runoff.
3. During the development review process, the town will work to ensure that development projects do not negatively affect surrounding properties or public infrastructure.
4. Generally discourage urban growth around the lake and river to avoid the deteriorating effect of urban runoff on water quality and the need to provide additional public services.
5. Work with neighboring communities to develop stormwater management regulations for new and existing development.

Goal 2

Provide town residents with cost-effective solid waste and recycling services.

Objectives:

1. Increase the amount of recycling on a per capita basis.
2. Decrease the amount of waste generated on a per capita basis that enters the waste stream.

Policies:

1. Continue to support waste reduction and recycling efforts.
2. Support the county's "Clean Sweep Program" to collect and safely dispose of household hazardous waste.
3. Continue to include information in the Town's newsletter about waste reduction, recycling, and proper disposal methods for household hazardous waste.

Goal 3

Provide residents with cost-effective Town infrastructure and services.

Objectives:

1. Maintain a level of service appropriate for a largely rural area.
2. Increase efficiencies where ever possible.

Policies:

1. Ensure that new development occurs in areas and in a manner that can be efficiently served by Town services and infrastructure.
2. Annually review the Town's capital expenditure budget to ensure that planned infrastructure will meet the needs of new development within the Town limits, and the anticipated development identified on the future land use map.
3. Refer to the future land use map and community facilities maps when planning for new public facilities and facility upgrades.

Goal 4

Preserve existing park facilities to meet the current and anticipated needs of town residents.

Objectives:

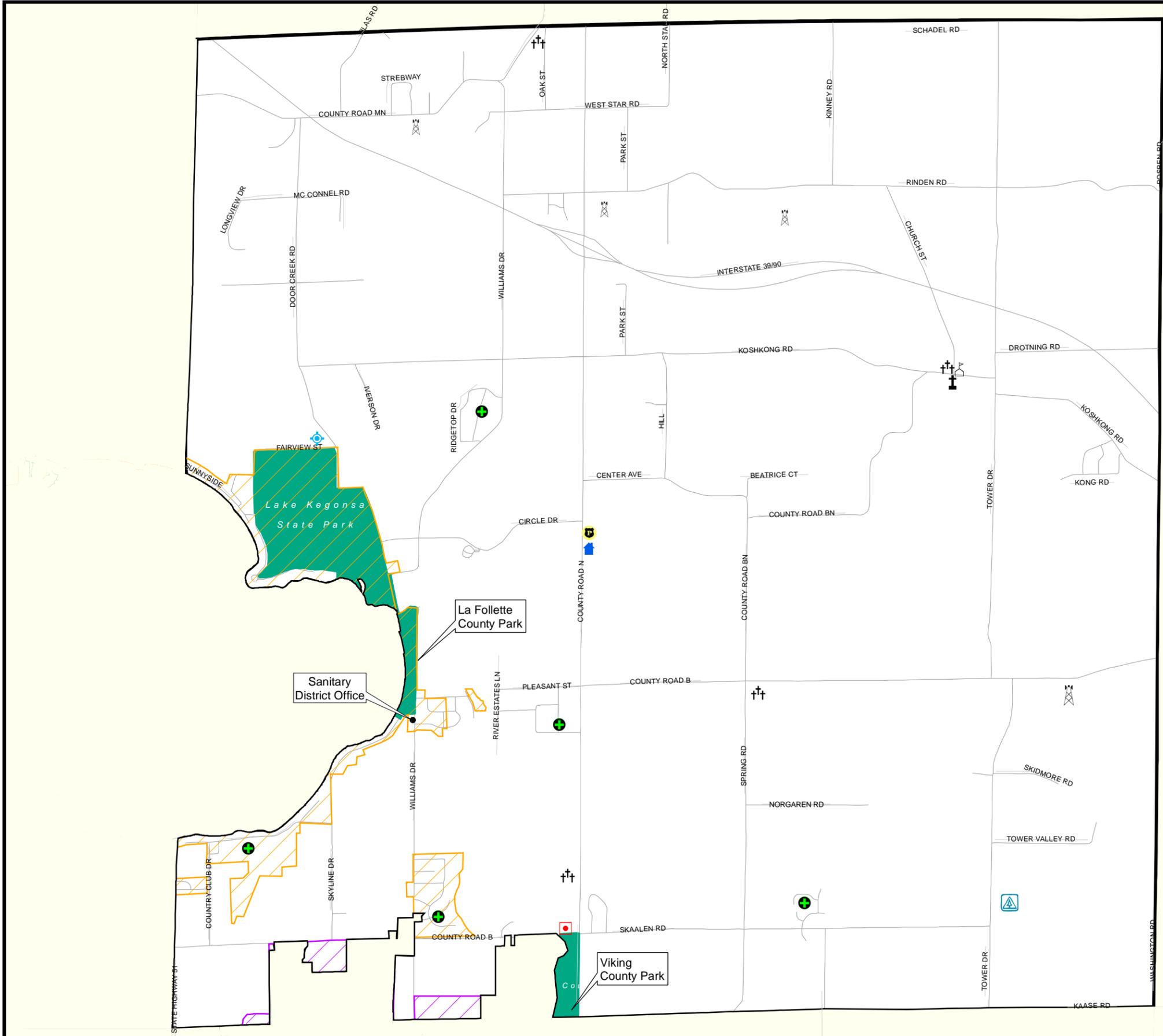
1. Increase opportunities for passive recreational opportunities.

Policies:

1. Involve residents in the design and management of public park areas.
2. Ensure that existing facilities are properly maintained.
3. Prepare an annual conditions report to identify maintenance needs for the town's parks

Map 20
Future Utilities and Community Facilities: 2005 to 2024

**Town of Pleasant Springs
 Comprehensive Plan - Policy Document**



Existing Facilities

- School
- Cemetery
- Town Hall
- Sheriff Dept.
- Electrical Substation
- Highway Department
- Church
- Cell Tower
- Brush and Compost Site
- Town Park
- Limited service area (2004)
- Urban service area (2004)
- Major public recreation site



Source: Base map provided by Dane County Land Information Department

Data Source: Dane County Regional Planning Commission (Urban Service Areas and Recreation Sites) and Vierbicher Associates Inc. Land use survey conducted on November 10, 2003

Map Created: June 4, 2004
 Map Edited: February 26, 2006



Chapter 14 - Agricultural, Natural and Cultural Resources

Overview

This chapter provides an inventory of the towns' agricultural, natural, and cultural resources. The purpose of identifying these resources is to help the towns recognize areas that need to be protected, or characteristics that would limit development potential.

Agricultural Resources

Forty-one to eighty percent of the land area in eastern Dane County is considered to be prime or potential prime farmland according to the Natural Resources Conservation Service. Potential prime farmland is land that is prime when improved, for example by drainage, irrigation, or protection from flooding.

Map 7 shows the location of prime farmland in the planning area and Exhibit 81 shows the percentage of each town that is considered prime farmland according to the Natural Resources Conservation Service.

The vast majority of land in each of the towns land is used for agricultural purposes (Exhibit 82). However, in most of the towns, this is a small percentage of the town's total land value.

Exhibit 81: Percent of Town Area that is Prime Farmland

Town	Percent
Albion	55
Blooming Grove	42
Dunkirk	57
Pleasant Springs	53
Rutland	52

Exhibit 82 Agricultural Land; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2003

Town	Parcels	Acres	Percent of land area	Percent of land value*
Albion	734	14,511	66.5	11.6
Blooming Grove	75	2,335	70	2.2
Dunkirk	635	15,181	76.7	12.2
Pleasant Springs	638	13,302	65.8	4.2
Rutland	717	14,413	75.6	9.3

Source: Statement of Assessments – 2002. Wisconsin Department of Revenue.
* Land value only, does not include improvements.

Exclusive Agricultural Zoning Ordinances

An exclusive agricultural zoning ordinance can be adopted by any county, town, or municipality in a county that has a certified agricultural preservation plan in effect. By establishing an exclusive agricultural use district, a local government effectively decides that agricultural uses of land are most appropriate in that district.

The Department of Agriculture, Trade and Consumer Protection assists counties in creating county agricultural preservation plans, which lay the groundwork for towns, municipalities, and counties to develop exclusive agriculture zoning districts. Farms can also participate by signing an individual, long-term agricultural preservation agreement. The farmland preservation program provides state income tax credits to farmers who meet the program's requirements to meet soil and water conservation standards, and to only use the land for agriculture. Dane County has adopted exclusive agriculture zoning, only in towns that elect to have such a district. Pleasant Springs has elected to have an A-1 exclusive agriculture district.

Natural Resources

Map 9 shows the locations of wetlands in each of the towns. Exhibit 83 lists the number of acres, and percentage of total land area in each town classified according to the WDNR.

Exhibit 83: Wetlands; Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland: 2004

Town	Acres	Percent
Albion	2616	12
Blooming Grove	721	15
Dunkirk	1411	7
Pleasant Springs	2367	11
Rutland	2339	10

Metallic/Nonmetallic Mineral Resources

Nonmetallic mining is a widespread activity in Wisconsin. The Wisconsin Administrative Code (NR 135) establishes a statewide program regulating nonmetallic mine, or quarry, reclamation. As of September 2001, nonmetallic mines may not operate without a reclamation permit. The program is administered at the local level, and the mines are required by law to develop a reclamation plan that will designate an approved land use once mining operations have ceased. Pleasant Springs has one active mine located in the northern part of the town, on Rinden Road, and another on Tower Drive, which is inactive.

Goal 1

Protect natural resources and environmentally sensitive land from inappropriate use and/or development.

Objectives:

1. Minimize disruption to environmentally sensitive lands (wetlands, floodplains, riparian habitat, etc.).
2. Protect the quality of the town's groundwater.

Policies:

1. Restrict development along stream corridors to protect riparian habitat, water quality, and aesthetics.
2. Restrict development within floodplains.
3. Support the efforts of landowners to keep natural areas from being developed by using conservation easements.
4. Guide the location of development in order to minimize potential adverse impacts on the quality of ground and surface waters.
5. Encourage use of natural drainage patterns in development designs to entrap pollutants before reaching important surface waters such as Lake Kegonsa and the Yahara River.
6. Protect shoreland-wetland and floodplain areas and emphasize their value to the community as focal points of natural beauty and recreation.

Goal 2

Protect, preserve, and capitalize on the towns historic and archaeological resources.

Objectives:

1. Increase the awareness and protection of historic and archaeological resources.

Policies:

1. Coordinate with and support county, state and federal agencies working to protect historic resources.
2. Support the state's Sesquicentennial and Century Farm and Home program and encourage those who qualify in the town to apply for recognition.

Goal 3

Support county efforts to regulate large-scale livestock operations.

Objectives:

1. Proper siting and design of manure storage facilities.
2. Control runoff from areas where manure is concentrated.
3. Careful application of manure fertilizer.
4. Protect streambanks and shoreline areas.

Policies:

1. Large farm operators should carefully consider the siting and design of manure storage facilities. Improper storage of manure may cause pollution of groundwater or surface water. Common types of storage facilities include walled enclosures, storage ponds (or earthen facilities), aboveground tanks, and underground storage (typically beneath confined freestall buildings). Each facility has different site limitations, costs, and labor requirements. Dane County has adopted an animal waste management plan and has established minimum design and siting criteria for earthen facilities.
2. Large farm operators should prevent rain and melting snow from washing manure nutrients and bacteria into nearby drainageways, streams and lakes. Common practices include the placement of rain gutters, downspouts and outlets on all buildings near manure-covered areas; diverting water away from a barn or feedlot by building a berm or dredging a channel; constructing a settling basin at the lower end of the feedlot that allows runoff water to leave the yard at a controlled rate; or installing a filter strip or buffer area at the lower end of the feedlot to trap nutrients and suspended material. Under Dane County ordinances, any overflow of manure storage facilities is prohibited.
3. Large farm operators should spread their manure fertilizer according to a nutrient management plan to protect water quality and maximize the benefit from manure. The key is to put manure in known places at known rates. Too much manure application or allowing runoff from spreading sites can result in polluted streams, lakes or groundwater, without any increases in productivity.
4. Farm operators should restrict their cattle herd's access into any streams or shorelines within the grazing areas. When cattle are concentrated along streambanks and shorelines, bank erosion and manure can threaten water quality and fish habitat. Several practices can allow cattle access to water while protecting banks and shorelines. These

include installing fencing, constructing stream crossings and access ramps, or pumping water to a location away from the stream.

Goal 4

Review site plan for concentrated animal feeding operations (CAFOs).

Objectives:

The Wisconsin Department of Natural Resources requires concentrated animal feeding operations (CAFOs) with 1,000 or more animal units to obtain a permit. This permit is called a Wisconsin Pollutant Discharge Elimination System (WPDES) Concentrated Animal Feeding Operation (CAFO) permit – or a WPDES CAFOP permit. These permits are designed to ensure that farm operations choosing to expand to 1,000 animal units or more use proper planning, construction, and manure management practices to protect water quality from adverse impacts.

Policies:

1. Before submitting a WPDES CAFO permit application to operate a feedlot with 1,000 or more animal units in the Town of Pleasant Springs, the landowner would submit a site plan for the proposed operation. This site plan must demonstrate how the landowner intends to mitigate traffic impacts, nuisance issues, and manure storage and water quality impacts associated with this large-scale operation. The landowner must meet with the town Plan Commission to discuss the submitted site plan. The site plan must include the same information as required for the WPDES CAFO permit application. This includes:
 - a. The location of the existing and proposed site on plat maps, aerial photographs, and soil survey maps.
 - b. Scaled drawing(s) locating animal housing, waste storage facilities, runoff controls, groundwater monitoring wells, loafing or outside lot areas, feed storage structures and water supply wells.
 - c. A description of proposed and existing waste storage facilities.
 - d. A description of proposed and existing runoff control systems, groundwater monitoring systems, permanent spray irrigation or other land spreading systems.
 - e. Information on current and future animal units for the operation and the expected expansion dates.
 - f. A narrative containing background information on the operation as it exists and how it will function after the planned construction or expansion.
2. Town Plan Commission/Town Board review of this site plan, and subsequent discussions with the landowner, will serve as the basis for the town's submittal of a formal letter to the DNR during the public comment period of the WPDES CAFO permitting process. This letter will indicate whether or not the site plan was submitted for town review, and will include any findings or concerns related to the proposed operation.
3. The Town will contact the Agricultural Runoff Management Specialist in the DNR's South Central Regional Office to formally request, in writing, that the town be notified of all public comment periods related to a pending WPDES CAFO permit for operations proposed for location in the Town of Pleasant Springs.

Chapter 15 - Economic Development

Approach

This chapter documents the Town's approach to economic development, primarily from the perspective of its relationship to land use. This section has a limited scope and does not provide a detailed economic development or strategic plan. It focuses on defining types of economic activity that are compatible with the town's long-term vision. It also identifies the Town's strengths in attracting and keeping those types of businesses, and weaknesses that may be keeping businesses from locating in the town.

Desirable Businesses

The business types shown in Exhibit 84 are consistent with the Town's vision. These activities range from very specific businesses to broad classes of business.

Exhibit 84 Desirable Businesses: 2004

▪ Farming	▪ Home occupations
▪ Agricultural businesses	▪ Animal supply
▪ Nursery	▪ Veterinary services
▪ Senior housing	▪ Restaurant
▪ Agricultural core center	▪ Bed & Breakfast
▪ Neighborhood commercial	▪ Professional services
▪ Construction	▪ Auto repair
▪ Landscaping	▪ Convenience store
▪ Daycare	

Assessment of Strengths and Weaknesses

Assessment results are shown in the exhibit below.

Exhibit 85 Economic Strengths and Weaknesses: 2004

What will draw / keep the identified desirable businesses here?	What is keeping the identified desirable businesses from locating?
▪ Low taxes	▪ Lack of city services
▪ Labor force	▪ Posted weight limits on all town roads
▪ Interstate and Highway 51 access	▪ Lack of traffic / poor visibility
▪ Low Crime	▪ Rural community
▪ Demand for services	
▪ Country atmosphere	
▪ Possible rail line	
▪ Location between McFarland, Stoughton, Cottage Grove and Madison	

Goal 1

Foster a local economy that is sustainable, where the economy grows, the community is enhanced, and unique and important resources are respected and protected.

Objectives:

1. Maintain farming as a viable source of income.
2. Maintain the number of full-time jobs.
3. Increase coordination and integration of regional economic development activities.

Policies:

1. Encourage development of small to medium-sized businesses within designated business areas and consistent with the land use portion of this plan.
2. Promote the retention of existing businesses within designated business areas and consistent with the land use portion of this plan.
3. Promote economic development and redevelopment opportunities that fit into the community's vision.
4. Locate complimentary land uses together to maximize overall economic function.
5. Work with Dane County to ensure that the County's land development regulations allow home-based businesses in residential and agricultural districts where appropriate.

Chapter 16 - Intergovernmental Cooperation

This chapter is focused on intergovernmental cooperation – any agreement, whether formal or informal - for the mutual negotiation of shared vision, resources, plans, policies, or programs, to further the goals of this comprehensive plan. It is intended to assist in coordination and consistency between this plan and those of neighboring communities.

Summary of Adjoining Towns' Intergovernmental Cooperation Plans

Town of Albion: The Town of Albion, directly to the southeast of Pleasant Springs, does not have anything in its Intergovernmental Goals, objectives, and policies that contradicts this plan. It encourages cooperation in planning and service provision with surrounding governmental entities.

Town of Blooming Grove: The Town of Blooming Grove, directly to the northwest of Pleasant Springs, has an intergovernmental agreement with the City of Madison that will merge Blooming Grove into Madison in 2027. In the meantime, Blooming Grove's Intergovernmental Goals, objectives, and policies do not contradict anything in this plan while encouraging cooperation in planning and service provision with surrounding governmental entities.

Town of Christiana: The Town of Christiana has not yet started their Comprehensive Plan.

Town of Cottage Grove: The intergovernmental section of this plan primarily focuses on interactions with their school district, the Village of Cottage Grove, and the City of Madison. It does not mention any specific measures in relation to Pleasant Springs.

Town of Deerfield: The Town of Deerfield is directly northeast of Pleasant Springs. Their Intergovernmental Cooperation section focuses on working with the Village of Deerfield, and does not mention Pleasant Springs. The rest of the section does not appear to conflict with Pleasant Springs' Plan.

Town of Dunkirk: The Town of Dunkirk's Intergovernmental Goals, objectives, and policies are to work with adjoining jurisdictions to save money and create efficiencies in the provision of public services by sharing resources, facilities, and services. There are no specific mentions of Pleasant Springs in the intergovernmental goals, objectives and policies. The Town of Dunkirk is directly to the south of Pleasant Springs.

Town of Dunn: Identifies Pleasant Springs as an adjoining town that, like Dunn, shares fire, rescue and EMS services with the Village of McFarland and the City of Stoughton. Both towns are also in the Lake Kegonsa Limited Service Area (LSA) that provides sanitary sewer service to a defined area around Lake Kegonsa.

The Town of Dunn's plan identifies a few potential conflicts between the towns. The increasing number of residences in Pleasant Springs' portion of the LSA is a concern, though the LSA was running well below capacity when Dunn's plan was written.

Another concern expressed in the Town of Dunn's plan was that Pleasant Springs' Future Land Use Map designated residential and commercial development adjacent to Dunn's northeast border, near areas that Dunn has designated for agricultural preservation. While most of the areas of concern have been switched from low density residential development and commercial development to agricultural preservation in this final plan version, a small area of potential commercial development remains around CTH MN underpass of I-90, as does an area designated "Agricultural Transition," which allows for the possibility of residential development. When reviewing any potential development in these areas, Pleasant Springs should be mindful of any spillover effects that the development may have, and attempt to mitigate them as much as possible.

Town of Rutland: Similar to Albion's and Dunkirk's plans, Rutland's Plan does not specifically mention any intergovernmental measures relating to Pleasant Springs, but encourages communication and cooperation between adjacent units of government. The Town of Rutland is directly to the southwest of Pleasant Springs.

City of Stoughton: The City of Stoughton's Intergovernmental Cooperation section mentions an informal agreement between the town and the City where the town would not contest annexations of willing landowners south of CTH B. This agreement was in place through June of 2005, when it was terminated.

Goal 1

Encourage intergovernmental cooperation.

Objectives:

1. Increase coordination with adjoining jurisdictions, the county, and those state agencies having a direct impact on the future of the Town.
2. Minimize costs and maximize services for residents by cooperating with other units of government.

Policies:

1. Maintain regular contacts, both formal and informal, with nearby municipalities, the school district, special districts, and other government entities to discuss common issues and opportunities for beneficial partnerships.
2. Provide information to adjoining jurisdictions in a timely manner as may be requested.
3. Provide surrounding jurisdictions the opportunity to review and comment on proposed amendments to this plan.
4. Work with adjoining jurisdictions to save money and create efficiencies in the provision of public services by sharing resources, facilities, and services.
5. Develop and maintain a listing of all active and terminated intergovernmental agreements.
6. Send a letter to the plan commissions of the adjoining jurisdictions to propose periodic meetings to talk about issues of common concern.

Goal 2

Reduce the impacts of annexation to neighboring jurisdictions.

Objectives:

1. Work with neighboring cities and villages to ensure the town retains as much land as possible.

Policies:

1. Periodically inventory the land available to accommodate anticipated growth.
2. Work to obtain a boundary agreement with neighbouring cities and villages.
3. Explore Charter towns Legislation.
4. Explore conservation easements.
5. Work with Dane County regarding Smart Growth Plans and the impact they are having on Dane County's rural landscape.

Chapter 17 - Land Use

Introduction

The Town of Pleasant Springs is located in an area of Dane County that offers many opportunities. The town generally has a rural character, with many fine farms on productive agricultural soils. Urban influences are increasing with the City of Madison only a few minutes away via Interstate 90, which crosses the northern part of the town. To the south, the City of Stoughton continues to annex productive farmland from the town. The western portion is dominated by Lake Kegonsa, development around the lake, and Lake Kegonsa State Park. Lake Kegonsa, which is the fourth of the Yahara River's chain of lakes, provides recreational opportunities to many residents and visitors.

Over the years, a number of developments have been created within the town. These developments result in greater demand for public services. While the town is not opposed to growth and development, there is concern that such development be properly planned and located. The town has adopted subdivision and land division ordinances to ensure planned growth and development. Other concerns include preservation of agricultural land; protection of sensitive environmental areas, especially as they relate to Lake Kegonsa and the Yahara River; and encouragement of wise and efficient use of other resources.

The town adopted the A1-Exclusive Agricultural District pursuant to the Dane County Code of Ordinances Section 10.123 on June 6, 1978. The adoption ensured that preservation of farmland and rural character became the single most significant and unambiguous statement of land use policy for the town. Further, the Plan Commission and Town Board have been diligent in the application of the adopted policies and guidelines of the Town of Pleasant Springs Land Use Plan. First written and adopted in October 1978, and subsequently amended most recently in September 2002, the Plan remains the consistent controlling document governing land use decision-making in the town. The Plan is used in conjunction with the town subdivision ordinance and the Dane County Code of Ordinances relating to zoning, stormwater management, shoreland and flood-plain management, non-metallic mining, and land and subdivision regulations. The Land Use Plan is included here in its entirety as part of this Comprehensive Plan.

The land use objectives and policies for the Town of Pleasant Springs provide direction for citizens and officials in making decisions about future growth and development. The town's land use policies range in nature from general to highly detailed. The policies have been closely coordinated with relevant provisions of the Dane County Code of Ordinances. The policies are considered in combination with other appropriate policies, and follow the various land use regulatory powers granted to the several levels of government.

GENERAL LAND USE GOALS, OBJECTIVES, AND POLICIES

The Town of Pleasant Springs is blessed with productive farms, diverse natural resources, quiet neighborhoods, and a picturesque rural atmosphere. The predominant land use in the town is agriculture. Residents value the rural lifestyle and landscape. As illustrated by the survey results, Town residents want to retain and enhance these characteristics long into the future.

The following land use goals, objectives, and policies reflect these desires and are designed to ensure the long term quality of life in the Town by preserving farmland, protecting environmental resources, and

growing in a responsible, well planned manner while respecting the property rights and responsibilities of landowners.

Goal

The Town of Pleasant Springs' primary land use goal is to maintain the quality of life in the town by preserving productive farmland and the rural character of the town.

Objectives:

1. Avoid siting incompatible land uses in proximity to one another, and minimize the negative effects of incompatible land uses that adjoin each other.
2. Limit residential, commercial, and other types of development to a scale and density compatible with the rural character of the town.
3. Preserve productive agricultural lands.
4. Increase cooperation with governmental agencies regarding implementation of farmland preservation policies and the tax credit program.
5. Discourage extensive urban growth around the lake and river to avoid the deteriorating effect of urban runoff on water quality and the need to provide additional public services.

General Policies:

1. Establish residential density policies and regulations that result in the protection of valued resources and recognize existing physical limitations (e.g., woodlands, water).
2. Preserve environmental corridors (defined as linear areas in the landscape containing concentrations of natural resource amenities, as well as scenic, recreational, and historic resource amenities.)
3. Protect scenic vistas and slopes over 12% by restricting development.
4. Require that rezoning or development proposals comply with all applicable provisions of this plan.
5. The cost of land development shall be the responsibility of the developer. Costs may include, but are not limited to, preparation of site plans, developer's agreement, town legal fees, parkland dedication fees, survey instruments, sewer service / utility extensions, and road or other necessary or required improvements.
6. Buffer areas or screening may be required between incompatible land uses to minimize potential negative effects. Buffers may include areas of open space, landscaping, fencing/screening, noise abatement, or lighting restrictions.
7. Continue to enforce the Uniform Dwelling Code.
8. Apply siting and design criteria to ensure development projects are aesthetically pleasing and protect the public health, safety, and welfare.
9. Encourage the preservation of important views and landmarks in order to maintain visual character and reinforce community identity.
10. Ensure that development of new cellular towers is consistent with Dane County's ordinance regarding the procedure and standards for the placement, construction, or modification of communication towers. The town may consider the potential visual and aesthetic impact of a proposed cell tower site when making its recommendation to Dane County and may request that alternative sites be reviewed. The town may also apply other applicable siting criteria and standards when reviewing proposals.

11. Implement and enforce the provisions of this plan consistently.
12. In keeping with the objective of preserving the rural character and limiting non-farm residential use to a low density, generally single-family residential zoning is appropriate. The only exception is to allow two-family (duplex and/or condominium) use of existing large houses that fit the criteria detailed in the housing element. Since most conversion will involve farmhouses, the Plan Commission and Town Board will have to apply judgment in applying the criteria to specific houses and associated farm buildings.
13. Prevent strip residential development along county highways or town roads to protect the use of roadways for moving traffic and to provide a better design for low-density rural development.
14. Follow the density standards established by this plan for each of the planning areas identified on the future land use map.

LAND USE GOALS, OBJECTIVES, AND POLICIES BY PLANNING AREA

As shown on Map 21.

Exhibit 86 Land Use Planning Areas

Base Areas	General Description
Agricultural Preservation	Farming and open areas are the predominate uses in this area. Non-agricultural development is limited and governed by the Town's 1 per 35 acre rule. Creation of new lots will undergo a rigorous review to minimize impacts on the environment and loss of farmland.
Highway Interchange Commercial	This planning area is designed to provide opportunities for limited retail and highway-related commercial development that provide goods or services required by town residents, or uses that require a rural location with access to the county highway network and interstate. This planning area is not intended to accommodate any major commercial development requiring the full range of urban services (sewer, water, fire, police).
Agricultural Transition	The Agricultural Transition area includes productive agricultural lands as well as existing residential neighborhoods. In addition to encompassing some high quality farmland, these areas provide community separation between neighboring municipalities that are anticipated to experience growth pressure over the next 20 years. The Agricultural Preservation area policies, including the density policy, shall apply within this area with an emphasis on maintaining community character.
Pleasant Springs Sanitary District	Instituted in 1988, the District includes the residential areas immediately adjacent to Lake Kegonsa and three more densely residential subdivisions in close proximity to the lake. This district also includes relatively large parks and designated open space areas in public ownership. The District provides residential sanitary sewer service with protection of water quality as the main goal.
Overlay Areas	General Description
Wetlands	State law protects wetlands from inappropriate uses and development. This area identifies the approximate locations of wetlands greater than 5 acres in size which the Wisconsin Department of Natural Resources has identified. All wetlands, both mapped and unmapped, should be protected to the greatest extent possible. The locations shown are approximate and field verification will be needed to determine the location and extent of wetlands on each parcel.
Floodplain	State and federal law regulates land development activities within defined 100-year and 500-year floodplains. The boundary shown on the future land use map is intended to correspond to the floodplain maps adopted by the Federal Emergency Management Agency (FEMA).
Public resource land	The area recognizes federal and state lands that are managed as parkland and for forestry, resource protection, wildlife management, and other uses consistent with the mission of the controlling agency.

AGRICULTURAL PRESERVATION AREA

Description

The Town has established the Agricultural Preservation Area as a means of preserving agricultural lands and rural character throughout the town while providing opportunities for limited non-farm development. This designation will also serve to promote continued investment in agricultural operations by ensuring that incompatible land uses are directed to areas that will minimize interference with farming activities. The primary land use policy within this area is the density policy, which limits the density of development to one residence or other non-farm development to one unit per 35 gross acres, as detailed under the density determination procedure in this chapter. This area encompasses the most land within the town and includes productive farmlands, farm dwellings and other agricultural land uses, pastureland, woodlots, and scattered non-farm single family dwellings. The policies for this area allow for a limited amount of non-farm residential and commercial development in keeping with the overall goals and objectives of the town to preserve agriculture and rural character.

Objectives

1. Preserve all prime agricultural land possible in the town.
2. Limit non-farm residential development to low density.
3. Preserve the rural character of the town.
4. Apply farmland preservation policies as the primary determinant in future zoning and other land use decisions.
5. Cooperate with governmental agencies in implementing farmland preservation policies and the tax credit program.
6. Implement land use measures that will discourage and prevent non-farm development in agricultural preservation area.
7. Continue to make decisions that are consistent with maintaining eligibility for those farm operators who participate in the tax credit program.

Policies within the Agricultural Preservation Area

1. Residential and other non-farm development is limited to those areas with soils not classified as prime farmland or of statewide importance and those areas not shown as having severe or very severe limitations for septic tanks (as shown on soil maps).
2. The density is limited to one lot, residence, or other countable non-farm use (also referred to herein as "split", or "density unit") per thirty-five (35) gross contiguous acres of land owned as of June 6, 1978. This is the date when Exclusive Agriculture zoning was enacted in the Town of Pleasant Springs. This policy is meant literally with no fractions allowed. Any residences, farm or non-farm, in the town count toward the one lot or residence per thirty-five (35) gross acres overall density. Other development may also count toward this density limitation. Please refer to Policy #3 & #4, below. The town will follow the density determination procedure outlined on page 159.
3. Commercial development within the Agricultural Preservation Area is generally discouraged. Any proposed commercial use must comply with the policies listed below.

4. The density policy also applies to certain other forms of development and land divisions. The following shall be counted against the density policy of #2 above:
 - a. Communication towers.
 - b. Any commercial development in the agricultural preservation areas or transitional agriculture area requiring a rezoning out of the A-1EX district.
 - c. Land sales and division or easements granted to public entities (e.g., Dane County Parks, US Fish & Wildlife, WIDNR) shall count against the density policy unless sufficient evidence is provided (as per policy #2, sub. F), documenting that the sale, division, or easement did not involve a density unit.
 - d. Residences for farm owners or operators created under provision of the Dane County Zoning Ordinance 10.123(2) sub (b) and (c) shall count against the density policy.
 - e. Lands annexed to a city or village shall lose all eligible density units afforded under the town density policy. Lands for which an annexation petition has been filed shall have all eligible density units afforded under the town density policy frozen and unavailable for any action. Lands for which an annexation petition has been filed, and subsequently denied by the city or village, shall be removed from abeyance (unfrozen) and again made available for action under the terms of the town's density policies. The amount of land annexed, or proposed for annexation, to a city or village shall be subtracted from the original 6/6/78 farm unit when determining the remaining eligible density under the density determination procedure. For example, if 20 acres of a 105 acre original 6/6/78 farm (3 splits) is annexed to a city or village, the density calculation will be based on 85 acres (2 splits).
5. Subdivisions are not permitted in the agricultural preservation area.
6. Farm residences proposed under provision of the Dane County Zoning Ordinance 10.123(2) sub (b) and (c) undergo town advisory review. Farm residences proposed in the A-1EX district under this provision shall be considered for favorable review by the town only if all the following criteria are met:
 - a. Proposal abides by the density policy of one residence per 35 acres in #2 above; and
 - b. Proposal abides by the county's substantial income test; and
 - c. Proposal follows the residential siting guidelines of the Land Use Plan.

Limited Transfer of Development Rights Program Description

To further the town's farmland preservation goals, limited transfers of splits between different June 6, 1978 farm units that are currently held in single ownership may be permitted subject to the following conditions, standards, and criteria. All of the following policies, criteria and standards must be met for favorable consideration of a proposed transfer under this policy:

Goal

Preserve productive agricultural land by permitting limited transfers of density units to less productive lands.

Objectives

1. Promote the clustering of eligible density units on less productive agricultural land and/or land more suitable for development.
2. Provide opportunities for farmers and landowners to maintain large, continuous tracts of productive farmland by enabling the use of eligible density units on other lands under their ownership.

Policies

1. Lands within the Agricultural Transition Area may be eligible to transfer density units out of the Transition Area to other property under the same ownership only if all of the TDR policies in this section and the following conditions are complied with:
 - a. Applicants wishing to transfer a density unit under this policy shall be required to record a grant of Conservation Easement and Development Rights on a portion(s) of the sending property in an amount commensurate with the number of density units transferred. For example, to transfer one density unit, the applicant must record a Conservation Easement on a minimum of 35 acres of the sending property. The easement would prohibit further development on the property, but would not affect the owner's existing residence (if one exists), or the owner's continued lawful use of the property under the applicable zoning district.
 - b. The conservation easement shall run in favor of the Town and a third party land trust.
 - c. Interested owners should notify the town clerk of their proposal.
 - d. Applicants under this provision will be required to attend a pre-application meeting between the owner and town and county representatives to discuss the proposal prior to consideration by the Town Plan Commission or Board.
2. Only properties within the town's Agricultural Preservation Area are eligible to transfer density units under this policy.
3. Lands annexed to a city or village are not eligible to transfer density units under this provision. Lands for which an annexation petition has been filed shall have all eligible density units afforded under the town density policy frozen and unavailable for any action. Lands for which an annexation petition has been filed, and subsequently denied by the city or village shall be removed from abeyance (unfrozen) and again made available for action under the terms of the town's density policies. The amount of land annexed, or proposed for annexation, to a city or village shall be subtracted from the original 6/6/78 farm unit when determining the remaining eligible density under the density determination procedure. For example, if 20 acres of a 105 acre original 6/6/78 farm (3 splits) is annexed to a city or village, the density calculation will be based on 85 acres (2 splits).
4. Substandard A-1EX zoned parcels less than 35 acres cannot transfer a density unit under this policy.
5. The sending and receiving June 6, 1978 farm units must be held in single ownership. Parcels under single/common ownership cannot be added together to yield an additional density unit. For the purposes of this policy, single (aka "common") ownership is defined as: "Contiguous parcels owned by one individual or by a family, partnership, corporation, or other legal entity, which family or entity includes that individual."
6. Transfers of density units under this policy shall be at a one-to-one ratio (i.e., one developable/buildable lot for each split transferred).

7. Land previously deed restricted to no further residential development can receive a density unit under this policy if the following criteria are satisfied:
 - a. The deed restriction is removed
 - b. The land is of poorer agricultural quality than the sending parcel
 - c. The receiving parcel is not in the Transitional Agricultural Area
 - d. The proposed transfer would further the town's overall goals for agricultural preservation
8. The proposed transferring parcel must have a split available under the Town's Agricultural Preservation Area density policy based on contiguous ownership as of 6/7/78.
9. Transfers under this policy that would result in a subdivision shall not be permitted.
10. The proposed transferring (i.e., "sending") parcel must be able to minimally satisfy the Town's development siting criteria. The purpose of this policy is to ensure that only useable splits are transferred – i.e., if a split can't be used due to environmental or other constraints, it does not forward the goals/objectives of the limited transfer program.
11. The Town shall only consider proposed transfers that would protect productive agricultural land.
12. Landowners proposing limited transfers under this policy shall be required to first obtain a density analysis from the Dane County Department of Planning and Development for both sending and receiving June 6, 1978 farm units.
13. Approval shall be contingent upon deed restrictions being imposed on all of the affected parcels to document the transfer of density units. Such documentation may include deed restrictions prohibiting further residential development, if appropriate, to ensure compliance with the Town's density limitation. Applicants may be responsible for providing legal descriptions of the parcel(s) to be deed restricted.

Standards and Criteria

1. The receiving parcel must be less agriculturally productive than the transferring parcel, and suitable for residential development. The proposed building site(s) on the receiving parcel must not be comprised entirely of Class I soils (as defined by the Dane County Soil Survey).
2. The soils of the transferring parcel must be Class I, II or III (as defined by the Dane County Soil Survey), and/or clearly have a history of past farming activity that would be negatively impacted by any proposed development.
3. The receiving parcel must have adequate road access and a suitable building site that would not result in a "flag lot" with a long driveway bisecting agricultural land. The proposed building site must conform to the Town's Development Siting Standards and Criteria within the Agricultural Preservation Area.
4. The proposed transfer must not pose a potential conflict with existing agricultural activities on neighboring properties.

Commercial Development within the Agricultural Preservation Area

Description

The town has adopted the following goals, objectives, and polices regarding commercial development in the Agricultural Preservation Areas of the town. Although the town generally discourages commercial development in mapped agricultural preservation areas, the town acknowledges that limited, small-scale commercial uses may be appropriate in certain instances.

The town does not intend to be urbanized or provide urban services to accommodate commercial uses. Therefore, the policies are designed to limit the size, intensity, and location of the uses. When businesses grow, they are expected to move to appropriately served urban service areas, since the town intends to remain rural.

Objectives

1. To consider home-based businesses, as well as limited, small commercial development compatible with rural and residential areas, consistent with the objective of preserving the rural character of the town. Limited, small commercial development should generally provide goods and services needed in the Town.
2. To avoid “after-the-fact” commercial rezones out of agricultural or residential zoning districts due to non-compliance with the Dane County Zoning Ordinances and/or non-compliance with the Town Land Use Plan.
3. To not allow any major commercial development in the town.
4. To allow warehouses only on existing commercially zoned sites.
5. To protect the agricultural land, environment and roadway capacity in the town.
6. To avoid expenditure of public funds or incurring municipal debt for the provision of municipal services usually associated with commercial and industrial development.
7. To consider commercial rezoning requests only for specific development plans.

Policies

1. The town generally considers the LC-1 zoning district as the most appropriate to accommodate commercial uses in the Agricultural Preservation Areas.
2. Agribusiness uses will be considered only if:
 - a. A rural location is required to serve farms.
 - b. The proposed agribusiness must be in proximity to a resource.
 - c. No prime agricultural land is used.

d. Wastewater can be adequately handled with a soil absorption system.

Comment: There may need to be conditions or restrictions placed on any rezoning to ensure that the objectives are achieved.

3. Non-agriculture commercial uses will be considered if they are limited to small businesses that do not require use of prime agricultural land.
 - a. Proposals using town roads for access will be limited to small contractors, vehicle storage, and limited outdoor storage with the following conditions:
 - 1) Minimal or no conflict with neighbors.
 - 2) Service offered is one generally needed in the town.
 - 3) Minimal land area necessary for the use to be rezoned.
 - 4) Trucks and equipment will be limited to a total of six pieces of equipment. For example, a semi-tractor and trailer are considered to be separate pieces of equipment.
 - 5) Weight limit will be 20 tons per vehicle.
 - 6) Loading areas shall be located out of public view and the view of adjacent properties, and appropriate screening shall be required when needed.
4. Signage for all commercial uses and home-based businesses in the Agricultural Preservation Areas. Lighting of signage shall not exceed 1 half-foot candle-watt at the property line and shall be compatible with the rural character of the town.
5. The most appropriate zoning classification for limited commercial development is LC-1 (Limited Commercial). This zoning category accommodates a range of uses that are generally consistent with the rural and agricultural character of the town. Limited Family Businesses requiring a Conditional Use Permit under the Dane County zoning ordinance shall be reviewed on a case-by-case basis.
6. The town acknowledges that there are uses that are consistent with the town's goals and objectives for commercial and economic development that may not fit under the county's LC-1 zoning district. Such uses may include agricultural support services, small scale retail, or maintenance and repair of motor vehicles or equipment. Uses requiring a more permissive commercial zoning district shall be closely reviewed and conditional zoning shall be utilized to ensure consistency with the town's goals, objectives, and policies for the Agricultural Preservation Areas.
7. Utilize conditional zoning to enforce town standards and criteria for commercial development. Such conditions may include, but are not limited to, restrictions limiting the range of permitted uses, signage, size/intensity of use, prohibit further division of parcels, landscaping/screening requirements, lighting, parking, ingress/egress, outside storage facilities, etc.)
8. Avoid "after-the-fact" zoning changes to bring non-conforming commercial uses in an agricultural zoning district into compliance with the zoning ordinance. When reviewing such

situations, the town shall determine whether the use is consistent with the goals, objectives, and policies of this plan.

9. Direct more intensive commercial development to mapped highway interchange areas.
10. Industrial development shall not be permitted. Industrial development requires the full range of urban services and is not compatible with the town's rural character.

Recreational Development within the Agricultural Preservation Area

Description

The town has adopted the following policies to address potential recreational land uses within the Agricultural Preservation Area. The town recognizes that there may be requests for land extensive activities in agricultural areas, such as golf courses, horse boarding stables, horse riding stables (rental of horses), and other recreational uses requiring rezoning. Such proposals will be closely reviewed against the town's overall goals, objectives, and policies for the Agricultural Preservation Area.

Objectives

1. To consider recreational development that is compatible with rural and agricultural areas and consistent with the objectives of preserving the rural character of the town.
2. To limit certain recreation development (campgrounds and camping resorts) to existing facilities with no provision for expansion or new developments of this type.

Policies

1. Requests for recreational development will be required to submit a site plan of their proposal as well as a written request addressing the concerns noted below.
2. Such uses may be allowed if limited to:
 - a. Those areas having less productive farmland.
 - b. Those areas with minimal impact on farming operations.
 - c. Those uses with minimal construction development, thus allowing future re-use as farmland.
 - d. Those uses and locations having a minimal effect on existing nearby uses.
 - e. Locations that have direct access to state or county highways. If town roads are involved, the applicant must demonstrate minimal impact to neighbors.
 - f. A size of area and magnitude of operation which protects the rural atmosphere and scenic beauty of the town.
 - g. Service facilities appropriate to the proposed use and to rural location.

Environmental Protection within the Agricultural Preservation Area

Description

The town has adopted the following policies to promote environmental resource protection within the Agricultural Preservation Area. Additional goals, objectives, and policies related to natural resources are included in the Agriculture, Natural and Cultural Resources chapter of this plan.

Objective

1. To recognize and respect the natural environment as an irreplaceable resource and to insure that its use does not impair its value to future generations.

Policies

1. Guide the location of development in order to minimize potential adverse impacts on the quality of ground and surface waters.
2. Encourage use of natural drainage patterns in development designs to entrap pollutants before reaching important surface waters such as Lake Kegonsa and the Yahara River.
3. Preserve the role of wetlands and woodlands as essential components to ground and surface water systems as well as wildlife habitat.
4. Protect shoreland-wetland and floodplain areas.
5. No development shall be permitted within the 100-year floodplain of any navigable waterway in the town.

Mineral Extraction within the Agricultural Preservation Area

Mineral extraction activities can be a controversial land use issue. The town has developed the following policies to help ensure that any future proposed mineral extraction activity is carefully reviewed and considered in light of the overall goals and objectives for the agricultural preservation areas of the town. The town acknowledges the important role of Dane County, as well as the state and federal government in the review and permitting process for mineral extraction activities. The policies and procedures contained herein are designed to minimize potential land use conflicts by providing decision makers the information necessary to adequately review mineral extraction proposals.

Objective

1. To require that resource extraction activities are of benefit to the townspeople and that negative effects on the environment and adjacent land uses are minimized.

Policies

1. Prior to consideration by the town, landowners and/or their agent(s) seeking to obtain a Conditional Use Permit (CUP) for mineral extraction uses shall be required to provide the town Plan Commission and Board with 13 complete copies of the Dane County mineral extraction CUP application. This requirement shall include, but not be limited to, the operations plan, reclamation plan, as well as any other information deemed necessary or appropriate by the town at its sole discretion. Any and all costs for providing this information shall be the responsibility of the applicant.

2. As part of its review of the proposed mineral extraction use, the town will consider the same conditional use permit standards enumerated in the Dane County Zoning Ordinance, sec. 10.255(2)(h).
 - a. *That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*
 - b. *That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.*
 - c. *That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
 - d. *That adequate utilities, access roads, drainage and other necessary site improvements will be made.*
 - e. *That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
 - f. *That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.*

3. To ensure these standards are satisfied, the town will consider limitations or conditions on various aspects of the proposed extraction activity. Examples of potential limitations/conditions include restrictions on hours of operation, blasting, improvements necessary for safe ingress/egress, erosion or stormwater control measures, environmental buffers, and/or privacy or security screening, fencing, landscaping, or berming.

Development Siting Standards and Criteria within Agricultural Preservation Area

Any proposed residential development, both farm and non-farm, in the agricultural preservation area, shall comply with the following siting and design requirements:

1. The minimum parcel size is one (1) acre.

2. Roads or driveways should avoid crossing agricultural land to reach non-farm development. Generally, "flag lots" or layouts requiring long access roads are discouraged, unless

necessary to promote the town's farmland preservation objectives and access the most appropriate building site.

3. Development shall be directed away from soils classified as "prime farmland," "farmland of statewide significance," those areas shown as having severe or very severe limitations for septic tanks (as shown on soils maps), and hydric ("wet") soils. Discretion may be used for sites that consist entirely of soils classified as "prime farmland" or "farmland of statewide significance."
4. No development shall be permitted within the 100-year floodplain of any navigable waterway in the town.
5. Development within environmental corridors, sensitive environmental areas (e.g., wetlands, woodlands), and on slopes in excess of 12% shall be discouraged.
6. The following additional considerations and standards may apply to proposed development. They are intended to promote safety, environmental protection, farmland preservation, and rural character, and to protect neighboring property owners:
 - a. Erosion control and/or stormwater management measures
 - b. Light pollution control (e.g., shrouded lighting)
 - c. Noise abatement measures
 - d. Site design and location (e.g., homesite location/building envelope)
 - e. Landscaping or screening (e.g., natural or man-made buffers between incompatible uses)
 - f. Driveway design, distance, and location

TRANSITIONAL AGRICULTURE AREA

Description

The Transitional Agriculture Area encompasses lands in the northwestern and southern portions of the town. This designation applies to land that generally faces higher growth pressure from neighboring municipalities. All Agricultural Preservation Area objectives and policies shall apply within this area.

Goal

The overall goals for this area include preservation of farmland, open space, and rural character, as well as community separation, and identity.

Objectives

1. Implement land use measures that will maintain community separation with neighboring municipalities.
2. Protect the rural character of the town by preserving farmland and open space and discouraging extensive development in the Transitional Agriculture Area.
3. Encourage orderly development patterns and avoid "leap-frog" development.
4. Communicate the town's goals and objectives for this area to neighboring municipalities.

Policies

See Land Use Chapter, page 143.

Development Siting Standards and Criteria

See Agricultural Preservation Area Development Siting Standards and Criteria (Land Use Chapter, page 151).

PLEASANT SPRINGS SANITARY DISTRICT #1 / LIMITED SERVICE AREA

Description

The Town has a limited service area that provides sanitary sewer service to areas in the near vicinity of Lake Kegonsa. It is recognized that having public sewer available makes a mixture of medium density housing units possible. Since only sewer service is intended (not all urban services), only existing and infill development is anticipated. No expansion or more intensive urban development is intended.

Goal

The primary goal for the Pleasant Springs Sanitary District is to protect water quality.

Objectives

1. Future development must be kept in perspective with existing areas and avoid any excessive burden to the sanitary district. This will require the close coordination between the Plan Commission, Town Board, and Sanitary District commissioners to review such proposals with fairness and completeness.
2. To provide a public sewer system to serve existing development within the sewer service areas of Pleasant Springs.
3. To cooperate with Pleasant Springs Sanitary District, Kegonsa Limited Service Area, WDNR, Dane County Division of Community Analysis and Planning (or successor agency), and the Madison Metropolitan Sewerage District in the provision of sewer service to the sewer service areas.
4. To generally discourage extensive urban growth around the lake and river to avoid the deteriorating effect of urban runoff on water quality and the need to provide additional public services.
5. To plan only for the provision of sewer service in these areas and not a full range of urban services, since the primary purpose is to provide sewer service for health and water quality needs.
6. To require that replacement development is limited to a similar character and density to the existing development.

Policies

1. Avoid any substantial expenditure of public funds for urban services other than sewer.
2. Limit additional development to a scale and density that will not lead to deterioration of lake and river water quality.
3. Limit any new commercial use to those that would serve residents. The following criteria shall be applied:
 - a. Consideration of the impact, consistent with other objectives and policies for this area.
 - b. Consideration of lake- and river-related impacts of any proposed commercial use.
 - c. Conditional rezoning will be required to specify the limits of use and the agreed-upon site plan.
4. Industrial uses within the service areas shall be prohibited. Industrial uses are incompatible with lake- and river-related residential areas.
5. All new development within the service areas is required to be connected to the public sewer.
6. Sewer service area expansions (aka "Limited Service Area" expansions) are reviewed for water quality planning purposes as required by federal law. The town of Pleasant Springs must officially sponsor a service area extension request. If and when the service area is expanded, the town shall review any proposed development on a case-by-case basis against all applicable goals, objectives, and policies of this plan.
7. Limit expansion of the sewer service areas to locations of existing development where there is a demonstrated need for public sewer. It is recognized that the installation of public sewer makes some areas more developable; however, in keeping with the overall objectives for this plan district, any future additions should be very carefully scrutinized to ensure that all plan objectives and policies are observed.
8. Sewered lots shall be a minimum of 15,000 sq. ft. as permitted by the R-1 Residential Zoning District of the Dane County Zoning Ordinance. It is the town's intent to use the R-1 District for residential development within sewered areas.
9. To minimize population density within the limited service area and protect the natural and recreational resources of the lake and river, residential development will be limited to single-family development. Duplex/two-family zoning will be considered for the conversion of existing large houses if the following criteria are met:
 - a. Existing as of adoption of the Land Use Plan in 1978, with minimum size of 1800 square feet.
 - b. No additions to the building size.
 - c. Minimal land area is provided for duplex use.

- d. Agricultural density policies apply and the conversion will count for two housing units.

Development Siting Standards & Criteria within the Pleasant Springs Sanitary District

Development within the Pleasant Springs Sanitary District shall comply with the following siting and design standards and criteria. The town may require a detailed site plan be submitted for proposed development.

Any proposed development shall:

1. Fit with character of existing neighborhood development (i.e., scale/density/design).
2. Provide adequate park/open space, where appropriate.
3. Meet or exceed county erosion control and stormwater management standards.
4. Incorporate landscaping design that buffers incompatible uses.
5. Provide signage compatible with neighborhood/rural character, as appropriate.
6. Be designed to minimize negative environmental impacts. No development shall be permitted within the 100 year flood plain.

HIGHWAY INTERCHANGE AREA

Description

This planning area is designed to provide opportunities for limited retail and highway-related commercial development that provide goods or services required by town residents, or uses that require a rural location with access to the county highway network and interstate. This planning area is not intended to accommodate any major commercial development requiring the full range of urban services (sewer, water, fire, police).

Goal

The primary goal for this planning area is to accommodate limited highway-related commercial development of a nature and scale compatible with the rural character of the town.

Objectives

1. To avoid expenditure of public funds or incurring municipal debt for the provision of municipal services usually associated with commercial and industrial development.
2. To consider commercial rezoning requests only for specific development plans. Proposals that are speculative in nature shall be discouraged.
3. Any proposed development should be compatible with existing, neighboring uses.

Policies

While acknowledging some legitimate places for small businesses in rural areas, the town does not intend to be urbanized or provide urban services. Therefore, the policies are designed to limit the size, intensity, and

location of the uses. The conditional rezoning provision will be used to set specific limits on the use. When businesses grow, they are expected to move to appropriately served urban service areas, since the town intends to remain rural.

1. Retail and highway services will only be considered at the I-90/CTH N interchange where compact, convenient, and highway-oriented businesses may be allowed. Due to existing development and access controls, any additional development may be required to make joint use of access points, and/or make improvements to existing access points. The town will not expend public funds for construction of frontage roads or other public services.
2. Other small commercial development may be allowed along CTH N, CTH MN near Interstate 90, and CTH B at US Highway 51 with the following conditions:
 - a. Maintenance of the rural character objective will be an important consideration when considering any type of development or expansion.
 - b. Commercial properties will be regulated with conditional zoning, in order to limit the range and scale of uses, promote the health, safety, and welfare, and to enable the town to review successive uses. Such limitations may include, but are not limited to: restrictions limiting permitted uses or further division of parcels, site design requirements, hours of operation, signage, screening/landscaping, lighting, noise abatement, erosion/stormwater control measures, access, parking, and outside storage facilities.
 - c. The use will be limited to one requiring a septic system no larger than one required for a single-family home.
 - d. Access will not adversely affect traffic capacity. The town may request that the Dane County Highway and Transportation Department review a proposal and make recommendations, including any necessary improvements prior to taking action on the proposal.
 - e. Truck and equipment will be limited to twelve pieces of equipment total. For example, a semi-tractor and trailer are considered separate pieces of equipment.
3. Residential development within the Highway Interchange Area is generally discouraged, unless the residential use is for a watchman or caretaker of a business, or the commercial use is home-based.
4. Industrial development shall not be permitted. Industrial development requires the full range of urban services and is not compatible with the town's rural character.

Development Siting Standards & Criteria within the Highway Interchange Area

The Town shall apply the following standards and criteria for development within the Highway Interchange Area. These provisions are intended to ensure that proposed development does not negatively affect the general health, safety, and welfare of the town's residents and natural resources.

Any proposed development within the Highway Interchange Area shall:

1. Fit with character of existing commercial development (i.e., scale/density/design).
2. Provide adequate and safe ingress/egress.
3. Provide signage generally compatible with the rural character of the town.
4. Meet or exceed county erosion control and stormwater management standards.
5. Meet county zoning ordinance parking standards.
6. Meet county highways standards for vision corner, site distances, emergency vehicle access, acceleration/deceleration, signage, etc.
7. Industrial development shall not be permitted. Industrial development requires the full range of urban services and is not compatible with the town's rural character.
8. The following additional considerations and standards may apply to proposed development.
 - a. Light pollution control (e.g., shrouded lighting)
 - b. Noise abatement measures
 - c. Site design and location (e.g., building envelope)
 - d. Landscaping or screening (e.g., natural or man-made buffers between incompatible uses)
 - e. Driveway design, distance, and location

Development Factors

A wide range of factors will ultimately affect land use in Pleasant Springs. A number of these are naturally occurring, such as wetlands, hydric soils and navigable waterways. Map 22 provides a pictorial representation of some of those factors as they affect specific areas of the town.

Wetlands and floodplains are found along the Yahara River, and throughout various other areas of the town. In addition, hydric soils are found in many other areas. Hydric soils are defined as soils that are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part. They are one of three criteria used for delineating wetlands, therefore the presence of hydric soils indicates that the presence of wetlands should be considered.

Some smaller areas having steep slopes, or slopes greater than 12 percent, are also found throughout Pleasant Springs. Although these slopes do not prohibit development, they create additional considerations including a greater need for post-development erosion control, and issues with road construction, maintenance, and safety. It is also important to recognize that areas with slopes greater than 12 percent are typically designated as environmental corridor at the time the land is brought into an urban service area.

The majority of the town is considered prime farmland, based on soil characteristics as classified by the U.S. Department of Agriculture, Natural Resources Conservation Service according to their suitability for growing most kinds of field crops. Soils are grouped into 8 different classes; Class I, II, and III are considered prime farmland.

A small area of the town, adjacent to Stoughton, is designated as environmental corridor. Environmental corridors, as delineated by the Community Analysis and Planning Division of the Dane County Planning and Development Department, are systems of open space within the urban service area that include environmentally sensitive lands, natural resources requiring protection from disturbance and development, and lands needed for recreation and open space. These areas are delineated to help local governments and other agencies make decisions regarding the location of development.

LAND USE FORECASTS

Chapter 11 contains a set of objectives that are intended to direct the housing mix of new residential development. These percentages are shown in Exhibit 87 and are used to determine the number of housing units by type (Exhibit 88).

Exhibit 87 Housing Types: 2005 to 2024

	Percent Of Total
Low Density Single-Family	90%
Medium Density Single-Family	10%

Land area requirements for each housing type are calculated by applying an average density to each of the categories. These values are then adjusted upward to account for infrastructure (e.g., roads, smaller community parks). Exhibit

88 shows the projected number of acres for each of the housing types for each of the five-year increments. Approximately 550 acres are forecasted for residential purposes intended to occur over the next 20 years.

Future Land Use Map

Anticipated future land uses are shown in Map 21.

The majority of land in the town is designated as an agricultural preservation area, and the predominant zoning category for lands in this district is the A1-EX (Exclusive Agriculture) district. This designation protects the rural character of the area and also protects farmland from inappropriate development. Any proposed development, both farm and non-farm, in the agricultural preservation area shall comply with the development siting standards and criteria within Agricultural Preservation Areas. The town has adopted detailed policies and development siting standards for each of delineated planning area shown on the Future Land Use Map.

Exhibit 88 Future Land Use

	2005	2010	2015	2020	2005
	to 2009	to 2014	to 2019	to 2024	to 2024
Low Density Single-Family (additional units) ¹	57	60	64	67	248
Medium Density Single-Family (additional units) ¹	6	7	7	7	27
Sanitary District (cumulative acres) ²	674	674	674	674	674
Agricultural Preservation (cumulative acres) ²	19,859	19,859	19,854	19,854	19,854
Agricultural Transition (cumulative acres) ²	1011	1011	1011	1011	1011
Commercial (cumulative acres) ²	144	144	149	149	149

¹ Low Density = 1 unit per 35 acres; Medium Density = 1 unit per 15,000 square feet.

² Acreages are cumulative and include existing uses; the Town does not anticipate adding land to the Sanitary District, Agricultural Transition Area, or Commercial District.

Density Determination Procedure

This determination applies to lands within the Agricultural Preservation and Agricultural Transition Areas.

Determine original farm acreage:

The current year tax records shall be referenced to determine the gross acreage of the contiguously owned property as of June 6, 1978. Gross acreage includes land in road or other public rights-of-way. The town will consider detailed survey information, or historical tax record data, if the contiguous acreage determination is disputed.

Divide the original farm acreage by 35:

The total amount of contiguously owned property as of June 6, 1978, shall be divided by 35. Lands annexed to a city or village after 6/6/78 shall be subtracted from the original farm acreage. The resulting quotient shall be rounded down to the nearest split. For example, a density calculation for an original farm unit of 100 acres resulting in a quotient of 2.85 would be rounded down to 2 splits.

Determine remaining density units:

After determining the eligible density, the total number of residences, farm or non-farm, or other countable development, shall be subtracted from the total eligible density to determine if any density units remain.

Deed restriction required upon final split or residence:

In order to obtain town approval for the final split, residence, or other countable development permitted under this policy, the town will require a deed restriction document be recorded with the Register of Deeds on the balance of A-1EX zoned lands owned by the applicant. Applicants requesting the final land division or residence may be responsible for furnishing a sufficient legal description of the original June 6, 1978, farm unit to the town and Dane County. Density provisions are maximums and may affect other landowners who have acquired a portion of an original 6/6/78 farm unit.

If the town imposes a requirement for no further division of lots, a standard restriction will be provided to the developer and which shall be recorded as a separate document and the CSM shall carry the notice as follows: "USES OF THE LOTS CREATED BY THIS SURVEY INSTRUMENT ARE AFFECTED BY RESTRICTIONS RECORDED IN DOCUMENT # _____" on the plat or certified survey map. Similarly, if the town prohibits business or commercial development, a standard restriction will be provided to the developer which shall be as follows:

No Further Division

“No lot or outlot shall be further divided absent the express written approval of the Town Board of the Town of Pleasant Springs. No new lots or outlots shall be created absent the express written approval of the Town Board of the Town of Pleasant Springs. No lot line or outlot line shall be adjusted or reconfigured in any way absent the express written approval of the Town Board of the Town of Pleasant Springs, or unless otherwise expressly authorized by law.”

No Business or Commercial Use

“There shall be no commercial or business use on any lot or outlot, except as specifically permitted pursuant to the applicable Zoning Code.”

Substandard parcels (formerly “non-conforming parcels”) under 35 acres as of 6/6/1978:

1. The town has adopted the following policies to deal with “substandard”, parcels that are less than 35 acres in size and zoned A-1EX, and have been in existence and unaltered since 6/6/1978.
 - a. Vacant, legal, substandard A-1EX zoned parcels between 1 and 35 acres in size in existence since 6/6/1978 are permitted to rezone to an appropriate district to allow one single-family home, provided that the property has suitable soils for a septic tank absorption system, and can meet the town’s development siting criteria.
 - b. Substandard parcels with an existing residence are not permitted to divide.
 - c. Illegally created parcels and substandard parcels are not permitted to divide.
 - d. Illegally created parcels with an existing residence may be permitted to rezone to an appropriate district to bring the parcel into compliance.
 - e. Building rights of a substandard parcel cannot be transferred to another parcel.

2. The town has adopted the following policies to deal with “substandard” parcels that are less than 35 acres in size and zoned A-1EX, and have been in existence since 6/6/1978 and have been combined with other lot(s) to form a conforming zoning lot of greater than or equal to 35 acres in size.
 - a. Based on the June 6, 1978 legal substandard status, the density unit remains with the once substandard parcel and may not be transferred to another parcel.
 - b. Vacant, legal, substandard A-1EX zoned parcels between 1 and 35 acres in size in existence since 6/6/1978 are permitted to rezone to an appropriate district to allow one single-family home, provided that the property has suitable soils for a septic tank absorption system, and can meet the town’s development siting criteria.
 - c. Substandard parcels with an existing residence are not permitted to divide.
 - d. Illegally created parcels are not permitted to divide.
 - e. Illegally created parcels with an existing residence may be permitted to rezone to an appropriate district to bring the parcel into compliance.

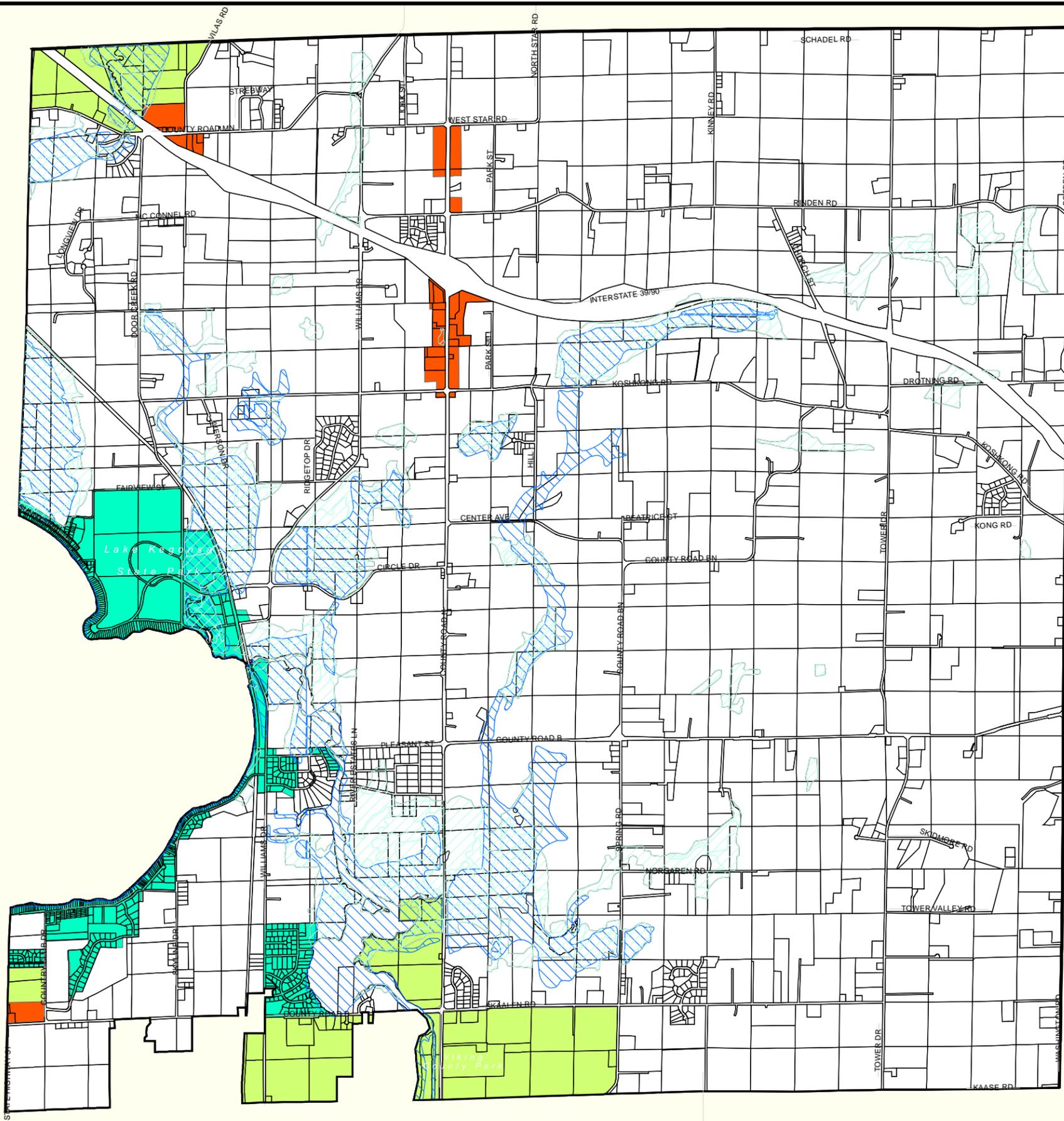
Land Transfers after June 6, 1978

Land transfers occurring after June 6, 1978, do not result in new allotments of density units. When land sales after June 6, 1978, are not accompanied by clear documentation as to whether or not density units are also being transferred, the town will consider the following options to determine the proper allotment of density units:

1. The town encourages landowners to make the terms of land sales very clear in the sales contract or deed. The town will request that any supporting documentation be included with development proposals. Supporting documents may include, but are not limited to, sales contracts, deeds, affidavits, and written agreements.
2. In the absence of clearly understood supporting documentation, the town will attempt to determine the intent of the land sale by requesting clarification from landowners owning portions of the original farm unit, and those involved in the land sale in question. The town will share this information with the Dane County Department of Planning and Development, and may request that an agreement or affidavit be filed with the Register of Deeds clarifying the status of remaining density units.
3. The town may also consider site characteristics to determine if a land transfer included a density unit such that town plan siting standard and criteria could be satisfied. The town will review site characteristics including, but not limited to: road access; soil quality; history of farming activity; environmental features.
4. In the absence of sufficient evidence or supporting documentation, the town will use its discretion in determining the proper allotment of any remaining splits.
5. The town shall abide by the 1 per 35 density limitation in all cases, except as may be provided for under the town's Limited Transfer of Development Rights Program.
6. If a private land transaction involves the transfer of a density unit to land that cannot satisfy the town's siting standards and criteria, the town is under no obligation to approve a development proposal on the subject property.

Map 21
Future Land Use Plan: 2005 to 2024

**Town of Pleasant Springs
 Comprehensive Plan - Policy Document**



Future Land Use

- Agricultural transition
- Highway commercial
- Pleasant Springs sanitary district
- Agricultural preservation

Overlay districts

- 100-year floodplain
- Wetland

Map Legend

- Municipal boundary
- Roads

Note:
 1. Planning areas shown on this map represent general recommendations for future land uses and are not intended for use as a zoning map. Lands delineated within a particular future land use planning area are not necessarily appropriate for immediate development. Any proposal for development in a planning area must comply with all applicable goals, objectives, and policies of this plan.



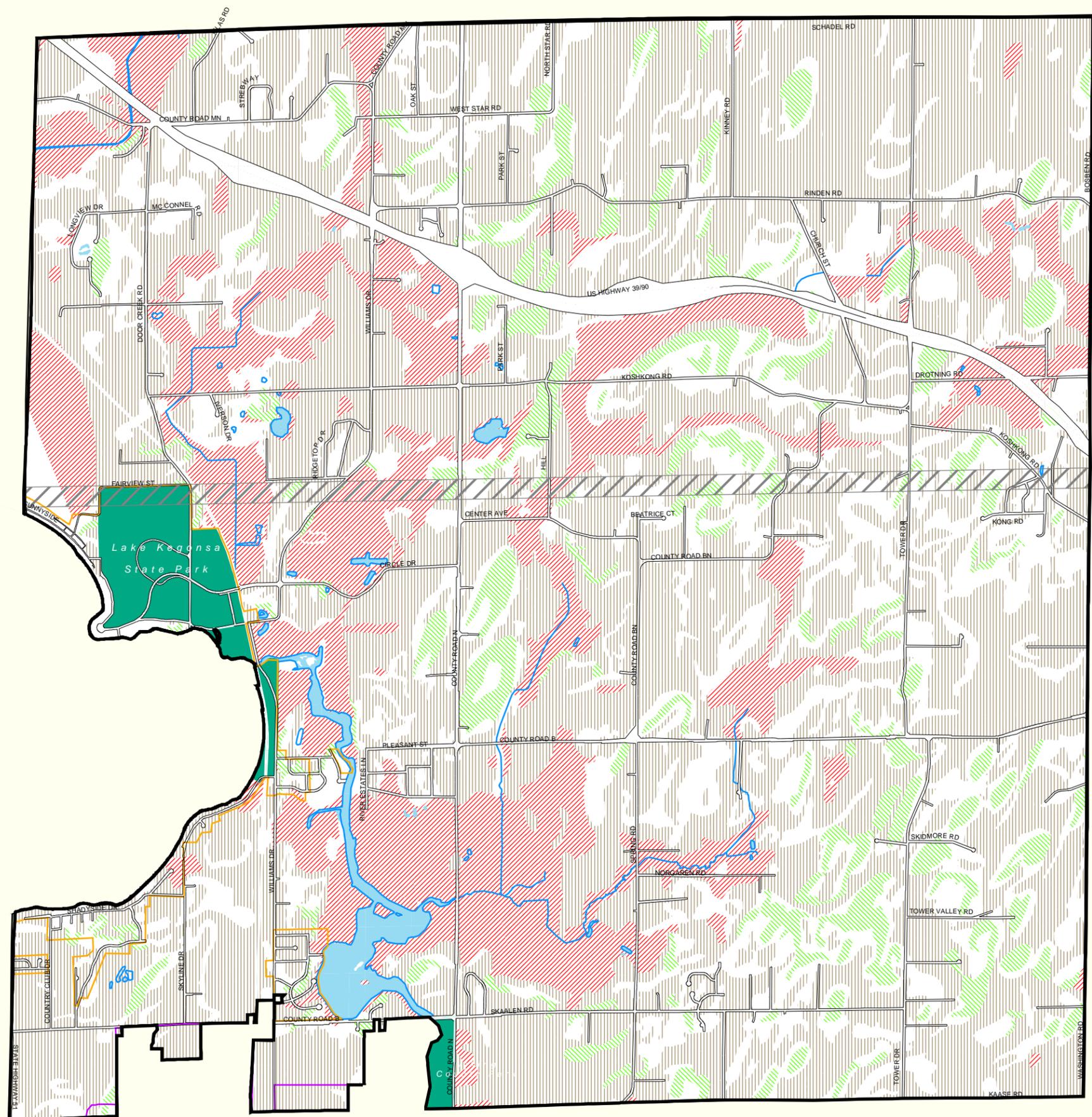
Source: Base map provided by Dane County Land Information Department

Map Created: June 4, 2004
 Map Edited: February 27, 2006



Map 22
Development Factors: 2004

Town of Pleasant Springs
Comprehensive Plan - Policy Document



Legend

- Environmental corridor
- Wetlands, floodplain, and water
- Prime farmland
- Hydric soils
- Slopes > 12.5%
- Stream
- Proposed 345 kV transmission line
- Limited service area
- Urban service area
- Town of Pleasant Springs



Source: Base map provided by Dane County Land Information Department
 Data Source: Wisconsin Department of Natural Resources (Wetlands) Dane County Land Information Department (Floodplain, Prime Farmland, Hydric Soils, Streams, and Steep Slopes). Dane County Regional Planning Commission (Environmental Corridors, Proposed Park/Resource Site, and Urban Service Areas). American Transmission Company, Page 222 of 10-Year Transmission System Assessment (Proposed Transmission Line)

Chapter 18 - Implementation and Conflict Resolution

The Town of Pleasant Springs Board and Plan Commission will be responsible for integrating and making consistent each of the elements of the Comprehensive Plan.

A seven-member Plan Commission established by statute and Chapter 39 of the Code of Ordinances of the Town of Pleasant Springs implements this Comprehensive Plan. The Town Board appoints six citizen members of the town with recognized experience and qualifications. The seventh is a Town Board member elected to serve a one year term on the Plan Commission. This appointment requires a two-thirds vote of the Town Board.

The commission exercises authority pursuant to the provisions of Sections 60.10(2)(c), 60.22(3), 61.35, and 62.33, Wisconsin Statutes.

The Plan Commission reviews requests for modification of zoning and related issues, reviews applications submitted pursuant to the town's Land Division and Subdivision Ordinance, and recommends appropriate amendments to town ordinances relevant to land use planning and modifications in land use and planning policy for the town.

The Plan Commission meets monthly and submits a report of its recommendations to the Town Board.

This Comprehensive Plan requires periodic review and revision in light of changing conditions and experience gained in plan implementation. The Plan Commission will maintain a log of requested changes to the plan and review this log as part of an annual plan review. The Plan Commission will recommend such changes and amendments as they deem appropriate. The Town Board will conduct a major reevaluation of the plan every ten years after the year of adoption as required by statute.

Plan Amendment

1. Allowing for proper public notice, the Plan Commission shall conduct a meeting to review suggested changes, updates and/or revision of the plan at the regular January Plan Commission meeting.
2. The Plan Commission shall pass a resolution stating its recommendation to the Town Board to approve the proposed amendments revisions and/or updates as it deems appropriate. A resolution recommending the amendment of the plan shall be by majority vote of the entire commission. The vote shall be recorded in the minutes of the Plan Commission. The Plan Commission forwards a copy of the resolution and those sections of the plan containing the recommended amendments, with an explanatory cover letter, to Dane County Planning and Development and other agencies and local units of government, as required by statute.
3. The Town Clerk shall provide a Class 1 public notice under Chapter 985, Wis. Stats. at least 30 days before the date of the scheduled public hearing. At the discretion of the Town Board, other notice may be provided.
4. The Town Board shall hold at least one public hearing to consider the recommended amendment.

5. After reviewing the Plan Commission's recommendation, the Town Board shall make a decision to either:
 - a. deny the recommended amendment(s); or
 - b. approve the recommended amendment(s) without revision; or
 - c. approve the recommended amendment(s) with those revisions it deems appropriate.

An affirmative vote to amend the plan shall be by majority vote of the members elect of the Town Board, as defined in §59.001(2m) Wis. Stats.

6. If the Town Board passes an ordinance to amend the plan, the Town Clerk shall forward a copy of the ordinance and pertinent sections of the plan, as amended, along with an explanatory cover letter, to each of the entities required by law.

CONFLICT RESOLUTION

Authority

This plan is enacted pursuant to and consistent with §66.1001, Wis. Stats.

Applicability

1. The provisions of this plan shall be applicable throughout the town, the boundary of which may change over time.
2. After Dane County approval, all town actions relating to zoning, subdivisions, and official mapping shall be consistent with this plan.

Repeal of Prior Comprehensive Plan

All comprehensive plans previously adopted prior to the effective date of this plan are hereby repealed upon Dane County and Department of Administration approval of this plan.

Severability

If a court of competent jurisdiction determines that a section, subsection, paragraph, sentence, clause, or phrase in this plan is unconstitutional or otherwise invalid, the validity of the remaining portions shall continue in full force and effect.

Effective Date

This plan shall be effective upon Dane County approval or, the first day after the date of publication or posting as provided for in §60.80(3), Wis. Stats., whichever occurs later.

Development Expectations

No special development rights are conferred upon any property by any designation or inclusion on any map.

INTERPRETATION

Interpretation of Boundaries of Base Land Use Areas

1. **Boundary Line Interpretations.** Interpretations regarding base land use area boundaries and designations shall be made in accordance with the following rules:
 - a. **Political Boundaries.** Area boundaries shown as following, or approximately following, any political boundary shall be construed as following such line.

- b. **Property Lines.** Area boundaries shown as following, or approximately following, any property line shall be construed as following such line.
- c. **Section Lines.** Area boundaries shown as following, or approximately following, a section line, quarter-section line, or quarter-quarter section line shall be construed as following such line.
- d. **Centerlines.** Area boundaries shown as following, or approximately following, any stream, creek, easement, railroad, alley, road, street, highway or similar feature shall be construed as following the centerline of such feature.
- e. **Natural Boundaries.** Area boundaries shown as following, or approximately following, any natural feature such as a lake, pond, wetland, woodlot edge, floodplain or topographical features such as watershed boundaries shall be construed as following such natural feature as verified by field inspection when necessary.
- f. **Other.** In instances where an area boundary does not follow one of the lines or features listed above, the line shall be as drawn coterminous with the parcels.

Interpretation of Goals Objectives, and Policies

1. In the event that any question arises concerning any provision or the application of any provision of this plan, the Plan Commission shall be responsible for rendering an initial interpretation and shall look to the overall intent of the comprehensive plan for guidance. This initial interpretation is subject to final determination, action and the decision of the Town Board.
2. In the construction of goals, objectives and policies, the following shall be observed, unless such construction would be inconsistent with the text or with the manifest intent of the comprehensive plan:
 - a. Singular and Plural Words. Words in the singular include the plural and words in the plural include the singular.
 - b. Shall or Will. The word "shall" or "will" is mandatory.
 - c. May or Should. The word "may" or "should" is permissive.
 - d. Include. The word "includes" or "including" shall not limit a term to the specific examples listed, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Mapping Disputes

Due to scale limitations or potential data error, disputes may arise concerning areas delineated on maps. When a landowner or applicant for change alleges error or misinterpretation of map delineations, he or she must submit proof from recognized professionals that such is the case.

Floodplain district boundaries are subject to the county zoning ordinance that has provision for such disputes.

Soil maps supplied by Dane County, along with definitions and interpretations from the Soil Conservation Service are deemed to be correct.

When maps or interpretations are disputed, the applicant must obtain professional assistance and submit data to prove an error exists:

1. A report of findings must be submitted to the Plan Commission by a registered professional engineer with recognized expertise in soil testing and engineering.
2. The applicant will submit that data to the county for review and comment or opinion concerning the findings.
3. The Plan Commission, on receiving a response from the appropriate agency, will use the more detailed data in making the decision on the proposal.
4. If errors are found, the map and corresponding plan provision will be amended during the annual review.

Definitions

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Agricultural Land: Areas identified in this Plan as being most appropriate for preservation for long-term farm agricultural use as defined in Chapter 10 of the Dane County Code of Ordinances.

Agricultural Preservation: Farming and open areas are the predominate uses in this district. Non-agricultural development is limited and governed by the Town's 1 per 35 acre rule. Creation of new lots will undergo a rigorous review to minimize impacts on the environment and loss of farmland.

Agricultural Transition: The Agricultural Transition district includes productive agricultural lands as well as existing residential neighborhoods. In addition to encompassing some high quality farmland, these areas provide community separation between neighboring municipalities that are anticipated to experience growth pressure over the next 20 years. The Agricultural Preservation district policies, including the density policy, shall apply within this area with an emphasis on maintaining community character.

Certified Survey Map: A drawing meeting all of the requirements of Section 236.34 of the Wisconsin Statutes, which is the map or plan of record for a land division.

Commercial Development: Development for retail sales and services as described in Chapter 10 of the Dane County Code of Ordinances for LC-1, C-1 and C-2 zoning districts.

Condominium: Individual ownership of a structure or a unit in a multi-unit structure located on a commonly held parcel of land organized under Chapter 703, Wisconsin Statutes. Also a form of joint ownership, which can range from single-family detached residences (structures) to a unit in a multi-family structure on a commonly held parcel of land. Zero-lot-line duplexes are also included in this definition.

Contiguous: Lots or parcels that share a common boundary for a distance of at least sixty-six (66) feet. Roads, navigable waterways and other public easements do not affect contiguity.

Density: *Medium:* Residential development at a minimum of 15,000 square feet in limited service areas.

Low: Residential development at an overall density of one (1) housing unit per 35 acres as described in this plan.

Density Unit: A density unit is a residence or other countable development permitted in the agricultural preservation areas and A1-EX Zoning District under the density policy. See also Split.

Developed: A parcel/lot is developed when a residence or principal use building is completed and a certificate of occupancy has been issued.

Development: A developed tract of land, especially one that has houses built thereon. Any man-made change to improved or unimproved real estate including, but not limited to, construction of or additions or substantial improvements to buildings, other structures, or accessory uses, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation or drilling operations, deposition of materials.

Dwelling: *Single family dwelling:* A building designed for and occupied exclusively as a residence for one (1) family.

Duplex family dwelling: A building designed to be occupied by two families living independently of each other.

Multiple family dwelling: A building designed or intended to be used by more than two (2) families living independently of each other.

Effective Date: The date of adoption of the Land Use Plan of the Town of Pleasant Springs into the Dane County Agricultural Preservation Plan. The date a rule, policy, ordinance, amendment or other government decision is in full force and operative. For example June 6, 1978 is the effective date of A1-EX Zoning in Town of Pleasant Springs.

Exclusive Agricultural Zoning District: That land as defined as A-1 Exclusive Agricultural District under Section 10.123, Dane County Code of Ordinances.

Extraterritorial Jurisdiction: The unincorporated area within 1-1/2 miles of the corporate limits of a city of the fourth class or a village, and within 3 miles of a 3rd, 2nd or 1st class city or a village, and as defined by Wisconsin Statutes 236.02(5).

Family: Any number of individuals related by blood marriage or legal adoption, or not to exceed five (5) persons not so related, living together on the premises as a single housekeeping unit, including any domestic servants.

Floodplain: The land adjacent to a body of water that has been or may be hereafter covered by floodwater. State and federal law regulates land development activities within defined 100-year and 500-year floodplains. The boundary shown on the future land use map is intended to correspond to the floodplain maps adopted by the Federal Emergency Management Agency (FEMA).

Industrial Development: Development for manufacturing businesses which process, manufacture or assemble various products, as further described in the Dane County Code of Ordinances Chapter 10 for the M-1 Zoning District.

Land Division: A division of a parcel of land where the act of division creates less than five lots, parcels or building sites of 15 acres each or less in area, and as further described by Chapter 10 of the Dane County Code of Ordinances, Chapter 236 Wisconsin Statutes, and Chapter 190 ("Subdivision of Land") of the Town of Pleasant Springs Code of Ordinances.

Limited Service Areas: Those areas identified in this Plan as most appropriate for residential development with sanitary sewer service provided through the Pleasant Springs Sanitary District #1.

Lot: A parcel of land occupied or intended to be occupied by one (1) building and its accessory building and uses, except as otherwise provided in the Dane County Code of Ordinances, Wisconsin Statutes and/or the Code of Ordinances of the Town of Pleasant Springs. A lot may be a parcel designated in a plat or described in a conveyance recorded in the office of the register of deeds. No land included in any street, highway or railroad right-of-way shall be included when computing the area of a lot.

Highway Interchange Commercial: This planning area is designed to provide opportunities for limited retail and highway-related commercial development that provide goods or services required by town residents, or uses that require a rural location with access to the county highway network and interstate. This planning area is not intended to accommodate any major commercial development requiring the full range of urban services (sewer, water, fire, police).

Navigable Waterway: Rivers and streams shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on U.S.G.S. Quadrangle Maps or other zoning base maps which have been incorporated by reference and made a part of the ordinance in section 10.03 of the Dane County Code of Ordinances.

Nonconforming Parcel: A parcel that existed prior to adoption of an ordinance that prohibits or restricts its use in some manner. For example, a parcel zoned A1-EX comprised of less than 35 acres. See also Substandard Parcel.

Original Farm Unit: Contiguous lands held in single ownership as of June 6, 1978.

Pleasant Springs Sanitary District: Instituted in 1988, the District includes the residential areas immediately adjacent to Lake Kegonsa and three more densely residential subdivisions in close proximity to the lake. This district also includes relatively large parks and designated open space areas in public ownership. The District provides residential sanitary sewer service with protection of water quality as the main goal.

Public Resource Land: The district recognizes federal and state lands that are managed as parkland and for forestry, resource protection, wildlife management, and other uses consistent with the mission of the controlling agency.

Sewer Service Area: See Limited Service Area

Shoreland Area: Shoreland areas shall include all lands in the unincorporated area of Dane County which are within 1,000 feet from the ordinary high-water mark of navigable lakes, ponds or flowages listed in "Surface Water Resources of Dane County" published by the Wisconsin Department of Natural Resources, or so designated on the United States Geological Survey

Quadrangle Maps, or included on other county zoning base maps, and all lands which are within 300 feet of the flood plain of the navigable reaches of rivers and streams.

Single Ownership: Contiguous parcels owned by one individual or by a family, partnership, corporation, or other legal entity, which family or entity includes that individual. Also known as “common ownership.”

Soil Related Definitions of Agricultural Land:

Prime farmland: Land best suited for producing food, feed, forage, fiber, and oilseed crops, and also is available for these uses. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed, including water management, according to modern farming methods.

Farmland of Statewide Importance is land that is nearly prime farmland and that can economically produce high yields of crops when treated and managed according to acceptable farming methods.

Split: A split is a residence or other countable development permitted in the agricultural preservation areas under the density policy See also Density Units.

Strip Development: The development of a series of commercial or residential land uses generally one lot deep along a road or highway, with each use usually requiring an access to the road.

Subdivision: A division of a parcel of land where the act of division creates:

- a) Five or more lots, parcels or building sites of 35 acres each or less in area; or
- b) Five or more lots, parcels or building sites of 35 acres each or less in area by successive divisions within a period of five years.

Subdivision Ordinance: Town of Pleasant Springs Chapter 190 governing land divisions and subdivisions.

Substandard Parcel: A lot whose dimensions, although fully conforming when created, are now, in whole or in part, less than existing requirements for the zoning district in which located.

Transitional Agriculture District: Lands that have been named as being within the 20 year planning period for annexation from the Town of Pleasant Springs to the political units named in the Comprehensive Plans of the City of Stoughton, Village of McFarland, Town of Cottage Grove and Town of Blooming Grove/City of Madison by virtue of inclusion in their Intergovernmental Agreement and/or its successor Cooperative Plan. These lands have been designated by Pleasant Springs on the Future Land Use Map in Chapter 17 of this Plan.

Urban Service Areas: Those areas identified in this town Plan adjacent to a city or village determined to be most suitable for new or additional development at urban densities and providing the full range of public services.

Urban Services: Includes those services that should be provided in urban areas with particular emphasis on facilities on or in the land as a part of the development process such as sanitary and storm sewer, and water supply and distribution.

Warehouse: A structure or room for the storage of merchandise or commodities as in the principal or incidental use as allowed by Chapter 10 of the Dane County Code of Ordinances. Mini-warehouse is a storage building comprised of separate compartments each of which is intended for separate rental and each of which has its own separate access.

Wetland: Land areas characterized by high water table, the presence of surface water at any time during the year, predominantly organic soils and aquatic vegetation and as further described and regulated by Chapter 11 of the Dane County Code of Ordinances. State law protects wetlands from inappropriate uses and development. A wetland district identifies the approximate locations of wetlands greater than 5 acres in size which the Wisconsin Department of Natural Resources has identified. All wetlands, both mapped and unmapped, should be protected to the greatest extent possible. Locations shown are approximate and field verification will be needed to determine the location and extent of wetlands on each parcel.